

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586

David White, Chair  
Jeff LaDue, Vice-Chair  
Ben Diederich, Commissioner  
Randy Madrid, Commissioner  
Chris Thomas, Commissioner



City of Menifee  
Planning Commission  
Regular Meeting Minutes

Wednesday, November 9, 2022  
6:00 PM Regular Meeting

Cheryl Kitzerow, Director  
Rachel Valencia, Clerk

## **MINUTES**

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### **REGULAR MEETING (6:00PM)**

#### **1. CALL TO ORDER**

Chair White called the meeting to order at 6:00 PM.

#### **2. ROLL CALL**

**Present:** Benjamin Diederich, Jeff LaDue, Randy Madrid, Chris Thomas, David White

**Absent:** None

#### **3. PLEDGE OF ALLEGIANCE**

Vice Chair LaDue led the flag salute.

#### **4. PRESENTATIONS – NONE**

#### **5. AGENDA APPROVAL OR MODIFICATIONS**

The agenda was approved unanimously (5-0) with no modifications.

#### **6. PUBLIC COMMENTS (NON-AGENDA ITEMS)**

None.

#### **7. APPROVAL OF MINUTES**

7.1 October 26, 2022 Minutes

The minutes were approved unanimously (5-0) with no modifications.

#### **8. CONSENT CALENDAR – NONE**

## 9. PUBLIC HEARING ITEMS

### 9.1 "Quail Hills" Tentative Tract Map No. PLN21-0057

**ACTION:**

1. Continued the item to the December 14th Planning Commission Hearing to allow the applicant additional time to make final modifications to the project exhibits.

**MOVER:** Jeff LaDue

**SECONDER:** Benjamin Diederich

**AYES:** Diederich, LaDue, Madrid, Thomas, White

**NAYS:** None

**RECUSE:** None

### 9.2 "Valley Church of Christ" Wireless Communication Facility

Senior Planner Russell Brown provided a presentation. Chair White opened the public hearing at 6:21 PM. Acting Deputy City Clerk Rachel Valencia stated that the public hearing was legally noticed and there was correspondence received.

The following speakers provided public comments:

- Pam Duhamel
- Jose Lopez
- Kathy Lopez
- Alisha Strasheim

Chair White closed the public hearing at 6:44 PM.

The Commission discussed approving the Conditional Use Permit with the additional condition requiring the applicant to design the tower to accommodate a future co-location.

**ACTION:**

1. Adopted Resolution 22-574 approving Major Conditional Use Permit No. PLN21-0326 subject to the conditions of approval and based upon the findings and conclusions incorporated in the staff report and to include the additional condition for design to accommodate co-location.

**MOVER:** Chris Thomas

**SECONDER:** Jeff LaDue

**AYES:** Diederich, LaDue, Thomas, White

**NAYS:** Madrid

**RECUSE:** None

- 9.3 General Plan Amendment and Zone Change to expand the Economic Development Corridor – Community Core (EDC-CC) to Scott Road and update the Business Park Land Use designation.

Planning Manager Orlando Hernandez provided a presentation.

Chair White opened the public hearing at 7:05 PM. Acting Deputy City Clerk Rachel Valencia stated that the public hearing was legally noticed and there was correspondence received.

The following speaker provided a public comment:

- Kassen Klein

Chair White closed the public hearing at 7:11 PM.

The Commission discussed including additional recommendations to allow handcraft and light manufacturing as permitted uses as well as guns and ammo sales as a conditionally permitted use in the EDC-CC.

**ACTION:**

1. Adopted Resolution 22-575 recommending the City Council:

- Adopt an addendum to the City's General Plan Environmental Impact Report (EIR) (SCH No. 2012071033) and Housing Element Update EIR, and direct staff to file a Notice of Determination; and
- Adopt a resolution approving General Plan Amendment No. 21-0404; and
- Recommend the City Council adopt an ordinance approving Zone Change No. 21-0405.
- Recommend the City Council allow handcraft and light manufacturing as permitted uses as well as guns and ammunition sales in the EDC-CC with the conditional use requirement.

**MOVER:** Benjamin Diederich

**SECONDER:** Jeff LaDue

**AYES:** Diederich, LaDue, Madrid, Thomas, White

**NAYS:** None

**RECUSE:** None

**10. DISCUSSION ITEMS – NONE**

**11. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

Community Development Director Cheryl Kitzerow announced the new businesses that opened in the City, provided updates on future businesses coming to the City, and announced that the Menifee Veteran's Day event would take place on November 11, 2022.

Economic Development director Gina Gonzalez provided an update on the Krikorian theater.

**12. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES**

None.

**13. FUTURE AGENDA REQUESTS FROM PLANNING COMMISSIONERS**

None.

**14. ADJOURN**

Chair White adjourned the meeting at 7:28.

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Rachel Valencia, Acting Deputy City Clerk