

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586



City of Menifee  
Planning Commission  
Regular Meeting Minutes

Wednesday, February 22, 2023  
6:00 PM Regular Meeting

Cheryl Kitzerow, Director  
Suzy Nelson, Clerk

Jeff LaDue, Chair  
Chris Thomas, Vice-Chair  
Benjamin Diederich, Commissioner  
Joe Long, Commissioner  
Randy Madrid, Commissioner

## MINUTES

---

### REGULAR MEETING (6:00PM)

#### 1. CALL TO ORDER

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

#### 2. ROLL CALL

**Present:** Benjamin Diederich, Joe Long, Randy Madrid, Chris Thomas, Jeff LaDue  
**Absent:** None

#### 3. PLEDGE OF ALLEGIANCE

Commission Joe Long 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)

There were no public comments.

#### 7. APPROVAL OF MINUTES

7.1 February 8, 2023 Planning Commission Minutes.

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

**8. CONSENT CALENDAR - NONE**

**9. PUBLIC HEARING ITEMS**

**9.1 "Menifee Village PA 4-6 Tentative Tract Map 37671"**

Commissioner Randy Madrid, out of an abundance of caution, secluded himself from this item.

Planning Manager Orlando Hernandez provided a presentation. Mr. Hernandez shared that there was a memorandum located in their blue folder that included some minor language changes to the Conditions of Approval. Chair LaDue opened the public hearing at 6:21 PM. There were no public comments regarding this item. Acting Assistant City Clerk stated that the public hearing was legally noticed and there was correspondence received.

Chair LaDue closed the public hearing at 6:26 PM.

The Commission discussed the proposed Conditions of Approval, specifically the appropriateness of a dedicated/wider right turn lane/pocket at Lindenberger project entry. The applicant recognized staff's efforts on the project and shared some of the differences between the previous subdivision and the proposed new subdivision resulting in fewer lots with less grading and better design of Briggs Road. The Planning Commission further discussed adding a COA (#164e) for a wider right lane to accommodate deceleration into the community at Lindenberger / Domenigoni (the applicant accepted). The conditions are as follows:

*e) The northbound Domenigoni Parkway through/right turn lane in to the subdivision shall be to a minimum width approved by the City Engineer.*

**ACTION**

1. Determined that the Initial Study/Negative Declaration adopted for Tentative Tract Map (TTM) No. 32101 has adequately identified the impacts associated with the project and that no previously reviewed impacts have changed pursuant to Section 15162. Additionally, the project is also exempt from CEQA pursuant to Section 15182 of the 2022 California Environmental Quality Act & CEQA Guidelines; and
2. Adopted a resolution approving Tentative Tract Map No. 37671 PLN 19-007 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**MOVER:** Jeff LaDue

**SECONDER:** Chris Thomas

**AYES:** Diederich, LaDue, Thomas, Long

**NAYS:** None

**RECUSE:** Madrid

## **10. DISCUSSION ITEMS**

### **10.1 General Plan Annual Progress Report for 2022**

Assistant Planner Kimberly Luna presented the 2022 annual progress report for the General Plan, which included completed General Plan action items and the progress toward the City's RHNA requirements in the Housing Element. There were no public comments.

#### **ACTION**

1. Reviewed the General Plan Annual Progress Report for 2022 as required by state law to show progress toward implementation of General Plan Goals and Policies and received and filed the report.

## **11. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

Community Development Director Cheryl Kitzerow provided comments.

## **12. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES**

None.

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

None.

## **14. ADJOURN**

Chair LaDue adjourned the meeting at 6:45 PM.

---

Suzy Nelson, Acting Assistant City Clerk