

**City Council Chambers
29844 Haun Road
Menifee, CA 92586**

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



**City of Menifee
Planning Commission
Regular Meeting Agenda**

**Wednesday, February 14, 2024
6:00 PM Regular Meeting**

**Cheryl Kitzerow, Director
Stephanie Roseen, Clerk**

AGENDA

7.1 January 10, 2024 Planning Commission Meeting Minutes

City Council Chambers
29844 Haun Road
Menifee, CA 92586



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Planning Commission
Regular Meeting Minutes

Wednesday, January 10, 2024
6:00 PM Regular Meeting

Cheryl Kitzerow, Director
Rachel Valencia, Clerk

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

Absent: None

3. PLEDGE OF ALLEGIANCE

Deputy Community Development Director Orlando Hernandez led the flag salute.

4. SELECTION OF CHAIR AND VICE CHAIR

Commissioner Madrid nominated Jeff LaDue as Chair and Chair LaDue nominated Commissioner Diederich as Vice Chair.

ACTION:

1. Appointed Jeff LaDue as Chair.

MOVER: Randy Madrid

SECONDER: Ben Diederich

AYES: Diederich, Long, Madrid, Thomas, LaDue

NAYS: None

RECUSE: None

ACTION:

2. Appointed Ben Diederich as Vice Chair.

MOVER: Jeff LaDue

SECONDER: Chris Thomas

AYES: Diederich, Long, Madrid, Thomas, LaDue

NAYS: None

RECUSE: None

5. PRESENTATIONS - NONE

6. AGENDA APPROVAL OR MODIFICATIONS

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

7. PUBLIC COMMENTS (NON-AGENDA ITEMS)

None.

8. APPROVAL OF MINUTES

8.1 December 13, 2023 Planning Commission Meeting Minutes

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

9. CONSENT CALENDAR - NONE

10. PUBLIC HEARING ITEMS

10.1 Menifee Valley Specific Plan

Deputy Community Development Director Orlando Hernandez introduced the item and Principal Planner Ryan Fowler. Ryan Fowler provided a presentation. Chair LaDue opened the Public Hearing at 6:56PM.

Applicant Dave Bartlett from Brookfield Properties and the following applicant representatives presented:

- Marlo Naber
- Emilie Colwell
- John Coyan
- Shaun Bowen

Administrative Assistant Rachel Valencia stated that the Public Hearing was legally noticed and correspondence had been received and placed in each of the Planning Commissioner's folders. The applicant agreed to the conditions of approval. Chair LaDue closed the Public Hearing at 7:54 PM.

The following individuals provided public comments:

- Alex Madrid
- John Wuerth
- Connie Stopher
- Patricia Brenes
- Vicki Carpenter (couldn't stay to speak but filled out speaker slip in favor of the project)
- John Gentallon

Chair LaDue reopened the Public Hearing at 8:04 PM. Chair LaDue closed the Public Hearing at 8:16 PM.

The Commission requested the applicant work with staff and the Economic Development Coalition to encourage diversity of business types, multi-tenant building design, and to discourage distribution uses in PA 12 (C-BP area) – this was included as an additional recital in the resolution PC24-615. In addition, the Commission requested to add a requirement for a landscape berm anywhere that residential is adjacent to BP and/or C-BP. The Commission voted (5-0) to recommend City Council approve the project with the inclusion of the above two items.

ACTION

1. Adopted Resolution No. PC24-613 recommending the City Council certify the Environmental Impact Report (State Clearinghouse No. 2022030233), adopt the Findings of Fact and Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program for the Meniffee Valley Specific Plan (MVSP) Project located north of the Burlington Northern Santa Fe Railroad tracks and Matthews Road, west of Briggs Road, south of State Route 74 (SR-74), and east of Meniffee Road; and
2. Adopted Resolution No. PC24-614 recommending the City Council approve General Plan Amendment No. PLN 21-0336; and
3. Adopted Resolution No. PC24-615 recommending the City Council approve Change of Zone No. PLN 21-0335, Specific Plan Amendment No. PLN 21-0221, and Specific Plan No. PLN 21-0217; and
4. Adopted Resolution No. PC24-616 recommending the City Council approve Tentative Tract Map No. PLN 22-0033; and
5. Adopted Resolution No. PC24-617 recommending the City Council approve Development Agreement No. PLN 22-0033.

MOVER: Chris Thomas

SECONDER: Ben Diederich

AYES: Diederich, Long, Madrid, Thomas, LaDue

NAYS: None

RECUSE: None

11. DISCUSSION ITEMS - NONE

12. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None.

13. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES

None.

14. FUTURE AGENDA REQUESTS FROM PLANNING COMMISSIONERS

None.

15. ADJOURN

Chair LaDue adjourned the meeting at 8:31PM.

Administrative Assistant, Rachel Valencia