



**Menifee Planning Commission  
Agenda  
October 25, 2017**

**City Council Chambers  
29714 Haun Road  
Menifee, CA 92586**

**7:00 PM Regular Meeting**

***THE PURPOSE OF PLANNING COMMISSION MEETINGS IS TO CONDUCT THE CITY'S BUSINESS  
PLEASE SEE OUR DECORUM POLICY NOTES AT THE END OF THIS AGENDA***

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATIONS**

None

**5. AGENDA APPROVAL OR MODIFICATIONS**

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

**7. APPROVAL OF MINUTES**

7.1. Approval of Minutes of September 27, 2017

**8. CONSENT CALENDAR**

*(All matters on the Consent Calendar are to be approved in one motion unless a Commissioner requests a separate action on a specific item on the Consent Calendar. If an item is removed from the Consent Calendar, it will be discussed individually and acted upon separately.)*

None

**9. PUBLIC HEARING ITEMS**

**9.1. McCall Retail Plaza Including a Gas Station with Associated Drive Thru Car Wash and Convenience Store with Alcohol Sales, Two Fast Food Restaurants with Drive Thru's, and a Second In-Line Retail Store. Also Included is a Variance Request to Reduce the Setback from 20' to 10', as Well as a Tentative Parcel Map to Subdivide the Property into Three Parcels. The Project is Located on the Southeast Corner of McCall Boulevard and Sherman Road.**

## **RECOMMENDED ACTION**

1. Conduct Public Hearing;
2. Adopt a Planning Commission Resolution adopting an Initial Study/Mitigated Negative Declaration for the McCall Retail Plaza based on the findings incorporated in the initial study and the conclusion that the project, with incorporation of mitigation, will not have a significant effect on the environment; and
3. Adopt a Resolution approving Plot Plan No. 2016-164 for a 12,380 sq. ft. retail center on 4.71 acres subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and
4. Adopt a Resolution approving Variance No. 2017-324, a variance allowing a 10 foot rear yard setback where a 20 foot setback is required based upon the findings and conclusions incorporated in the staff report and resolution; and
5. Adopt a Resolution approving Conditional Use Permit (CUP) 2016-122 for the sale of beer and wine for off-site consumption, as well as findings for Public Convenience and Necessity (Planning Case No. 2016-325), subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the resolution; and
6. Adopt a Resolution approving Conditional Use Permit (CUP) 2017-327 for a self-service automated car wash subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the resolution; and
7. Adopt a Resolution approving Conditional Use Permit (CUP) 2017-328 for a mini-market convenience store subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the resolution; and
8. Adopt a Resolution approving Conditional Use Permit (CUP) 2017-329 for two (2) fast-food restaurants with drive-thru service subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the resolution; and
9. Adopt a Resolution approving Tentative Parcel Map 2016-123 (PM No 37130) subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the resolution.

## **10. DISCUSSION ITEMS**

- 10.1. Appoint Two Representatives from the Planning Commission to Serve on the Menifee Citizens Advisory Committee (MCAC) and Assist with Review of the Annual Community Development Block Grant Program**

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

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

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

## **14. ADJOURN**

### **Decorum Policy Notes**

***Please use a speaker request form when you wish to address the Commissioners.***

***The Commission anticipates and encourages public participation at its Commission meeting, both on agenda items and during the public comments period. Please use respect by not having your cell phones on, refrain from talking in the audience or outbursts that may be disruptive. While we encourage participation, we ask there be a mutual respect for the proceedings.***

**Staff Reports**

***Materials related to an item on this Agenda, including those submitted to the Planning Commission after distribution of the agenda packet, are available for public inspection by contacting Jennifer Allen, Planning Commission Secretary, at (951) 672-6777 during normal business hours.***

**Compliance with the Americans with Disabilities Act**

***If you need special assistance to participate in this meeting, you should contact Jennifer Allen, Planning Commission Secretary, at (951) 672-6777. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.***