

**City Council**

**Meeting Minutes**

**September 2, 2025**

**CITY OF MURRIETA  
Council Chambers  
1 Town Square  
Murrieta, CA 92562**



**Tuesday, September 2, 2025  
4:15 PM CLOSED SESSION  
6:00 PM REGULAR MEETING**

The City of Murrieta intends to comply with the Americans with Disabilities Act (ADA). Persons with special needs should call the City Clerk Department at (951) 461-6031 or email at CityClerk@murrietaca.gov at least 72 hours in advance. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

Any presentation requiring the use of the City of Murrieta's equipment must be submitted to the City Clerk's department 72 hours prior to the scheduled City Council meeting at City Hall located at 1 Town Square, Murrieta, CA; via email at CityClerk@MurrietaCA.gov or call (951) 461-6031. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

**Cindy Warren  
Mayor**

**Jon Levell  
Mayor Pro Tem**

**Lisa DeForest  
Council Member**

**Lori Stone  
Council Member**

**Ron Holliday  
Council Member**

**Justin Clifton, City Manager  
Tiffany Israel, City Attorney  
Cristal McDonald, City Clerk**

**MURRIETA CITY COUNCIL (CC)  
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)  
MURRIETA FIRE DISTRICT (FD)  
MURRIETA LIBRARY BOARD (LB)  
MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)  
MURRIETA HOUSING AUTHORITY (HA)  
MURRIETA FINANCING AUTHORITY (FA)**

**YOU MAY VIEW THE MEETING LIVESTREAMED VIA THE CITY'S WEBSITE AT  
<https://murrieta.legistar.com/Calendar.aspx>**

**4:15 PM CLOSED SESSION**

**CALL TO ORDER 4:15 p.m.**

**ROLL CALL**

Present: Council Member Ron Holliday  
Council Member Lori Stone  
Council Member Lisa DeForest  
Mayor Cindy Warren

Absent: Mayor Pro Tem Jon Levell

**PUBLIC COMMENTS - CLOSED SESSION ITEMS ONLY None**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Deputy City Clerk Kimberly Ramirez announced the following Closed Session items:

**CLOSED SESSION****CS1. Conference with Labor Negotiators**

The City Council will conduct a closed session, pursuant to Government Code Section 54957.6, with the City Manager, Assistant City Manager, City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Supervisors Association and Management, Professional, and Confidential group.

**CS2. Conference with Legal Counsel - Existing Litigation**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.9(d)(1), to confer with the City Manager and legal counsel regarding 1 litigation case: Harsted et al v. City of Murrieta; Case No. CRVI2402383; Riverside County Superior Court.

**CS3. Conference with Real Property Negotiators**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations and to give direction to its negotiators regarding that certain real property located at the Northwest Corner of Linnel Lane and Whitewood Road, Murrieta, Riverside County, CA, at APN 392-290-048 with the California Department of Housing and Community Development and KNE Real Estate. The City's property negotiators, the City Manager, Assistant City Manager, Economic Development Director, and City Attorney will seek direction from the City Council regarding the price and terms of this property.

**CS4. Conference with Real Property Negotiations**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations and to give direction to its negotiators regarding that certain real property located at APN 906-670-004 with David Gonzales and Jensen Kierulff. The City's real property negotiators, the City Manager, Economic Development Director, and City Attorney, will seek direction from the City Council regarding the price and terms for this property.

**CS5. Conference with Legal Counsel - Anticipated Litigation**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.9(d)(2), because there is significant exposure to litigation for one case.

**CS6. Conference with Real Property Negotiators**

The City Council will conduct a closed session, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations and to give direction to its negotiators regarding a portion that certain real property known as 24712 Via Silva, Murrieta, CA 92562 with Koroush Khalighi and Parvin Khalighi, Trustees. The City's real property negotiators, the City Manager, Assistant City Manager, Economic Development Director, Public Works Director, and City Attorney, will seek direction from the City Council regarding the price and terms for this property.

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**CS7. Public Employee Performance Evaluation**

The City Council will conduct a closed session, pursuant to Government Code Section 54957(b), to conduct an employee evaluation concerning the City Manager.

**RECESS TO CLOSED SESSION 4:18 p.m.**

**6:00 PM REGULAR MEETING**

**CALL TO ORDER 6:02 p.m.**

**ANNOUNCEMENT OF CLOSED SESSION ACTION**

City Attorney Tiffany Israel reported the following Closed Session Action:

- CS1. No reportable action.
- CS2. No reportable action.
- CS3. No reportable action.
- CS4. Council Member Stone recused herself.  
No reportable action.
- CS5. No reportable action.
- CS6. No reportable action.
- CS7. No reportable action.

**ROLL CALL**

Present: Council Member Ron Holliday  
Council Member Lori Stone  
Council Member Lisa DeForest  
Mayor Cindy Warren

Absent: Mayor Pro Tem Jon Levell

**PLEDGE OF ALLEGIANCE** City Clerk Cristal McDonald

**INVOCATION** Council Member Holliday

**PRESENTATIONS**

Presentation: Susan G. Komen More Than Pink Walk – The representative from Susan G. Komen was unable to attend the meeting. Staff will reschedule the presentation.

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**City Council  
APPROVAL OF AGENDA**

Action: It was moved by Council Member DeForest, seconded by Council Member Holliday, to approve the Agenda for September 2, 2025.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Warren  
Noes: None  
Absent: Levell

**CITY MANAGER - ADMINISTRATIVE UPDATE**

Library Expansion Donation Acceptance: Emma Warren-Orrick

Police Department: Youth Court, Corporal Matt Mozingo

City Council Priorities Highlights: City Manager Justin Clifton

Community Update: Public Information Officer Cristina Davies

**GOVERNING BODY COMMISSION/COMMITTEE/BOARD REPORTS/ANNOUNCEMENTS**

Council Member DeForest: Deferred to the next City Council Meeting.

Council Member Stone: Provided attendance/reported the following:  
• Southwest Elected Leaders Collaborative  
• GO-Biz meeting regarding the Surplus Land Act (AB1234 Report)

Council Member Holliday: Provided Announcements to be made part of the City’s record.  
Provided attendance/reported the following:  
• Town Square Park & Amphitheater Ad-Hoc Subcommittee

Provided Announcements to be made part of the City’s record.

Mayor Warren: Provided attendance/reported the following:  
• Southwest Elected Leaders Collaborative  
• Town Square Park & Amphitheater Ad-Hoc Subcommittee  
• GO-Biz meeting regarding the Surplus Land Act (AB1234 Report)  
• Riverside Transit Agency (RTA)

Provided Announcements to be made part of the City’s record.

**PUBLIC COMMENTS (NON-AGENDA)**

Aimee Edgeworth: Spoke on the Murrieta Train Project and Pearl Center for Creative Arts upcoming events.

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**CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 8**

Action: It was moved by Council Member Holliday, seconded by Council Member DeForest to approve Consent Calendar Item Nos. 1-8.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Warren

Noes: None

Absent: Levell

1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

2. Minutes

Recommended Action:

Approve the minutes of the August 19, 2025, Regular City Council Meeting.

3. Approve a Third Amendment to the Agreement for Short-Term Vacation Rental Administration Services with Granicus LLC

Recommended Action:

Approve a three year extension of the agreement between the City of Murrieta and Granicus LLC for short-term vacation rental administration services, extending the agreement until November 3, 2028;

Authorize the exemption from bidding requirement; and

Authorize the City Manager to execute the agreement.

4. First Amendment to the Murrieta National Little League Hunt Field Lease Agreement

Recommended Action:

Approve Amendment No. 1 to the Lease Agreement with Murrieta National Little League for Hunt Field, located at 41810 Juniper Street; and

Authorize the City Manager or his designee to execute Amendment No. 1 and any related documents.

5. Agreement for Municipal Financial Advisory Services with Urban Futures, Inc.

Recommended Action:

Approve a three-year agreement with Urban Futures, Inc., with the option of two one-year extensions for municipal financial advisory services; and

Authorize the City Manager to execute the agreement.

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**6. Notice of Completion for the 2023 Citywide Slurry Seal Project**

Recommended Action:

Accept the improvements for the 2023 Citywide Slurry Seal Project, CIP No. 13048, as complete; and

Direct the City Clerk to record a Notice of Completion and release bonds in accordance with State law and City ordinances.

**7. Engineering Design Consulting Services for the Whitewood Road Widening Project, CIP No. 8389**

Recommended Action:

Approve a Purchase Order with Michael Baker International in the amount of \$411,100, for engineering design consulting services for the Whitewood Road Widening Project, CIP No. 8389; and

Approve a ten percent (10%) contingency of \$41,110.

**8. Receive and File Status Update on City Council Priorities Since Workshop on February 10, 2025**

Recommended Action:

Receive and file this report providing an update on the status of City Council priority projects since the priorities were last reviewed and confirmed at the City Council Workshop on February 10, 2025.

**PULLED CONSENT CALENDAR ITEMS None**

**PUBLIC HEARINGS**

**9. Introduction of an Ordinance Authorizing a Development Agreement between the City of Murrieta and Domenigoni Barton Properties, LLC., and Tres Estrellas, LLC. Related to the Development of the Triangle**

Staff report and PowerPoint presentation provided by Development Services Director David Chantarangsu.

The following topics were discussed:

- Overview of the project history; and
- Development Agreement specifics.

*The public hearing was opened at 6:56 p.m.*

Public Testimony: None

*The public hearing was closed at 6:57 p.m.*

Action: After discussion, it was moved by Council Member Stone, seconded by Council Member DeForest to conduct the Public Hearing;

Find that the adoption of the ordinance authorizing the Development Agreement is consistent with the approved 2024 Addendum to the Subsequent Environmental Impact Report certified for the Triangle Specific Plan (State Clearinghouse No. 2008061104) as described in this staff report and the proposed ordinance; and

Introduce and conduct the first reading of Ordinance No. 623-25 entitled: *An Ordinance of the City Council of the City of Murrieta Approving Development Agreement 2024-00004 with Tres Estrellas, LLC and Domenigoni Barton Properties, LLC for the Shops at the Triangle Project Located on Approximately 64.3 Acres Located on the South Side of Murrieta Hot Springs Road between Interstate 15 and Interstate 215 (Development Agreement).*

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Warren  
Noes: None  
Absent: Levell

10. Municipal Code Amendment (MCA-2025-00011): Consideration of a Proposed Ordinance Revising Title 16 (Development Code) of the Murrieta Municipal Code by Adding Section 16.44.045 and Amending Sections 16.08.010, 16.44.150, and 16.110.020 Related to Group Homes, Sober Living Homes, and Residential Care Facilities

Staff report and PowerPoint presentation provided by Development Services Director David Chantarangsu.

The following topics were discussed:

- Background;
- Issues with unregulated facilities;
- General provisions outlined in the Costa Mesa Ordinance;
- Overview of Ordinance changes to current municipal code;
- Ordinance enforcement; and
- Reasonable accommodations.

*The public hearing was opened at 7:18 p.m.*

Public Testimony:

Craig Harlan (*with donated time from Carl Rosengren, Geno Mulcahy, Patrick Carmody*):

Spoke on traffic and safety concerns regarding the sober living homes in neighborhoods being unregulated. Noted support of the proposed Ordinance with a suggestion of a 1,000-foot buffer zone.

Kara Barrett:

Spoke on safety concerns regarding facilities in neighborhoods and the proximity to school bus stops.

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- Bridgette Moore: Wildomar City Council Member commended the Murrieta City Council on their leadership in bringing forth the proposed Ordinance.
- Andrew Wertheim: Spoke on safety concerns, licensing, zoning control, and suggested that a 24-hour house manager be on site.
- Flavio Pfeil (*with donated time from Carmen Pfeil, Vijay Katta, Calvin Holmes*): Spoke on safety concerns and proximity of home near support of the proposed Ordinance with the suggestion of a 1,000-foot buffer zone.

*The public hearing was closed at 7:55 p.m.*

Action: After discussion, it was moved by Council Member Stone, seconded by Council Member DeForest to conduct the Public Hearing and receive public comments;

Find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment based on the fact that it can be seen with certainty that there is no possibility that adoption of the proposed ordinance would not have a significant effect on the environment;

Introduce and conduct the first reading of Ordinance No. 624-25 entitled: *An Ordinance of the City Council of the City of Murrieta, California, to Revise Title 16 of the Murrieta Municipal Code by Adding Section 16.44.045 and Amending Sections 16.08.010, 16.44.150, and 16.110.020 Related to Group Homes, Sober Living Homes, and Residential Care Facilities; and*

- Change verbiage to six months for compliance, not to exceed one year.

The motion carried by the following vote:

Ayes: DeForest, Stone, Holliday, Warren  
 Noes: None  
 Absent: Levell

**NOTIFICATIONS**

Deputy City Clerk Kimberly Ramirez announced the following notification:

Notice of Pending Approval of Final Parcel Map – PM 39214

**RECONSIDERATION** None

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**COUNCIL MEMBER REQUESTS TO ADD OR WITHDRAW ITEMS TO FUTURE AGENDAS**

Council Member DeForest: None.

Council Member Stone: Council Member Stone withdrew her request to discuss a possible stance regarding the November Special Election for statewide redistricting, as City Manager Clifton stated that a letter of opposition was sent to Governor Newsom's office regarding the mid-decade Congressional Redistricting.

Council Member Holliday: None.

Mayor Warren: None.

**ADJOURNMENT 8:03 a.m.**



*Cristal McDonald*

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Cristal McDonald, City Clerk