



**NOTICE OF PUBLIC HEARING
AND
INTENT TO ADOPT A NEGATIVE DECLARATION**

TIME OF HEARING: **6:00 p.m. or as soon as possible thereafter.**
DATE OF HEARING: **August 7, 2024**
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS
29844 HAUN ROAD MENIFEE, CA 92586**

A PUBLIC HEARING has been scheduled, pursuant to the City of Meniffee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

Project Title:

**APPEAL NO. PLN24-0121 of
HOME2SUITES – Plot Plan (PP) No.
PLN23-0069 and Conditional Use
Permit (CUP) No. PLN23-0070**

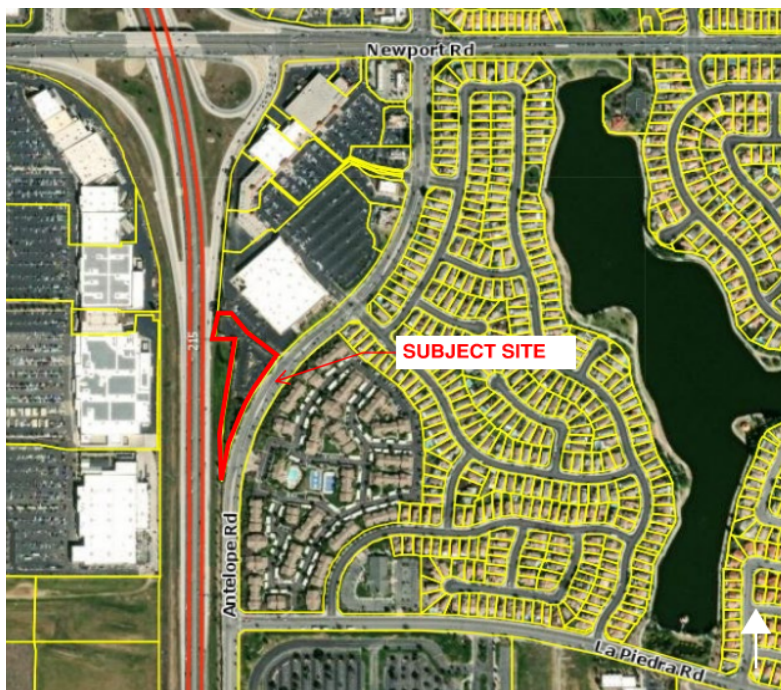
Project Location:

The project site is located east of Interstate 215, west of Antelope Road, south of Newport Road and north of La Piedra Road (APN: 364-010-015).

General Plan Land Use and Zoning:

Meniffee Village Specific Plan (SP 158)

**The City Council will consider the
following project at a public
hearing:**



On June 12, 2024, the Planning Commission held a duly noticed public hearing and voted 5-0 to approve Plot Plan (PP) No. PLN23-0069 and Conditional Use Permit (CUP) No. PLN23-0070 for the Home2Suites Hotel along with the related environmental analysis ("Project"). On June 21, 2024, the City received an application from CARE CA to appeal (Appeal No. PLN24-0121) the Planning Commission decision.

PP No. PLN23-0069 and CUP No. PLN23-0070 were approved by the Planning Commission for the construction of a 4-story, 65,463 square-foot hotel, consisting of 106 rooms behind (or to the south) of Living Spaces within the Meniffee Town Center Shopping Center. The existing approximate 2-acre site has partial improvements consisting of an overflow parking lot and associated landscaping that serve the existing retail shopping center to the north. The Project proposes 106 parking spaces, 46 of which are located within the existing shopping center Project site via existing reciprocal parking. The Project site is a part of Meniffee Village Specific Plan (SP No. 158).

A CUP (PLN23-0070) was approved to increase the maximum building height allowed by the specific plan from 35 feet (3-stories) to approximately 54'3" feet (4-stories). The maximum height limit may be increased per Section 18.34 of Ordinance No. 348 subject to the approval of a CUP.

Environmental Information:

The Planning Commission adopted Resolution No. PC24-635 which determined the above Project will not have a significant effect on the environment. Following the Project's approval, a Notice of Determination (NOD) was filed with the Riverside County Clerk's Office on June 14, 2024. No further environmental analysis is required as a result of the appeal.

The IS/ND was circulated for public review pursuant to State law. The IS/ND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the City Council, and the City Council will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For further information regarding this project, please contact Russell Brown, at (951) 723-3745 or e-mail rbrown@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Russell Brown, Senior Planner
29844 Haun Road
Menifee, CA 92584