



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: June 18, 2025
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: Code Amendment LR24-0135 – Municipal Code Updates to Title 5 (Business Regulations), Title 7 (Subdivisions), & Title 9 (Development Code)

Project Location: The proposed Code Amendment applies citywide.

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

Municipal Code Amendment LR24-0135 - The proposed City-initiated Meniffee Municipal Code (MMC) Amendments consist of updates and clean-up amendments to comply with latest State legislation to streamline processes, clarify requirements, and provide greater flexibility, and usability for the public consistent with existing City policies. Amendments to comply with recent State law include:

- Amending medicinal cannabis regulations to comply with Senate Bill (SB) 1186.
- Amending accessory dwelling units (ADU) provisions to comply with SB 1211.
- Amending provisions for urban lot splits and two-unit developments to comply with SB 450, expanding the provisions under SB 9.
- Add a new Development Code chapter (Chapter 9.298) related to small lot subdivisions to comply with SB 684 and SB 1123.

The proposed MMC Amendment includes amendments to the following chapters of Title 5 – Business Regulations, Title 7 – Subdivisions, and Title 9 – Development Code of the MMC:

Title 5 – Business Regulations

- Chapter 5.01.090 Additional License Requirements for Special Business Types
- Chapter 5.50 Mobile Dispensaries Prohibited
- Chapter 5.60 Mobile Marijuana Dispensaries

Title – Subdivisions

- Chapter 7.20 Tentative Maps
- Chapter 7.90 Grading Regulations

Title 9 - Development Code

- Chapter 9.30 Common Application Processing Procedures
- Chapter 9.75 Planned Development
- Chapter 9.80 Plot Plan
- Chapter 9.105 Temporary Use Permit
- Chapter 9.125 Agricultural and Rural Residential Zones
- Chapter 9.130 Residential Zones
- Chapter 9.135 Commercial and Industrial Zones
- Chapter 9.140 Economic Development Corridor Zones
- Chapter 9.155 Special Planning Areas
- Chapter 9.160 General Development Standards
- Chapter 9.165 Accessory Structures
- Chapter 9.195 Landscaping Standards
- Chapter 9.215 Parking and Loading Standards

- Chapter 9.235 Animal Keeping
- Chapter 9.250 Alcoholic Beverages Sales, Consumption and Manufacturing
- Chapter 9.260 Outdoor Sales, Display & Dining
- Chapter 9.265 Tattoo Establishments (chapter to be removed)
- Chapter 9.275 Hookah & Marijuana
- Chapter 9.290 Wireless Communication Facilities
- Chapter 9.295 Special Housing Types (specifically amends Section 9.295.020, Accessory Dwelling Units and Junior Accessory Dwelling units)
- Chapter 9.296 Urban Lot Split & Two-Unit Development
- Chapter 9.298 Small Lot Subdivisions (new chapter)
- Chapter 9.300 Universal Definitions
- Chapter 9.305 Special standard and use Definitions

Environmental Information:

The project is exempt from CEQA pursuant to Section 15061(b)(3) “Common Sense Exemption” of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the proposed amendments will have a significant impact on the environment as follows: 1) a portion of the amendments are proposed to comply with State law including SB 1186, SB 1211, SB 450, SB 684 and SB 1123; and 2) the remaining amendments are clean-up amendments intended to streamline processes for certain uses, clarify requirements, and provide greater flexibility in development design and existing allowed uses, consistent with City policies, and which do not increase density or intensity of development that is currently allowed within the Code.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear 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, 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 Kimberly Luna, at (951) 723-3769 or e-mail kluna@cityofmenifee.us, or go to the City of Menifee’s agenda web page at <http://www.cityofmenifee.us>. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29844 Haun Road, Menifee, CA 92586.

Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Kimberly Luna, Associate Planner
29844 Haun Road
Menifee, CA 92586