



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: March 13, 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 Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

Project Title:

Major Plot Plan No. PLN23-0126, Conditional Use No. PLN23-0127, Variance No. PLN23-0214, and Minor Exception No. PLN24-0030– “Burger King”

Project Location:

The project is located on approximately 0.57-acres at the northeast corner of McCall Boulevard and Bradley Road in the City of Menifee, County of Riverside, State of California (APN 335-202-001)

General Plan Land Use:

Economic Development
Corridor (EDC)

Zoning:

Economic Development
Corridor McCall Boulevard
(EDC-MB)



The Planning Commission will consider the following project at a public hearing:

Major Plot Plan No. PLN23-0126 is for the proposed construction and operation of a new 2,158 square foot quick-serve restaurant (Burger King) with associated parking and landscape improvements including ADA accessible parking on a previously developed 0.57-acre site.

Conditional Use Permit No. PLN23-0127 allows for the quick-serve restaurant with drive-thru facilities in the Economic Development Corridor – McCall Boulevard (EDC-MB) Subarea.

Variance No. PLN23-0214 proposes the elimination of the 5-foot perimeter landscape strip requirement adjacent to parking as required by Section 9.195.040 (Landscape Requirements); as well as reducing the distance requirement from the driveway right-of-way property line to the first parking space from 30 feet to 18 feet along Bradley Road as required by Section 9.215.040 (Development Standards).

Minor Exception No. PLN24-0030 proposes the reduction of the total parking spaces required from 19 to 17 parking spaces. The City of Menifee MMC allows a reduction of up to 10% of the maximum parking requirement.

Environmental Information: The project is exempt from CEQA per Section 15303 “New Construction or Conversion of Small Structures” and Section 15332 “In-Fill Development Projects”. The Section 15303 exemption is for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small

structures from one use to another where only minor modifications are made in the exterior of the structure. The project is a commercial quick serve drive-through that will not produce any significant amounts of hazardous substances and does not exceed 2,500 square feet. The Section 15332 exemption is for projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable general plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; b) the proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and e) the site can be adequately served by all required utilities and public services. The proposed Burger King is consistent with the applicable General Plan, and Zoning Designations for the project site along with any applicable development standards. The project is located within the City of Menifee boundaries and is surrounded on the south, west and east by an existing commercial building and to the north by existing residential developments. Additionally, the site will be served by all required utilities, including power, water and sewer.

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 Planning Commission, and the Planning Commission 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 Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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 Jessica Williams, at (951) 723-3725 or e-mail jwilliams@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: Jessica Williams, Assistant Planner
29844 Haun Road
Menifee, CA 92586