



## **CITY OF MENIFEE**

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SUBJECT: Home2Suites Hotel Appeal

MEETING DATE: August 7, 2024

TO: Mayor and City Council

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

APPLICANT: CARE CA (Appellant)

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### **RECOMMENDED ACTION**

1. Adopt a resolution upholding the Planning Commission approval of an Initial Study / Negative Declaration, Plot Plan No. PLN23-0069, and Conditional Use Permit No. PLN23-0070 for Home2Suites Hotel, located east of Interstate 215, west of Antelope Road, south of Newport Road and north of La Piedra Road, and denying Appeal No. PLN24-0121.

### **DISCUSSION**

#### **Planning Commission Decision**

On June 12, 2024, the Planning Commission held a duly noticed public hearing and voted unanimously 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's decision. The full agenda packet for this item from the June 12, 2024, meeting is attached for a more in-depth explanation of the Project.

**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 Menifee Town Center Shopping Center. The existing approximately two-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 part of the Menifee Village Specific Plan (SP No. 158).

CUP No. PLN23-0070 was approved to increase the maximum building height allowed by SP No. 158 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.

### **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).

#### ***Project Location***



### **Appeal**

CARE CA filed an appeal of the Planning Commission's June 12, 2024 approval, claiming that the environmental analysis was not adequately addressed and that an Environmental Impact Report (EIR) should be required. The appeal reiterated prior comments received on June 3, 2024, during the public comment period for the Negative Declaration (ND) (comment period May 15, 2024 through June 3, 2024); CARE CA raised concerns in the following areas of the ND:

- Air Quality
- Noise
- Public Utility Improvements
- Aesthetics

Staff, along with the City's CEQA consultant, reviewed the comments and provided written responses detailing how the ND addressed the concerns raised in the comment letter and that an EIR would not be required. CARE's comments, as well as Staff's responses, were provided to the Planning Commission during the June 12, 2024, Planning Commission meeting for consideration prior to approving the Project and are also provided as attachments to this staff report. No new comments/concerns were raised with the appeal application and therefore, no additional analysis is necessary.

### **Environmental Determination**

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 Initial Study (IS)/ND, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

### **Public Notice**

A public hearing notice for the proposed Project was published in *The Press Enterprise* on July 28, 2024 for the August 7, 2024 City Council hearing. All relevant public agencies, including all interested parties, were notified of the public hearing as were all property owners within a 700-foot radius of the Project site. On-site posting was also provided.

### **STRATEGIC PLAN OBJECTIVE**

Thriving Economy

### **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

### **ATTACHMENTS**

1. Resolution
2. CARE CA Comments - June 3, 2024
3. CARE CA Comments – June 20, 2024
4. City Responses
5. June 12, 2024 PC Staff Report Package
6. Planning Commission Resolution No. PC24-635
7. Planning Commission Resolution No. PC24-636
8. Public Hearing Notice