



NOTICE OF PUBLIC HEARING

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: May 1, 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 CITY COUNCIL** to consider the project shown below:

Project Title:

Appeals (PLN24-0068 and PLN24-0069) of Planning Commission Decision of the Mister Car Wash and Day Care Project (Major Plot Plan No. PLN22-0289 and Major Conditional Use Permit No. PLN22-0288)



Project Location:

The project site is located in the existing Shoppes at the Lakes Commercial Center within Planning Area (PA) 1 of the Menifee East Specific Plan No. 247 (SP-247) on the southeast corner of Newport Road and Menifee Road (APN's: 364-390-009, 364-390-012, 364-390-010, and 364-390-011) within the City of Menifee, County of Riverside, California.

General Plan Land Use and Zoning:

Specific Plan; Menifee East Specific Plan No. 247, Planning Area 1

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

On February 28, 2024, the Planning Commission held a duly noticed public hearing and voted 5-0 to approve Major Plot Plan No. PLN22-0289 and Major Conditional Use Permit No. PLN22-0288 along with deeming the project Categorically Exempt from the California Environmental Quality Act pursuant to Section 15332 "In-Fill Development Projects." On March 7, 2024, the City received the first application from Menifee Neighbors Care to appeal the Planning Commission decision. On March 8, 2024, the City received the second appeal application from John Minock to appeal the Planning Commission decision.

Major Conditional Use Permit (CUP) PLN22-0288 and Major Plot Plan (Plot Plan) PLN22-0289 proposes the construction of a new 5,434 square foot Express Car Wash (Mister Car Wash) with associated vacuum stalls and an 11,992 square foot Day Care with a 21,300 square foot play area (Project) within the existing Shoppes at the Lakes Commercial Center on the southeast corner of Newport Road and Menifee Road.

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 Brandon Cleary, at (951) 723-3761 or e-mail bcleary@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: Brandon Cleary, Associate Planner
29844 Haun Road
Menifee, CA 92586