

RESOLUTION NO. 24-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA DENYING THE MENIFEE NEIGHBORS CARE APPEAL (PLN24-0068) AND JOHN MINOCK APPEAL (PLN24-0069) OF MAJOR PLOT PLAN NO. PLN22-0289 AND MAJOR CONDITIONAL USE PERMIT NO. PLN22-0288 FOR MISTER CAR WASH AND DAY CARE PROJECT.

WHEREAS on December 21, 2022, the applicant, Trevor Buhl, on behalf of Mister Car Wash, filed a formal application with the City of Menifee for the approval of Major Plot Plan (“PP”) No. PLN22-0289 and Major Conditional Use Permit (“CUP”) No. PLN22-0288 for the construction of a new 5,434 square-foot drive-thru Mister Car Wash, an 11,992 square-foot Day Care with a 9,795 square-foot playground area (“Project”) and full site improvements (including site landscaping and parking lot); and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), the Project was determined to be exempt pursuant to Section 15332 “In-Fill Development Projects”; and

WHEREAS, on February 28, 2024, at a legally noticed public hearing, the Planning Commission voted 5-0 to approve Major PP No. PLN22-0289 and Major CUP No. PLN22-0288 for Mister Car Wash and Day Care; and

WHEREAS, on March 7, 2024, Jesse Marquez of Menifee Neighbors Care filed an application to appeal (Appeal No. PLN24-0068) Planning Commission approval of Major PP No. PLN22-0289 and Major CUP No. PLN22-0288; and

WHEREAS, on March 8, 2024, John Minock, filed an application to appeal (Appeal No. PLN24-0069) Planning Commission approval of Major PP No. PLN22-0289 and Major CUP No. PLN22-0288; and

WHEREAS, on May 1, 2024, the City Council of the City of Menifee held a public hearing on the appeal of the Planning Commission’s approval of Major PP No. PLN22-0289 and Major CUP No. PLN22-0288, considered all public testimony as well as all materials in the staff report and accompanying documents for the appeal, which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notice to property owners and non-owner residents within 300 feet of the Project boundaries, on-site posting at the Project site, and to relevant agencies and persons requesting public notice; and

WHEREAS, the City has complied with CEQA and the exemption is an accurate and objective statement that fully complies with CEQA, the CEQA Guidelines and represents the independent judgment of the City.

NOW THEREFORE, the City Council of the City of Menifee hereby approves the following:

1. That the City Council finds that the facts presented within the public record and within the Resolution provide the basis to deny Appeal No. PLN24-0068 and No.

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PLN24-0069 and uphold the Planning Commission approval of Major PP No. PLN22-0289 and Major CUP No. PLN22-0288 (Resolution PC24-620).

2. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Community Development Department – Planning Division, 29844 Haun Road, Menifee, CA 92586. This information is provided in compliance with Public Resources Code section 21081.6.

PASSED, APPROVED AND ADOPTED this 1st day of May 2024.

Bill Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:

Stephanie Roseen, Acting City Clerk

Jeffrey T. Melching, City Attorney