

Wednesday, October 8, 2025, 6:30 PM  
COUNCIL CHAMBER  
6650 Beach Boulevard  
Buena Park, CA 90621

PLANNING COMMISSION  
AGENDA

6:30 p.m.

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**1. GENERAL**

- 1.A. CALL TO ORDER
- 1.B. ROLL CALL
- 1.C. PLEDGE OF ALLEGIANCE

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**2. ORAL COMMUNICATIONS**

2.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

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**3. CONSENT CALENDAR**

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Commissioner requests separate action. At this time the Commissioner or public may ask to speak on any item on the Consent Calendar.

- 3.A. APPROVAL OF MINUTES  
September 24, 2025

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**4. PUBLIC HEARING**

#### 4.A. CONDITIONAL USE PERMIT NO. CU-24-15

A request to allow the development of an approximately 6,501 square-foot drive-through express car wash with 21 self-serve vacuum stations, off-street parking, landscaping, and associated improvements at 7051 Valley View Street.

The property owner is Lyons Buena Park, LLC, 10807 Laurel Street, Suite 100, Rancho Cucamonga, CA 91730. The applicant is Amy Angarola representing Mister Car Wash, 222 E. 5th Street, Tucson, AZ 85705.

The project is Categorical Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit No. CU-24-15.

#### 4.B. SITE PLAN NO. SP-24-16

A request to allow the development of an approximately 4,804 square-foot commercial retail market with 40 EV charging stations, off-street parking, landscaping, and associated improvements at 7051 Valley View Street.

The property owner is Lyons Buena Park, LLC, 10807 Laurel Street, Suite 100, Rancho Cucamonga, CA 91730. The applicant is Matt Stowe of Rove Operating, LLC, 2619 Manhattan Beach Boulevard, Redondo Beach, CA 90278.

The project is Categorical Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Site Plan No. SP-24-16.

### **5. STAFF REPORTS**

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#### 5.A. STAFF REPORTS

### **6. AGENDA FORECAST**

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#### 6.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

### **7. COMMISSION REPORTS**

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#### 7.A. COMMISSION REPORTS

### **8. ADJOURNMENT**

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#### 8.A. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at [www.buenapark.com](http://www.buenapark.com). Supplementary materials distributed to the Planning Commission less than 72 hours before the meeting are posted to the City's website at [www.buenapark.com](http://www.buenapark.com) and copies are available for public inspection beginning the next regular business day in the Planning Division Office. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website [www.buenapark.com](http://www.buenapark.com).

Ruth Santos  
Sr. Administrative Assistant

*Date Posted: October 2, 2025*