

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
October 8, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on October 8, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

PRESENT: COMMISSIONERS: Judeh, Patiño, Schoales, and Diep

ABSENT: COMMISSIONER: Davis

Matt Foulkes, Community and Economic Development Director
Harald Luna, Senior Planner
Ian McAleese, Senior Planner
Carlos Castellanos, Assistant Planner
Chris Cardinale, City Attorney
Hector Guzman, Assistant Engineer
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. **GENERAL**

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

2. **ORAL COMMUNICATIONS**

None

3. **CONSENT CALENDAR**

3A. APPROVAL OF MINUTES – September 24, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Patiño seconded the motion to approve the minutes of the September 24, 2025 Planning Commission meeting.

The motion passed with the following votes:

AYES: 4 COMMISSIONERS: Judeh, Patiño, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING

4A. 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.

4B. 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.

Mr. Castellanos presented the staff report on both items.

Chair Diep opened the public hearing.

Amy Angarola, applicant representing Mister Car Wash, 222 E. 5th Street, Tucson, AZ 85705, introduced the proposed development and the company that is undertaking the project, Mister Car Wash.

Jesus Martinez, Regional Manager, responded to Vice Chair Judeh's question about pricing for unlimited car wash.

Vaughan Johnson, Chief Operating Officer, Rove, thanked staff and described other Mister Car Wash projects, such as the one in the City of Santa Ana.

There being no other speakers and no written communication, Chair Diep closed the public hearing.

Vice Chair Judeh moved and Commissioner Schoales seconded the motion to approve the resolution recommending the approval of Conditional Use Permit No. CU-24-15.

The motion passed with the following votes:

AYES:	4	COMMISSIONERS:	Judeh, Schoales, Patiño, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	1	COMMISSIONER:	Davis
ABSTAINED:	0	COMMISSIONER:	

**RESOLUTION NO.6393
CONDITIONAL USE PERMIT NO. CU-24-15**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CU-24-15 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 LOCATED AT 7051 VALLEY VIEW STREET (APN: 263-081-08, 263-081-10, & 263-081-11), AND MAKING FINDINGS IN SUPPORT THEREOF

Vice Chair Judeh moved and Commissioner Patiño seconded the motion to approve the resolution recommending the approval of Site Plan No. SP-24-16.

The motion passed with the following votes:

AYES: 4 COMMISSIONERS: Judeh, Patiño, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6394
SITE PLAN REVIEW NO. SP-24-16**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA APPROVING SITE PLAN REVIEW NO. SP-24-16 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 LOCATED AT 7501 VALLEY VIEW STREET (APN: 263-081-08, 263-081-10, & 263-081-11), AND MAKING FINDINGS IN SUPPORT THEREOF

5. STAFF REPORT:

Mr. Foulkes spoke about Youth in Government Day, to take place on October 8, 2025. He also informed the Planning Commissioners that the Text Amendment, in relation to a Mall activity, that was considered by the Planning Commission in September, will go before City Council on October 28, 2025.

Mr. Foulkes announced that staff will reach out to the Planning Commissioners regarding their availability for a possible Planning Commission Special Meeting on November 19 (as of the date of transcription of these minutes, the Special Meeting is tentatively scheduled for November 18).

6. **AGENDA FORECAST:**

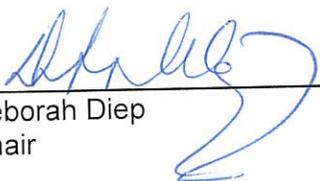
Mr. Luna announced that there are no items scheduled for the October 22, 2025 Planning Commission meeting.

7. **COMMISSION REPORTS:**

Vice Chair Judeh thanked staff for the recently held dinner honoring Commission and Committee members.

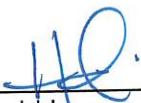
8. **ADJOURNMENT:**

At 6:50 p.m., Chair Diep adjourned the Planning Commission meeting.



Deborah Diep
Chair

ATTEST:



Harald Luna
Planning Manager