

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*



## Planning Commission Agenda Report

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### APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Ruth Santos, Senior Administrative Assistant	Ruth Santos, Senior Administrative Assistant
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

### **Attachments**

[2025-09-24 PC M Draft.pdf](#)

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
September 24, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on September 24, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

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

ABSENT: COMMISSIONER: Schoales

Harald Luna, Planning Manager  
Ian McAleese, Senior Planner  
Celine Li, Planning Technician  
Ray Tae, Senior Office Assistant  
Ruth Santos, Senior Administrative Assistant

1. **GENERAL**

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

**INTRODUCTION**

Mr. Luna introduced Celine Li, Planning Technician.

Ms. Li addressed the Planning Commission briefly.

2. **ORAL COMMUNICATIONS**

None

3. **CONSENT CALENDAR**

- 3A. APPROVAL OF MINUTES - August 27, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the minutes of the August 27, 2025 Planning Commission meeting.

The motion carried unanimously.

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

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAINED: 0 COMMISSIONER:

**4. PUBLIC HEARING**

**4A. TEXT AMENDMENT NO. C-25-2**

Adoption of a Planning Commission resolution recommending that the City Council approve Amendments to Title 19 (Zoning) Division 5 (Commercial and Industrial Zones) Sections 19.512.010 (Uses Permitted) and 19.552.040 (Gaming Machine Arcades) of the Buena Park Municipal Code (BPMC).

Mr. McAleese presented the staff report.

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

Vice Chair Judeh asked if an indoor virtual laser-type shooting range, for training/self-defense, will fall under one of the permitted uses.

Staff explained that although it could possibly fall under the category of virtual reality activities, the classification will be determined on a case-by-case basis.

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the resolution recommending that the City Council approve Text Amendment No. C-25-2.

The motion carried unanimously.

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

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6392  
TEXT AMENDMENT NO. C-25-2**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO. C-25-2 AMENDING TITLE 19 (ZONING) DIVISION 5 (COMMERCIAL AND INDUSTRIAL ZONES) SECTION 19.512.010 (USES PERMITTED) AND SECTION 19.552.040 (GAMING MACHINE ARCADES) OF THE BUENA PARK MUNICIPAL CODE**

**5. STAFF REPORT:**

Mr. Luna reported that, as recommended by Planning Commission at a public hearing on August 27, 2025, City Council adopted, on September 23, 2025, the resolution approving the General Plan Safety Element Update (Negative Declaration), and the Climate Action and Adaptation Plan.

**6. AGENDA FORECAST:**

Mr. Luna announced that Planning Commission will consider, on October 8, 2025, a new commercial retail market and a car wash facility at 7051 Valley View Street. He also reminded the Planning Commissioners about the City Commissioner/Committee Recognition Event to be held tomorrow night at the Beach Boulevard Club.

**7. COMMISSION REPORTS:**

Commissioner Davis said that she is unable to attend the Commissioner event, but thanked staff. Chair Diep extended the same message to staff.

**8. ADJOURNMENT:**

At 6:44 p.m., Chair Diep adjourned the Planning Commission meeting.

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Deborah Diep  
Chair

ATTEST:

\_\_\_\_\_  
Harald Luna  
Planning Manager



**Planning Commission Agenda Report**

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

PREPARED BY	PRESENTED BY
Ian McAleese, Senior Planner	Ian McAleese, Senior Planner
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

**RECOMMENDED ACTION**

1) Conduct a public hearing and based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, adopt a Resolution approving Conditional Use Permit No. CU-24-15 and; 2) find that the project is Categorical Exempt per Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the California Environmental Quality Act (CEQA).

**PROPERTY INFORMATION:**

Address / Assessor Parcel Number (APN)	7051 Valley View Street / 263-081-08, -10, & -11
Lot Area	2.92 acres
Street Frontage	423.7 feet
General Plan Land Use Designation	Commercial
Zoning District	CG (Commercial General) Mixed Use Overlay - 45
Existing Development	Approximately 48,803 square-foot motel

**SURROUNDING LAND USE CHARACTERISTICS:**

	GENERAL PLAN	ZONING	EXISTING LAND USE
<b>North</b>	Commercial	CG (Commercial General)	Sit-down and drive-through restaurants
<b>South</b>	-	-	CA-91 Freeway
<b>East</b>	Commercial	CG (Commercial General)	Restaurant / wholesale
<b>West</b>	Commercial	CG (Commercial General)	Multi-tenant commercial building

**BACKGROUND:**

The subject property was originally zoned RS-6 (One-Family Residential) after incorporation into the City in 1956 and in 1962 was rezoned for commercial uses. On September 23, 1987, the Planning Commission adopted Resolution No. 4003 approving Conditional Use Permit No. CU-972, approving a 3-story motel with 188 guest rooms and one (1) manager's unit. On December 9, 1987, the Planning Commission adopted Resolution No. 4020 approving Parcel Map No. PM87-430 to subdivide the previously existing parcel into two (2) lots: 7051 Valley View Street (subject property) and 5990 Orangethorpe Avenue adjacent parcel to the north that is developed with a Jack-in-the-Box drive-through restaurant

**APPLICATION ANALYSIS:**

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Project Description:

The project site currently consists of three parcels containing approximately 2.92 acres. The proposed project will demolish the existing Motel 6 and redevelop the site with a drive-through car wash, EV charging and retail market. As part of the proposed redevelopment of the site, a Lot Line Adjustment (LLA) is requested to reconfigure the parcel lines to create an interconnected multi-tenant development as more fully described below.

1. Subject Parcel (APN: 263-081-08, -10, & -11): Proposes a 6,501 square-foot car wash building, a drive-through lane with three (3) point-of-sale kiosks, a customer service attendant booth, 21 self-serve vacuum stations, a new trash enclosure, landscaping, on-site lighting, and off-street parking on 1.56 acres. The proposed hours of operation are 7:00 a.m. to 9:00 p.m. daily. The car wash parcel will have shared common access with the newly created parcel to the north as well as the existing multi-tenant commercial development to the west.

2. Parcel (APN: 263-081-08 & -10): Proposes a 4,804 square-foot retail market building with 40 EV charging stations. The proposed retail market with EV charging stations is not a part of the conditional use permit request, but is subject to the concurrent review and approval of a Site Plan Review application (SP-24-16)

Development Standards (after Lot Line Adjustment):

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	5,000 square feet	1.56 acres
Street Frontage	50 feet	276.47 feet
Floor Area Ratio (FAR):	0.3 maximum	0.10
Height:	4 stories or 45 feet maximum, except that a greater height may be authorized by a conditional use permit	1-story (35 feet maximum)
Setbacks:	Front: 20 feet minimum Side: 0 feet Rear: 0 feet	Front (east): 137 feet 2 inches Side (south): 23 feet 10 inches Side (north): 52 feet 5 inches Rear (west): 128 feet 8 inches
Parking:	5 parking spaces, plus 3 waiting spaces ahead of each lane, and 2 waiting spaces after each line	25 parking spaces including 21 vacuum stations
Landscaping:	10% of the site	38.9% (0.61 acres)

Access/Site Design/Parking:

The primary vehicle access to the site will be provided through an existing driveway along Valley View Street which will serve both the car wash and adjacent EV charging/retail market. A condition of approval has been included which requires a reciprocal common access easement because the driveway and drive aisle will be shared by both parcels. Additional vehicle access is provided through the existing commercial development north and west of the project site. The internal drive-aisles have been designed to accommodate emergency and waste collection vehicles, as well as customer access to the car wash drive-through lanes, self-serve vacuum stations, and required parking.

Buena Park Municipal Code (BPMC) Table 19.536.040 (Parking Spaces Required) requires drive-through car wash facilities to provide 5 spaces, plus 3 waiting spaces ahead and 2 waiting spaces after each car wash lane. The applicant has proposed a total of 25 parking spaces consisting of 20 standard parking spaces with self-service vacuum stations, 1 accessible parking space vacuum station, 3 EV capable standard parking spaces, 1 EV capable accessible parking space, and required drive-through waiting spaces.

Floor Plan/Architecture:

The car wash has a total floor area of approximately 6,501 square feet consisting of the car wash tunnel, attached mechanical room, employee office and public restrooms. The proposed car wash building has been designed in a contemporary architectural style consistent with the Mister Carwash branding. The design incorporates an earth-tone color palette with a variety of exterior materials and accent colors in dark brown, tan, dark blue, and greys with the primary material consisting of sand textured stucco. Variations in both wall planes and material types are proposed to break up building massing and provide visual interest. Exterior materials include aluminum battens, stone veneer, precision and split-face block, and aluminum wall panels. Additionally, the building will incorporate decorative accent lighting fixtures, metal canopies, and a standing seam metal roof to further enhance the elevations.

The canopies over the point-of-sale kiosks, customer service attendant building, two (2) vacuum equipment enclosures, and trash enclosure will match the material/color scheme of the primary car wash building.

#### Landscaping:

The project will provide approximately 26,402 square feet of landscaping throughout the site. The landscaped areas along the east property line will feature a mixture of trees ranging in size from 15-gallon minimum up to 36-inch box size that will provide screening of the car wash entrance as required by BPMC Section 19.536.090.B (Service Bays). In addition to the installation of the trees, the property is situated well below the street-level at Valley View Street because of the SR-91 freeway overcrossing which further screens the car wash from the public right-of-way. Additional trees are located throughout the subject property including both sides of the drive-through lanes and will consist of a mix of African Sumac, Brisbane Box, and Coulter Pine, Fern Pine, Western Sycamore, and Western Redbud framing the entrance to the drive-through lanes. The proposed mix of landscaping and shrubs that will make up the rest of the landscaped areas will consist of three (3) gallon minimum size up to five (5) gallon size plants, decorative rock and decomposed granite. The landscaping materials and species have been designed to complement the landscaping proposed on the EV charging and retail market parcel.

#### **DISCUSSION:**

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#### Conditional Use Permit:

Pursuant to BPMC Section 19.512.010 (Uses Permitted), drive-through car washes are a conditionally permitted use in the CG zone. The proposed drive-through car wash use is both compatible and consistent with the other commercial and restaurant uses in the area and will not negatively impact surrounding properties. The proposed car wash, as conditioned, complies with the development standards specified in BPMC Section 19.552.060 (Carwashes) for this type of use. All proposed improvements are of a high-quality design and are consistent with similar commercial structures in the area. Lastly, the proposed drive-through car wash facility, as conditioned, is consistent with the goals and policies of the Commercial land use designation in the General Plan.

#### **ENVIRONMENTAL ASSESSMENT:**

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The project is Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines if the proposed development does not exceed 10,000 square feet in floor area, is located in an urbanized area, is permitted within the zoning classification and does not include significant amounts of hazardous substances.

#### **PUBLIC HEARING NOTIFICATION:**

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Notice of public hearing was posted at Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on September 25, 2025; 31 public hearing notices were mailed to property owners located within 300 feet of the subject property on September 25, 2025. As of the publication of this report, no comments have been submitted.

**Attachments**

[Proposed Planning Commission Resolution for Conditional Use Permit No. CU-24-15.pdf](#)

[CU-24-15 Development Plans stamped RECEIVED AUG 20 2025 PLANNING DIV.pdf](#)

[CU-24-15 Project Narrative stamped RECEIVED AUG 20 2025 PLANNING DIV.pdf](#)

[Vicinity Map.pdf](#)

RESOLUTION NO.  
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

A. Recitals.

(i) Amy Angarola, representing Mister Car Wash, 222 E. 5<sup>th</sup> Street, Tucson, AZ 85705, applicant, on behalf of Lyons Buena Park, LLC, property owner, 10807 Laurel Street Suite 100, Rancho Cucamonga, CA 91730 have filed an application for a Conditional Use Permit (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 on-site improvements. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as the "Application."

(ii) On October 8, 2025, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) The Planning Commission has reviewed and considered all components of the proposed Conditional Use Permit No. CU-24-15 and conducted its public hearing prior to adoption of this Resolution.

(iv) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby finds, determines, and resolves as follows:

1. The Planning Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff report, verbal testimony, and the Conditional Use Permit No. CU-24-15 Development Plans stamped "RECEIVED AUG 20 2025 PLANNING DIV," this Commission hereby specifically finds, determines, and resolves as follows:

Conditional Use Permit

a. **FINDING:** The proposed use and development is consistent with the General Plan and any applicable specific plans.

**FACT:** The proposed drive-through express car wash is a conditionally permitted use within the CG (Commercial General) zone, and as conditioned, will meet all applicable requirements of the General Plan and Zoning Ordinance, and other laws. The proposal will comply with site area, building setbacks, floor area, off-street parking, circulation, landscaping, building materials, and all other applicable requirements.

b. **FINDING:** The site is adequate in size, shape, topography, location, utilities and other factors, to accommodate the proposed use.

**FACT:** The site area will be adequate in size, shape, topography, location, utilities and other factors to accommodate a drive-through express car wash. The site is relatively flat other than the slope up to the grade of Valley View Street on the east side of the property and can accommodate the drive-through express car wash along with the required site improvements.

c. **FINDING:** Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

**FACT:** The project will gain access from the existing 26-foot-wide driveway along Valley View Street and existing driveway along Orangethorpe Avenue with associated reciprocal common access easements. Valley View Street and Orangethorpe Avenue are considered Major Arterial Highways in the City's Mobility Element, within the General Plan. A Major Arterial Highway is a six-lane divided roadway with a typical right-of-way width of 120 feet. The roadway width from curb-to-curb is 100 feet, including a 14-foot median. The existing driveways with reciprocal common access easements will provide patrons access to the drive-through express car wash queuing lanes and parking areas. As such, adequate street access and traffic capacity are available to serve the proposed drive-through express car wash as well as the existing and anticipated development in the surrounding area.

d. **FINDING:** Adequate utilities and public services will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

**FACT:** Adequate utilities and public services will be available to serve the use, as well as, existing and anticipated development in the surrounding area. The Site is fully served by utilities and meets the City standards for public services and utilities to the serve the Site.

e. **FINDING:** The use and development will be compatible with the intended character of the area.

**FACT:** The proposed drive-through express car wash will be compatible with the intended character of the area, consistent with other similar commercial uses, and not negatively impact surrounding properties as the proposed use serves the commercial community and residents in the area. All improvements meet the Buena Park Municipal Code requirements for the CG zone and propose a high-quality design that is consistent with similar commercial uses and complements the design of the surrounding neighborhood. The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All the building materials, colors, and finishes proposed for the proposed development are in harmony with the surrounding area. As conditioned, the proposed drive-through express car wash will enhance the visual integrity of the subject property as well as the surrounding area.

f. **FINDING:** Any criteria set forth elsewhere in this Title for the approval, the specific use and development will be satisfied.

**FACT:** Pursuant to the Buena Park Municipal Code (BPMC) Section 19.512.010 (Uses Permitted), drive-through express car washes require approval of a Conditional Use Permit in the CG zone. As conditioned, the proposed car wash will complement the surrounding area and all the criteria set forth elsewhere in this Title for approval will be satisfied.

g. **FINDING:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

**FACT:** Any adverse effects that may come from the proposed drive-through express car wash use at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the parcel will be as a car wash. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

3. The Planning Commission hereby finds and determines that the application, as identified above in this Resolution, is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of Title 14 of the California Code of Regulations, because the proposed drive-through express car wash will (a) be located in an urbanized area; (b) not exceed 10,000 square feet in floor area within an appropriate zone for such use; and (c) does not include significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Planning Commission hereby approves Conditional Use Permit No. CU-24-15 development plans stamped "RECEIVED AUG 20 2025 PLANNING DIV," as modified herein and the following conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

PUBLIC WORKS DEPARTMENT:

Design:

1. Grading, storm drain, street, sewer, water, and erosion control plans shall be prepared by a registered engineer, at a minimum scale of 1" = 40', and on 24" by 36" sheets. Any proposed improvements shall be designed and constructed per City Standards. Any existing improvements in the public right-of-way, adjacent to project parcel frontage, that are not in compliance with the Americans with Disabilities Act (ADA) shall be removed and reconstructed or added to meet the ADA requirements and must comply with City Standards.
  - A. All vehicular access to the site shall be provided in locations approved by the Traffic Division. An emergency access within the project parcel shall be approved by the Orange County Fire Authority and an approved copy of the plan shall be submitted to the Engineering Division with the submittal of the grading plan.
  - B. Traffic Impact fees shall be in accordance with City Resolution 9726 and the latest City Fee Schedule. Sewer, water, and stormwater impact fees shall be per the latest City Fee Schedule.
  - C. Any infrastructure upgrades necessary to meet the fire code or the domestic water capacity shall be mitigated by developer. Easements shall be dedicated as needed to accommodate a new public water or sewer system. The proposed utility connections shall be made to the City water and sewer systems in accordance with the City Code, standards and applicable Federal, State and County regulations.
  - D. A double check detector assembly is required for domestic and fire service connections, and a reduced pressure principal device (RPPD) is required for irrigation service connection per City standards, and devices shall be supplied and installed by contractor. Contractor shall supply and install City approved water meters in the public right-of-way.
  - E. A hydrology and/or hydraulics study prepared by a registered engineer shall be submitted for approval when drainage is altered and/or there is a net increase of the stormwater for the proposed project. The storm drain system shall be designed and constructed for a minimum of a 25-year flood per the County of Orange standards. It shall be privately owned and maintained.

- F. Existing 15-foot Utility Easement and 8-inch public water line shall remain and be protected as part of the project.
  - G. All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. Property owner shall dedicate, or cause to be dedicated all easements needed to accommodate the relocation, modification or installation of facilities to be maintained by the City or any public utility company.
2. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall recommend pavement structural section of proposed streets and parking lots. If WQMP is required, the report shall test and analyze soil conditions for LID (Low Impact Development) requirements, and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and ground water levels per the County of Orange Technical Guidance Document.
  3. Prior to issuance of grading or building permits, permit applicant shall submit for approval, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on site to control pollutant run-offs. This WQMP shall identify the: structural and non-structural measures, detailing implementation of BMP's whenever they are applicable to the project. The design criteria and templates are can be found at:  
[https://buenapark.com/city\\_departments/public\\_works/engineering\\_services/water\\_quality\\_management\\_plans.php](https://buenapark.com/city_departments/public_works/engineering_services/water_quality_management_plans.php)
  4. Prior to the issuance of grading permit for projects that will result in soil disturbance of one acre or more of land, a copy of the Notice of Intent (NOI) and assigned Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be submitted to the City. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP by the State Water Resources Control Board shall be kept at the project site and be made available for the City upon request. The assigned WDID number must appear on the cover sheet of the grading plan.
  5. Lot line adjustment or lot mergers are allowed for projects with four parcels or fewer. To file a lot line adjustment or a lot merger or request the quitclaiming of existing right of way, the project must comply with the California Environmental Quality Act, and City General Plan and Zoning. Filing instructions are available at the Public Works Department.

Permit Issuance:

1. All fees, deposits, and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction. The fee amounts are specified in the City Fee Schedule.
2. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall obtain a City Business License and submit required insurance certificates.

3. A Transportation Hauling permit shall be obtained to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximums specified in the California Vehicle Code (CVC) and the Caltrans Transportation Permit Manual.
4. Prior to issuance of a grading permit, the applicant shall initiate a Lot Line Adjustment application and record an approved WQMP, including the Master Covenant & Agreement and Operational Maintenance Plan, with the Orange County Recorder's Office. Two hard copies of the WQMP provided in 3-ring binders shall also be submitted to the City.
5. Prior to final release of the project by the Public Works Department or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for a period of one (1) year for all public facilities and improvements.
6. Prior to the grant of occupancy by the City or commencement for the approved use, all improvements required by the Public Works Department shall be completed.

Construction:

1. An Engineered Grading and Utility Certification shall be certified by the project engineer. Each phase of construction, fill and soil compaction, rough grading including pad elevations, final grading, utilities, and Water Quality Management Plan shall be certified by the project engineer and submitted to the City.
2. Applicant shall abandon any existing private water wells per the City and Orange County Health Department requirements.
3. Prior to issuance of occupancy, the applicant shall provide verification that the Lot Line Adjustment has been recorded.
4. Prior to issuance of occupancy, applicant shall demonstrate all structural BMPs have been constructed in conformance with the approved WQMP.
5. The applicant/contractor shall be responsible for protecting all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset per Orange County Surveyor Standards after construction.
6. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

ORANGE COUNTY FIRE AUTHORITY (OCFA):

1. **Design Review:** Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. The development review does not imply or express approvals on any subsequent plan submittal.

2. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority (OCFA) for review. Approval shall be obtained on each plan prior to the event specified.
  - a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if the grading permit is not required:
    - i. Submittal of a Fire Master Plan (service code PR145)
  - b. Prior to issuance of a building permit:
    - i. Underground piping for private hydrants and fire sprinkler systems (service codes PR470-PR475)
    - ii. Fire sprinkler system (service codes PR400-PR465), if required by code or installed voluntarily
  - c. Prior to concealing interior construction:
    - i. Sprinkler monitoring system (service code PR500)
3. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting [ocfa.org](http://ocfa.org) on the Planning and Development Section homepage.
4. **Temporary/Final Occupancy Inspections:** Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at (714) 573-6150.
5. **Emergency Access Easements:** Irrevocable reciprocal access easements for emergency access purposes to the benefit of the City of Buena Park shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.
6. **Lumber-drop Inspection:** After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

**BUILDING DIVISION:**

1. The project shall comply with state and federal disabled access requirements.
2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.
3. A geotechnical investigation report prepared by a qualified geotechnical engineer is required. The applicant shall submit this report for review and approval prior to the issuance of building permits.
4. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
5. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.
6. Applicant shall include an integrated sand and oil interceptor in the facility's plumbing system.

**PLANNING DIVISION:**

1. This approval shall be for the development of an approximately 6,501 square-foot drive-through express car wash including off-street parking, landscaping, and associated improvements on a property comprised of three (3) parcels containing approximately 2.92 acres, located at 7051 Valley View Street (APNs: 263-081-08, 263-081-10, & 263-081-11) in substantial compliance with Conditional Use Permit No. CU-24-15 Development Plans dated "RECEIVED AUG 20 2025 PLANNING DIV," and as conditioned herein.
2. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
3. A copy of these conditions of approval shall be retained on the property at all times and shall be reproduced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
4. This approval shall cause Conditional Use Permit No. CU-972 (Resolution No. 4003) to be superseded and replaced by the conditions of approval herein.
5. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted conceptual plans stamped "RECEIVED AUG 20 2025 PLANNING DIV." All construction drawings submitted for the development shall include sufficient construction details showing architectural accents, colors, details of

construction, and techniques to ensure architectural compatibility throughout the development. Final details shall be approved by the Planning Division prior to issuance of building permits for the project. Final color and material samples shall be provided to the Planning Division with plan check submittals. Specifications and samples of the following shall be submitted to the Planning Division for review and approval prior to issuance of building permits:

- a. Colors for all stone veneer, CMU, stucco, metal battens, paneling, and awnings
- b. Roofing material and colors
- c. Window and door trims
- d. Enhanced building mounted light fixtures and free-standing lights
- e. Metal canopies

Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives.

6. The express car wash use shall obtain and maintain a business license as required by the Buena Park City Code prior to the establishment of the use.
7. The business operator shall be responsible for maintaining the building's signs, lighting, landscaping, and all on-site improvements in good working order and graffiti free at all times. Any accumulation of trash, weeds, debris or graffiti on the property shall be removed within 24 hours of occurrence so as not to present a public nuisance.
8. There shall be no auto repair activities associated with the express car wash including in the parking lot areas or other outdoor space.
9. Adequate receptacles for waste, recycling, and organics shall be provided within the self-serve vacuum stations. The number and location of receptacles shall be subject to the review and approval of the Planning Division during the plan check process.
10. Color and material samples shall be submitted to the Planning Division for approval prior to issuance of building permits. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. In the event that said rating cannot be obtained, alternate materials shall be used under the direction of the Planning Division.
11. Any new walls, fencing, and gates shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.528 (Development Standards – Fences, Walls, Hedges, and Berms) and shall require separate fence and wall permit approval by the Planning Division, and other agencies as necessary.
12. Signs shown on the plans are not part of this approval, and all future signs shall require a separate review and sign permit approval in compliance with the City of Buena Park Zoning Ordinance.
13. Landscaping shall be installed in substantial compliance with plans dated "RECEIVED AUG 20 2025 PLANNING DIV". An electronic version of detailed landscaping/irrigation/sprinkler plans, with signed and stamped Certification of

Landscape Design form shall be submitted to the Planning Division for plan check. A 'Landscape Installation Certificate of Completion' shall be submitted to the Planning Division prior to issuance of Certificate of Occupancy. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 (Water Efficient Landscaping) of the Buena Park Municipal Code.

14. The planting of trees and shrubs shall have plant material selected and planting methods used which are suitable for the soil and climatic conditions of the site. A combination of plants and mature trees of a minimum 15 gallons up to 36-inch box size shall be planted within the landscape planter located along the east property line to provide adequate visual screening from the public right-of-way. The tree species shall provide such continuous screening within five years.
15. All landscaped areas shall be separated from adjacent vehicular areas by a masonry wall or portland cement concrete (p.c.c.) curb a minimum of 6 inches in height, or by p.c.c. or masonry walkway. It is the applicant's responsibility that this is also shown on the Water Quality Management Plans as well.
16. Building and site lighting shall be decorative to complement the architectural design of the building. Plans submitted for plan check shall include a complete photometric plan to illustrate the equivalent of one (1) foot candle minimum shall be provided throughout the project site including the parking and landscaped areas. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties and public rights-of-way. Final location and design of light standards and wall light fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits. Standard light poles with box fixtures shall not be considered decorative.
17. In all angle parking stalls (including ninety-degree parking) facing the perimeter of a parking area, individual concrete wheelstops or a six-inch high poured-in-place concrete curb shall be provided, located three feet inside the front boundary of the stalls.
18. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.536.060 (Parking Dimensions and Layout) and Section 19.536.070 (Parking Improvements), and as shown on the approved plan. All parking areas shall be striped with white double lines separating stalls, with minimum 4-inch-wide stripes and a minimum 8-inch separation. Installation of speed bumps shall not be permitted within required fire lanes, access drive aisle and driveway of the proposed project. It shall be the responsibility of the developer to submit to the Public Works Department such plans as are necessary to ensure the installation of curbs or walls do not detrimentally affect drainage.
19. The proposed trash enclosure on plans dated "RECEIVED AUG 20 2025 PLANNING DIV" shall be in compliance with the Buena Park Municipal Code Section 19.524.010 (Trash Storage Facilities). Any modification to the trash enclosure shall be subject to review and approval by the Community and Economic Development Director and EDCO.

20. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.
21. All required double check valve assemblies located within public view shall be located below grade to the maximum extent possible, or shall be screened from view by landscaping and/or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.
22. All rain gutters and downspouts shall be strategically located within the buildings to the maximum extent feasible and painted to match the colors of the building. Exact location of rain gutters and downspouts shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
23. All roof-mounted mechanical equipment shall not be visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.544.020 (Visual Screening of Mechanical Equipment).
24. Temporary window signs advertising special items or events shall not exceed 20 percent of the area for each window.
25. Signs shall be posted within the parking area that prohibit loitering at any time.
26. The proposed Lot Line Adjustment (LLA) consisting of APNs 263-081-08, -10, & -11 and any required Lot Mergers shall be submitted to the Public Works Department prior to the issuance of building permits.
27. The final LLA consisting of APNs 263-081-08, -10, & -11, any required Lot Mergers, and establishment of easements shall be fully recorded with the Orange County Recorder's Office prior to issuance of a Certification of Occupancy. A copy of the recorded LLA and any required Lot Mergers shall be submitted to the Planning Division.
28. The construction authorized by the Conditional Use Permit shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
29. The Community and Economic Development Director may from time to time conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated

conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.

30. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
31. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
32. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
33. The applicant and property owner shall sign a notarized Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.
34. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or exercise of the rights permitted by this approval and from any and all claims and losses occurring or resulting to any person, firm, or corporation, or property damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

Resolution No.  
Conditional Use Permit No. CU-24-15  
October 8, 2025

PASSED AND ADOPTED this 8<sup>th</sup> day of October 2025 by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

\_\_\_\_\_  
Deborah Diep  
Chair

ATTEST:

\_\_\_\_\_  
Harald Luna  
Planning Manager

DRAFT

Resolution No.  
Conditional Use Permit No. CU-24-15  
October 8, 2025

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU-24-15 and do agree that I/We shall conform with and abide by all such conditions.

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Signature  
Owner / Applicant

DRAFT

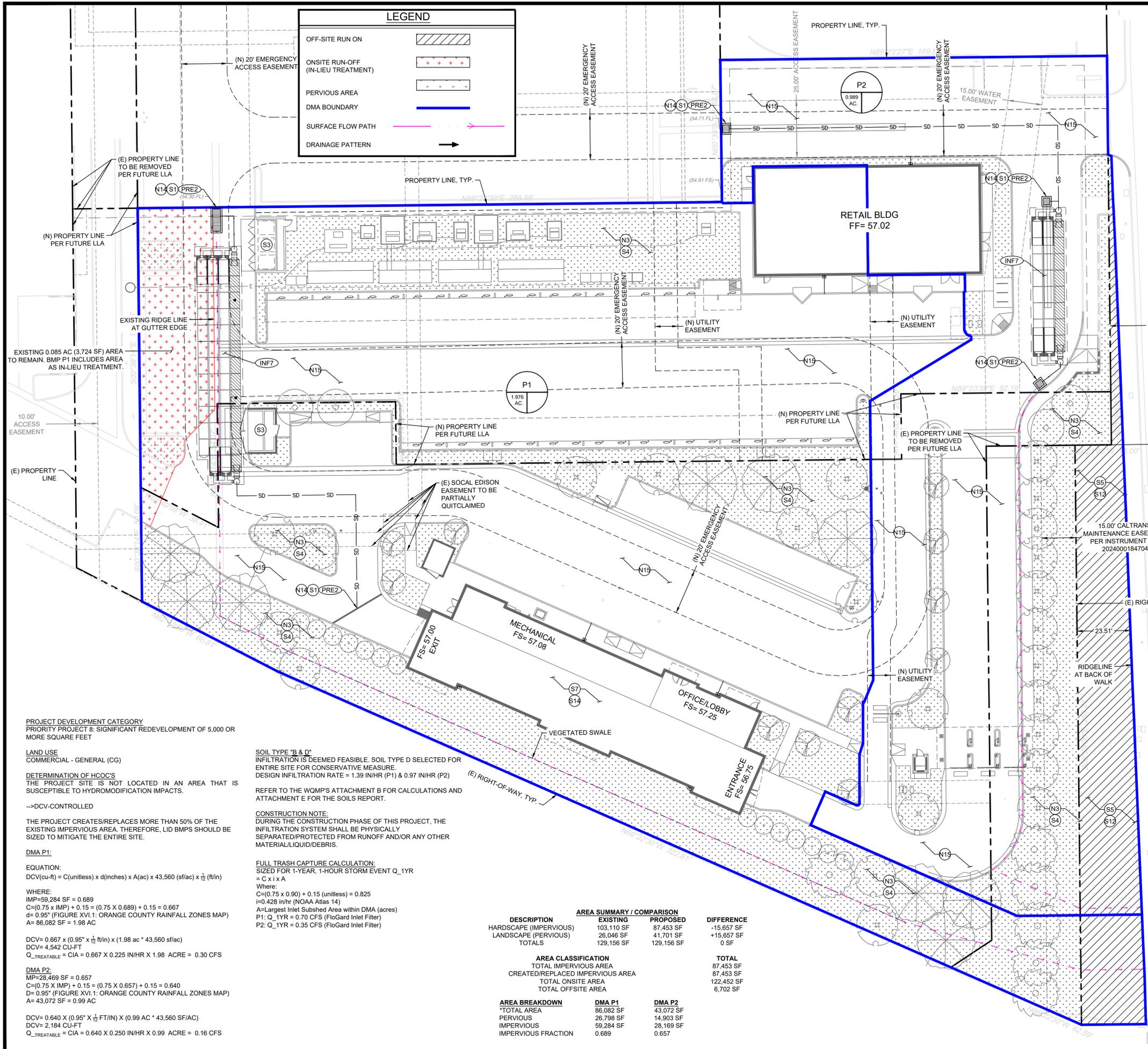






**LEGEND**

- OFF-SITE RUN ON
- ONSITE RUN-OFF (IN-LIEU TREATMENT)
- PERVIOUS AREA
- DMA BOUNDARY
- SURFACE FLOW PATH
- DRAINAGE PATTERN



- NON-STRUCTURAL SOURCE CONTROL BMPs:**
- (N1) EDUCATION OF PROPERTY OWNERS, TENANTS, AND OCCUPANTS ON STORMWATER BMPs (NOT SHOWN)
  - (N3) LANDSCAPE MANAGEMENT BMPs.
  - (N4) BMP MAINTENANCE - NOT SHOWN, APPLIES TO ALL BMPs.
  - N5 TITLE 22 CCR COMPLIANCE - NOT SHOWN, APPLIES TO WHOLE SITE
  - N6 LOCAL INDUSTRIAL PERMIT COMPLIANCE - NOT SHOWN, APPLIES TO WHOLE SITE
  - (N7) SPILL CONTINGENCY PLAN (NOT SHOWN)
  - N9 HAZARDOUS MATERIALS DISCLOSURE COMPLIANCE - NOT SHOWN, APPLIES TO WHOLE SITE
  - (N10) UNIFORM FIRE CODE IMPLEMENTATION - NOT SHOWN, APPLIES TO WHOLE SITE
  - (N11) COMMON AREA LITTER CONTROL - NOT SHOWN, APPLIES TO WHOLE SITE
  - (N12) EMPLOYEE TRAINING - NOT SHOWN, APPLIES TO WHOLE SITE
  - N13 HOUSEKEEPING OF LOADING DOCKS
  - (N14) COMMON AREA CATCH BASIN INSPECTION
  - (N15) STREET SWEEPING OF PRIVATE STREETS AND PARKING LOTS
- STRUCTURAL SOURCE CONTROL BMPs:**
- (S1) STORM DRAIN STENCILING AND SIGNAGE
  - (S3) TRASH AND WASTE STORAGE
  - (S4) EFFICIENT IRRIGATION
  - (S5) PROTECT SLOPES
  - (S7) VEHICLE WASH AREAS
  - (S12) HILLSIDE LANDSCAPING
  - (S14) COMMUNITY CAR WASH RACKS
- INFILTRATION BMP:**
- (INF7) UNDERGROUND INFILTRATION
- PRETREATMENT BMP:**
- (PRE2) CATCH BASIN INSERT

**WARE MALCOMB**  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

10 edelman  
irvine, ca 92618  
p 949.660.9128  
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER  
LUCAS A. CORSBIE  
No. 72588  
CIVIL  
STATE OF CALIFORNIA  
08/12/2025  
FOR AND ON BEHALF  
OF WARE MALCOMB

**MISTER CAR WASH**  
7051 VALLEY VIEW STREET  
BUENA PARK, CA 90620

**PRELIMINARY WQMP PLAN**

NO.	DATE	REMARKS

JOB NO.: IRV24-4010  
PA / PM: L. CORSBIE  
DESIGNED: F. GARCIA  
DATE: 08/12/25  
PLOT DATE: 08/12/25

SHEET  
**4**  
Sheet 4 of 4

PROJECT DEVELOPMENT CATEGORY  
PRIORITY PROJECT 8: SIGNIFICANT REDEVELOPMENT OF 5,000 OR MORE SQUARE FEET

LAND USE  
COMMERCIAL - GENERAL (CG)

DETERMINATION OF HCOC'S  
THE PROJECT SITE IS NOT LOCATED IN AN AREA THAT IS SUSCEPTIBLE TO HYDROMODIFICATION IMPACTS.

-->DCV-CONTROLLED

THE PROJECT CREATES/REPLACES MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA. THEREFORE, LID BMPs SHOULD BE SIZED TO MITIGATE THE ENTIRE SITE.

**DMA P1:**  
EQUATION:  
DCV(cu-ft) = C(untilless) x d(inches) x A(ac) x 43,560 (sf/ac) x  $\frac{1}{12}$  (ft/in)

WHERE:  
IMP=59,284 SF = 0.689  
C=(0.75 x IMP) + 0.15 = (0.75 X 0.689) + 0.15 = 0.667  
d= 0.95" (FIGURE XVI.1: ORANGE COUNTY RAINFALL ZONES MAP)  
A= 86,082 SF = 1.98 AC

DCV= 0.667 x (0.95" x  $\frac{1}{12}$  ft/in) x (1.98 ac \* 43,560 sf/ac)  
DCV= 4,542 CU-FT  
Q\_TREATABLE = CIA = 0.667 X 0.225 IN/HR X 1.98 ACRE = 0.30 CFS

**DMA P2:**  
MP=28,469 SF = 0.657  
C=(0.75 x IMP) + 0.15 = (0.75 X 0.657) + 0.15 = 0.640  
d= 0.95" (FIGURE XVI.1: ORANGE COUNTY RAINFALL ZONES MAP)  
A= 43,072 SF = 0.99 AC

DCV= 0.640 X (0.95" X  $\frac{1}{12}$  FT/IN) X (0.99 AC \* 43,560 SF/AC)  
DCV= 2,184 CU-FT  
Q\_TREATABLE = CIA = 0.640 X 0.250 IN/HR X 0.99 ACRE = 0.16 CFS

SOIL TYPE "B & D"  
INFILTRATION IS DEEMED FEASIBLE. SOIL TYPE D SELECTED FOR ENTIRE SITE FOR CONSERVATIVE MEASURE.  
DESIGN INFILTRATION RATE = 1.39 IN/HR (P1) & 0.97 IN/HR (P2)

REFER TO THE WQMP'S ATTACHMENT B FOR CALCULATIONS AND ATTACHMENT E FOR THE SOILS REPORT.

**CONSTRUCTION NOTE:**  
DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE INFILTRATION SYSTEM SHALL BE PHYSICALLY SEPARATED/PROTECTED FROM RUNOFF AND/OR ANY OTHER MATERIAL/LIQUID/DEBRIS.

**FULL TRASH CAPTURE CALCULATION:**  
SIZED FOR 1-YEAR, 1-HOUR STORM EVENT Q\_1YR = C x I x A  
Where:  
C=(0.75 x 0.90) + 0.15 (unitless) = 0.825  
I=0.428 in/hr (NOAA Atlas 14)  
A=Largest Inlet Subshed Area within DMA (acres)  
P1: Q\_1YR = 0.70 CFS (FloGard Inlet Filter)  
P2: Q\_1YR = 0.35 CFS (FloGard Inlet Filter)

DESCRIPTION	AREA SUMMARY / COMPARISON		DIFFERENCE
	EXISTING	PROPOSED	
HARDSCAPE (IMPERVIOUS)	103,110 SF	87,453 SF	-15,657 SF
LANDSCAPE (PERVIOUS)	26,046 SF	41,701 SF	+15,657 SF
TOTALS	129,156 SF	129,156 SF	0 SF

AREA CLASSIFICATION	TOTAL	
	DMA P1	DMA P2
TOTAL IMPERVIOUS AREA	87,453 SF	43,072 SF
CREATED/REPLACED IMPERVIOUS AREA	87,453 SF	14,903 SF
TOTAL ONSITE AREA	122,452 SF	6,702 SF
TOTAL OFFSITE AREA		

AREA BREAKDOWN	DMA P1	DMA P2
TOTAL AREA	86,082 SF	43,072 SF
PERVIOUS	26,798 SF	14,903 SF
IMPERVIOUS	59,284 SF	28,169 SF
IMPERVIOUS FRACTION	0.689	0.657



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THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK. NOT FOR CONSTRUCTION

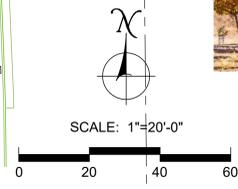




**PRELIMINARY PLANTING LEGEND**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS SOUTH COASTAL
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD FORM	LOW
	PLATANUS RACEMOSA / WESTERN SYCAMORE	24" BOX STANDARD FORM	LOW
	PINUS COULTERI / COULTER PINE	15 GAL STANDARD FORM	LOW
	TRISTANIA CONFERTA / BRISBANE BOX	15 GAL STANDARD FORM	MOD
	PODOCARPUS GRACILIOR / FERN PINE	15 GALLON COLUMN FORM	LOW
	RHUS LANCEA / AFRICAN SUMAC	36" BOX STANDARD FORM	LOW

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	ELAEOAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	AGAVE DESMETIANA / DWARF AGAVE	5 GAL / 42" O.C.
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL / 30" O.C.
	SALVIA GREGGII 'FURHMAN'S RED' / AUTUMN SAGE	5 GAL / 42" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	3 GAL / 30" O.C.
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	3 GAL / 24" O.C.
	MYOPORIUM PARVIFOLIUM / MYOPORIUM	3 GAL / 24" O.C.
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN



**PRELIMINARY LANDSCAPE PLAN**

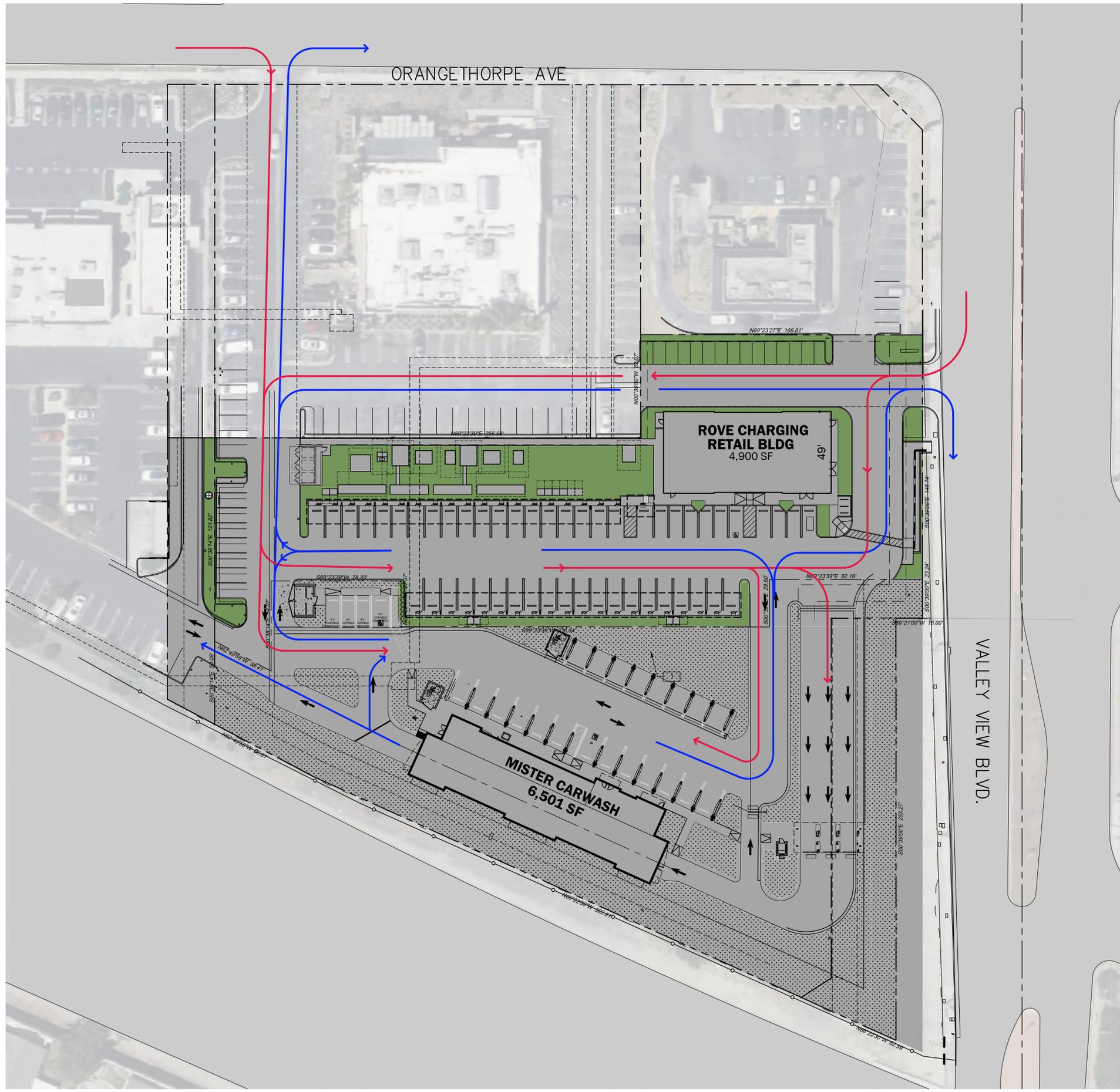
7051 Valley View St  
Buena Vista, CA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



Colleen M. Nolan  
Landscape Architect, #5439  
cnolan@cox.net  
13355 Silverado Court, Corona 92883  
714.743.7915 cell





CIRCULATION PLAN  
SCALE: 1"=30'-0"

**SITE LEGEND**

-  POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
-  TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
-  FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

**CUSTOMER TRAFFIC PATTERN LEGEND**

-  INBOUND TRAFFIC
-  OUTBOUND TRAFFIC

architecture  
planning  
interiors  
graphics

**WARE MALCOMB**  
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irvine  
los angeles  
northern california  
sacramento  
san diego  
denver  
chicago  
new jersey  
phoenix

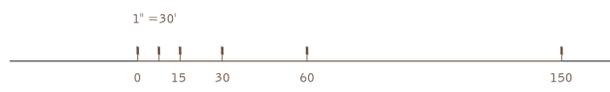
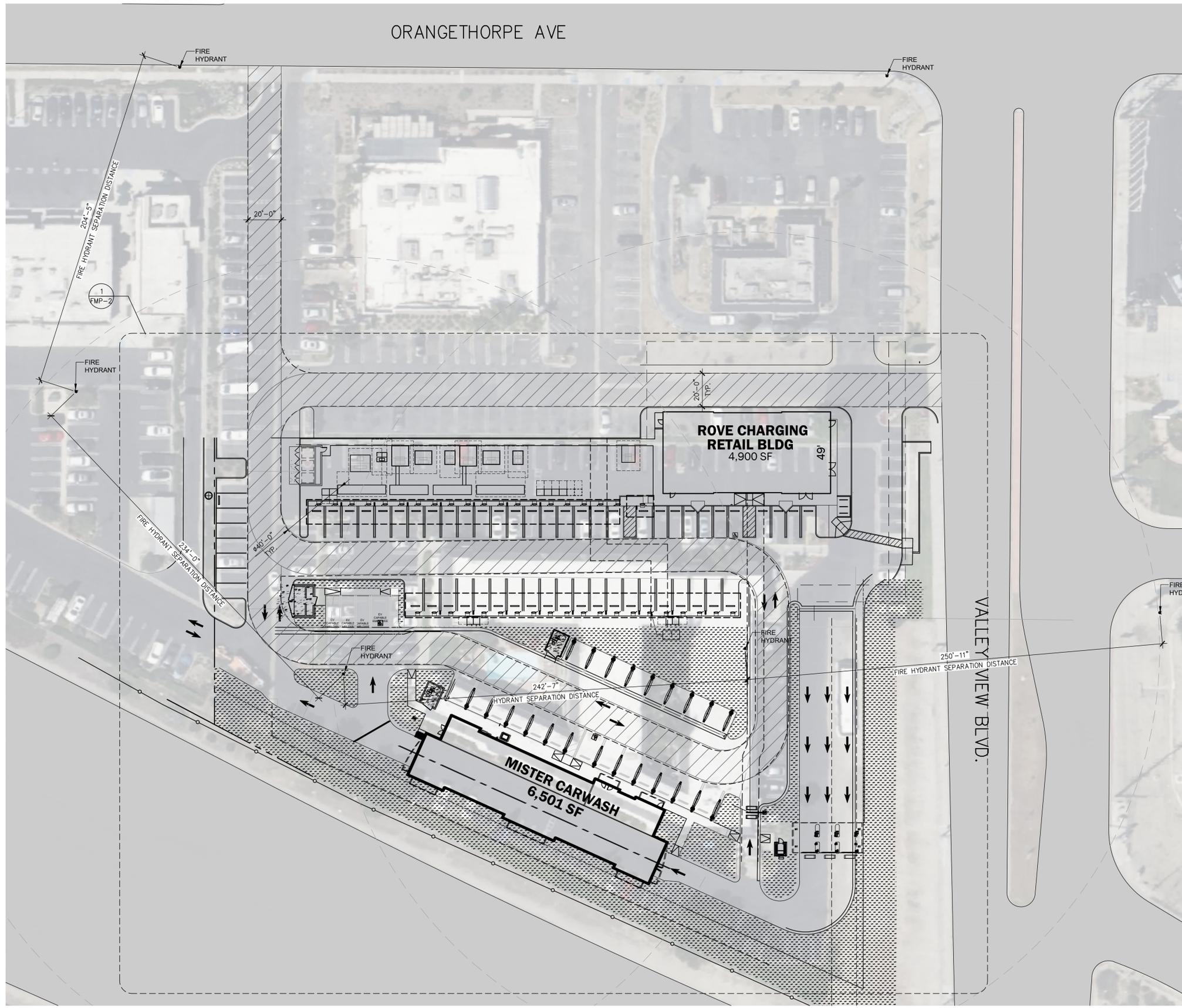
**MISTER CAR WASH**  
7051 VALLEY VIEW ST  
BUENA PARK, CA 90620

CIRCULATION PLAN	
DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/08/08	PLANNING RESUBMITTAL

PA / PM:	
DRAWN BY:	codd
JOB NO.:	

SHEET  
**A100**

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OVERALL SITE PLAN  
SCALE: 1"=30'-0"

**SHEET INDEX**

- FMP-1 FIRE MASTER PLAN- OVERALL PLAN
- FMP-2 FIRE MASTER PLAN- ENLARGED PLAN

**SITE LEGEND**

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED) MIN 20' WIDE. INTERNAL RADIUS MIN 20'-0". EXTERNAL RADIUS MIN 40'-0".
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

**BUILDING CODE DATA**

- ROVE CHARGING**  
 OCCUPANCY TYPE: B-OCC  
 CONSTRUCTION TYPE: V-B  
 SPRINKLERED: YES  
 BUILDING AREA: 4,800 SF  
 ALLOWABLE PER CBC T-506.2: 36,000 SF > 4,900 OK
- ALLOWABLE NUMBER OF STORIES PER CBC T504.4.2 > 1 OK  
 ALLOWABLE HEIGHT OF BUILDING PER CBC T504.3: 40 > 30 OK
- MISTER CARWASH**  
 OCCUPANCY TYPE: B/M  
 CONSTRUCTION TYPE: V-B  
 SPRINKLERED: YES  
 BUILDING AREA: 6,501 SF  
 ALLOWABLE PER CBC T-506.2: 36,000 SF > 6,501 OK
- ALLOWABLE NUMBER OF STORIES PER CBC T504.4.2 > 1 OK  
 ALLOWABLE HEIGHT OF BUILDING PER CBC T504.3: 40 > 30 OK

**WARE MALCOMB**  
 architecture  
 planning  
 interiors  
 graphics

10 edelman  
 irvine, california 92618  
 p 949.660.9128 f 949.863.1581

**MISTER CAR WASH**  
 7051 VALLEY VIEW ST  
 BUENA PARK, CA 90620

**MISTER CAR WASH**  
 7051 VALLEY VIEW ST  
 BUENA PARK, CA 90620

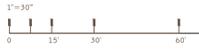
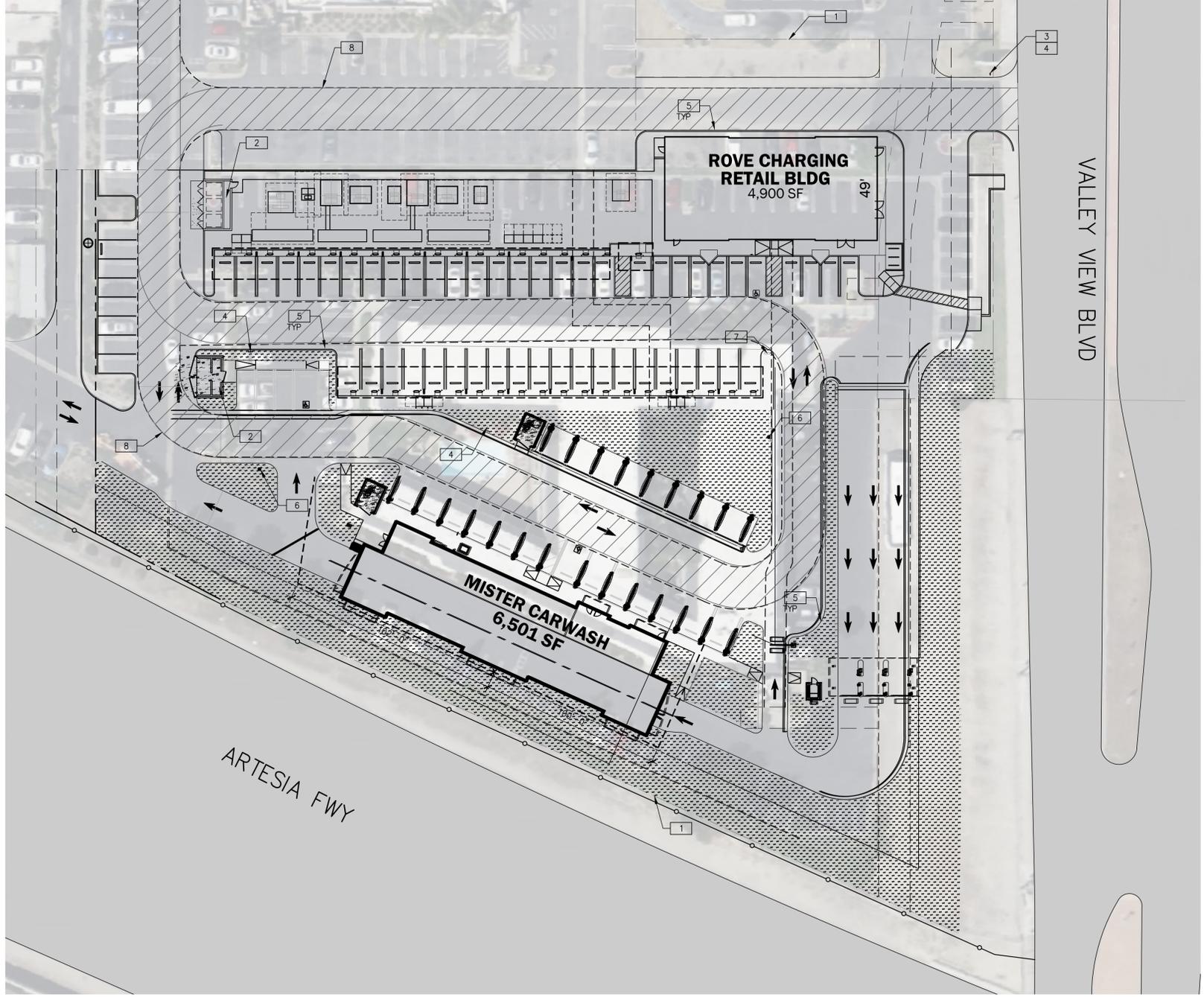
FMP - OVERALL	
DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/08/08	PLANNING RESUBMITTAL

PA / PM:	
DRAWN BY:	codd
JOB NO.:	

SHEET  
**FMP-1**

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SEE CONTINUATION TO ORANGETHORPE ON SHEET FMP-1



ENLARGED FIRE MASTER PLAN

SCALE: 1"=30'-0"

**SITE PLAN NOTES**

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS ( - - - - )
- 2 TRASH ENCLOSURE WITH RECYCLE BIN.
- 3 FIRE LANE ENTRY SIGNAGE, SEE DETAIL 1/
- 4 FIRE LANE SIGNAGE, SEE DETAIL 2/-
- 5 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE DETAIL 3/- ( - - - - )
- 6 FIRE HYDRANT.
- 7 FIRE DEPARTMENT CONNECTION.
- 8 NEW EMERGENCY ACCESS EASEMENT.

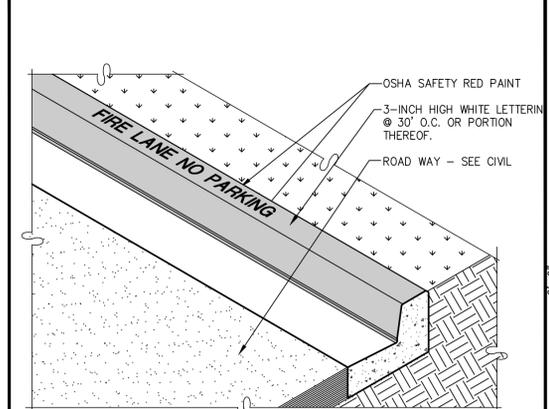
**SITE LEGEND**

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- FIRE HOSE PULL LENGTH, MIN 3' WIDE ACCESS



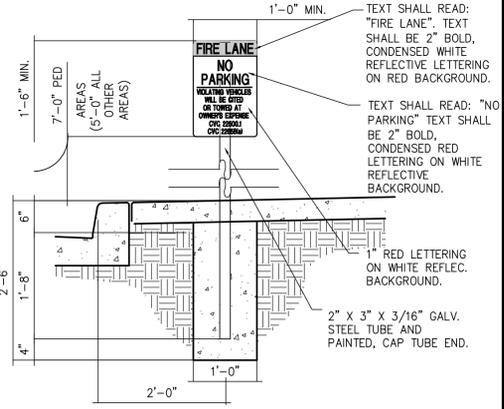
FIRELANE ENTRY SIGNAGE

SCALE: 1-1/2"=1'-0"



FIRELANE CURB

SCALE: N.T.S.



FIRELANE SIGNAGE-OCFA

SCALE: 3/4"=1'-0"

architecture  
planning  
interiors  
graphics

**WARE MALCOMB**

10 edelman  
irvine, california 92618  
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irvine  
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phoenix

**MISTER CAR WASH**

7051 VALLEY VIEW ST

BUENA PARK, CA 90620

**FIRE MASTER PLAN**

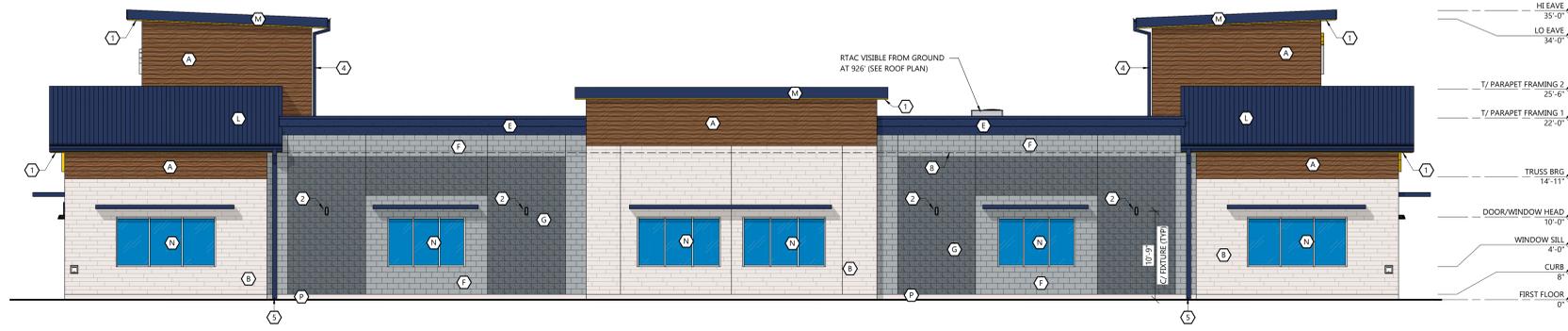
DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/05/08	PLANNING RESUBMITTAL

PA / PM:	
DRAWN BY:	codd
JOB NO.:	

SHEET

**FMP-2**

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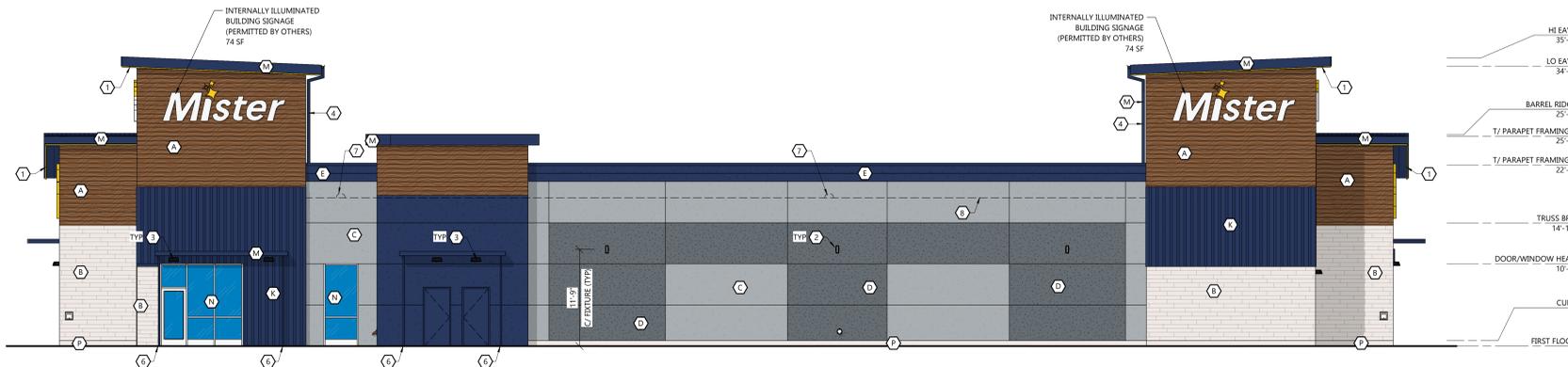
**SOUTH WEST - TUNNEL ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH EAST - ENTRANCE ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH WEST - EXIT ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH EAST - OFFICE ELEVATION**  
SCALE: 1/8" = 1'-0"



**VACUUM ELEVATION EXHIBIT**



**EXTERIOR MATERIAL KEY**

-  PREFINISHED ALUMINUM BATTENS  
MFR: LUMINABILT  
STYLE: MOSAIC 1x6 BATTENS  
COLOR: HAZELNUT BROWN
-  STONE VENEER  
MFR: EL DORADO STONE  
STYLE: VANTAGE 30 (6"4 x 30"1 x ~1"D)  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
-  STUCCO  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
-  STUCCO  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
-  STUCCO  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
-  SINGLE WYTHE CMU  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
-  SINGLE WYTHE CMU  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALL STREET)
-  PRECAST STONE SILL  
COLOR: LIMESTONE
-  PREFINISHED ALUMINUM WALL PANEL  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)  
STYLE: R PANEL
-  PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
-  PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
-  ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
-  CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR: TO MATCH PT-10
-  TREX DECK BOARD  
COLOR: TO MATCH PT-3

**GENERAL NOTES**

• ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

**KEYNOTES**

- ① LED STRIP LIGHTING
- ② UP/DOWN WALL-MOUNTED ACCENT LIGHT
- ③ WALL-MOUNTED DOWN LIGHT
- ④ DOWNSPOUT DRAINS FROM PITCHED TOWER ROOF TO FLAT ROOF BELOW
- ⑤ DOWNSPOUT DRAINS FROM PITCHED BARREL ROOF TO SIDEWALK SCUPPER
- ⑥ CANOPY DOWNSPOUT DRAINS TO SIDEWALK SCUPPER
- ⑦ INTERNAL ROOF DRAIN (BEHIND PARAPET)
- ⑧ ROOF LINE BEHIND PARAPET

**PROJECT INFORMATION**

PROPOSED CARWASH  
**MISTER CAR WASH (CA 2560 ORANGETHORPE)**  
7051 VALLEY VIEW ST • BUENA PARK, CA 90620

(160R - V1.2)

PROFESSIONAL SEAL

**PRELIMINARY DATES**

AUG 8, 2024  
NOV 11, 2024  
DEC 16, 2024  
APR. 4, 2025

**JOB NUMBER**

230422200

**SHEET NUMBER**

**PRE-1**



**PROJECT INFORMATION**

PROPOSED CARWASH  
**MISTER CAR WASH (CA 2560 ORANGETHORPE)**  
 7051 VALLEY VIEW ST • BUENA PARK, CA 90620

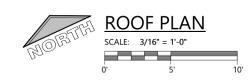
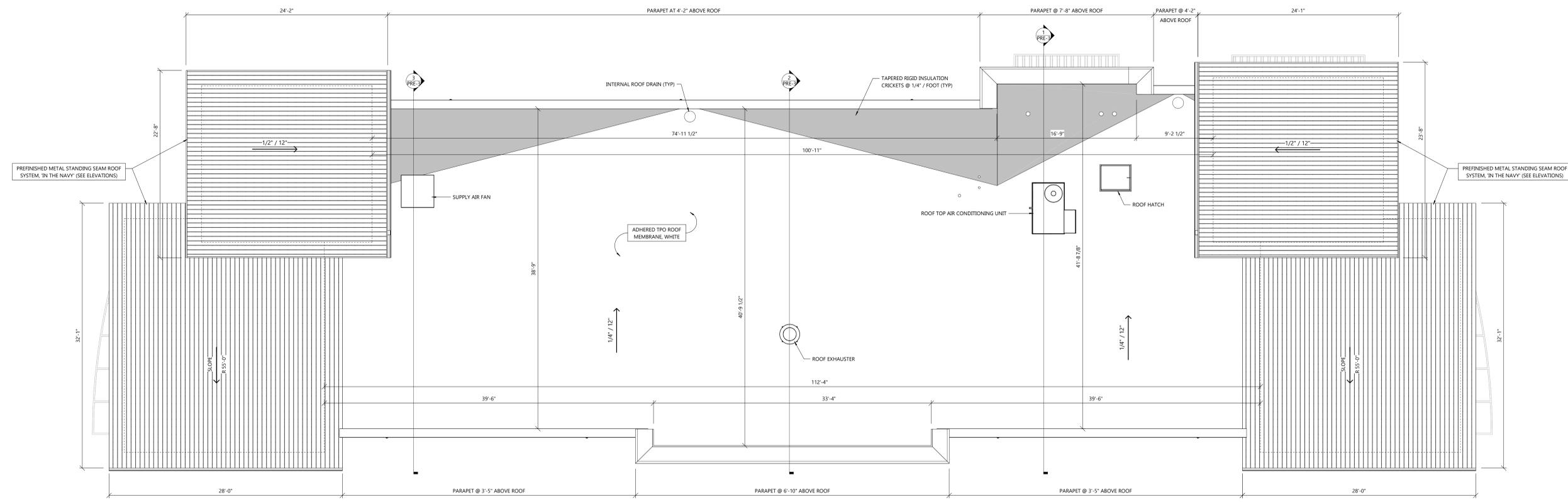
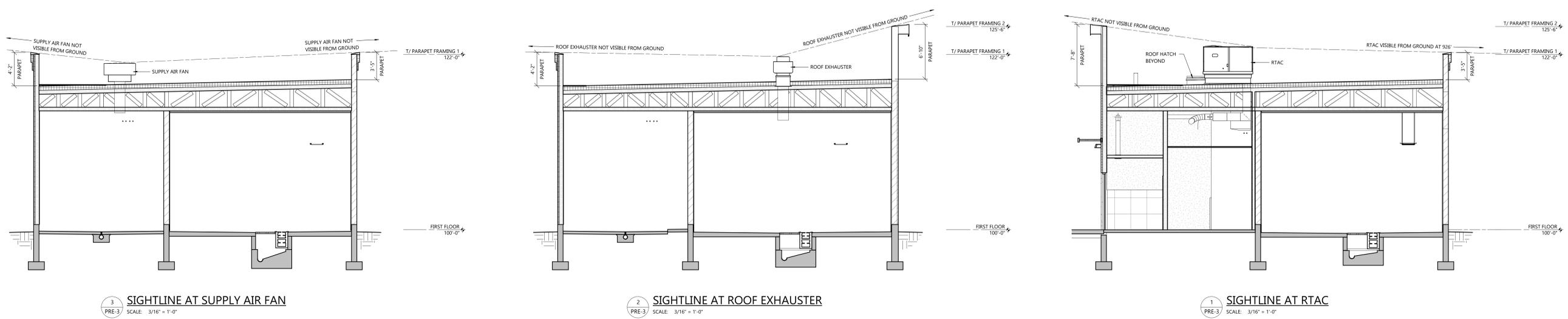
(160R - V1.2)  
 PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 DEC 16, 2024

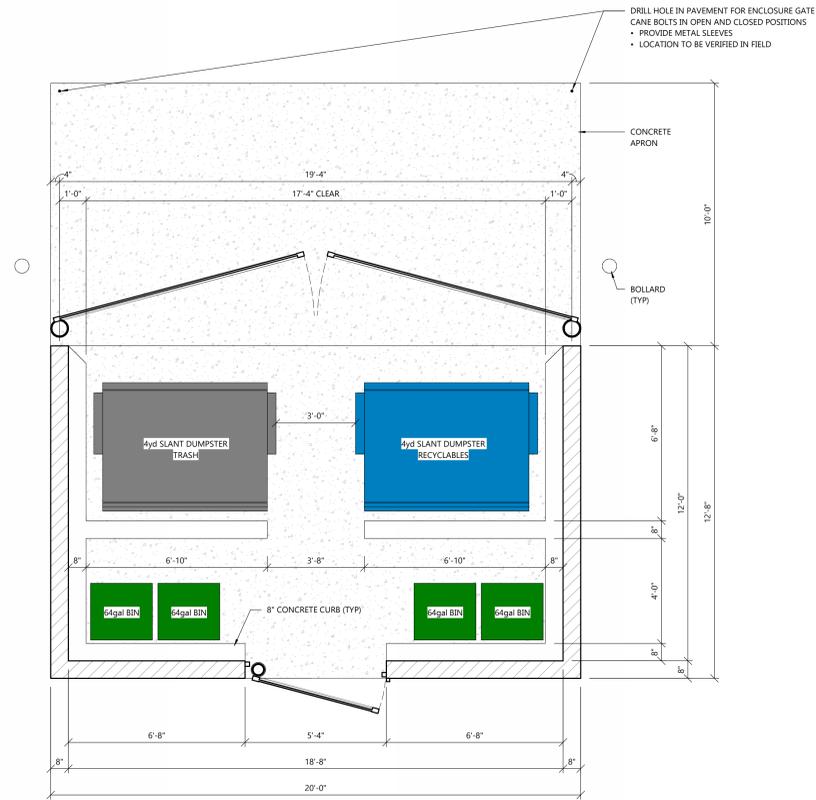
**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 230422200

**SHEET NUMBER**  
**PRE-3**







**PLAN - DUMPSTER ENCLOSURE**  
SCALE: 3/8" = 1'-0"

**EXTERIOR MATERIAL KEY**

- A** PREFINISHED ALUMINUM BATTENS  
MFR: LUMABUILT  
STYLE: MOSAIC 146 BATTENS  
COLOR: HAZELNUT BROWN
- B** STONE VENEER  
MFR: EL DORADO STONE  
STYLE: VANTAGE 30 (6" H x 30" L x -1"D)  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C** STUCCO  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
- D** STUCCO  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
- E** STUCCO  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
- F** SINGLE WYTHE CMU  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G** SINGLE WYTHE CMU  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALL STREET)
- H** PRECAST STONE SILL  
COLOR: LIMESTONE
- K** PREFINISHED ALUMINUM WALL PANEL  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)  
STYLE: R PANEL
- L** PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
- M** PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
- N** ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
- P** CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-10
- Q** TREX DECK BOARD  
COLOR TO MATCH PT-3

**GENERAL NOTES**

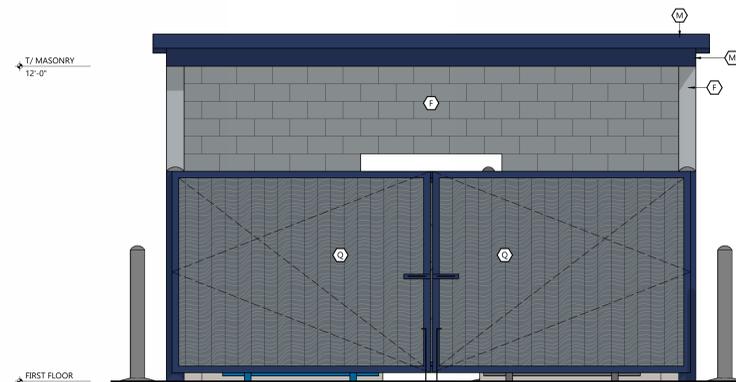
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**KEYNOTES**

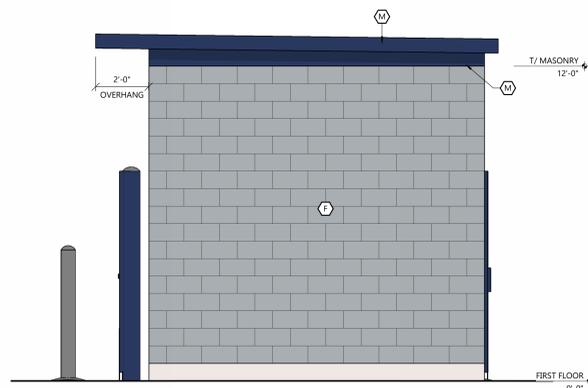
- 1 LED STRIP LIGHTING
- 2 UP/DOWN WALL-MOUNTED ACCENT LIGHT
- 3 WALL MOUNTED DOWN LIGHT
- 4 DOWNSPOUT DRAINS FROM FITCHED TOWER ROOF TO FLAT ROOF BELOW
- 5 DOWNSPOUT DRAINS FROM FITCHED BARREL ROOF TO SIDEWALK SCUPPER
- 6 CANOPY DOWNSPOUT DRAINS TO SIDEWALK SCUPPER
- 7 INTERNAL ROOF DRAIN (BEHIND PARAPET)
- 8 ROOF LINE BEHIND PARAPET



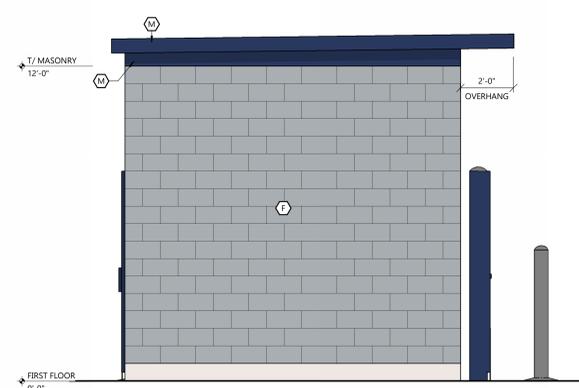
**ELEVATION - REAR (EAST)**  
SCALE: 3/8" = 1'-0"



**ELEVATION - FRONT - ENCLOSURE DOORS (WEST)**  
SCALE: 3/8" = 1'-0"



**ELEVATION - LEFT (SOUTH)**  
SCALE: 3/8" = 1'-0"



**ELEVATION - NORTH**  
SCALE: 3/8" = 1'-0"



**Always a Better Plan**  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com



**PROJECT INFORMATION**

**PROPOSED CARWASH**  
**MISTER CAR WASH - CA 2560 ORANGETHORPE**  
7051 VALLEY VIEW ST • BUENA PARK, CA 90620

(160R - V1.2)

PROFESSIONAL SEAL

**PRELIMINARY DATES**

AUG 8, 2024  
NOV 11, 2024  
APR. 4, 2025  
APR 22, 2025  
JUNE 18, 2025

JOB NUMBER

230422200

SHEET NUMBER

**PRE-5**

**NOT FOR CONSTRUCTION**

**PROJECT INFORMATION**

PROPOSED CARWASH  
**MISTER CAR WASH (CA 2560 ORANGETHORPE)**  
 7051 VALLEY VIEW ST • BUENA PARK, CA 90620

(160R - V1.2)

PROFESSIONAL SEAL

**PRELIMINARY DATES**

AUG 8, 2024  
 NOV 11, 2024

NOT FOR CONSTRUCTION

**JOB NUMBER**  
 230422200

**SHEET NUMBER**

**PRE-6**

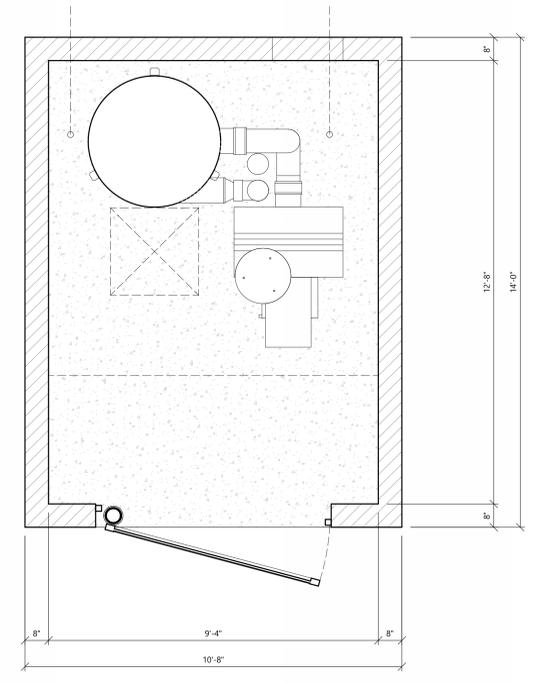
**EXTERIOR MATERIAL KEY**

	<b>PREFINISHED ALUMINUM BATTENS</b> MFR: LUMBARBUET STYLE: MOSAIC 146 BATTENS COLOR: HAZELNUT BROWN
	<b>STONE VENEER</b> MFR: EL DORADO STONE STYLE: VANTAGE 30 (6" H x 30" L x -1"D) COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
	<b>STUCCO</b> TEXTURE: SAND COLOR: PT-6 (MORNING FOG)
	<b>STUCCO</b> TEXTURE: SAND COLOR: PT-3 (WALL STREET)
	<b>STUCCO</b> TEXTURE: SAND COLOR: PT-9 (IN THE NAVY)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SMOOTH FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALL STREET)
	<b>PRECAST STONE SILL</b> COLOR: LIMESTONE
	<b>PREFINISHED ALUMINUM WALL PANEL</b> MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: R PANEL
	<b>PREFINISHED STANDING SEAM METAL ROOF PANEL</b> MFR: CTMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY)
	<b>PREFINISHED METAL TRIM AND ACCESSORIES</b> MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY)
	<b>ALUMINUM STOREFRONT SYSTEM</b> GLAZING: CLEAR FRAME: CLEAR ANODIZED
	<b>CONCRETE CURB</b> TEXTURE: HAND RUB COLOR TO MATCH PT-10
	<b>TRUY DECK BOARD</b> COLOR TO MATCH PT-3

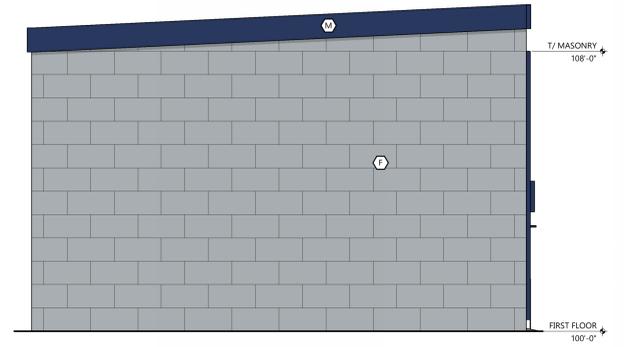
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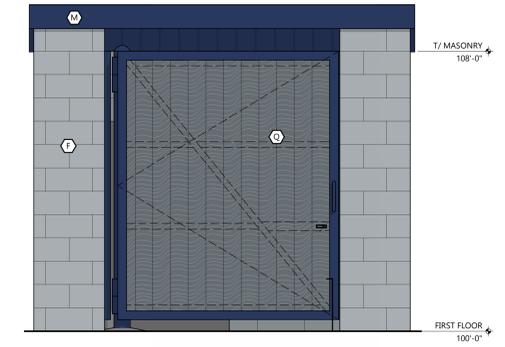
- KEYNOTES**
- LED STRIP LIGHTING
  - UP/DOWN WALL-MOUNTED ACCENT LIGHT
  - WALL-MOUNTED DOWN LIGHT
  - DOWNSPOUT DRAINS FROM FITCHED TOWER ROOF TO FLAT ROOF BELOW
  - DOWNSPOUT DRAINS FROM FITCHED BARREL ROOF TO SIDEWALK SCUPPER
  - CANOPY DOWNSPOUT DRAINS TO SIDEWALK SCUPPER
  - INTERNAL ROOF DRAIN (BEHIND PARAPET)
  - ROOF LINE BEHIND PARAPET



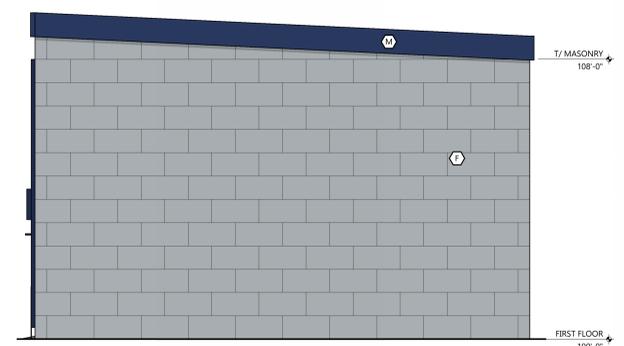
**PLAN - VACUUM EQUIPMENT ENCLOSURE**  
 SCALE: 1/2" = 1'-0"



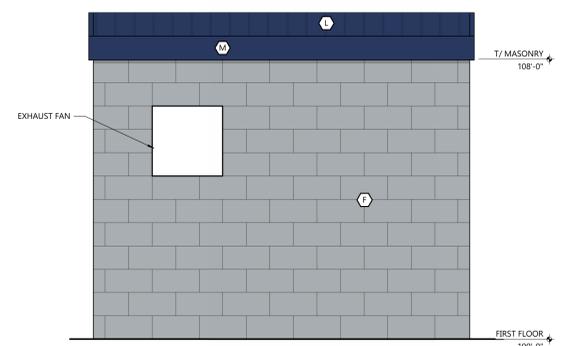
**LEFT ELEVATION**  
 SCALE: 1/2" = 1'-0"



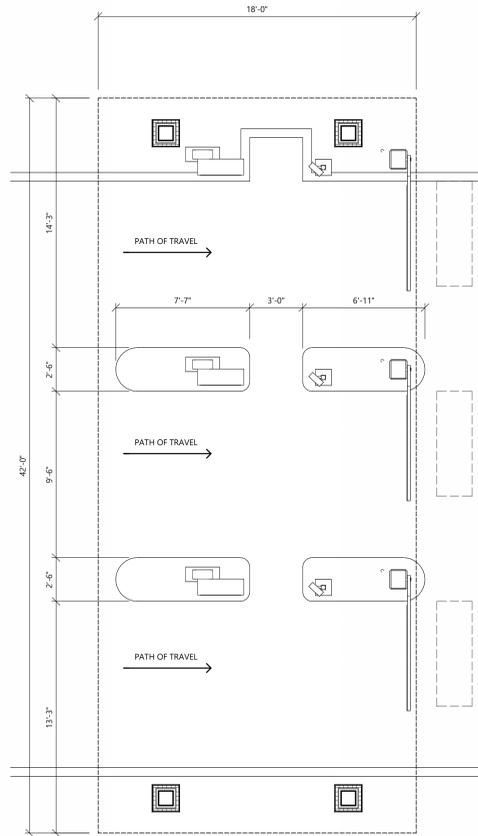
**FRONT ELEVATION**  
 SCALE: 1/2" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/2" = 1'-0"



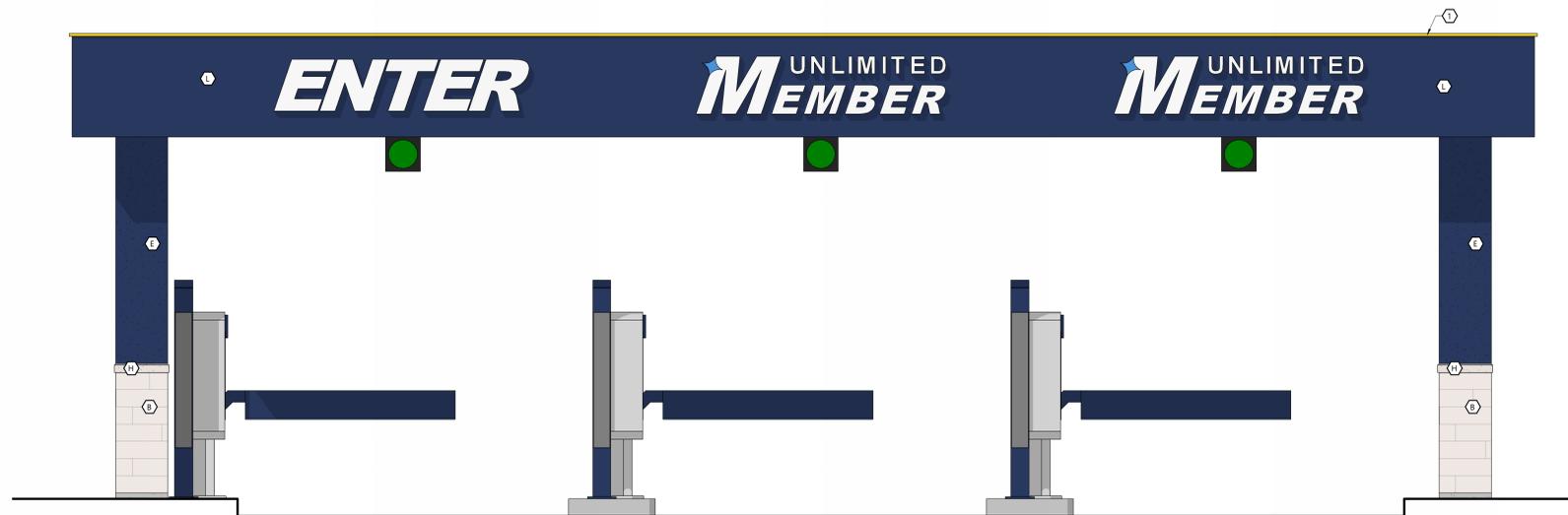
**REAR ELEVATION**  
 SCALE: 1/2" = 1'-0"



**CANOPY PLAN**  
SCALE: 1/4" = 1'-0"



**CANOPY ELEVATION**  
SCALE: 1/2" = 1'-0"



**POS CANOPY ELEVATION**  
SCALE: 1/2" = 1'-0"

**EXTERIOR MATERIAL KEY**

- A** PREFINISHED ALUMINUM BATTENS  
MFR: LUMBARBUET  
STYLE: MOSAIC 1-6 BATTENS  
COLOR: HAZELNUT BROWN
- B** STONE VENEER  
MFR: EL DORADO STONE  
STYLE: VANTAGE 30 (6" H x 30" L x -1"D)  
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TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
- D** STUCCO  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
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TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
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TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
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- H** PRECAST STONE SILL  
COLOR: LIMESTONE
- K** PREFINISHED ALUMINUM WALL PANEL  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)  
STYLE: R PANEL
- L** PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
- M** PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
- N** ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
- O** CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-10
- P** TREX DECK BOARD  
COLOR TO MATCH PT-3

**GENERAL NOTES**

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**KEYNOTES**

- ① LED STRIP LIGHTING
- ② UP/DOWN WALL-MOUNTED ACCENT LIGHT
- ③ WALL-MOUNTED DOWN LIGHT
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- ⑤ DOWNSPOUT DRAINS FROM FITCHED BARREL ROOF TO SIDEWALK SCUPPER
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- ⑦ INTERNAL ROOF DRAIN (BEHIND PARAPET)
- ⑧ ROOF LINE BEHIND PARAPET



**Always a Better Plan**  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
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**PROJECT INFORMATION**

**PROPOSED CARWASH**  
**MISTER CAR WASH (CA 2560 ORANGETHORPE)**  
 7051 VALLEY VIEW ST • BUENA PARK, CA 90620

(160R - V1.2)

PROFESSIONAL SEAL

**PRELIMINARY DATES**

AUG 8, 2024  
NOV 11, 2024

**NOT FOR CONSTRUCTION**

**JOB NUMBER**

230422200

**SHEET NUMBER**

**PRE-7**

**CA 2560 Orangethorpe – Project Narrative**

Mister Car Wash is proposing a redevelopment of the existing site located at 7051 Valley View St. Buena Park, CA. The proposed redevelopment site is approximately 1.55 AC and will remain under the current Commercial General zoning.

The proposed redevelopment will construct a 6,501 square foot conveyor-type stand-alone express car wash building. Additionally, the site redevelopment is proposed to include construction of new on-site sidewalks, parking, landscaping, utilities, stormwater management, vacuum equipment, signage, and lighting to support the proposed development. The site is accessible off Valley View St., and shared driveway access with neighboring retail. The existing access points are intended to allow for functional vehicular circulation throughout the car wash site, while still allowing vehicular traffic to pass through the site to other businesses.

With regards to the operations of the car wash, it is anticipated that vehicles will enter the drive lane near the northeastern portion of the site and continue south towards the point-of-sale canopy where customers will be greeted by a Customer Service Attendant. The Mister Car Wash business model is unique in that most of its customers are Unlimited Wash Club members. All members have an RFID sticker on their windshield that is automatically scanned as they pull into the designated member lanes. This system efficiently keeps vehicles moving through the site as members are not stopping to pay during each visit – this ultimately reduces wait times and queuing. Non-subscription customers are assisted by the Customer Service Attendant to select a wash and help to efficiently keep the queue moving forward. Once past the point-of-sale vehicles travel around the loop and are guided into the car wash tunnel. Mister Car Wash operates conveyor tunnels that are designed to wash multiple cars at any given time allowing for a constant stream of customers moving through. Once through the tunnel, customers have the choice of continuing to the interior self-serve vacuum stalls or exiting the site to the west, or to the northeast. In general, this is a quick-serve express car wash, and there are typically two or three employees on-site at any given time. Hours of operation are typically 7 AM – 9 PM Monday through Sunday.

The proposed building materials will generally consist of CMU, Stucco, Stone Veneer, and Metal Panels. The proposed materials and colors meet City Ordinances and provide a visually appealing and modern appearance. In addition, two taller roof elements are proposed at either end of the building, providing visual cues for customers to reach the entrance and exit of the tunnel.



## VICINITY MAP



## PLANNING COMMISSION

Wednesday, October 8, 2025 – 6:30 p.m.

CONDITIONAL USE PERMIT NO. CU-24-15

7051 VALLEY VIEW STREET

APNs: 263-081-08, 263-081-10, & 263-081-11



**Planning Commission Agenda Report**

**SITE PLAN NO. SP-24-16**

PREPARED BY	PRESENTED BY
Carlos Castellanos, Assistant Planner	Carlos Castellanos, Assistant Planner
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

**RECOMMENDED ACTION**

1) Conduct a public hearing and based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, adopt a Resolution approving Site Plan Review No. SP-24-16 and; 2) find that the project is Categorical Exempt per Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the California Environmental Quality Act (CEQA).

**PROPERTY INFORMATION:**

Address / Assessor Parcel Number (APN)	7051 Valley View Street / 263-081-08, -10, & -11
Lot Area	2.92 acres
Street Frontage	423.7 feet
General Plan Land Use Designation	Commercial
Zoning District	CG (Commercial General) Mixed Use Overlay - 45
Existing Development	Approximately 48,803 square-foot motel

**SURROUNDING LAND USE CHARACTERISTICS:**

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Commercial	CG (Commercial General)	Site-down and drive-through restaurants

South	-	-	CA-91 Freeway
East	Commercial	CG (Commercial General)	Restaurant / Wholesale
West	Commercial	CG (Commercial General)	Multi-tenant commercial building

**BACKGROUND:**

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The subject property was originally zoned RS-6 (One-Family Residential) after incorporation into the City in 1956 and in 1962 was rezoned for commercial uses. On September 23, 1987, the Planning Commission adopted Resolution No. 4003 approving Conditional Use Permit No. CU-972, approving a 3-story motel complex with 188 guest rooms and one (1) manager’s unit. On December 9, 1987, the Planning Commission adopted Resolution No. 4020 approving Parcel Map No. PM87-430 to subdivide the previously existing parcel into two (2) lots: 7051 Valley View Street (subject property) and 5990 Orangethorpe Avenue adjacent parcel to the north that is developed with a Jack-in-the-Box drive-through restaurant.

**APPLICATION ANALYSIS:**

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Project Description:

The project site currently consists of three parcels containing approximately 2.92 acres. The proposed project will demolish the existing Motel 6 and redevelop the site with a commercial retail market, EV charging and drive-through car wash. As part of the proposed redevelopment of the site, a Lot Line Adjustment (LLA) is requested to reconfigure the parcel lines to create an interconnected multi-tenant development as more fully described below.

1. Subject Parcel (APN: 263-081-08 & -10): Proposes a 4,804 square-foot retail market, 40 EV charging stations, a new trash enclosure, landscaping, on-site lighting, and 10 off-street parking spaces on 1.36 acres.
2. Parcel (APN: 263-081-08, -10, & -11): Proposes a 6,501 square-foot car wash building, a drive-through lane with three (3) point-of-sale kiosks, a customer service attendant booth, 21 self-serve vacuum stations, a new trash enclosure, landscaping, on-site lighting, and off-street parking on 1.56 acres. The proposed drive-through car wash is not a part of the site plan review request, but is subject to the concurrent review and approval of a Conditional Use Permit application (CU-24-15).

Development Standards Analysis (after Lot Line Adjustment):

Development Standards	Required	Proposed
Lot Area:	5,000 square feet	1.36 acres
Street Frontage:	50 feet	146.74 feet
FAR:	0.3 maximum	0.08
Height:	4 stories or 45 ft, except greater height may be authorized by a Conditional Use Permit	1-story (23 feet maximum)

Setbacks:	Front: 20 ft. minimum Side: 0 ft. or at least 4 ft. Rear: 0 ft. or at least 4 ft.	Front (east): 54 feet 10 inches Side (north): 46 feet 1 inch Side (south): 53 feet Rear (west): 298 feet 11 inches
Parking:	24 spaces	50 parking spaces including 40 EV charging stations
Landscaping:	7% within the parking area	13.6%

Access/Site Design/Parking:

The primary vehicle access to the site will be provided through an existing driveway along Valley View Street which will serve both the commercial retail market/EV charging and adjacent car wash. A condition of approval has been included which requires a reciprocal common access easement because the driveway and drive aisle will be shared by both parcels. Additional vehicle access is provided through the existing commercial development north and west of the project site. The internal drive-aisles have been designed to accommodate emergency vehicles and waste collection vehicles, as well as customer access to the EV charging stations and required parking.

Buena Park Municipal Code (BPMC) Table 19.536.040 (Parking Spaces Required) requires retail facilities to provide 5 spaces per 1,000 square feet gross floor area, which results in a total of 24 required parking spaces. The applicant has proposed a total of 50 parking spaces consisting of 9 standard non-EV charging parking spaces, 37 EV charging spaces, 1 non-EV capable accessible parking space, 1 van accessible EV capable parking space, 1 EV capable accessible parking space, and 1 EV capable ambulatory parking space.

Floor Plan / Architecture:

The proposed commercial retail market has a gross floor area of approximately 4,804 square feet consisting of 2,232 square-foot retail floor area, walk-in cooler, storage area, seating area, office, restrooms and electrical equipment room. The proposed building has been designed in a contemporary architectural style consistent with the branding and design of other ROVE/Re-Charge by Gelson's locations. The design incorporates an earth-tone color palette with a variety of exterior materials and accent colors in black and cool blue with the primary material consisting of stucco painted a light grey with dark grey accents. Variations in wall planes and material types are proposed to break up building massing and provide visual interest consisting of varying parapet heights, black metal awnings, aluminum storefront, and glazing. Additionally, the building will incorporate decorative lighting fixtures, metal mesh vine screen walls, and a black parapet trim to enhance the elevations.

Landscaping:

The project will provide approximately 8,095 square feet of landscaping throughout the project site within the parking lot and required setback areas. The landscaped areas along the east property line will feature plantings such as flax lilies, pink muhly grass, Indian hawthorn, and a peppermint tree. The proposed mix of trees and shrubs that will make up the landscaped areas will consist of 36-inch box size of the trees, and one (1) gallon minimum size up to five (5) gallon sizes for plants. The landscaping materials and species have been designed to complement the landscaping proposed on the drive-through car wash parcel.

**DISCUSSION:**

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Site Plan Review:

BPMC Section 19.128.040 (Site Plan Review) requires Planning Commission review and approval for any construction of a new building exceeding 500 square feet in floor area, excluding single-family residences, via the Site Plan Review process.

The goal of the Site Plan Review process is to ensure that the project meets all development standards of the zoning district and is in “reasonable harmony with the architectural character of the area” and not “detrimental to the existing and intended character” of the surrounding neighborhood. The proposed market with EV charging stations, as conditioned, complies with the development standards specified in BPMC Division 5 (Commercial and Industrial Zones) for commercial developments within the CG (Commercial General) zone such as setbacks, height, FAR, and parking. All improvements are of a high-quality design and are consistent with similar commercial structures in the area. Lastly, the proposed commercial retail market and EV charging stations, as conditioned, is consistent with the General Plan Policy LU-11.3 to “encourage revitalization and enhancement of existing underperforming commercial areas through site planning and redevelopment to maximize use of existing development.”

After reviewing the applicant’s request and plans, staff visited the property and reviewed the site and building configuration, as well as layout of the surrounding properties, and has determined that the site can accommodate the proposed new retail building and EV charging stations. When completed, the materials and color scheme of the proposed retail building and express car wash facility will complement each other’s design and blend with the overall architectural character of the surrounding area; therefore, preserving and enhancing the commercial character of the area and will not impose any adverse impacts on adjacent properties.

## **ENVIRONMENTAL ASSESSMENT:**

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The project is Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines if the proposed development does not exceed 10,000 square feet in floor area, is located in an urbanized area, is permitted within the zoning classification and does not include significant amounts of hazardous substances.

## **PUBLIC HEARING NOTIFICATION:**

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Notice of public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on September 25, 2025, 31 public hearing notices were mailed to property owners located within 300 feet of the subject property on September 25, 2025. As of the publication of this report, no comments have been received.

## **Attachments**

[Att 1 - Proposed Planning Commission Resolution for Site Plan No. SP-24-16.pdf](#)

[Att 2 - Development Plans stamped 'RECEIVED SEPT 30 2025 PLANNING DIV'.pdf](#)

[Att 3 - Project Narrative stamped RECEIVED JAN 14 2025 PLANNING DIV.pdf](#)

[Att 4 - SP-24-16 Vicinty Map.pdf](#)

RESOLUTION NO.  
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

A. Recitals.

(i) Matt Stowe of Rove Operating, LLC, the applicant, 2619 Manhattan Beach Boulevard, Redondo Beach, CA 90278, on behalf of Lyons Buena Park, LLC, the property owner for 7051 Valley View Street, Buena Park, CA 90620, has filed an application for the issuance of Site Plan Review No. SP-24-16 to construct an approximately 4,804 square-foot commercial retail market with 40 EV charging stations, off-street parking, landscaping, and associated on-site improvements. Hereinafter, in this Resolution, the subject Site Plan Review request is referred to as the "Application."

(ii) On October 8, 2025, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) The Planning Commission has reviewed and considered all components of the proposed Site Plan Review No. SP-24-16 and conducted its public hearing prior to adoption of this Resolution.

(iv) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby find, determine, and resolve as follows:

1. The Planning Commission hereby specifically finds that all the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff report, verbal testimony, and Site Plan Review No. SP-24-16 Development Plans stamped "RECEIVED SEPT 30 2025 PLANNING DIV", the Planning Commission hereby specifically finds, determines, and resolves as follows:

Site Plan Review

a. **FINDING:** The proposed development meets all applicable requirements of this Title and other laws.

- FACT:** The proposed commercial retail market and EV charging complies with all applicable requirements of the General Plan and Zoning Ordinance including FAR, setbacks, floor plan, parking, and building materials, as conditioned. The architectural design, materials, finishes and color scheme will complement the adjacent proposed commercial development and blend with the overall character and color palette of the existing commercial development from the surrounding area.
- b. **FINDING:** The site arrangement and improvements will not be detrimental to the existing and intended character of the area as defined by the General Plan, any applicable specific plans, and this Title.
- FACT:** The site arrangement and improvements will not be detrimental to the existing and intended character of the commercial area since the proposed commercial retail market will comply with the General Plan and the Zoning Ordinance. The design of the proposed commercial retail market building meets all applicable standards and criteria and will maintain the commercial character of the area.
- c. **FINDING:** Property values will be conserved.
- FACT:** The proposed commercial market with EV charging will not negatively impact the property in question nor will it negatively impact surrounding properties since all improvements meet the Buena Park Municipal Code requirements adopted by City Council for the purpose of promoting the revitalization and enhancement of existing underperforming commercial area while ensuring compatibility with adjacent properties.
- d. **FINDING:** Effective and satisfactory methods are provided to protect nearby structures and activities from noise, vibration, and other adverse environmental effects generated by the subject development.
- FACT:** The proposed commercial retail market and EV charging, as conditioned, will not create any detrimental effects on the environment since the area was planned for commercial development, and the project site will retain its commercial character.
- e. **FINDING:** The exterior architectural design is in reasonable harmony with the architectural character of the area.
- FACT:** The exterior architectural design of the commercial building is in reasonable harmony with the architectural character of the surrounding area. All building materials, colors, and finishes will complement the surrounding commercial developments.
- f. **FINDING:** The arrangement and design for pedestrian and vehicular traffic will minimize congestion and protect pedestrian and vehicular safety.

**FACT:** The project will gain access from the existing driveways along Valley View Street and Orangethorpe Avenue. Orangethorpe Avenue and Valley View Street are considered a Major Arterial Highway in the City's Mobility Element, within the General Plan. A major arterial is a six-lane divided roadway with a typical right-of-way width of 120 feet. The roadway width from curb-to-curb is 100 feet, including a 14-foot median. Furthermore, the existing driveways with reciprocal common access easements will provide patrons access to the commercial retail market and EV charging stations and off-street parking areas. As such, adequate street access and traffic capacity are available to serve the proposed commercial retail market as well as the existing and anticipated development in the surrounding area.

3. The Planning Commission hereby finds and determines that the application, as identified above in this Resolution, is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of Title 14 of the California Code of Regulations, because the proposed commercial retail market with EV charging stations will (a) be located in an urbanized area; (b) not exceed 10,000 square feet in floor area within an appropriate zone for such use; and (c) does not include significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this Planning Commission hereby approves the application subject to the plans dated "RECEIVED SEPT 30 2025 PLANNING DIV" as modified herein and the following conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

PUBLIC WORKS DEPARTMENT:

Design:

1. Grading, storm drain, street, sewer, water, and erosion control plans shall be prepared by a registered engineer, at a minimum scale of 1" = 40', and on 24" by 36" sheets. Any proposed improvements shall be designed and constructed per City Standards. Any existing improvements in the public right-of-way, adjacent to project parcel frontage, that are not in compliance with the Americans with Disabilities Act (ADA) shall be removed and reconstructed or added to meet the ADA requirements and must comply with City Standards.
  - a. All vehicular access to the site shall be provided in locations approved by the Traffic Division. An emergency access within the project parcel shall be approved by the Orange County Fire Authority and an approved copy of the plan shall be submitted to the Engineering Division with the submittal of the grading plan.

- b. Traffic Impact fees shall be in accordance with City Resolution 9726 and the latest City Fee Schedule. Sewer, water, and storm-water connection fees shall be per the latest City Fee Schedule.
- c. Any infrastructure upgrades necessary to meet fire code or domestic water capacity requirements shall be mitigated by developer. Easements shall be dedicated as needed for any new public water or sewer systems. The proposed utility connections shall be made to the City water and sewer systems in accordance with the City Code, standards and applicable Federal, State and County regulations.
- d. A double check detector assembly is required for domestic and fire service connections, and a Reduced Pressure Principal Device (RPPD) is required for irrigation service connection per City standards, and devices shall be supplied and installed by contractor. Contractor shall supply and install City approved water meters in the public right-of-way.
- e. A hydrology and/or hydraulics study, prepared by a registered engineer, shall be submitted for approval when drainage is altered and/or there is a net increase of the stormwater for the proposed project. The storm drain system shall be designed and constructed for a minimum of a 25-year flood per the County of Orange standards. It shall be privately owned and maintained.
- f. Driveway approaches, sidewalks, curb and gutter along the project frontage that are lifted, fractured or failing or do not meet ADA compliance shall be removed and replaced per City standards.
- g. Existing 15-foot Utility Easement and 8-inch public water line shall remain and protected as part of the project. Any existing public water utility easements within the project shall be quitclaimed.
- h. All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. Property owner shall dedicate, or cause to be dedicated, all easements needed to accommodate the relocation, modification, or installation of facilities to be maintained by the City or any public utility company.
- i. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall recommend pavement structural section of proposed streets and parking lots. If WQMP is required, the report shall test and analyze soil conditions for LID (Low Impact Development) requirements and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability, and ground water levels per the County of Orange Technical Guidance Document.
- j. Prior to issuance of grading or building permits, permit applicant shall submit for approval a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on site to control pollutant run-offs. This WQMP shall identify: the structural and non-structural measures, detailing implementation of BMP's whenever they are applicable to the project. The design criteria and templates can be found at:

[https://buenapark.com/city\\_departments/public\\_works/engineering\\_services/water\\_quality\\_management\\_plans.php](https://buenapark.com/city_departments/public_works/engineering_services/water_quality_management_plans.php)

- k. Prior to the issuance of grading permit for projects that will result in soil disturbance of one acre or more of land, a copy of the Notice of Intent (NOI) and assigned Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be submitted to the City. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP by the State Water Resources Control Board shall be kept at the project site and be made available for the City upon request. The assigned WDID number must appear on the cover sheet of the grading plan.

Permit Issuance:

1. All fees, deposits, and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction. The fee amounts are specified in the City Fee Schedule.
2. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall obtain a City Business License and submit required insurance certificates.
3. A Transportation Hauling permit shall be obtained to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximums specified in the California Vehicle Code (CVC) and the Caltrans Transportation Permit Manual.
4. Prior to issuance of a grading permit, the applicant shall initiate a Lot Line Adjustment application and record an approved WQMP that includes the Master Covenant & Agreement and an Operational Maintenance Plan with the Orange County Recorder's office. Two hard copies of the WQMP in 3-ring binders shall be provided to the City.
5. Prior to final release of the project by the Public Works Department, or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for a period of one (1) year, for all public facilities and improvements.
6. Prior to the grant of occupancy by the City or commencement for the approved use, all improvements required by the Public Works Department shall be completed.

Construction:

1. An Engineered Grading and Utility Certification shall be certified by the project engineer. Each phase of construction, fill and soil compaction, rough grading including pad elevations, final grading, utilities, and Water Quality Management Plan shall be certified by the project engineer and submitted to the City.
2. Applicant shall abandon any existing private water wells per the City and Orange County Health Department requirements.

3. Prior to issuance of occupancy, the applicant shall provide verification that the Lot Line Adjustment has been recorded.
4. Prior to issuance of occupancy, applicant shall demonstrate all structural BMPs have been constructed in conformance with the approved WQMP.
5. The applicant/contractor shall be responsible for protecting all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset per Orange County Surveyor Standards after construction.
6. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

ORANGE COUNTY FIRE AUTHORITY (OCFA):

1. **Design Review:** Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. The development review does not imply or express approvals on any subsequent plan submittal.
2. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if the grading permit is not required:
  - a. Submittal of a Fire Master Plan (service code PR145)
    - i. Battery System if required (PR375)
  - b. Prior to issuance of a building permit:
    - i. Underground piping for private hydrants and fire sprinkler systems (service codes PR470-PR475)
    - ii. Fire sprinkler system (service codes PR400-PR465), if required by code or installed voluntarily
  - c. Prior to concealing interior construction:
    - i. Sprinkler monitoring system (service code PR500)
3. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting [ocfa.org](http://ocfa.org) on the Planning and Development Section homepage.
4. **Temporary/Final Occupancy Inspections:** Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested.

Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at (714) 573-6150.

5. **Emergency Access Easements:** Irrevocable reciprocal access easements for emergency access purposes to the benefit of the City of Buena Park shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.
6. **Lumber-drop Inspection:** After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

BUILDING DIVISION:

1. The project shall comply with state and federal disabled access requirements.
2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code Title 15.
3. A geotechnical investigation report prepared by a qualified geotechnical engineer is required. The applicant shall submit this report for review and approval prior to the issuance of building permits.
4. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
5. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.

PLANNING DIVISION:

1. This approval shall be for the development of an approximately 4,804 square-foot commercial retail market, 40 EV charging stations, off-street parking, landscaping, and associated site improvements on a property located at 7051 Valley View Street (APNs: 263-081-08, 263-081-10, & 263-081-11) in substantial compliance with the Site Plan Review No. SP-24-16 Development Plans dated "RECEIVED SEPT 30 2025 PLANNING DIV" and as conditioned herein.
2. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.

3. A copy of these conditions of approval shall be retained on the property at all times and shall be reproduced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
4. This approval shall cause Conditional Use Permit No. CU-972 (Resolution No. 4003) to be superseded and replaced by the conditions of approval herein.
5. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted conceptual plans stamped "RECEIVED SEPT 30 2025 PLANNING DIV." All construction drawings submitted for the development shall include sufficient construction details showing architectural accents, colors, details of construction, and techniques to ensure architectural compatibility throughout the development. Final details shall be approved by the Planning Division prior to issuance of building permits for the project. Final color and material samples shall be provided to the Planning Division with plan check submittals. Specifications and samples of the following shall be submitted to the Planning Division for review and approval prior to issuance of building permits:
  - a. Paint colors for all metal siding, metal mesh screen wall, and awnings
  - b. Wall finishes
  - c. Lighting fixtures
  - d. Enhanced building mounted light fixtures and free-standing lights

Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives.

6. The commercial retail market and EV charging stations use shall obtain and maintain a business license as required by the Buena Park City Code prior to the establishment of the use.
7. The sale of alcohol for on-site and off-site consumption shall be prohibited unless a conditional use permit is first obtained. Signage prohibiting the sale for on-site and off-site consumption shall be posted and clearly visible.
8. The business operator shall be responsible for maintaining the building's signs, lighting, landscaping, and all on-site improvements in good working order and graffiti free at all times. Any accumulation of trash, weeds, debris or graffiti on the property shall be removed within 24 hours of occurrence so as not to present a public nuisance.
9. Adequate receptacles for waste, recycling, and organics shall be provided within the EV charging stations. The number and location of receptacles shall be subject to the review and approval of the Planning Division during the plan check process.
10. The applicant shall require a separate fence/wall permit approval by the Planning Division for any proposed fences/walls to be located within the property.
11. The business operator shall be responsible for maintaining the building's signs, lighting, landscaping, and all on-site improvements in good working order and graffiti free at all times. Any accumulation of trash, weeds, debris or graffiti on the property shall be removed within 24 hours of occurrence so as not to present a public nuisance

12. The proposed trash enclosure on plans dated "RECEIVED SEPT 30 2025 PLANNING DIV" shall be in compliance with the Buena Park Municipal Code Section 19.524.010 (Trash Storage Facilities). Any modification to the trash enclosure shall be subject to review and approval by the Community and Economic Development Director and EDCO.
13. Color and material samples shall be submitted to the Planning Division for approval prior to issuance of building permits. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. In the event that said rating cannot be obtained, alternate materials shall be used under the direction of the Planning Division.
14. Any fencing shown on plans for the enclosure of batteries and EV charging equipment shall comply with the Buena Park Municipal Code (BPMC) Chapter 19.328 (Development Standards – Fences, Walls, Hedges, and Berms) of the City of Buena Park Zoning Ordinance and shall require separate approval by the Planning Division, as necessary.
15. Landscaping shall be installed in substantial compliance with plans dated "RECEIVED SEPT 30 2025 PLANNING DIV". An electronic version of detailed landscaping/irrigation/sprinkler plans, with signed and stamped Certification of Landscape Design form shall be submitted to the Planning Division for plan check. A 'Landscape Installation Certificate of Completion' shall be submitted to the Planning Division prior to issuance of Certificate of Occupancy. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 (Water Efficient Landscaping) of the Buena Park Municipal Code.
16. All landscaped areas shall be separated from adjacent vehicular areas by a masonry wall or Portland cement concrete (p.c.c.) curb a minimum of 6 inches in height, or by p.c.c. or masonry walkway. It is the applicant's responsibility that this is also shown on the Water Quality Management Plans as well.
17. Building and site lighting shall be decorative to complement the architectural design of the building. Plans submitted for plan check shall include a complete photometric plan to illustrate the equivalent of one (1) foot candle minimum shall be provided throughout the project site including the parking and landscaped areas. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties and public rights-of-way. Final location and design of light standards and wall light fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits. Standard light poles with box fixtures shall not be considered decorative.
18. In all angle parking stalls (including ninety-degree parking) facing the perimeter of a parking area, individual concrete wheelstops or a six-inch high poured-in-place concrete curb shall be provided, located three feet inside the front boundary of the stalls.
19. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.536.060 (Parking Dimensions and Layout) and Section 19.536.070 (Parking Improvements), and as shown on the approved plan. All parking areas shall be striped with white double lines separating stalls, with minimum 4-inch-wide stripes and a minimum 8-inch separation. Installation of speed bumps shall not be permitted within required fire lanes, access drive aisle and driveway of the proposed project. It shall be the responsibility

of the developer to submit to the Public Works Department such plans as are necessary to ensure the installation of curbs or walls do not detrimentally affect drainage.

20. In accordance with BPMC Section 19.536.020 (Vision Clearance Area), no structures, fencing/walls, trees, shrubs, signs, or other obstruction to sight between two (2') feet and seven (7') feet above the established street grade shall be located within the vision clearance area on either side of any driveway. The vision clearance areas are the triangular areas on each side of the driveway measuring fifteen feet along the street property line and fifteen feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line.
21. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.
22. All required double check valve assemblies located within public view shall be located below grade to the maximum extent possible, or shall be screened from view by landscaping and/or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.
23. All rain gutters and downspouts shall be strategically located within the buildings to the maximum extent feasible and painted to match the colors of the building. Exact location of rain gutters and downspouts shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
24. All roof-mounted mechanical equipment shall not be visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.544.020 (Visual Screening of Mechanical Equipment).
25. Within the required 10-foot street parking setback area a two-foot-high hedge shall be provided within the landscape planter areas located on both sides of the main driveway.
26. Temporary window signs shall not exceed 20 percent of the area for each window.
27. Signs shall be posted within the parking area that prohibit loitering at any time.
28. The proposed Lot Line Adjustment (LLA) consisting of APNs 263-081-08, -10 and any required Lot Mergers shall be submitted to the Public Works Department prior to the issuance of building permits.

29. The final LLA consisting of APNs 263-081-08, -10, & -11, any required Lot Mergers, and establishment of easements shall be fully recorded with the Orange County Recorder's Office prior to issuance of a Certification of Occupancy. A copy of the recorded LLA and any required Lot Mergers shall be submitted to the Planning Division.
30. The construction authorized by the Site Plan Review shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
31. The Community and Economic Development Director may from time to time conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.
32. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
33. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
34. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
35. The applicant and property owner shall sign a notarized Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.
36. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or exercise of the rights permitted by this approval and from any and all claims and losses occurring or resulting to any person, firm, or corporation, or property damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

Resolution No.  
Site Plan Review No. SP-24-16  
October 8, 2025

PASSED AND ADOPTED this 8<sup>th</sup> day of October 2025 by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

ATTEST:

---

Deborah Diep  
Chair

---

Harald Luna  
Planning Manager

DRAFT

Resolution No.  
Site Plan Review No. SP-24-16  
October 8, 2025

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan Review No. SP-24-16 and do agree that I/We shall conform with and abide by all such conditions.

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Signature  
Owner/Applicant

DRAFT

# ROVE BUENA PARK

7051 VALLEY VIEW  
BUENA PARK, CA 90620

architecture  
planning  
interiors  
graphics

## WARE MALCOMB

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irvine, california 92618  
p 949.660.9128 f 949.863.1581

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sacramento  
san diego  
denver  
chicago  
new jersey  
phoenix

ABBREVIATIONS	CLIENT	SCOPE OF WORK	SHEET INDEX <small>(TOTAL SHEETS = ??)</small>
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& ∠ ⊙ ⊖ ~ # (E)	And Angle At Centerline Diameter or Round Pound or Number Existing	F.A. F.B. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.SH. FRFR. F.S. FT. FTG. FURR. FUT.	Fire Alarm Flag Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mullion Face of Sheathing Fireproof Full Size Foot or Feet Footing Furring Future	PRCST. PL P.LAM. PLAS. PLYWD. PR. PT. P.T.D PTN. P.T.R. P.J.	Pre-cast Plate Plastic Laminated Plester Plywood Pair Paint Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint
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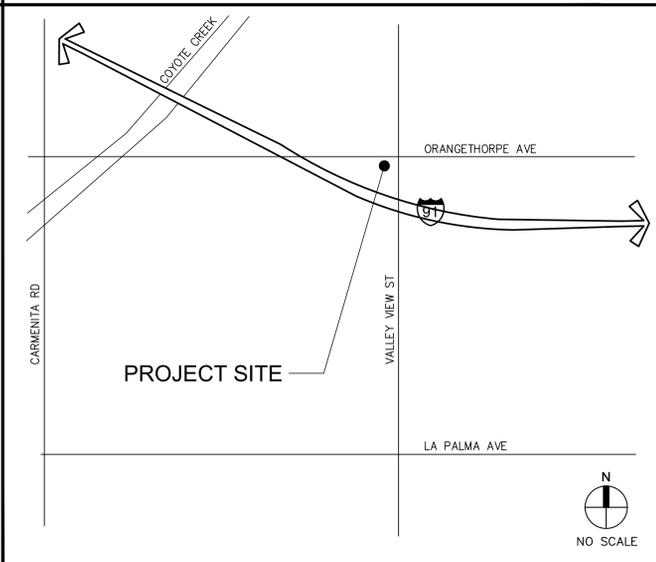
ROVE	MATT STOWE PH: (949) 350-6808
GENERAL CONTRACTOR	TBD
ARCHITECT	WARE MALCOMB

SCOPE OF WORK FOR REDEVELOPMENT OF AN EXISTING PARCEL (PREVIOUSLY MOTEL 6) AND WILL INCLUDE 2 NEW STRUCTURES: A RETAIL SPACE/LOUNGE, AND A CARWASH, TRASH ENCLOSURES FOR EACH TENANT, EV PARKING, AND GRADING (SEE CIVIL).

<b>ARCHITECTURAL</b> (7 SHEETS)	A0.1 TITLE SHEET A1.0 SITE PLAN A2.1 FLOOR PLAN A3.1 ROOF PLAN A4.1 EXTERIOR ELEVATIONS A4.2 TRASH ENCLOSURE PLAN AND ELEVATIONS A4.3 PERSPECTIVE VIEWS
<b>ELECTRICAL</b> (1 - SHEETS)	FC-1.0 SITE PHOTOMETRIC PLAN
<b>LANDSCAPE</b> (3 - SHEETS)	L1.1 PRELIMINARY PLANTING PLAN L2.1 PLANTING IMAGERY L3.1 SHADE PLAN
<b>CIVIL (FOR REFERENCE ONLY)</b> (--- SHEETS)	C1 PRELIMINARY GRADING PLAN C2 PRELIMINARY UTILITY PLAN C3 PRELIMINARY WOMP

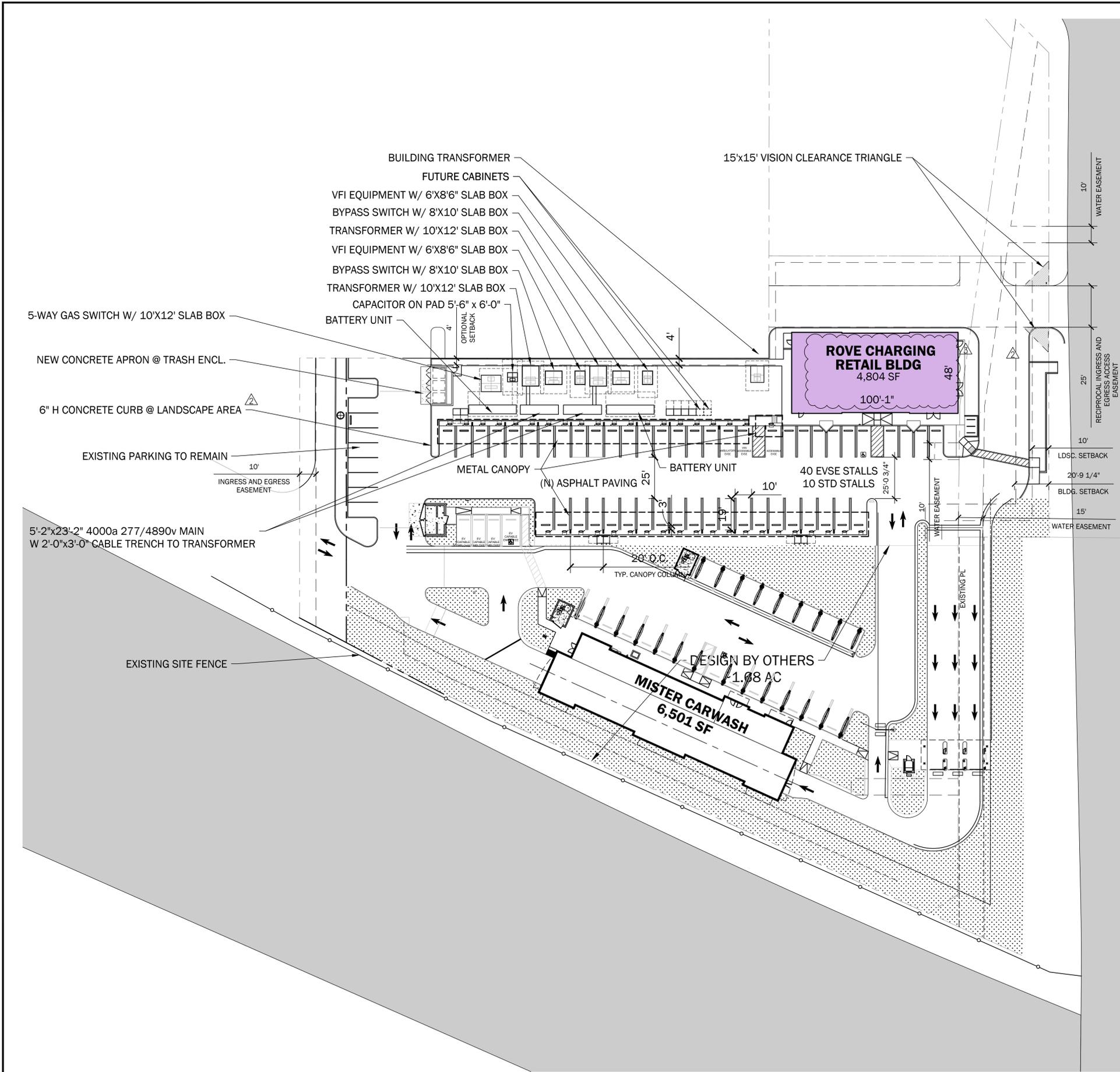
ACOUS A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	Acoustical Area Drain Adjustable Aggregate Aluminum Approximate Architectural Asbestos Asphalt	CA. GALV. G.B. GL. GND. GR. GYP. H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT. I.D. INSUL. INT. JAN. JT. KIT. K.O.	Galvanized Grab Bar Glass Ground Grade Gypsum Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontal Haur Height Inside Diameter (Dim.) Insulation Interior Janitor Joint Kitchen Knock Out Laboratory Laminated Lavatory Locker Light Maximum Medicine Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted Mullion North Not In Contract Number Nominal Not To Scale Overall Obscure On Center Outside Diameter (Dim.) Office Opening Opposite	PLAST. PLYWD. PR. PT. P.T.D PTN. P.T.R. P.J. Q.T. R. RAD. R.D. REF. REFR. RGRTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. S. SAF. S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SMT. S.N.D. S.N.R. SPEC. SQ. S.S.T. S.S.K. STA. STD. STL. STOR. STR.L. SUSP. SYS. T. T.B. T.C. TEL. TERR. T & G. THK. T.O.C. T.O.P. T.O.R. T.O.RC. T.O.M. T.O.W. T.F. T.P.D. T.V. T.W. TYP. UNF. U.O.N. UR. VERT. VEST. W. W/ W.C. WD. W/O WPM WRB WSCT. WT.	Quarry Tile Riser Radius Roof Drain References Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader South Self Adhered Flashing Solid Core Seat Cover Dispenser Schedule Soap Dispenser Section Shelf Shower Sheet Similar Sanitary Napkin Disp. Sanitary Napkin Recept. Specification Square Stainless Steel Service Sink Station Standard Steel Storage Structural Suspended Symmetrical Tongue and Groove Thick Top of Concrete Top of Panel Top of Reveal Top of Deep Recess Top of Mullion Top of Wall Top of Pavement Toilet Paper Dispenser Television Top of Wall Typical Unfinished Unless Otherwise Noted Urnal Vertical Vestibule West With Water Closet Wood Without Waterproofing Membrane Weather/Water Resistive Barrier Wainscot Weight
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XXXXX ADDRESS CITY, STATE	NAME OF CONTACT PERSON PH: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX
XXXXX ADDRESS CITY, STATE	NAME OF CONTACT PERSON PH: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX



<b>OWNER'S CONSULTANTS</b>	10 EDELMAN IRVINE, CA	JIM STANARD/ MATT PHILLIPS PH: (XXX) XXX-XXXX										
<b>CIVIL ENGINEER</b>	XXXXX ADDRESS CITY, STATE	NAME OF CONTACT PERSON PH: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX										
<b>GEOTECHNICAL ENGINEER</b>	XXXXX ADDRESS CITY, STATE	NAME OF CONTACT PERSON PH: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX										
<b>SYMBOLS</b>												
<b>ARCHITECT'S CONSULTANTS</b>	102 DISCOVERY IRVINE, CALIFORNIA 92618 (949)-880-2514	PRIMARY CONTACT: DAVID DU, P.E. PH: (949) 880-2514 EMAIL: www.rpmpe.com										
<b>ELECTRICAL ENGINEER</b>	8841 RESEARCH DRIVE, #200 IRVINE, CALIFORNIA 92618 (949)-387-1323 EXT. 30	PRIMARY CONTACT: JIAO YANG PH: (949) 387-1321 EXT. 30 EMAIL: jial@ridgela.com										
<b>LANDSCAPE ARCHITECT</b>												
<b>TITLE SHEET</b>	<table border="1"> <tr> <th>DATE</th> <th>REMARKS</th> </tr> <tr> <td>2025/05/02</td> <td>FIRE MASTER PLAN REVIEW</td> </tr> <tr> <td>2025/05/02</td> <td>PLANNING RESUBMITTAL</td> </tr> <tr> <td>2025/09/08</td> <td>PLANNING RESUBMITTAL</td> </tr> <tr> <td>2025/09/25</td> <td>PLANNING RESUBMITTAL</td> </tr> </table>		DATE	REMARKS	2025/05/02	FIRE MASTER PLAN REVIEW	2025/05/02	PLANNING RESUBMITTAL	2025/09/08	PLANNING RESUBMITTAL	2025/09/25	PLANNING RESUBMITTAL
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	JOB NO.:											
	SHEET	<b>A0.1</b>										
		SP-24-16										

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**DEVELOPMENT STANDARDS**

**Zoning**

Jurisdiction	City of Buena Park	
Zoning Designation	CG - Commercial General	
Max Coverage	70%	
Max F.A.R	TBC <sup>2</sup>	
Max Height	45 FT	
Max Stories	4 Stories	
Req. Landscape	7%	
Building Setbacks	Front	20 FT
	Side	0/4FT <sup>1</sup>
	Rear	0/4FT <sup>1</sup>
Landscape Setbacks	Front	10 FT
	Side	0/4FT <sup>1</sup>
	Rear	0/4FT <sup>1</sup>
Parking Standards	Min Stall Size	9X19
	Min Compact Size	8X16
	Max Compact %	30%
	Drive Aisle	25 FT
	Fire Lane	TBC <sup>2</sup>
	Landscape Islands	TBC <sup>2</sup>
Required Parking	Retail	1/200 SF

**PROJECT DATA**

**Site Summary**

Gross Site Area	131,290 SF	3.01 AC
By Others	70,995 SF	1.63 AC
Net Site Area	60,295 SF	1.38 AC
Coverage	Gross	4%
	Net	8%
FAR	Gross	0.04
	Net	0.08
Provided Landscape	11,752 SF	@ 9%

**Building**

Building Area(s)	Footprint	4,804 SF
Cars Required		24 Stalls
Cars Provided	Non-EV Standard	9 Stalls
	EVSE stalls	37 Stalls
	Non-EV Accessible	1 Stalls
	Van Acc. EVSE	1 Stalls
	Standard Acc. EVSE	1 Stalls
	Ambulatory EVSE	1 Stalls
	Total Provided	50 Stalls
		@ 10.41/1,000 SF

**Notes**

- Building or structure shall be located either at the property line or at least four feet from the property line. 10ft if abutting a residential zone.
- Information not listed. To be confirmed with AHJ, if applicable.

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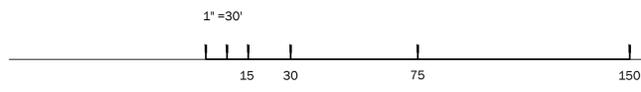
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**ROVE BUENA PARK**  
7051 VALLEY VIEW ST  
BUENA PARK, CA 90620

**SITE PLAN**

DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/09/08	PLANNING RESUBMITTAL
2025/09/25	PLANNING RESUBMITTAL

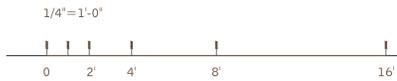
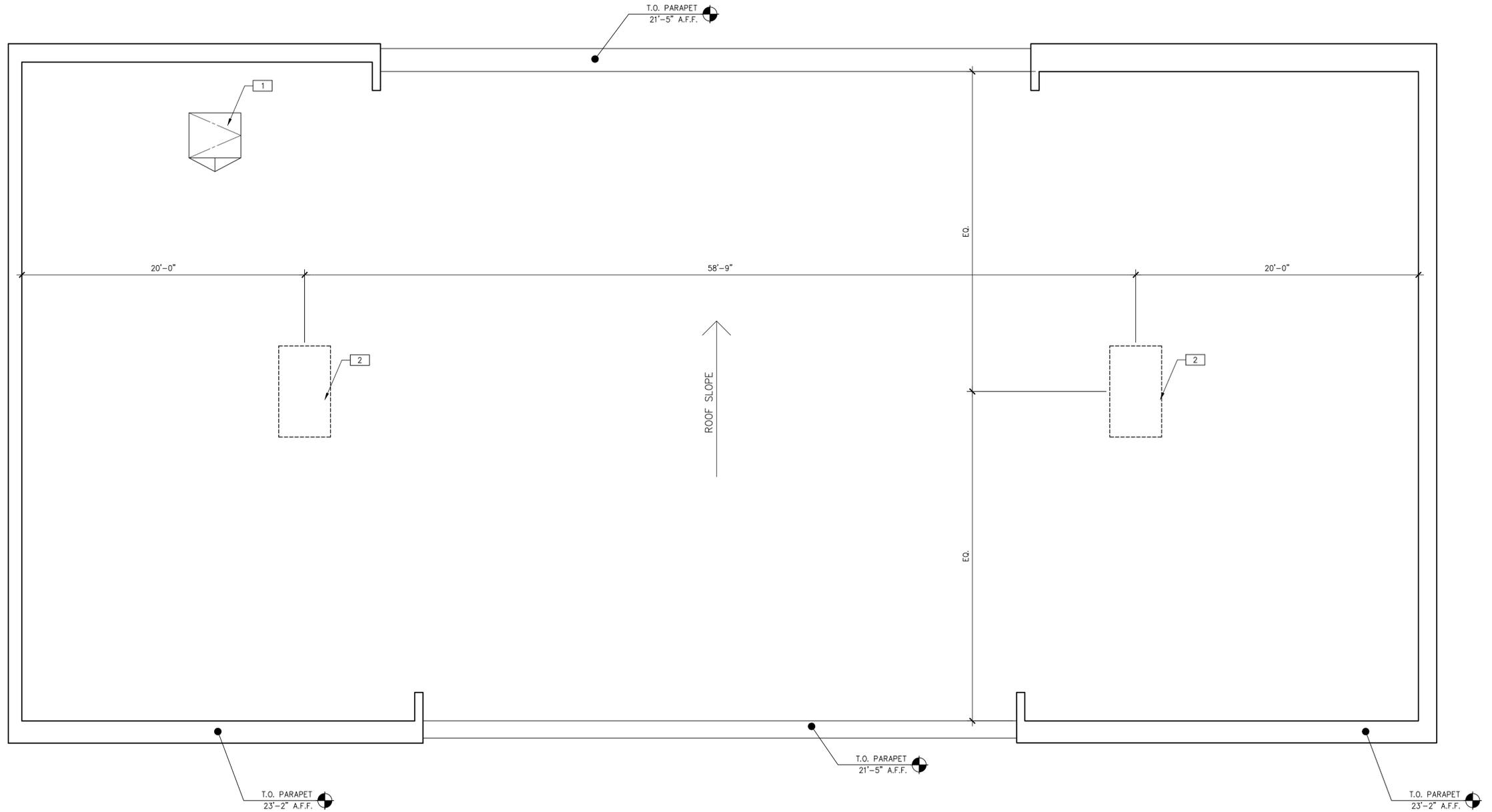
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**SITE PLAN**  
SCALE: 1"=30'-0"

SHEET  
**A1.1**





**ROOF PLAN**  
SCALE: 1/4"=1'-0"

**ROOF PLAN NOTES**

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 ROOF HATCH, VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
- 2 ROOF MOUNTED MECHANICAL UNITS.

**ROOF PLAN**

DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/08/08	PLANNING RESUBMITTAL

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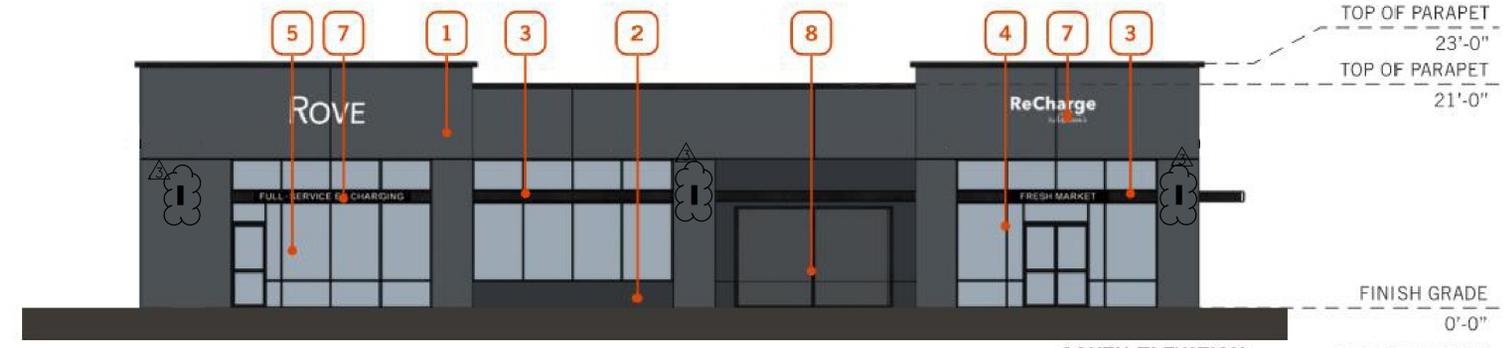
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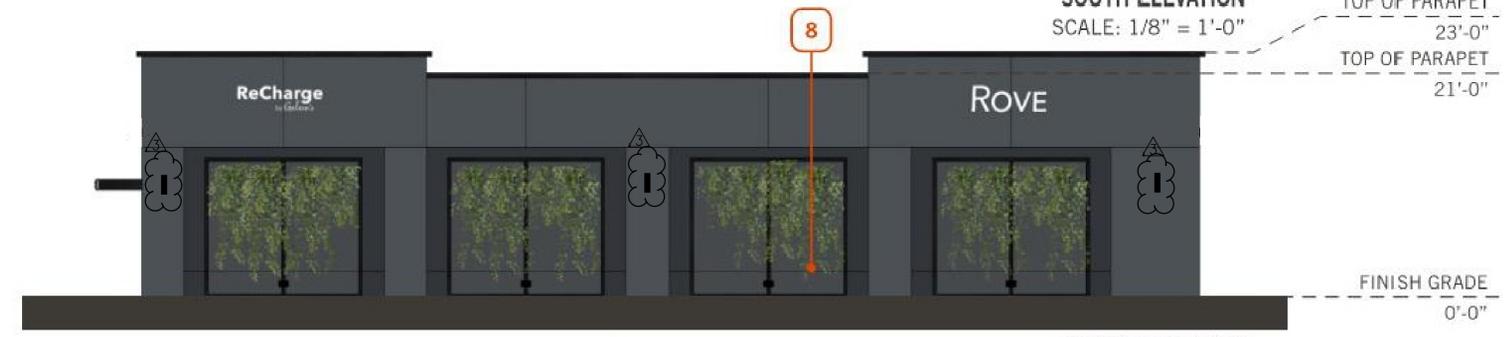
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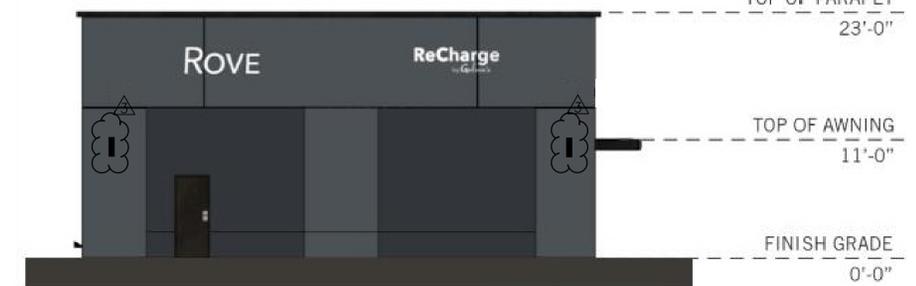
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**KEYNOTES**

- 1** PAINTE - DUNN EDWARDS  
DE6355 - TARNISH SILVER
- 3** PAINTED METAL AWNING  
BLACK
- 5** GLAZING  
VITRO OPTI-BLUE
- 7** SIGNAGE
- 2** PAINTED STUCCO  
DE6364 - CAVERNOUS
- 4** ALUMINUM STOREFRONT  
BLACK ANODIZED
- 6** BOH WALLPACK LIGHTING  
BLACK ANODIZED
- 8** METAL MESH SCREEN WALL

**9** ACCENT COLOR  
VENICE BOARDWALK, COOL BLUE  
2058-40

**EXTERIOR ELEVATIONS**

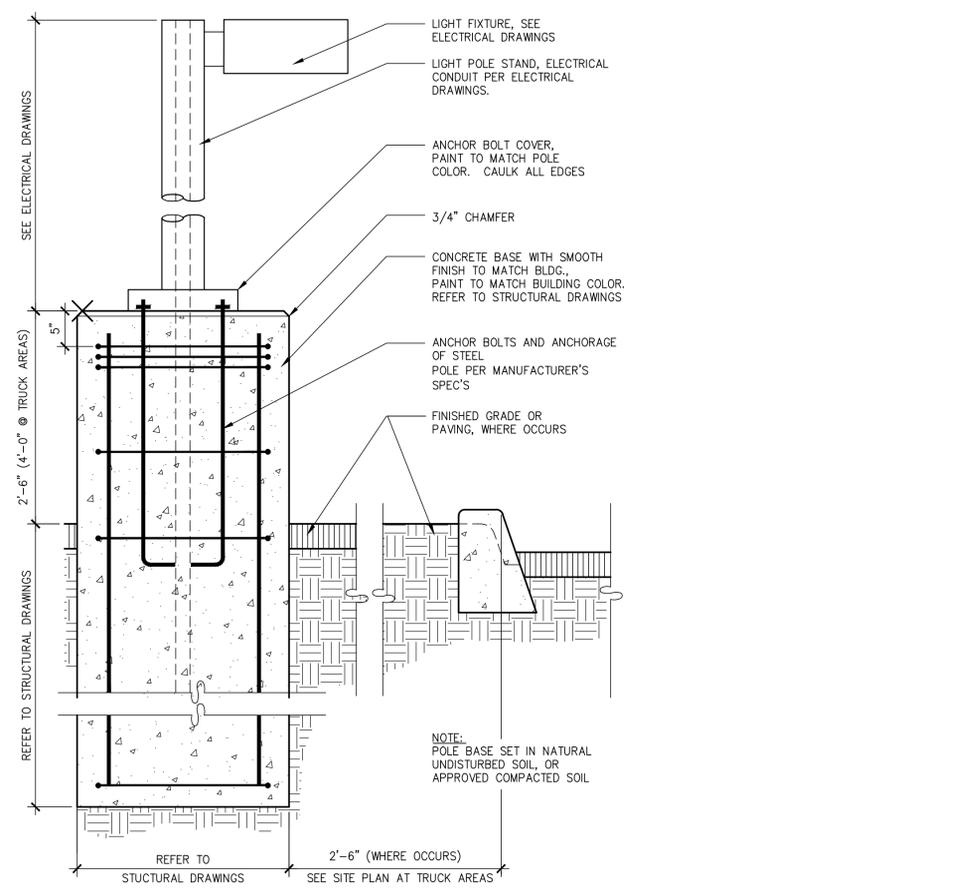
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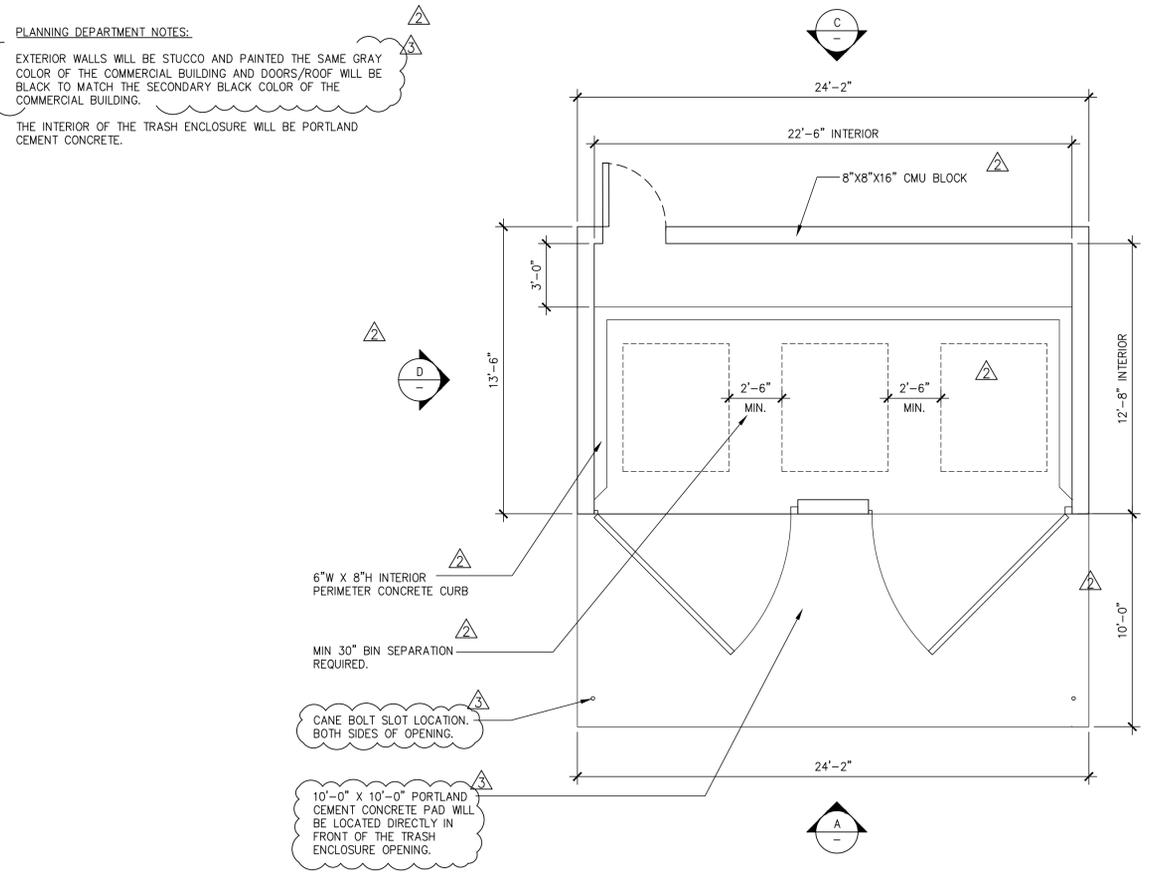
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**A4.1**

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**LIGHT POLE BASE AND FOOTING**  
SCALE: 1"=1'-0" (2)



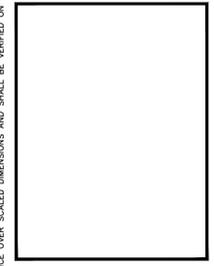
**TRASH ENCLOSURE FLOOR PLAN**  
SCALE: 1/4"=1'-0" (1)

**PLANNING DEPARTMENT NOTES:**  
EXTERIOR WALLS WILL BE STUCCO AND PAINTED THE SAME GRAY COLOR OF THE COMMERCIAL BUILDING AND DOORS/ROOF WILL BE BLACK TO MATCH THE SECONDARY BLACK COLOR OF THE COMMERCIAL BUILDING.  
THE INTERIOR OF THE TRASH ENCLOSURE WILL BE PORTLAND CEMENT CONCRETE.

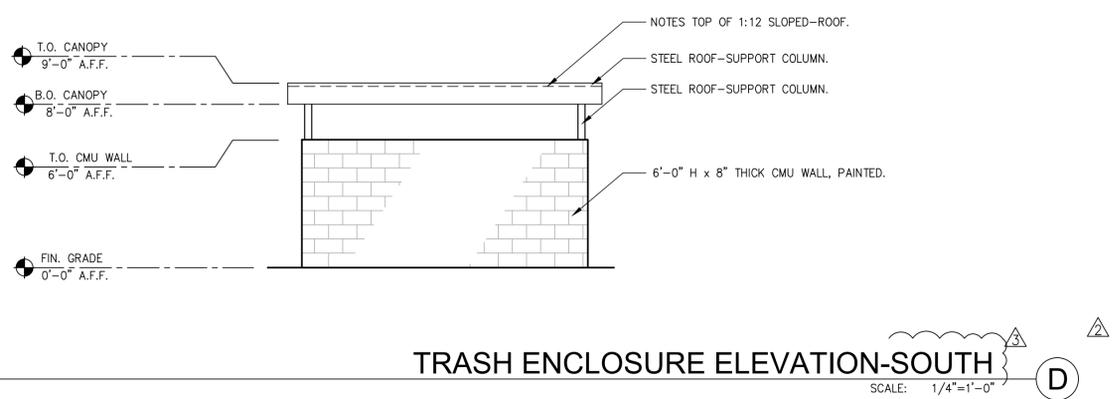
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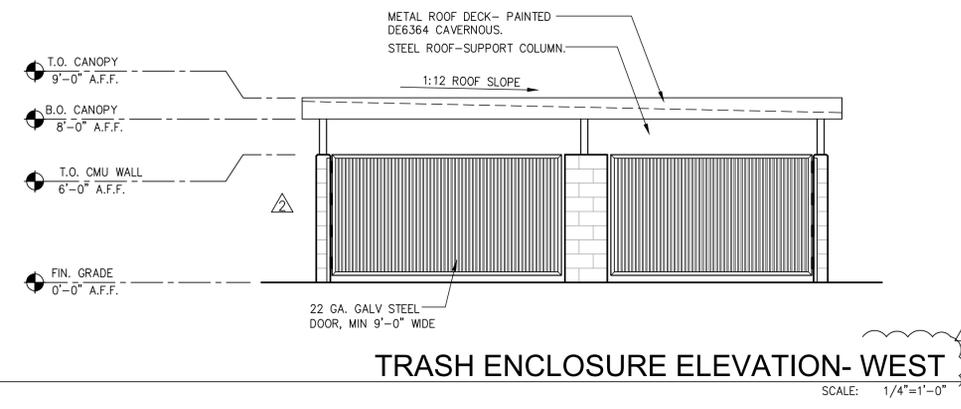
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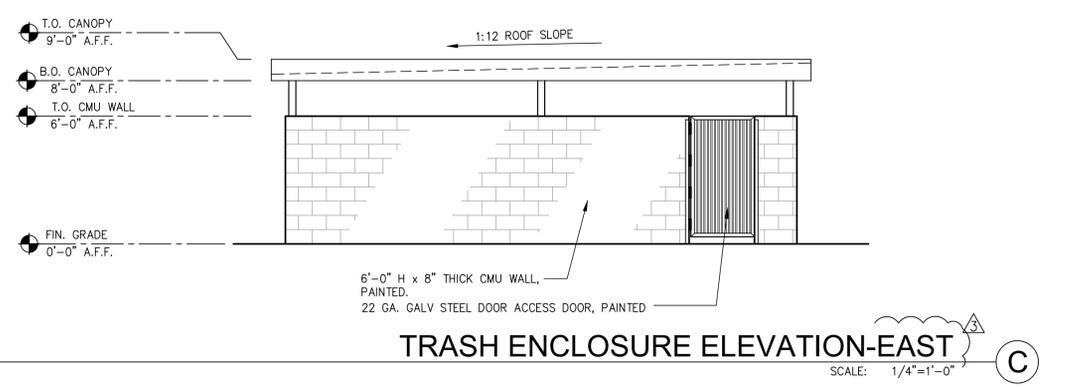
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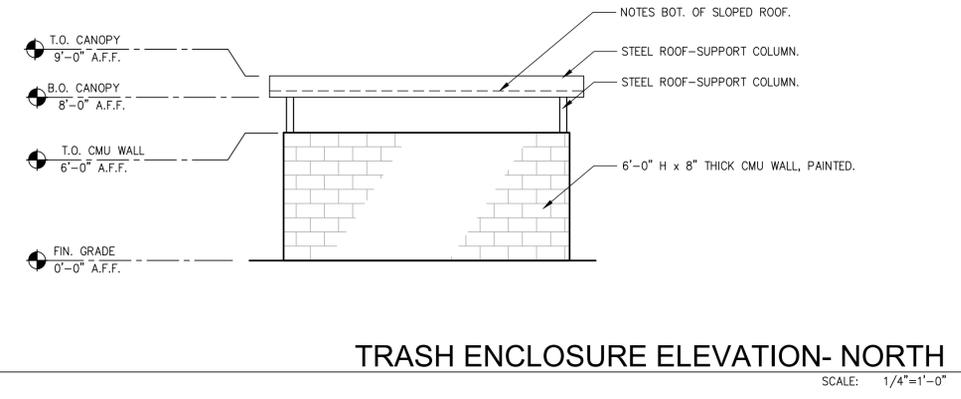
**TRASH ENCLOSURE ELEVATION-SOUTH**  
SCALE: 1/4"=1'-0" (D)



**TRASH ENCLOSURE ELEVATION-WEST**  
SCALE: 1/4"=1'-0" (A)



**TRASH ENCLOSURE ELEVATION-EAST**  
SCALE: 1/4"=1'-0" (C)



**TRASH ENCLOSURE ELEVATION-NORTH**  
SCALE: 1/4"=1'-0" (B)

**TRASH ENCLOSURE**

DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/09/08	PLANNING RESUBMITTAL
2025/09/25	PLANNING RESUBMITTAL

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SHEET  
**A4.2**

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SOUTHEAST PERSPECTIVE VIEW

SCALE: N.T.S.

A



NORTHEAST PERSPECTIVE VIEW

SCALE: N.T.S.

B

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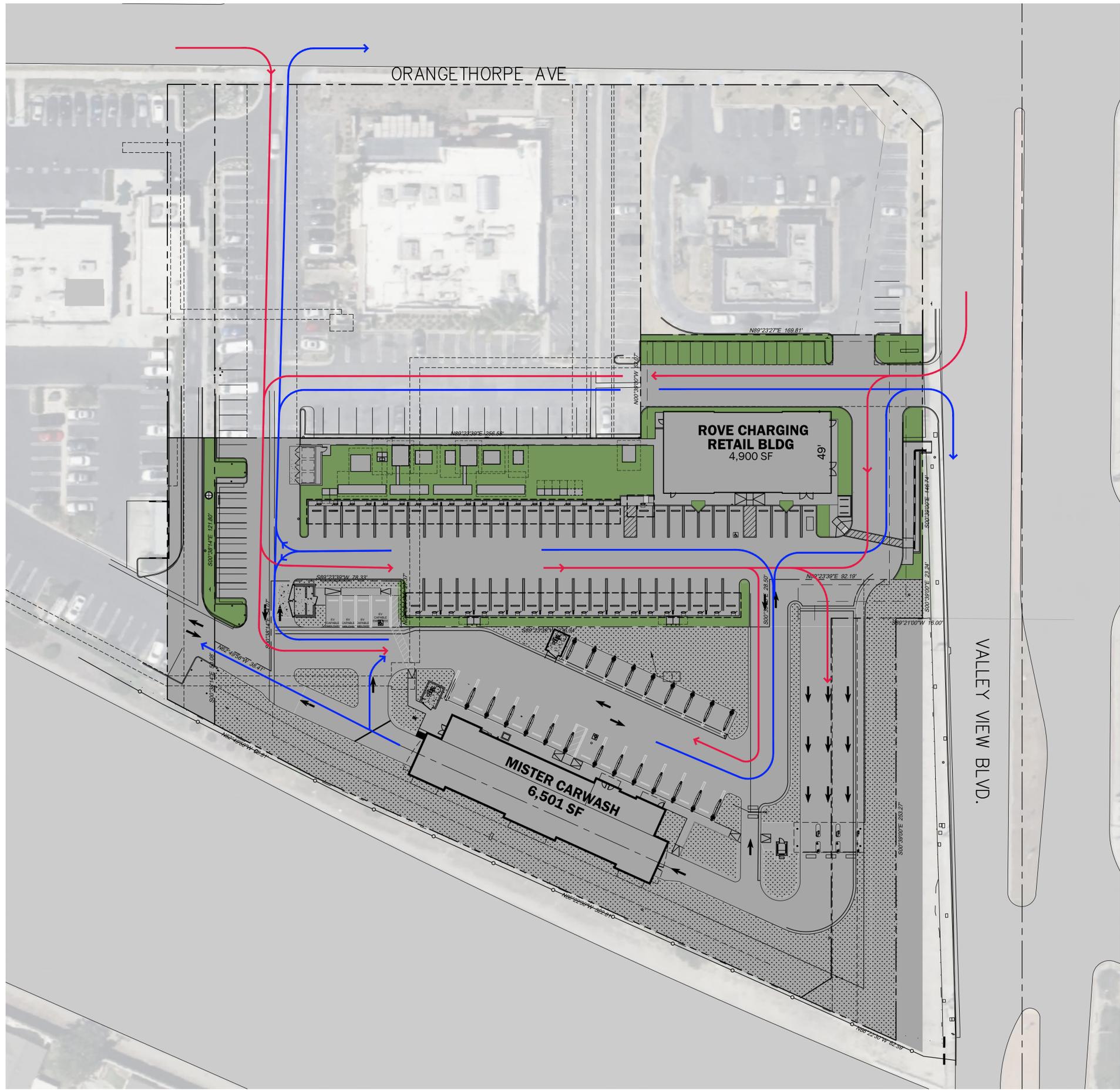
**ROVE BUENA PARK**  
7051 VALLEY VIEW ST  
BUENA PARK, CA 90620

PERSPECTIVE VIEWS	
DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/08/08	PLANNING RESUBMITTAL

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JOB NO.:	

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CIRCULATION PLAN  
SCALE: 1"=30'-0"



**SITE LEGEND**

-  POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
-  TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
-  FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

**CUSTOMER TRAFFIC PATTERN LEGEND**

-  INBOUND TRAFFIC
-  OUTBOUND TRAFFIC

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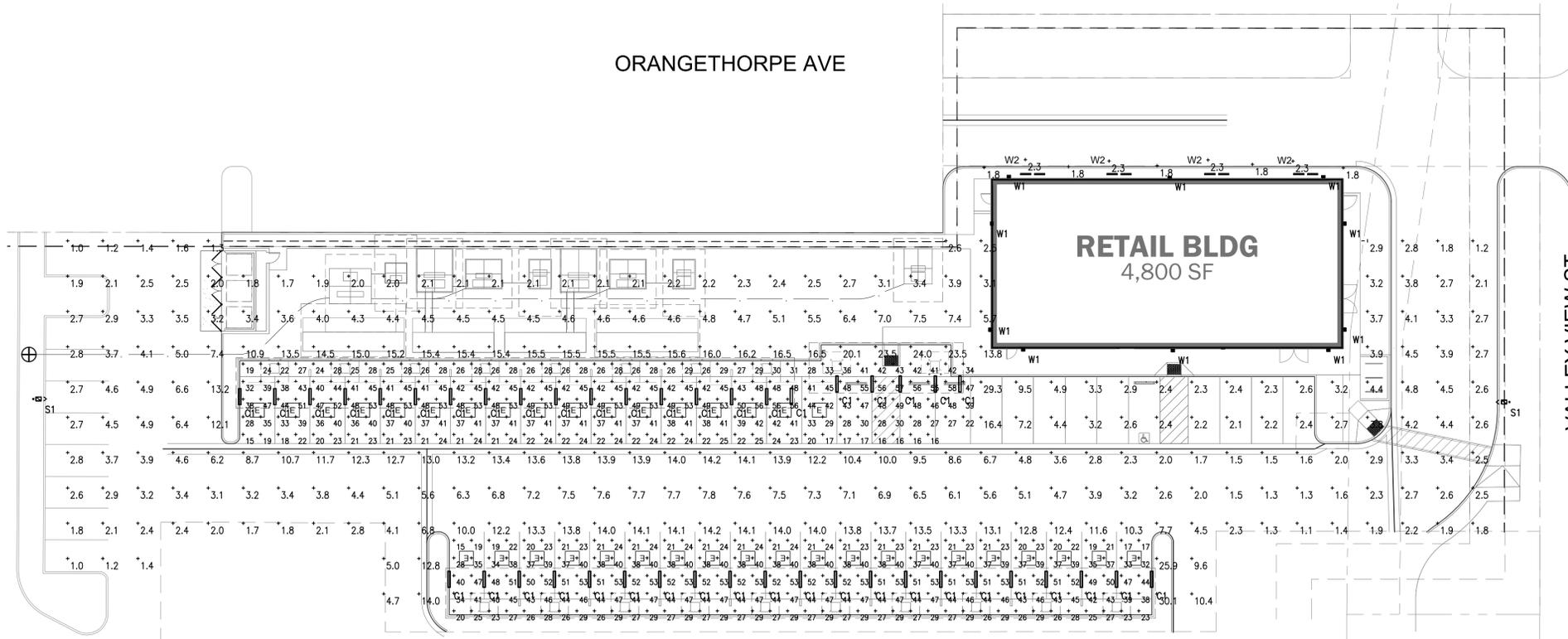
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CIRCULATION PLAN	
DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/08/08	PLANNING RESUBMITTAL

PA / PM:	
DRAWN BY:	codd
JOB NO.:	

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**A100**

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ARTESIA FWY

ORANGETHORPE AVE

VALLEY VIEW ST

RETAIL BLDG  
4,800 SF

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

1

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Filename	LLF	Input Power
[Symbol]	C1	43	Lithonia Lighting	VAP 15000LM PCL_WD MVOLT G210 40K 80CRI	Rough Service Vandal Resistant, Vapor Tight Linear Surface	LED 4000K	VAP_15000LM_PCL_WD_40K_80CRI.ies	0.9	115
[Symbol]	S1	2	Lithonia Lighting	DSX1 LED P6 40K 70CRI BLC3	D-Series Size 1 Areg Luminaire P6 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control	LED 4000K B0 U0 G3	DSX1_LED_P6_40K_70CRI_BLC3.ies	0.9	165
[Symbol]	W1	10	Lithonia Lighting	WMCL4 P1 SWW2 A75 MVOLT PE E4WC DDBXD M4	WMCL4 P1 4" UP/DOWN COMBO 2400 LUMEN WITH DIMMING CONTROL PACKAGE	LED 4000K 2400 L	WMCL4_LED_4-24KL_BLC3.ies	0.9	19
[Symbol]	W2	4 EA 2 HEAD	KEYSTONE	KT-WWLED12-L2A X2	WWLED-12 WALL WASH LIGHT BAR - WITH LA-WM-KIT	LED 4000K 560 LUMENS X2	KT-WWLED12-L2A-M-RGBW-DMX	0.72	24

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	6.4 fc	30.1 fc	1.0 fc	30.1:1	6.4:1
Canopy Area	+	36 fc	58 fc	15 fc	3.9:1	2.4:1

### D-Series Size 1 LED Area Luminaire

**Introduction**  
The modern styling of the D-Series features a rugged, yet refined aesthetic. The D-Series is designed to provide the benefits of the latest in LED technology with high performance, high efficiency, long life, and low maintenance.

The photometric performance results, in sites with excellent uniformity, greater pole spacing and lower power density, D-Series outstanding photometry aids in reducing the number of luminaire required in area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.

**Example:** DSX1 LED P6 40K 70CRI T3M MVOLT S1A NZR12 P18H N DOB2

Quantity	Item	Description	Quantity	Item	Description
43	C1	VAP 15000LM PCL_WD MVOLT G210 40K 80CRI	2	S1	DSX1 LED P6 40K 70CRI BLC3
10	W1	WMCL4 P1 SWW2 A75 MVOLT PE E4WC DDBXD M4	4 EA	W2	KT-WWLED12-L2A X2

### VAP LED

**Features & Specifications**  
Rugged, yet refined aesthetic. The D-Series is designed to provide the benefits of the latest in LED technology with high performance, high efficiency, long life, and low maintenance.

**Capable Luminaire**  
This luminaire is a capable luminaire which has been designed and tested to provide consistent color appearance and ease of the best compatibility with target color rendering.

### WMCL4/6 LED WALL CYLINDER LIGHT

**Introduction**  
Achieve the perfect blend of style and performance with Lithonia Lighting's Wall Mount Cylinder. Entry thoughtfully designed features that make these cylinders so practical they are still available in two sizes. The WMCL4 delivers 2,400 lumens, while the WMCL6 provides a powerful 4,800 lumens, ensuring the ideal amount of light for any application.

A built-in switch lets you easily select up, down, or both lighting directions, simplifying installation and offering complete control over your illumination. Switchable color temperatures enable you to tailor the lighting to suit any environment. The built-in dusk-to-dawn photocell ensures energy efficient, hands-free operation. Whether you're accentuating architectural features or creating general ambient lighting, the WMCL Luminaire delivers a tailored, professional aesthetic perfect for residential and commercial projects alike.

Code	Size	Mounting	Input Power	Beam Spread	Color	CCT	Voltage	Frequency	Code	Lead Time
WMCL4/6-1	4"	Surface	19W	40°	White	4000K	120V	60Hz	NA	2-3 Weeks
WMCL4/6-2	6"	Surface	19W	40°	White	4000K	120V	60Hz	NA	2-3 Weeks

### KT-WWLED12-L2A-M-RGBW-DMX 12W LED WALL WASH

**Description**  
Outdoor Linear Wall Washer (RGBW 120-277V)  
80 CRI (DMX512)

**Application**  
Architectural Lighting, Landscape Lighting, Sign Lighting, Billboards

**Product Features**

- Ultra Slim Linear Wall Wash product made from extruded aluminum for wall and ground mount applications easily blends into existing landscape or building architectural design
- Ideal for sign lighting, wall washing or ground or simple accent lighting to landscape or design elements
- Full RGBW design
- Compatible with Keystone SmartStep Wireless DMX Controller, offering RGBW color control, sequencing and scheduling that is easy to commission and edit in seconds
- Fully DMX 512 and RDM Compliant design allows for compatibility with all industry power full scale DMX512 based control solutions
- Uses 4 DMX channels per fixture

**Product Specifications**

Series Number	Length	Width	Color	Lumen Output	Efficiency	Input Voltage	Light Distribution	Rated Life
KT-WWLED12-L2A-M-RGBW-DMX	24"	1.5"	RGBW	560	45 lm/W	120-277V	Medium	50,000 Hours

**Physical Specifications**

**RPM**  
Engineers, Inc.  
102 DISCOVERY  
IRVINE, CA 92618  
Tel: 949-860-2814  
Fax: 949-460-1454  
Contact: David Du  
e-mail: david@rpmpe.com

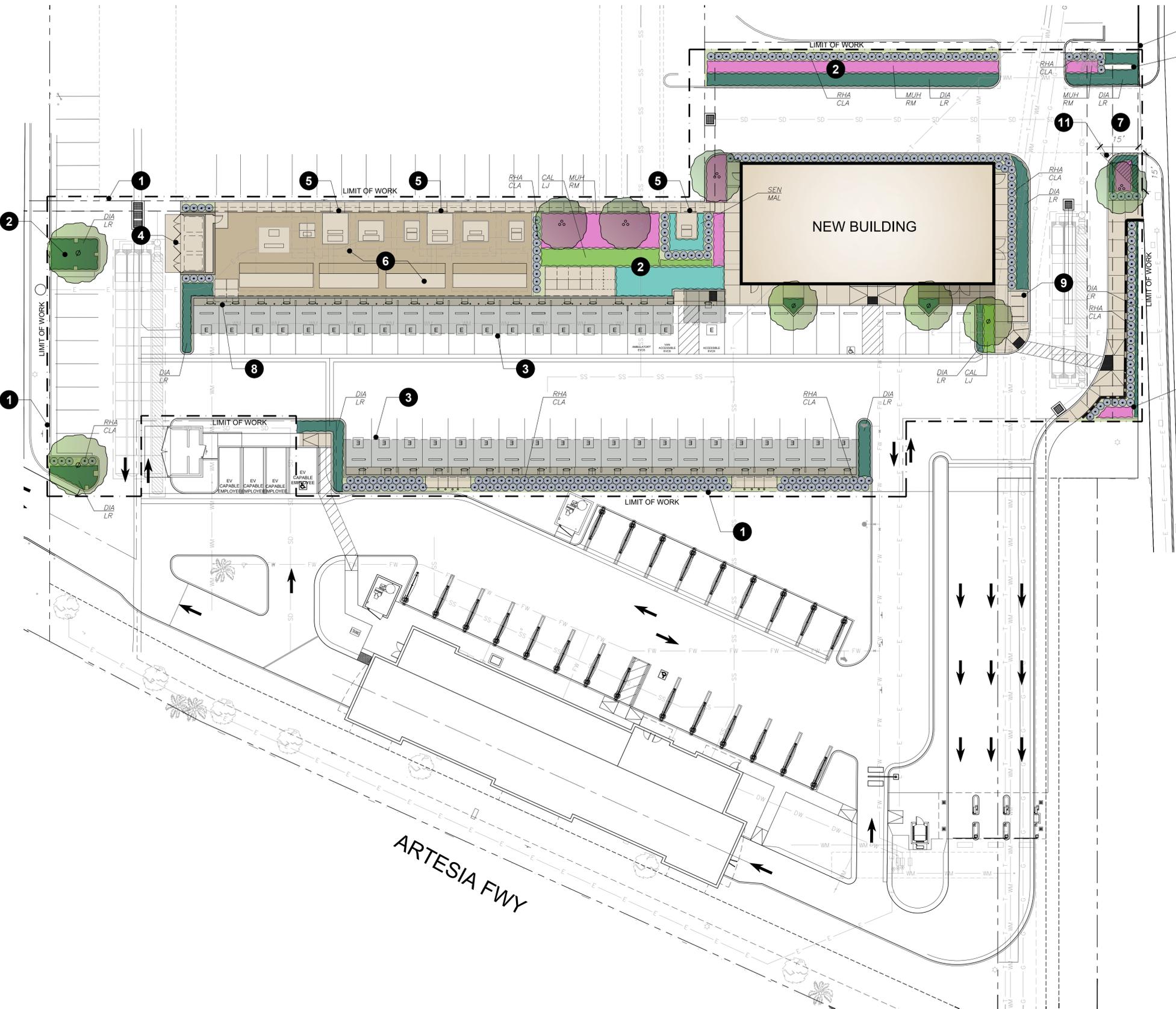


11/07/2024

SITE PHOTOMETRIC PLAN  
ROVE VALLEY VIEW BUENA PARK  
7051 VALLEY VIEW, BUENA PARK, CA 90620

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SHEET  
FC-1.0

RPM#24-001C1 08/22/2025



**LEGEND**

- 1 PROPERTY LINE
- 2 DROUGHT TOLERANT LANDSCAPE WITH DG GROUNDCOVER
- 3 SHADE STRUCTURES
- 4 TRASH ENCLOSURE
- 5 TRANSFORMER
- 6 UTILITY YARD
- 7 ENTRANCE / EXIT
- 8 EV CHARGING STATION
- 9 BIKE PARKING
- 10 EXISTING MONUMENT SIGN
- 11 15'X15' CLEARANCE AREA

**LANDSCAPE TABULATIONS**

GROSS SITE: 131,290 S.F.  
 BY OTHERS: 70,995 S.F.  
 NET SITE: 56,699 S.F.  
 PROPOSED LANDSCAPE AREAS: 11,752 S.F.  
 OVERALL LANDSCAPE COVERAGE: 9%

REQUIRED PARKING AREA LANDSCAPE: 7% (649 S.F.)  
 PROVIDED PARKING AREA LANDSCAPE: 7% (679 S.F.)

**PLANT SCHEDULE**

**TREES**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN)	WATER USE	DESCRIPTION
	AGONIS FLEXUOSA	PEPPERMINT TREE	36" BOX STD.	12'H X 5'W X 1.5" CAL.	L	FLOWERING EVERGREEN TREE
	RHUS LANCEA	AFRICAN SUMMAC	36" BOX	8'H X 5'W 1.5" CAL.	L	EVERGREEN PARKING LOT TREE

**SHRUBS, GRASSES, & GROUNDCOVERS**

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CAL LJ	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	FLOWERING SCREENING SHRUB
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	30" O.C.	L	SUCCULENT ACCENT
	MUH RM	MUHLENBERGIA 'REGAL MIST'	PINK MUHLY GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	L	LARGE FLOWERING SHRUB
	SEN MAL	SENECIO MANDRALISCAE	BLUE CHALK STICKS	FLATS	12" O.C.	L	EVERGREEN LOW SHRUB

**WATER USE KEY:**  
 VL = VERY LOW WATER USE. L = LOW WATER USE. M = MODERATE WATER USE. H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF BUENA PARK.



TREES



AGONIS FLEXUOSA / PEPPERMINT TREE



RHUS LANCEA / AFRICAN SUMMAC

SHRUBS



DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY



MUHLENBERGIA 'REGAL MIST' / PINK MUHLY GRASS



RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN

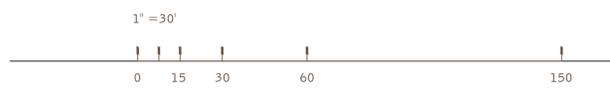
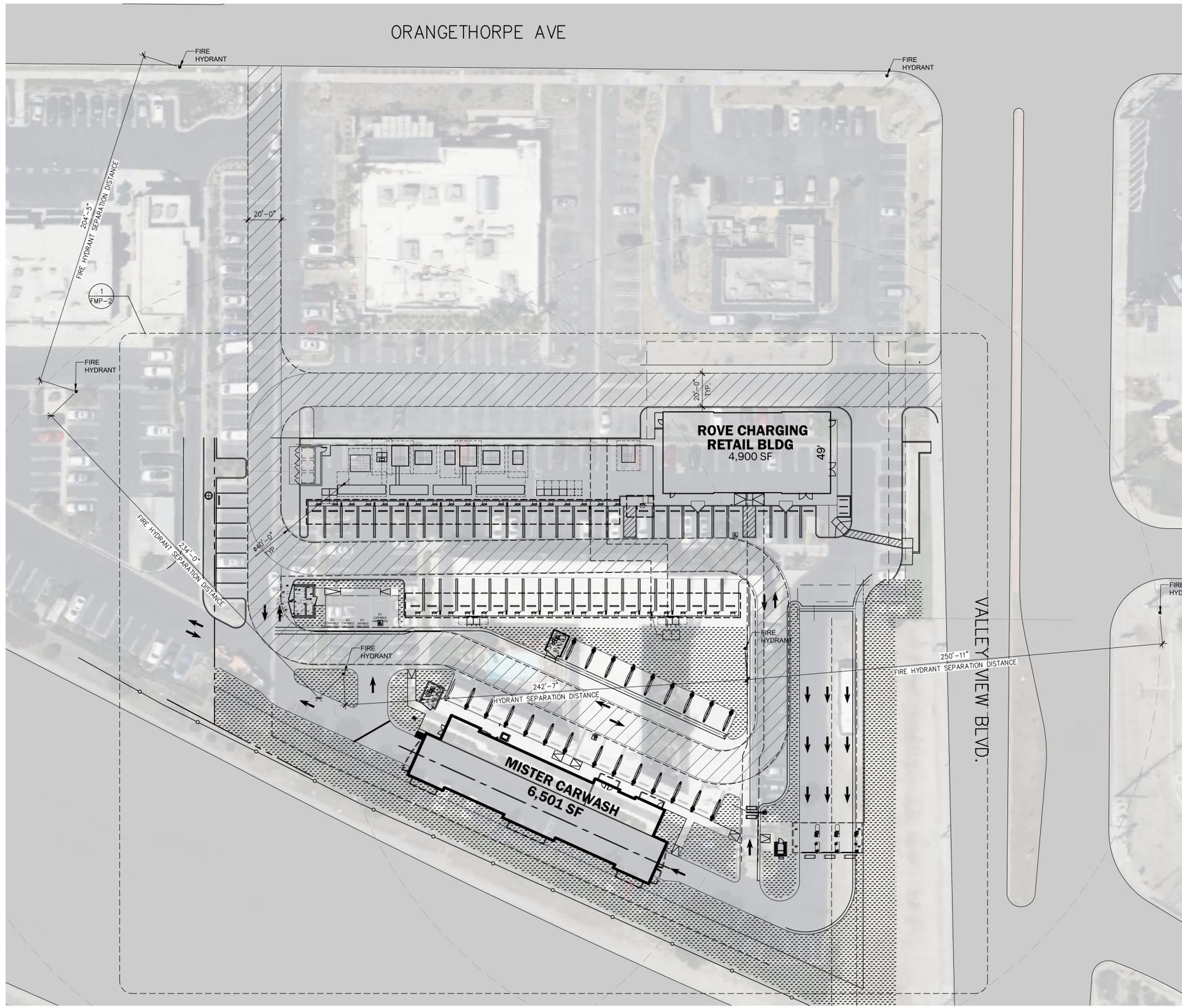


SENECIO MANDRALISCAE / BLUE CHALK STICKS



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH





**OVERALL SITE PLAN**  
SCALE: 1"=30'-0"

**SHEET INDEX**

- FMP-1 FIRE MASTER PLAN- OVERALL PLAN
- FMP-2 FIRE MASTER PLAN- ENLARGED PLAN

**SITE LEGEND**

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED) MIN 20' WIDE. INTERNAL RADIUS MIN 20'-0". EXTERNAL RADIUS MIN 40'-0".
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

**BUILDING CODE DATA**

- ROVE CHARGING**  
 OCCUPANCY TYPE: B-OCC  
 CONSTRUCTION TYPE: V-B  
 SPRINKLERED: YES  
 BUILDING AREA: 4,800 SF  
 ALLOWABLE PER CBC T-506.2: 36,000 SF > 4,900 OK
- ALLOWABLE NUMBER OF STORIES PER CBC T504.4.2 > 1 OK  
 ALLOWABLE HEIGHT OF BUILDING PER CBC T504.3: 40 > 30 OK
- MISTER CARWASH**  
 OCCUPANCY TYPE: B/M  
 CONSTRUCTION TYPE: V-B  
 SPRINKLERED: YES  
 BUILDING AREA: 6,501 SF  
 ALLOWABLE PER CBC T-506.2: 36,000 SF > 6,501 OK
- ALLOWABLE NUMBER OF STORIES PER CBC T504.4.2 > 1 OK  
 ALLOWABLE HEIGHT OF BUILDING PER CBC T504.3: 40 > 30 OK

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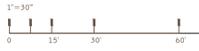
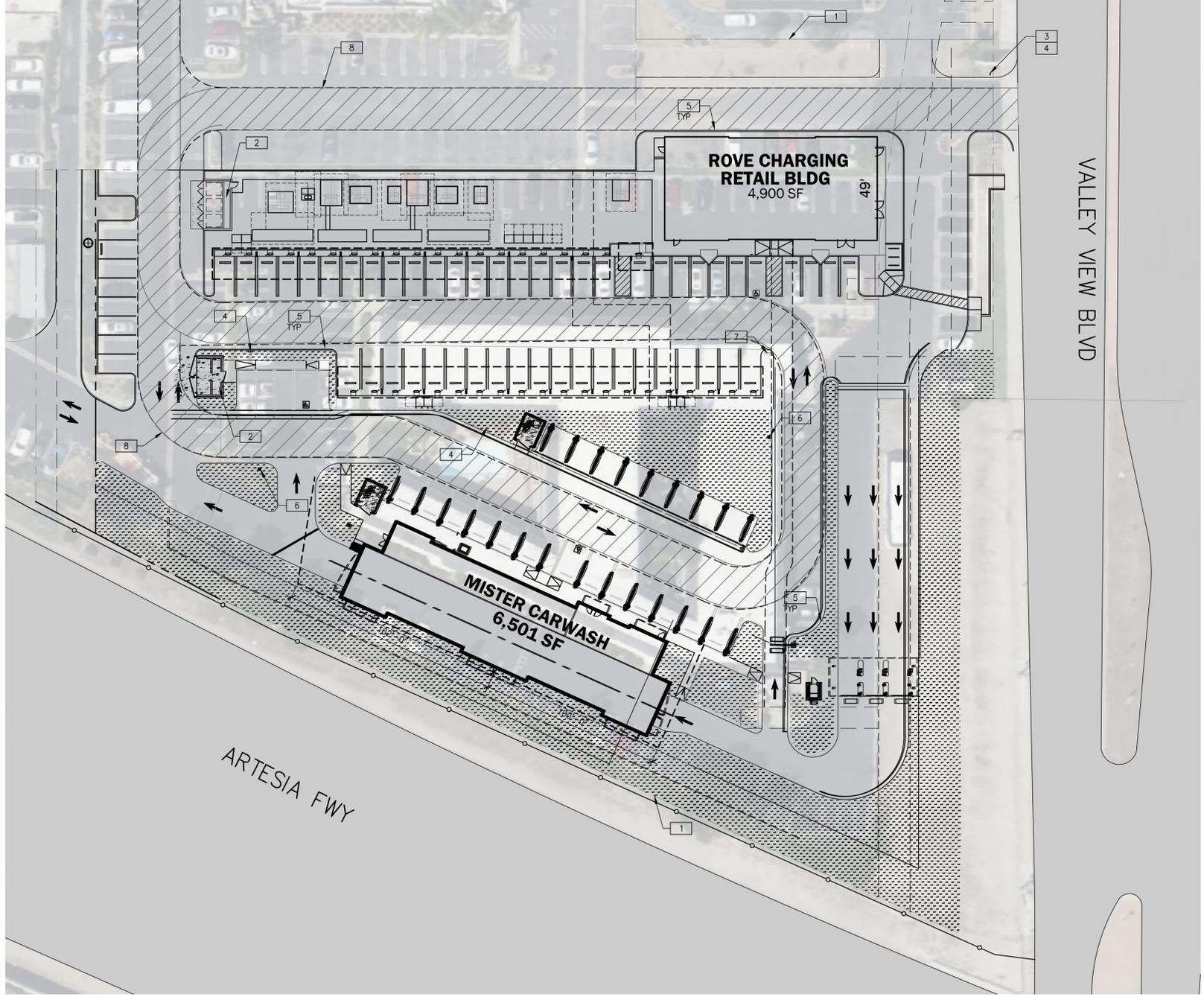
FMP - OVERALL	
DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/08/08	PLANNING RESUBMITTAL

PA / PM:	
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SHEET  
**FMP-1**

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SEE CONTINUATION TO ORANGETHORPE ON SHEET FMP-1



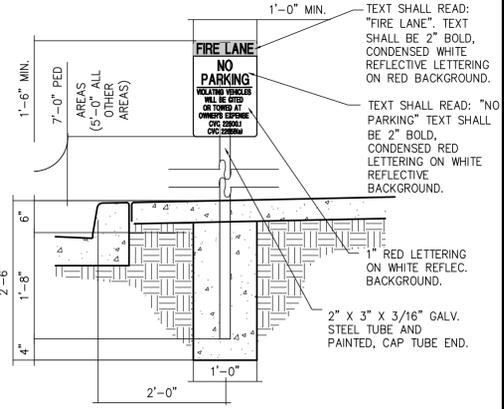
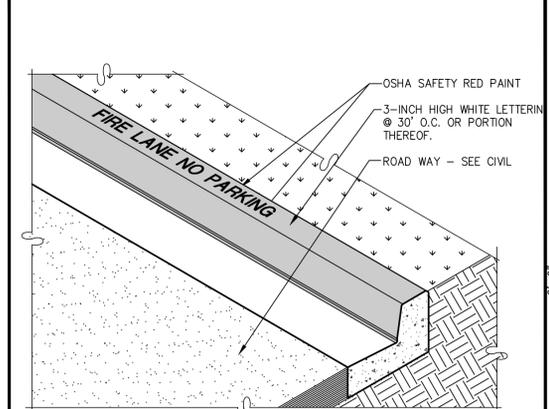
ENLARGED FIRE MASTER PLAN  
SCALE: 1"=30'-0"

**SITE PLAN NOTES**  
SEE SHEET A0.2 FOR GENERAL NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS ( - - - - )
- 2 TRASH ENCLOSURE WITH RECYCLE BIN.
- 3 FIRE LANE ENTRY SIGNAGE, SEE DETAIL 1/
- 4 FIRE LANE SIGNAGE, SEE DETAIL 2/-
- 5 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE DETAIL 3/- ( - - - - )
- 6 FIRE HYDRANT.
- 7 FIRE DEPARTMENT CONNECTION.
- 8 NEW EMERGENCY ACCESS EASEMENT.

**SITE LEGEND**

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- FIRE HOSE PULL LENGTH, MIN 3' WIDE ACCESS



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**FIRE MASTER PLAN**

DATE	REMARKS
2025/05/02	FIRE MASTER PLAN REVIEW
2025/05/02	PLANNING RESUBMITTAL
2025/05/08	PLANNING RESUBMITTAL

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**FMP-2**

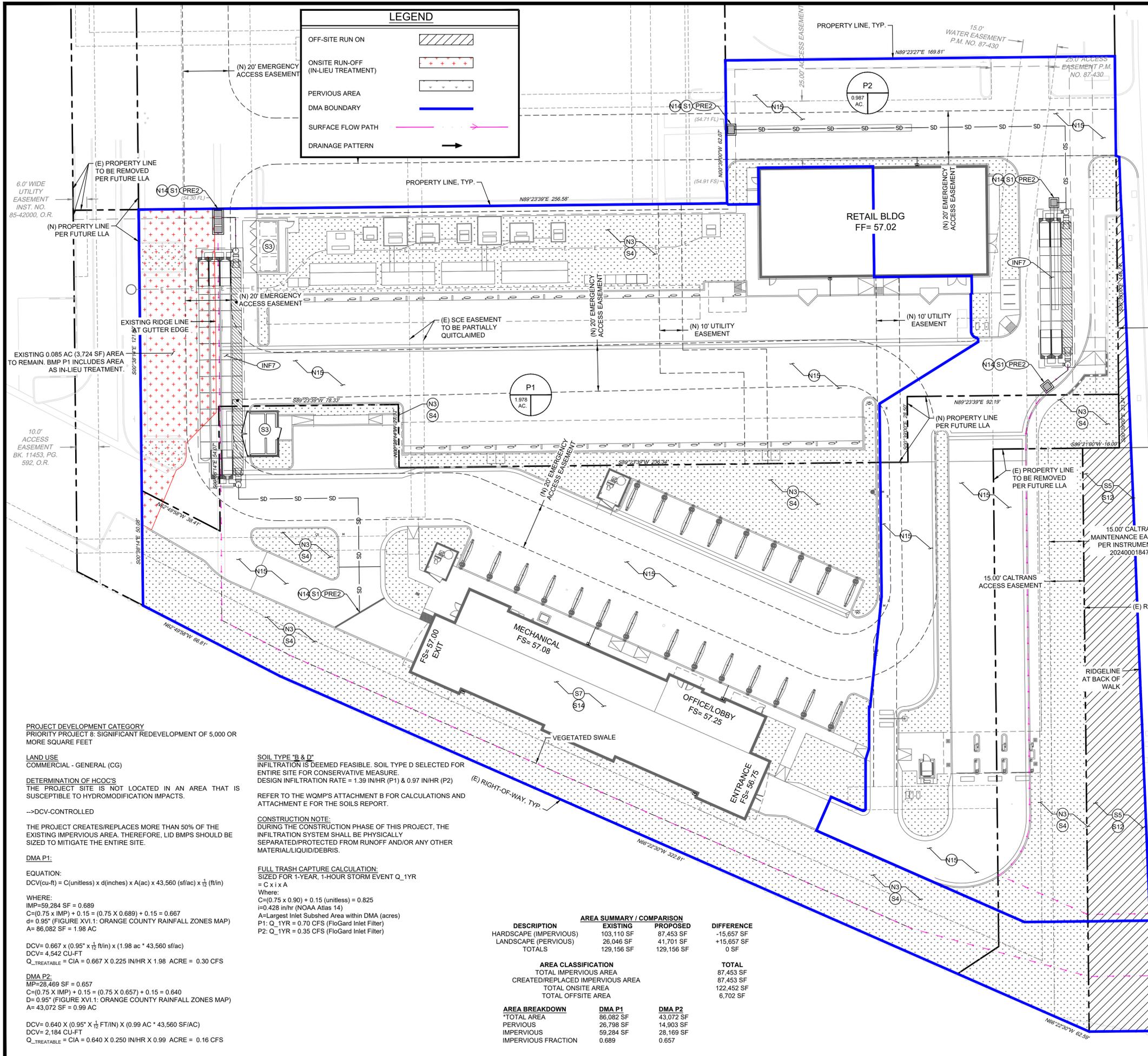
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**LEGEND**

- OFF-SITE RUN ON
- ONSITE RUN-OFF (IN-LIEU TREATMENT)
- PERVIOUS AREA
- DMA BOUNDARY
- SURFACE FLOW PATH
- DRAINAGE PATTERN



- NON-STRUCTURAL SOURCE CONTROL BMPs:**
- N1 EDUCATION OF PROPERTY OWNERS, TENANTS, AND OCCUPANTS ON STORMWATER BMPs (NOT SHOWN)
  - N3 LANDSCAPE MANAGEMENT BMPs.
  - N4 BMP MAINTENANCE - NOT SHOWN, APPLIES TO ALL BMPs.
  - N5 TITLE 22 CCR COMPLIANCE - NOT SHOWN, APPLIES TO WHOLE SITE
  - N6 LOCAL INDUSTRIAL PERMIT COMPLIANCE - NOT SHOWN, APPLIES TO WHOLE SITE
  - N7 SPILL CONTINGENCY PLAN (NOT SHOWN)
  - N9 HAZARDOUS MATERIALS DISCLOSURE COMPLIANCE - NOT SHOWN, APPLIES TO WHOLE SITE
  - N10 UNIFORM FIRE CODE IMPLEMENTATION - NOT SHOWN, APPLIES TO WHOLE SITE
  - N11 COMMON AREA LITTER CONTROL - NOT SHOWN, APPLIES TO WHOLE SITE
  - N12 EMPLOYEE TRAINING - NOT SHOWN, APPLIES TO WHOLE SITE
  - N13 HOUSEKEEPING OF LOADING DOCKS
  - N14 COMMON AREA CATCH BASIN INSPECTION
  - N15 STREET SWEEPING OF PRIVATE STREETS AND PARKING LOTS
- STRUCTURAL SOURCE CONTROL BMPs:**
- S1 STORM DRAIN STENCILING AND SIGNAGE
  - S3 TRASH AND WASTE STORAGE
  - S4 EFFICIENT IRRIGATION
  - S5 PROTECT SLOPES
  - S7 VEHICLE WASH AREAS
  - S12 HILLSIDE LANDSCAPING
  - S14 COMMUNITY CAR WASH RACKS
- INFILTRATION BMP:**
- INF7 UNDERGROUND INFILTRATION
- PRETREATMENT BMP:**
- PRE2 CATCH BASIN INSERT

**PROJECT DEVELOPMENT CATEGORY**  
 PRIORITY PROJECT 8; SIGNIFICANT REDEVELOPMENT OF 5,000 OR MORE SQUARE FEET

**LAND USE**  
 COMMERCIAL - GENERAL (CG)

**DETERMINATION OF HCOC'S**  
 THE PROJECT SITE IS NOT LOCATED IN AN AREA THAT IS SUSCEPTIBLE TO HYDROMODIFICATION IMPACTS.

-->DCV-CONTROLLED

THE PROJECT CREATES/REPLACES MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA. THEREFORE, LID BMPs SHOULD BE SIZED TO MITIGATE THE ENTIRE SITE.

**DMA P1:**

**EQUATION:**  
 $DCV(cu-ft) = C(\text{unitless}) \times d(\text{inches}) \times A(\text{ac}) \times 43,560 (\text{sf/ac}) \times \frac{1}{12} (ft/in)$

**WHERE:**  
 IMP=59,284 SF = 0.689  
 $C = (0.75 \times IMP) + 0.15 = (0.75 \times 0.689) + 0.15 = 0.667$   
 $d = 0.95"$  (FIGURE XVI.1: ORANGE COUNTY RAINFALL ZONES MAP)  
 $A = 86,082 \text{ SF} = 1.98 \text{ AC}$

$DCV = 0.667 \times (0.95" \times \frac{1}{12} ft/in) \times (1.98 \text{ ac} \times 43,560 \text{ sf/ac})$   
 $DCV = 4,542 \text{ CU-FT}$   
 $Q_{TREATABLE} = CIA = 0.667 \times 0.225 \text{ IN/HR} \times 1.98 \text{ ACRE} = 0.30 \text{ CFS}$

**DMA P2:**

**EQUATION:**  
 $MP = 28,469 \text{ SF} = 0.657$   
 $C = (0.75 \times IMP) + 0.15 = (0.75 \times 0.657) + 0.15 = 0.640$   
 $d = 0.95"$  (FIGURE XVI.1: ORANGE COUNTY RAINFALL ZONES MAP)  
 $A = 43,072 \text{ SF} = 0.99 \text{ AC}$

$DCV = 0.640 \times (0.95" \times \frac{1}{12} ft/in) \times (0.99 \text{ ac} \times 43,560 \text{ sf/ac})$   
 $DCV = 2,184 \text{ CU-FT}$   
 $Q_{TREATABLE} = CIA = 0.640 \times 0.250 \text{ IN/HR} \times 0.99 \text{ ACRE} = 0.16 \text{ CFS}$

**SOIL TYPE "B & D"**  
 INFILTRATION IS DEEMED FEASIBLE. SOIL TYPE D SELECTED FOR ENTIRE SITE FOR CONSERVATIVE MEASURE.  
 DESIGN INFILTRATION RATE = 1.39 IN/HR (P1) & 0.97 IN/HR (P2)

REFER TO THE WQMP'S ATTACHMENT B FOR CALCULATIONS AND ATTACHMENT E FOR THE SOILS REPORT.

**CONSTRUCTION NOTE:**  
 DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE INFILTRATION SYSTEM SHALL BE PHYSICALLY SEPARATED/PROTECTED FROM RUNOFF AND/OR ANY OTHER MATERIAL/LIQUID/DEBRIS.

**FULL TRASH CAPTURE CALCULATION:**  
 SIZED FOR 1-YEAR, 1-HOUR STORM EVENT Q\_1YR  
 $C = C \times I \times A$

Where:  
 $C = (0.75 \times 0.90) + 0.15 (\text{unitless}) = 0.825$   
 $I = 0.428 \text{ in/hr}$  (NOAA Atlas 14)  
 $A = \text{Largest Inlet Subshed Area within DMA (acres)}$   
 $P1: Q_{1YR} = 0.70 \text{ CFS}$  (FloGard Inlet Filter)  
 $P2: Q_{1YR} = 0.35 \text{ CFS}$  (FloGard Inlet Filter)

DESCRIPTION	AREA SUMMARY / COMPARISON		DIFFERENCE
	EXISTING	PROPOSED	
HARDSCAPE (IMPERVIOUS)	103,110 SF	87,453 SF	-15,657 SF
LANDSCAPE (PERVIOUS)	26,046 SF	41,701 SF	+15,657 SF
TOTALS	129,156 SF	129,156 SF	0 SF
<b>AREA CLASSIFICATION</b>			<b>TOTAL</b>
TOTAL IMPERVIOUS AREA			87,453 SF
CREATED/REPLACED IMPERVIOUS AREA			14,903 SF
TOTAL ONSITE AREA			122,452 SF
TOTAL OFFSITE AREA			6,702 SF
<b>AREA BREAKDOWN</b>			
TOTAL AREA	DMA P1	DMA P2	
PERVIOUS	86,082 SF	43,072 SF	
IMPERVIOUS	26,798 SF	14,903 SF	
IMPERVIOUS FRACTION	0.689	0.657	

**WARE MALCOMB**  
 LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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FOR AND ON BEHALF OF WARE MALCOMB

**ROVE BUENA PARK**  
 7051 VALLEY VIEW STREET  
 BUENA PARK, CA 90620

**PRELIMINARY WQMP**

NO.	DATE	REMARKS

JOB NO.: IRV23-0158  
 PA / PM: L. CORSBIE  
 DESIGNED: F. GARCIA  
 DATE: 08/13/25  
 PLOT DATE: 08/13/25



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**Rove/Buena Park - Project Narrative**

Rove Buena Park will consist of a 4,804 square foot Gelson's "Re/Charge Market" serving a variety of high-quality food, beverage and grocery items. The building will also include a lobby with wi-fi and clean restrooms for our customers. Our project area consist of a total of 60,295 square feet.

Our parking area will contain a total of 50 stalls, comprised of:

- 9 non-EV stalls
- 37 standard EV stalls
- 1 non-EV accessible stall
- 1 van EV accessible stall
- 1 standard EV accessible stall
- 1 ambulatory EV stall



## VICINITY MAP



## PLANNING COMMISSION

Wednesday, October 8, 2025 – 6:30 p.m.

**SITE PLAN NO. SP-24-16**

**7051 VALLEY VIEW STREET**

**APNs: 263-081-08, 263-081-10, & 263-081-11**