

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

02/18/2026 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

ITEM NO: 1 **Revise and Proceed**

SITE PLAN NO: [SPR26023](#)

PROJECT TITLE: 7 Brews

DESCRIPTION: New 7Brews drive-thru coffee shop.

APPLICANT: Natasha Ruiz

OWNER: GATEWAY PLAZA II PARTNERS LP

APN: 121430010

LOCATION: 3627 S MOONEY BLVD

West of S. Mooney Blvd, approximately 200 feet south of W. Caldwell Ave.

ITEM NO: 2 **Revise and Proceed**

SITE PLAN NO: [SPR26024](#)

PROJECT TITLE: FARM FRESH BOWLS DRIVE THRU

DESCRIPTION: Re-route drive-thru lane and relocate menu board/speaker box for an existing restaurant.

APPLICANT: KRISTEN VAZ

OWNER: TKV LAND CO LLC

APN: 087450014

LOCATION: 5427 W CYPRESS AVE

South of W. Cypress Ave, approximately 500 feet west of S. Akers St.

ITEM NO: 3 **Revise and Proceed**

SITE PLAN NO: [SPR26025](#)

PROJECT TITLE: Added Fence

DESCRIPTION: Add chain link fence to property (CE260146)

APPLICANT: Nick Velarde

OWNER: VELARDE NICHOLAS F JR & MELINDA M (CO TR)

APN: 081150016

LOCATION: 7123 W PERSHING CT
7123 W PERSHING CT

South of W. Pershing Ct., approximately 750 feet west of N. Shirk St.

ITEM NO: 4 **Resubmit**

SITE PLAN NO: [SPR26026](#)

PROJECT TITLE: Legacy Caring Partners

DESCRIPTION: Establish a mortuary and funeral home.

APPLICANT: Elver Guardado

OWNER: TIMON & PUMBA LLC

APN: 098300028

LOCATION: 1446 E MINERAL KING AVE

North of E. Mineral King Ave., approximately 560 feet east of S. Ben Maddox Way.

ITEM NO: 5 **Revise and Proceed**

SITE PLAN NO: [SPR26027](#)

PROJECT TITLE: Mon's Coffee Club Site Plan Review

DESCRIPTION: Establish a walk-in coffee shop.

APPLICANT: Monica Contreras

OWNER: AAF CONSULTANTS INC

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

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APN: 097075013

LOCATION: 707 S BRIDGE ST
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West of S. Bridge St., approximately 60 feet south of
E. Sequoia Ave.

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.