



## Village Planning Committee Meeting Summary

### Z-107-25-3

<b>Date of VPC Meeting</b>	October 21, 2025
<b>Request From</b>	C-O/G-O
<b>Request To</b>	C-2
<b>Proposal</b>	Gas station, convenience store, and drive through restaurant/coffee shop
<b>Location</b>	Northwest corner of 7th Avenue and Bell Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	8-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Committee Member Sandra Hoffman recused herself on this item, bringing the quorum to 8 members present. No members of the public registered to speak on this item.*

#### **STAFF PRESENTATION**

**Robert Kuhfuss**, staff, presented the land use, zoning, and General Plan information on the site and surrounding area. Mr. Kuhfuss presented a series of slides depicting the proposed site layout and other information. Mr. Kuhfuss highlighted the large landscape buffer to the north and discussed the turning movements into and out of the site, stating there was a discrepancy between the proposed site plan and that included in the Traffic Impact Analysis, which the applicant would need to address. Mr. Kuhfuss stated there was a small area at the northwest corner of the site that was within a delineated floodplain and that there were stipulations attached that addressed the floodplain. Mr. Kuhfuss displayed a slide depicting the elevations for the convenience store. Mr. Kuhfuss stated that staff had received one item of opposition which was attached to the staff report. Mr. Kuhfuss stated there were a number of city plans, overlays, and initiatives that were addressed in the recommended stipulations of approval, and provided an overview of the recommended stipulations, staff's findings, and recommendation for approval.

#### **APPLICANT PRESENTATION**

**Adam Baugh**, representing the applicant with Withey Morris Baugh, PLC, presented an overview of the site and the surrounding area, highlighting the site's location at the intersection of two major arterial streets. Mr. Baugh displayed a map of the area depicting the General Plan Land Use designations for the site and surrounding area, noting that the site was designated as Commercial. Mr. Baugh noted the site's proximity

to the adjacent wash to the west and how the wash acted as an attractive nuisance with respect to the transient population. Mr. Baugh stated that they had shifted the driveway location on 7th Avenue away from the adjacent residential as compared to the original layout. Mr. Baugh provided a series of renderings depicting the site and building elevations for both the convenience store and the restaurant, highlighting how the two buildings were of a similar architectural design. Mr. Baugh stated they had held two neighborhood meetings and that the person who provided the letter of opposition had since been satisfied with the project. Mr. Baugh stated that he is in agreement with the recommended stipulations of approval.

#### QUESTIONS FROM THE COMMITTEE

**Committee Member Leon Thomas** asked if the bicycle amenities were addressed in the Traffic Impact Analysis. **Mr. Baugh** stated there is a bicycle lane on 7th Avenue and that they would be required to dedicate and improve right-of-way per the Traffic Impact Analysis.

**Committee Member Ricardo Romero** asked if the property was in escrow. **Mr. Baugh** stated the property was under a contingency contract. Committee Member Romero asked what the hours of operation would be. Mr. Baugh stated that he was not sure about the coffee restaurant but believed it would be consistent with other similar uses. Mr. Baugh stated that the convenience store and gas station would be open 24 hours.

**Committee Member Thomas** asked about the turning movements into and out of the site as they pertain to delivery trucks. **Mr. Baugh** stated they had previously asked for a different turning configuration and were working with the Street Transportation Department on that issue. Mr. Baugh stated that deliveries would access the site from 7th Avenue.

**Committee Member Romero** asked if there was any feedback from the neighborhood regarding the homeless population. **Mr. Baugh** stated there had been discussion and that the applicant would keep the water spigots locked, provide routine perimeter patrols of the site, provide routine trash pick-up including the wash, and that they were using large rip rap in the landscape areas to discourage loitering. **Committee Member Susan Herber** asked if the site would be similar to the QT store located down the street. Mr. Baugh stated that 7-11 stores are not corporate-owned and that each is its own franchise. Mr. Baugh stated that their philosophy was to keep the windows clutter-free in order to promote visibility. Mr. Baugh stated they had been in contact with the Neighborhood Services Department regarding the adoption of procedures that would minimize impacts prior to opening. Committee Member Romero asked about maintenance of the site. Mr. Baugh stated there would be a contractual arrangement requiring both the convenience store and the restaurant to keep their respective sites clean and maintained. **Vice Chair Braden Lopez-Biggs** asked if the site would be under the same ownership as the site east of 7th Avenue. Mr. Baugh stated it was not. **Committee Member James Sutphen** stated that a site located at 7th Street and Mohave Street was a challenge. Mr. Baugh agreed and stated the subject site would not have the same issues.

PUBLIC COMMENT

None.

**MOTION:**

**Committee Member Ozzie Virgil** motioned to recommend approval of Z-107-25-3, per the staff recommendation. **Committee Member James Sutphen** seconded the motion.

**VOTE:**

**8-0**, motion to recommend approval of Z-107-25-3, per the staff recommendation, passes with Committee Members Herber, Hoover, Romero, Sutphen, Thomas, Virgil, Lopez-Biggs, and Freeman in favor, and none opposed.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION**

None