

# 7 Brew Coffee Shop w/ Extended Hours of Operation and Site Improvements

Minor Conditional Use Permit & Minor Design Review  
(File No. PLN26-0049)

2249 Sant Rosa Ave

August 13, 2026

Suzanne Hartman, City Planner  
Planning and Economic Development

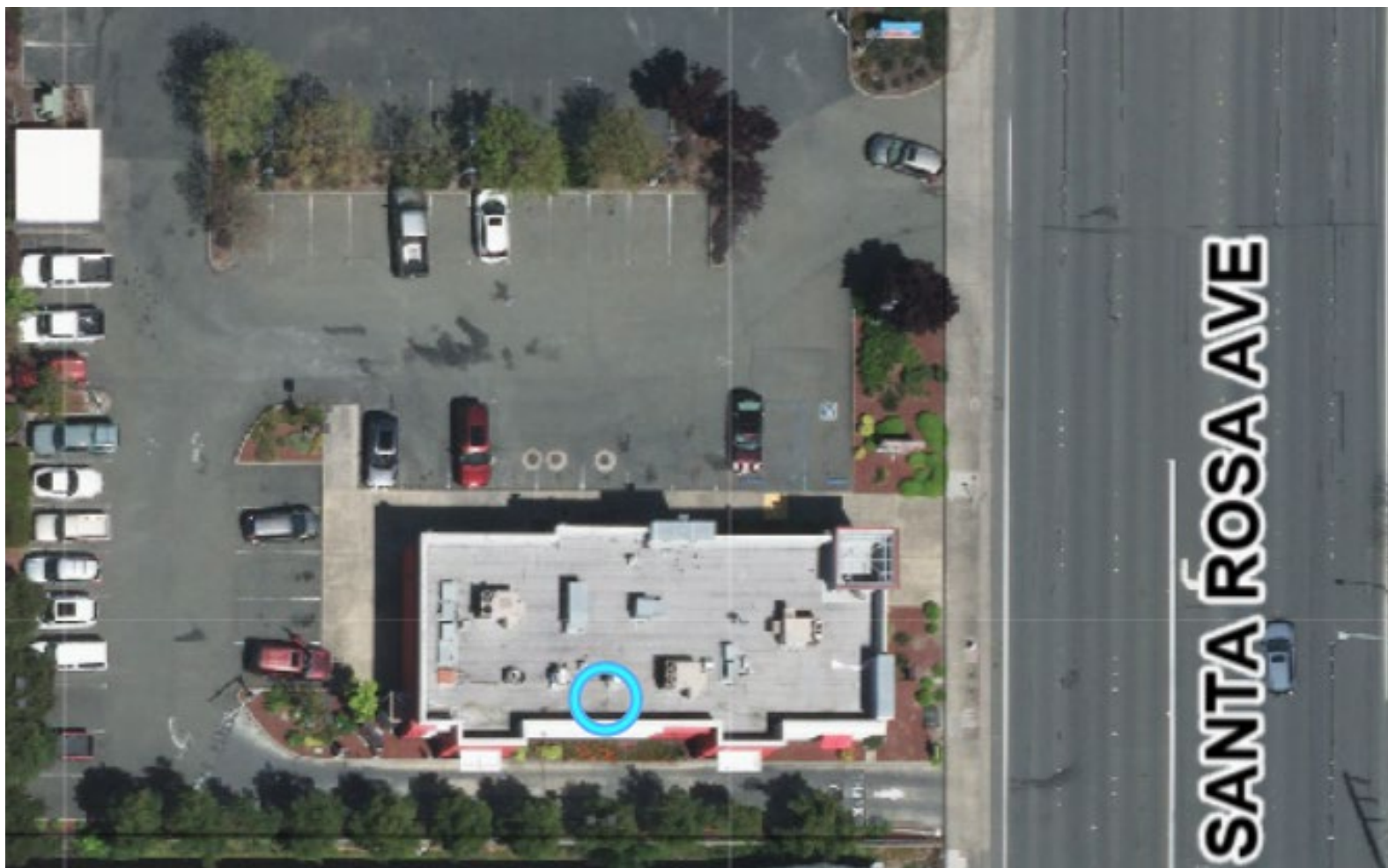
The applicant proposes a 2,333-square-foot drive-through retail sales facility (7 Brew Coffee), with extended hours of operation (5:00 a.m. – 11 p.m.).

- The project site is currently occupied by a 3,644-square-foot commercial restaurant with a drive-through (formerly KFC)
- Reconfiguration of existing drive-through and new landscaping
- Required Entitlements
  - Minor Conditional Use Permit and Design Review<sub>2</sub>

# 2249 Santa Rosa Avenue



# Neighborhood Context



- General Plan Land Use designation: Retail & Business Services
- Zoning District: General Commercial (CG)





## PROPOSED LANDSCAPE PLAN

### PLANT SCHEDULE

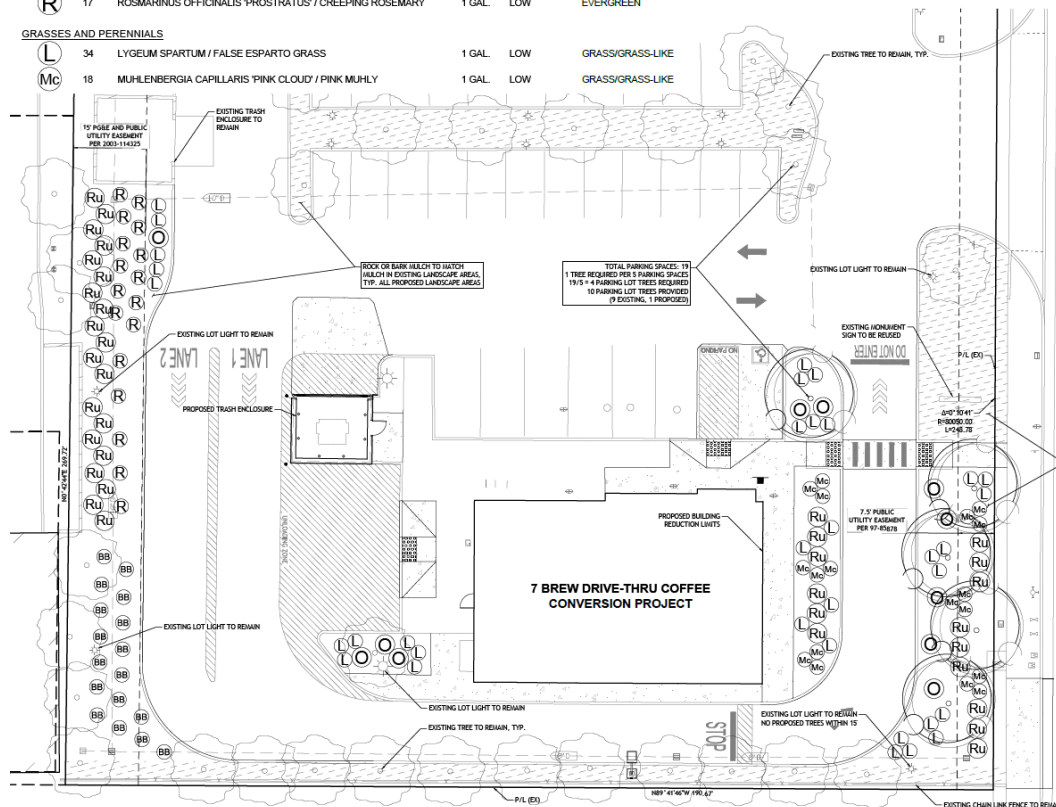
| SYMBOL                                                                            | QTY | BOTANICAL / COMMON NAME                                                                                                                  | CONT. | SIZE   | WATER USE        |
|-----------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------------------|
| <b>TREES</b>                                                                      |     |                                                                                                                                          |       |        |                  |
|  | 5   | PRUNUS CERASIFERA 'THUNDERCLOUD' / CHERRY PLUM<br>NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 9' STAKE<br>AND GUY ONE GROWING SEASON | B & B | 15 GAL | LOW              |
| <b>SHRUBS</b>                                                                     |     |                                                                                                                                          |       |        |                  |
|  | 17  | BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH<br>FULL AND BUSHY                                                         | 1 GAL | LOW    | EVERGREEN        |
|  | 11  | OLEA EUROPAEA 'LITTLE OLLIE' / DWARF OLIVE<br>SYN. 'MONTRA'                                                                              | 5 GAL | LOW    | EVERGREEN        |
|  | 35  | RHAPHIOLEPIS UMBELLATA 'GULF GREEN' / YEDDA HAWTHORN                                                                                     | 5 GAL | LOW    | EVERGREEN        |
|  | 17  | ROSMARINUS OFFICINALIS 'PROSTRATUS' / CREEPING ROSEMARY                                                                                  | 1 GAL | LOW    | EVERGREEN        |
| <b>GRASSES AND PERENNIALS</b>                                                     |     |                                                                                                                                          |       |        |                  |
|  | 34  | LYGELUM SPARTUM / FALSE ESPARTO GRASS                                                                                                    | 1 GAL | LOW    | GRASS/GRASS-LIKE |
|  | 18  | MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK MUHLY                                                                                        | 1 GAL | LOW    | GRASS/GRASS-LIKE |

### LANDSCAPE LEGEND

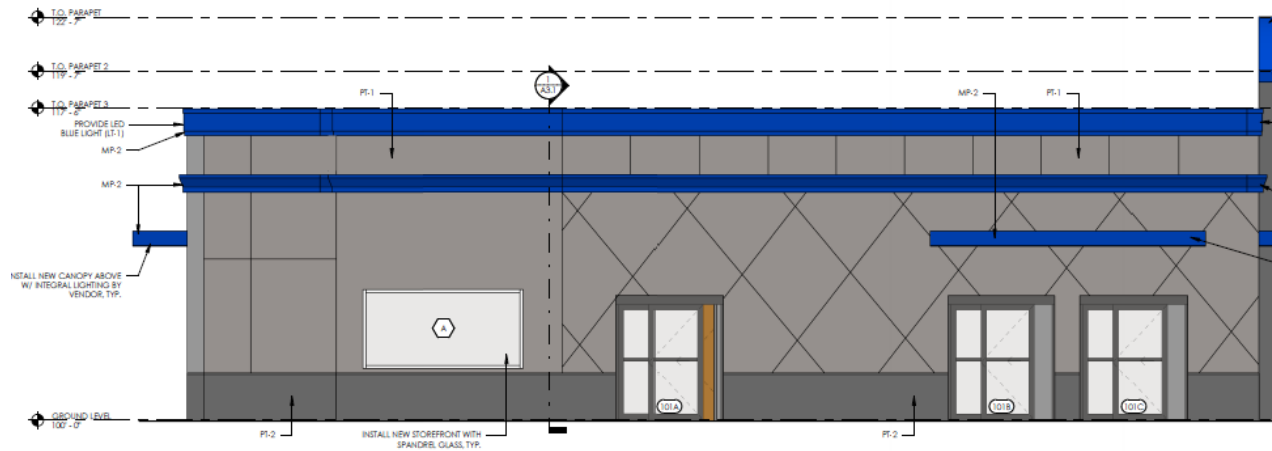


### IRRIGATION NOTE

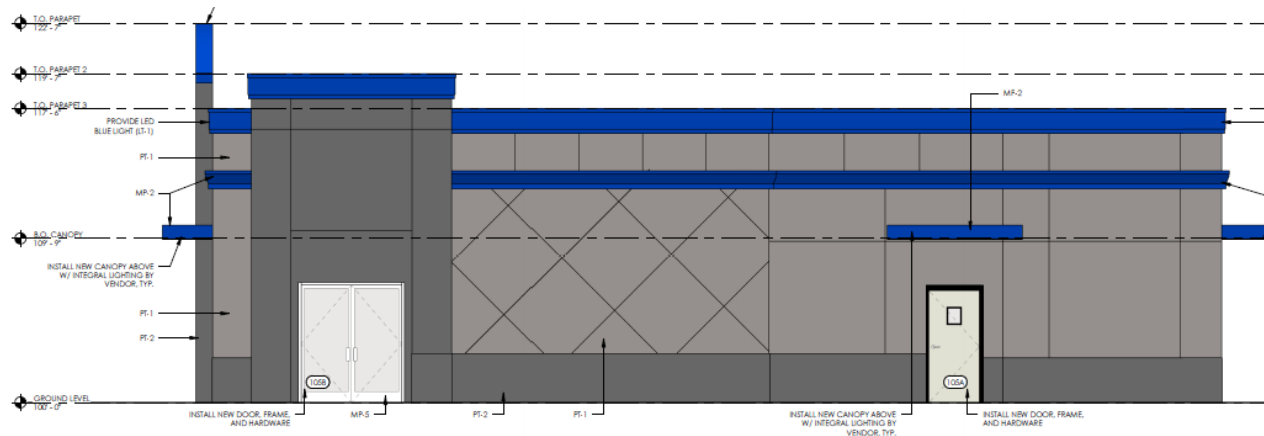
THESE PLANS ARE PRELIMINARY. IRRIGATION PLANS WILL BE INCLUDED WITH FINAL LANDSCAPE SET.



# Supporting Plans

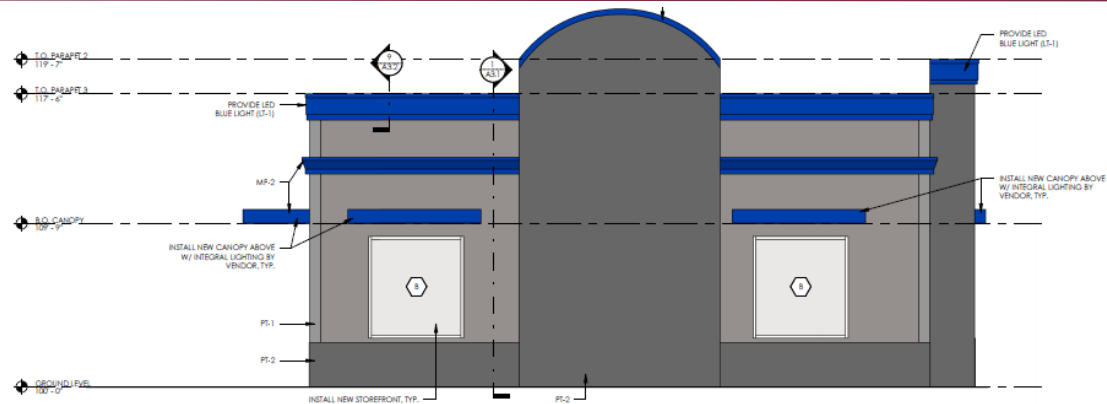


2 EXTERIOR ELEVATION - RIGHT SIDE  
1/4" = 1'-0"

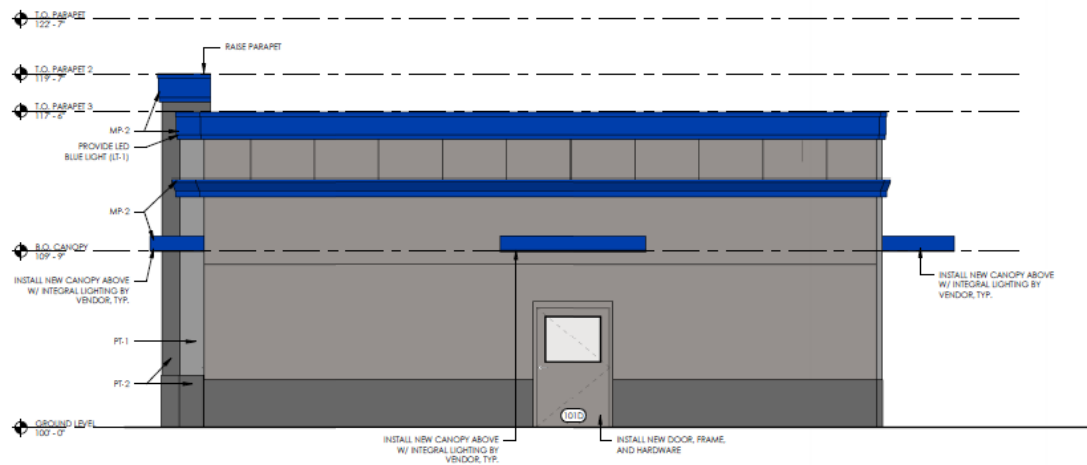


2 EXTERIOR ELEVATION - LEFT SIDE  
1/4" = 1'-0"

# Supporting Plans



**2 EXTERIOR ELEVATION - FRONT**  
 1/4" = 1'-0"



**2 EXTERIOR ELEVATION - BACK**  
 1/4" = 1'-0"



# Environmental Review

## California Environmental Quality Act (CEQA)

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- Categorically Exempt
  - CEQA Guidelines Section 15301
  - CEQA Guidelines Section 15303



- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted all conditions of approval.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a resolution for a Minor Conditional Use Permit and Minor Design Review to allow a drive-through restaurant (7 Brew Coffee) with extended hours of operation, modifications to the existing building and drive-through, and associated site improvements, at 2249 Santa Rosa Avenue.

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