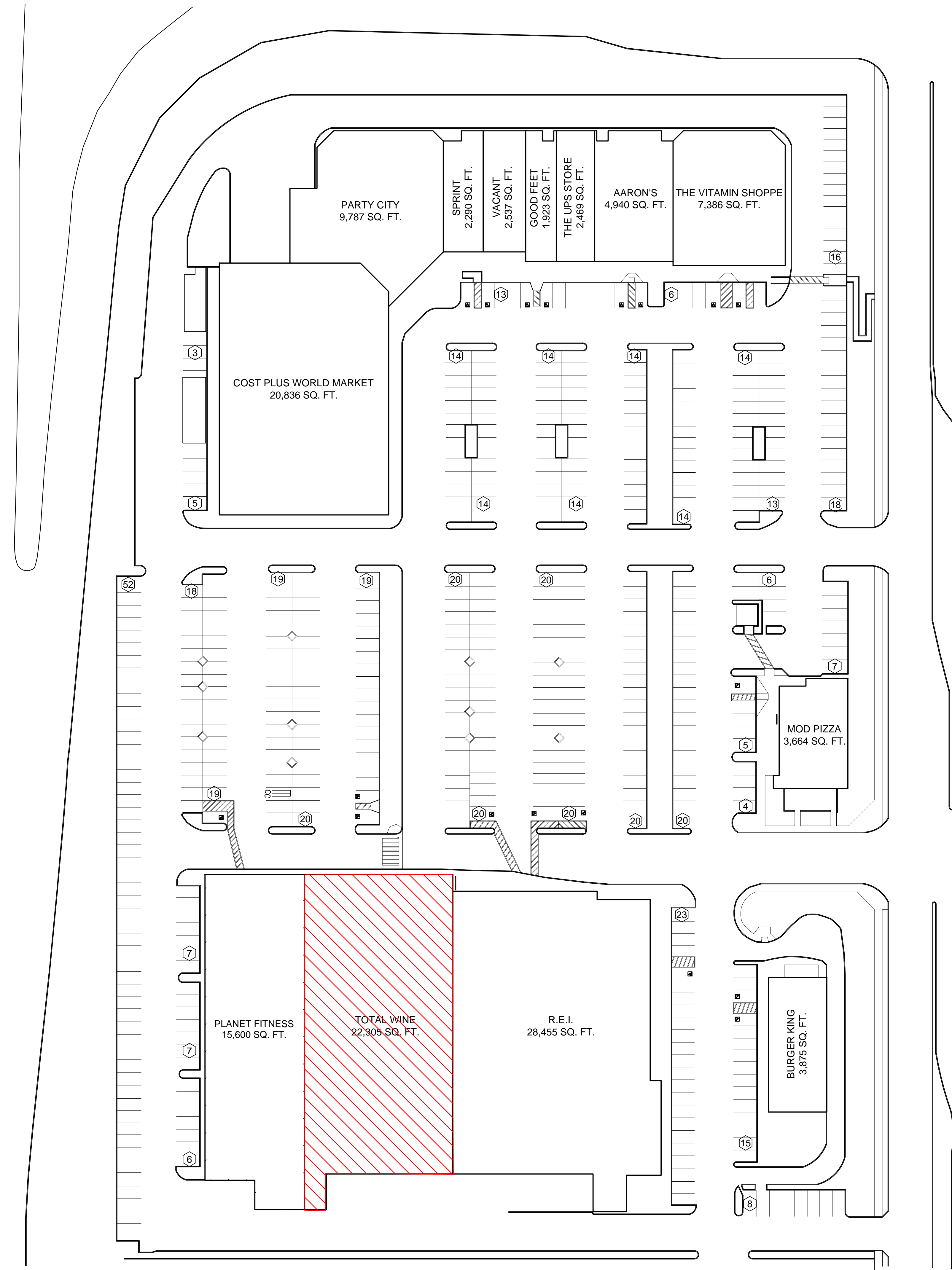


City of Santa Rosa
Planning & Economic
Development Department
Sep 1, 2021
RECEIVED

PARKING ANALYSIS (ZONE: CG-GENERAL COMMERCIAL)

ADDRESS	TENANT	USE CATEGORY	SQUARE FOOTAGE	PARKING RATIO (VEHICLE)	PARKING RATIO (BICYCLE)	ADA PARKING REQUIRED	
2705 SANTA ROSA AVE.	(PROPOSED) PLANET FITNESS	COMMERCIAL-FITNESS CLUB	18,194				
2705 SANTA ROSA AVE.	TOTAL WINE	RETAIL	19,706				
2715 SANTA ROSA AVE.	REI	RETAIL	28,455				
2695 SANTA ROSA AVE.	MOD PIZZA	RESTAURANT	3,664				
2683 SANTA ROSA AVE.	BURGER KING	RESTAURANT	3,875				
2695 SANTA ROSA AVE.	COST PLUS WORLD MARKET	RETAIL	20,836				
2675 SANTA ROSA AVE.	PARTY CITY	RETAIL	9,787	1/250 SF	1/5,000 SF	2% TOTAL PROVIDED PARKING	
2673 SANTA ROSA AVE.	SPRINT	RETAIL	2,290				
2671 SANTA ROSA AVE.	VACANT	RETAIL	2,537				
2669 SANTA ROSA AVE.	GOOD FEET	RETAIL	1,923				
2665 SANTA ROSA AVE.	THE UPS STORE	PERSONAL SERVICES	2,469				
2663 SANTA ROSA AVE.	AARON'S FURNITURE	RETAIL	4,940				
2661 SANTA ROSA AVE.	THE VITAMIN SHOPPE	RETAIL	7,386				
TOTAL SQ. FT. OF SHOPPING CENTER			126,062	126,062/250	126,062/5,000		
TOTAL REQUIRED PARKING				504	25		11
TOTAL PROVIDED PARKING				527	13		18
COMPLIANT				YES; 23 SURPLUS	NO; 12 DEFICIENT	YES	



1 SITE PLAN
1" = 40'

Issue Sets

No.	Issue Set	By	Date	Appr.

Minor Use Permit

TOTAL WINE AND MORE
2705 SANTA ROSA AVENUE

Sales Area SF: 19,402 Storage Area SF: 2,069

Total SF: 22,305

Clear Ceiling Height: 22'-0" to 24'-0" AFF (to bottom of joist)

MERCHANDISING LINEARS

Type:	u/m	Target:	Actual:	+/-	Chain Avg. (2019)
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Shelving:

Laydown Wine Bin	LF				676
Stand-up: Wine	LF				282
Stand-up: Spirits	LF				369
Stand-up: Beer	LF				77
Stand-up: Other	LF				Incl. In Beer
Low & More	LF				
Pallet Rack	LF				
Shelving Subtotal:					1,404

Platforms:

Wine	LF				N/A
Spirits	LF				N/A
Beer	LF				N/A
WOW Display	LF				N/A
Platform Subtotal:					0
Grand Total:					1,404

CASE CAPACITY

Floor Stacking SF	Case Capacity (4-High)
Case Capacity	Warehouse Rack SF
Ret. Storage (above 7') SF	Case Capacity (15-High)
Total Stock Capacity:	

ISP CAPACITY

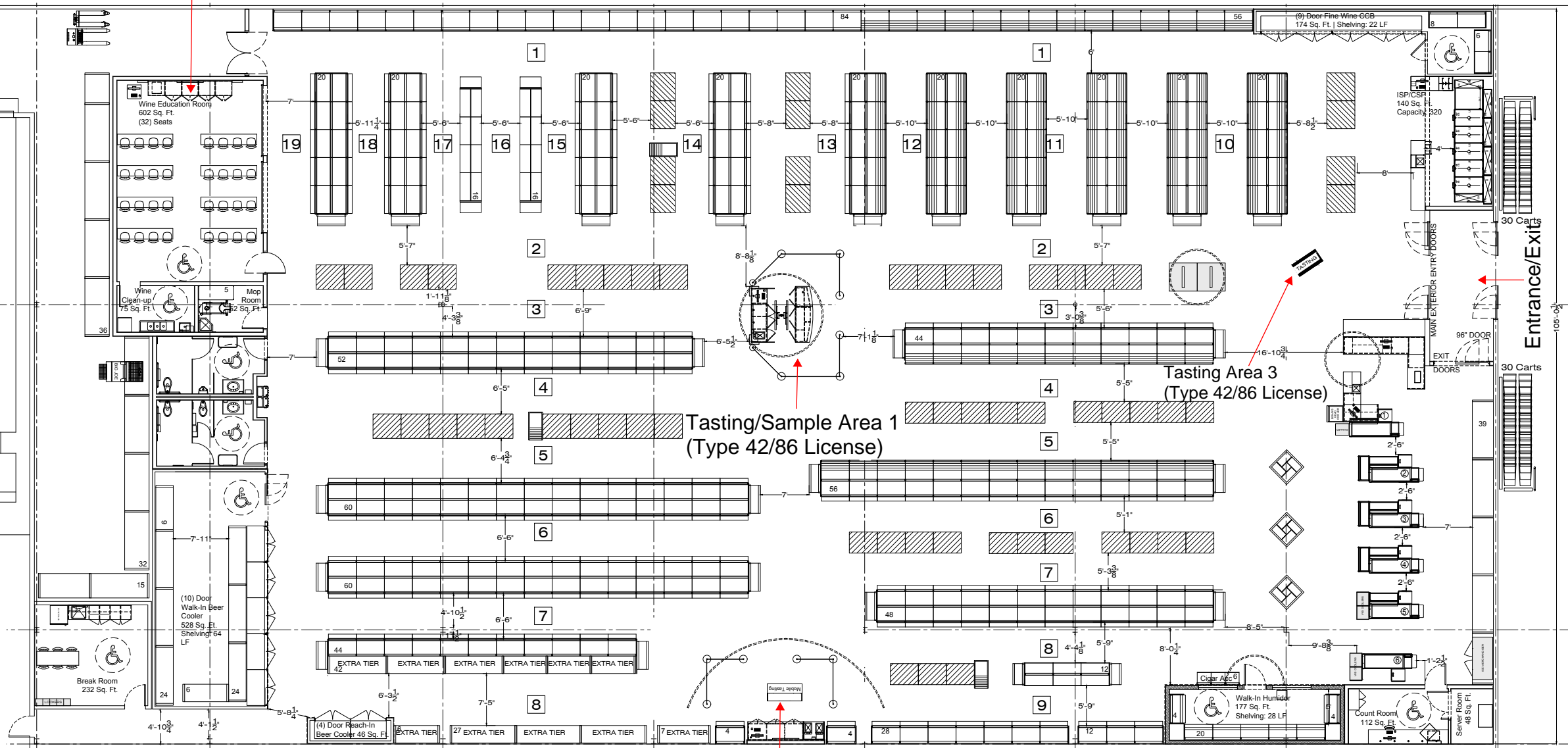
Type:	Capacity Per Unit:	Qty:	Actual:	Target:	+/-
Stationary Racks (14" x 48")	20	6	120		
Mobile Racks (28" x 48")	40	5	200		
Box Racks	5 per 1'	0	0		
U-Boats	12	0	0		
Total Capacity:			320	250	70

MISC PLAN DETAILS

Type:	Qty / Size:
Fine Wine CCB	Walk-In - (10) Doors 22 LF
Beer Cooler	Walk-In - (10) Doors 74 LF
Humidor	Walk-In - 32 LF
Wine Education Room	(52) Seats
Carts	(132)
Checkstands	(8) Standard (1) Future

Store Designer: KB
 Merch Planner: KB
 Construction PM: Natalie Lyden
 Architect of Record: RRRM

Wine Education Center
 (Type 42/86 License)



Tasting/Sample Area 2
 (Type 42/86 License)

Tasting Area 3
 (Type 42/86 License)

Tasting/Sample Area 1
 (Type 42/86 License)

RECESSED
 TRUCK DOCK

Entrance/Exit

FLOOR PLAN
8-11-21