

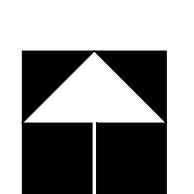
City of Santa Rosa

August 12/2019

Planning & Economic
Development Department



1 AERIAL CONTEXT PHOTO
A1.0 1/32" = 1'-0"



4880 Highway 12 - Neighborhood Context

4880 HIGHWAY 12, SANTA ROSA, CA

DATE: AUGUST 11, 2019

WIX JOB #: 1902.02

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A1.0

PROJECT STATISTICS

SCOPE OF PROJECT	: TENANT IMPROVEMENT FOR RETAIL (DISPENSARY)
AP #	: 032-300-009
ZONING	: COMMERCIAL GENERAL
GENERAL PLAN	: RETAIL BUSINESS SERVICE
SITE AREA	: 0.31 ACRES
BUILDING AREA	: 1,410 SQ. FT.
EXISTING USE/BUILDING AREA	: SINGLE STORY STORE
PROPOSED USE/BUILDING AREA	: CANNABIS DISPENSARY & DELIVERY SERVICE
EXISTING PARKING	: 7
PROPOSED PARKING	: (SEE PARKING TABULATION/CALC ON THIS SHEET)

PARKING TABULATION

NAME/USE	AREA	BUSINESS ACTIVITY	PARKING RATIO	PARKING SPACES	BIKE RATIO	BIKE SPACES
DISPENSARY (RETAIL):	1,170 SF	TYPE 10	1:250	4.7	1:5000	0.3
DISPENSARY (CONSUMPTION):	240 SF	TYPE 10	1:250	0.9	1:14000	0.1
TOTAL SQUARE FOOTAGE	1,410 SF			TOTAL PARKING REQUIRED:	5.66	0.4
				25% PARKING REDUCTION:	-1.4	
				TOTAL PARKING REQUIRED:	4.26	0.4

SITE LIGHTING

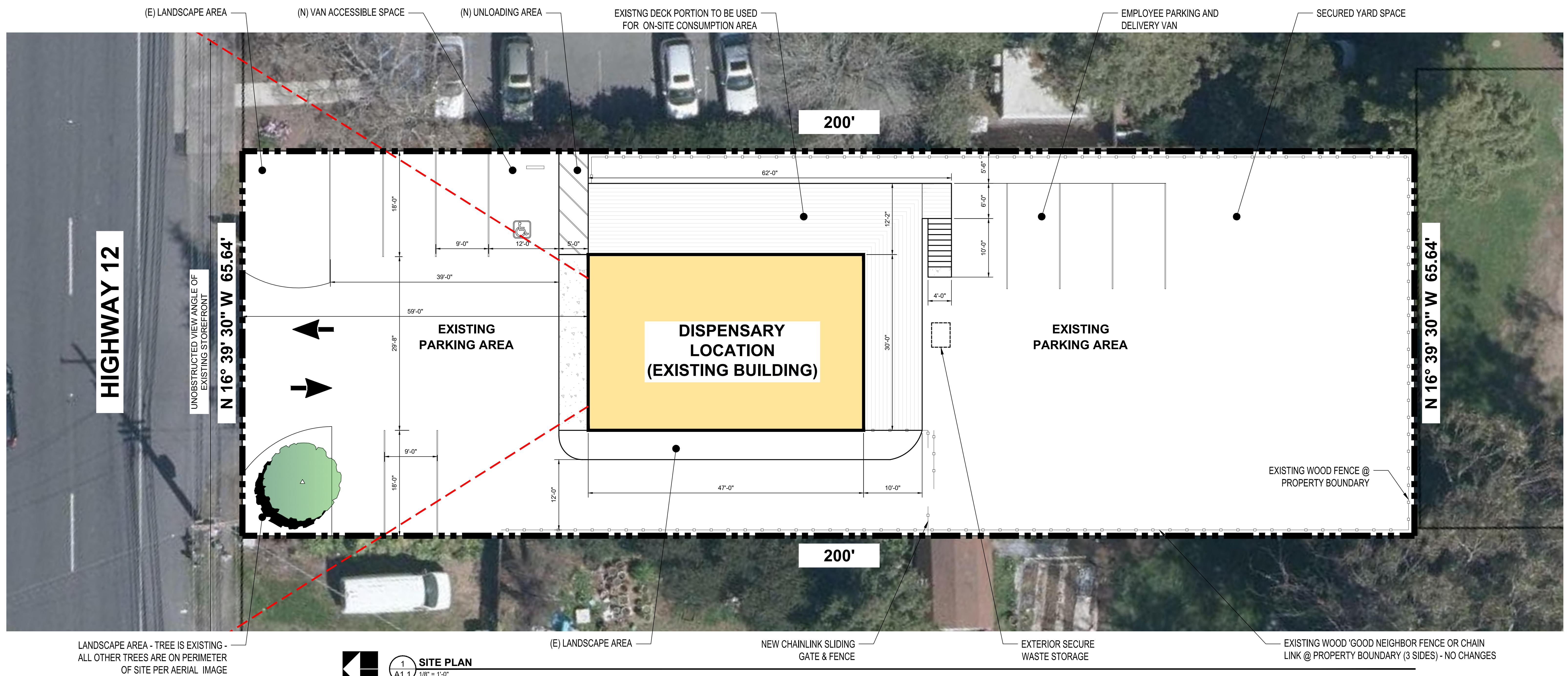
EXTERIOR LIGHTING IS EXISTING AND NO CHANGES ARE BEING PROPOSED. IF FUTURE LIGHTING IS PROPOSED, THE LIGHTING FIXTURES SHALL BE INSTALLED WITH BEST MANAGEMENT PRACTICES AND TECHNOLOGIES USED TO REDUCE GLARE, LIGHT POLLUTION AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES. AND SHALL COMPLY WITH SANTA ROSA CITY ORDINANCE 20-46.050(l).

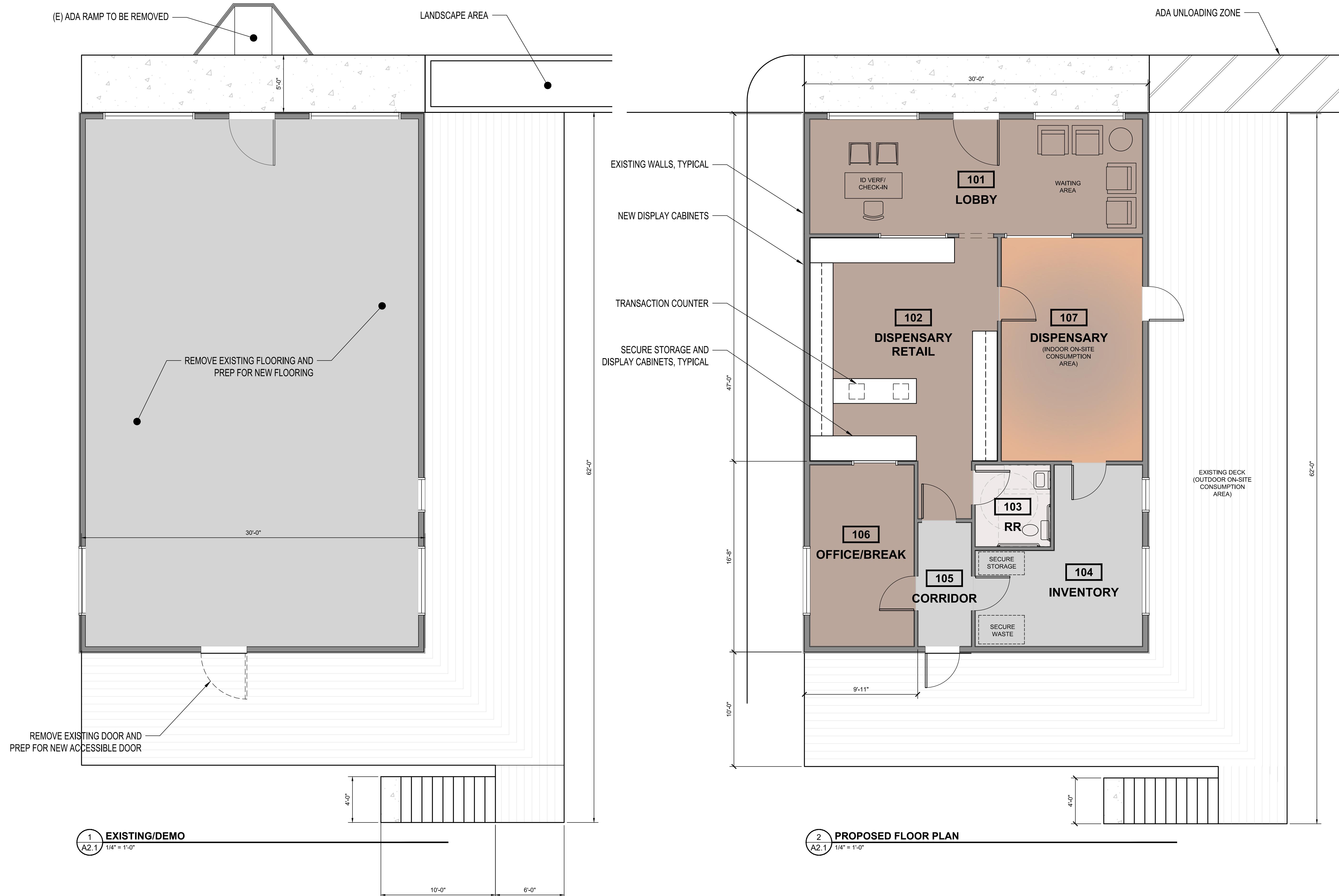
PARKING CALCULATION

VEHICLE SPACES	BIKE RACKS
CURRENT SPACES PROVIDED: 7 SPACES	0 SPACES
SPACES REQUIRED BY ZONING CODE: 5.6 SPACES	0.4 SPACES
PARKING REDUCTION: -1.4 SPACES (SEE PARKING REDUCTION BELOW)	
TOTAL SPACES REQUIRED: 4.26 SPACES	
SPACES PROVIDED: 6 SPACES (PLUS 4 EMPLOYEE SPACES IN REAR YARD)	1 SPACES + INDOOR

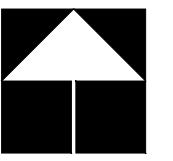
PARKING REDUCTION PER ZONING CODE 20-36.040, C, 2:

Change in use. When a building's use changes to a new use, for example a retail use to a restaurant, without enlarging the space in which the use is located, there shall be no additional parking required for the new use, except that the new use shall comply with current ADA standards for parking, provided that any deficiency in parking is no more than 10 spaces, or a 25 percent overall reduction from standard parking requirements, whichever is greater.





4880 Highway 12 - Conceptual Floor Plan



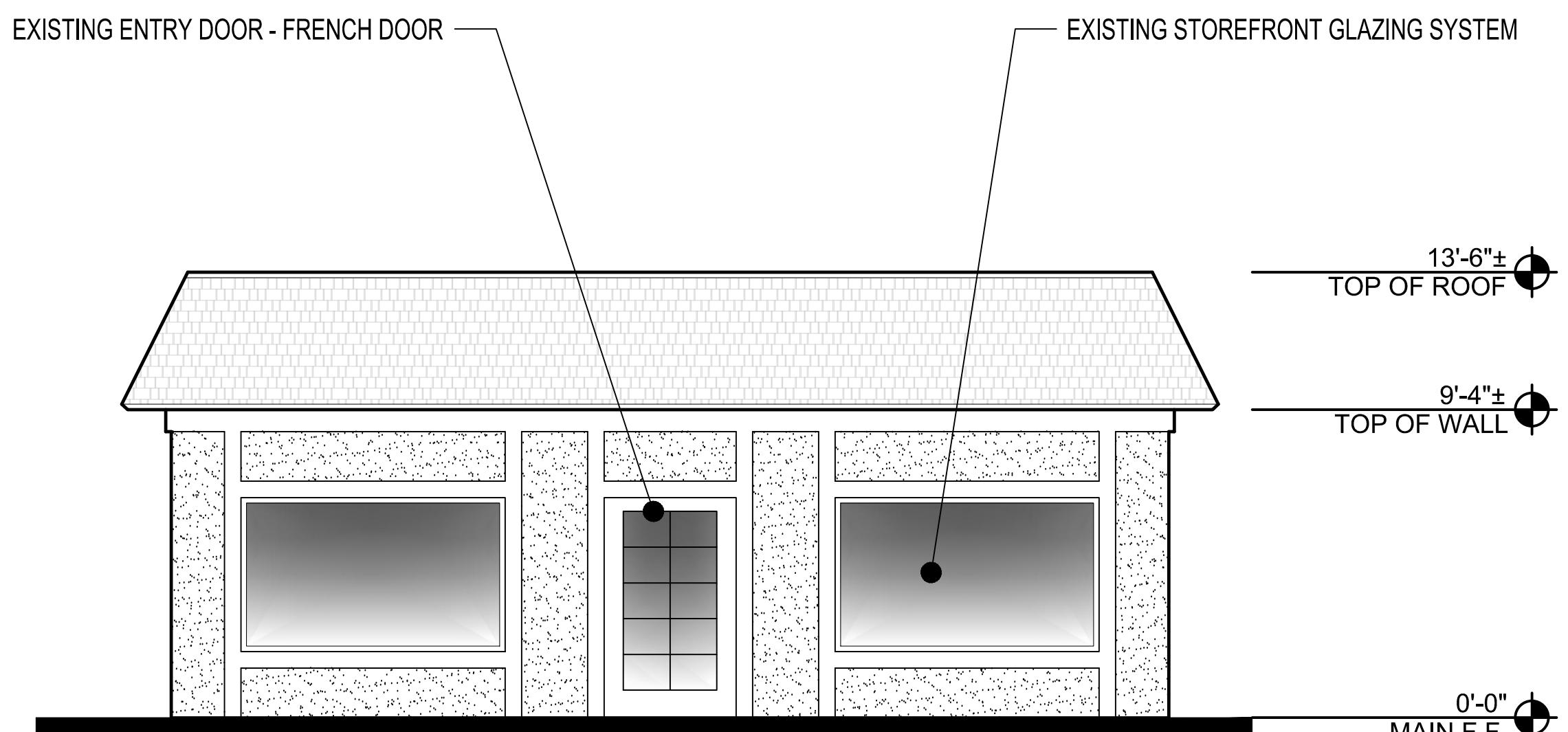
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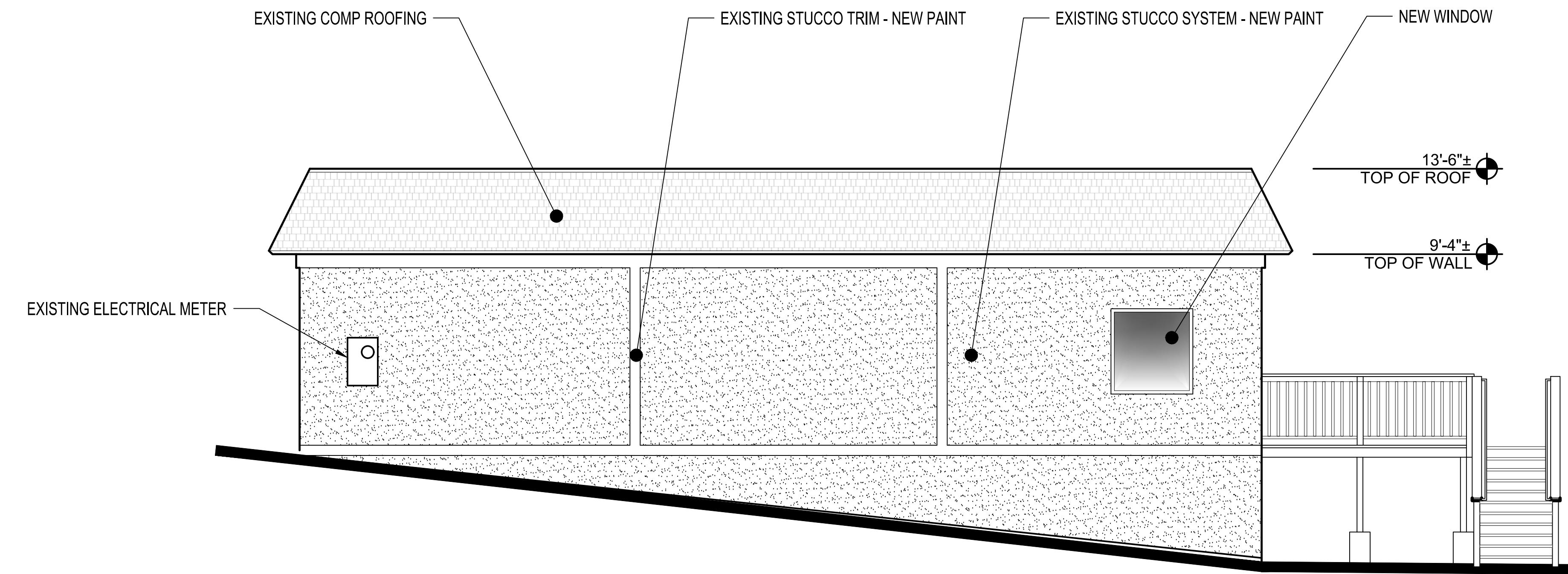
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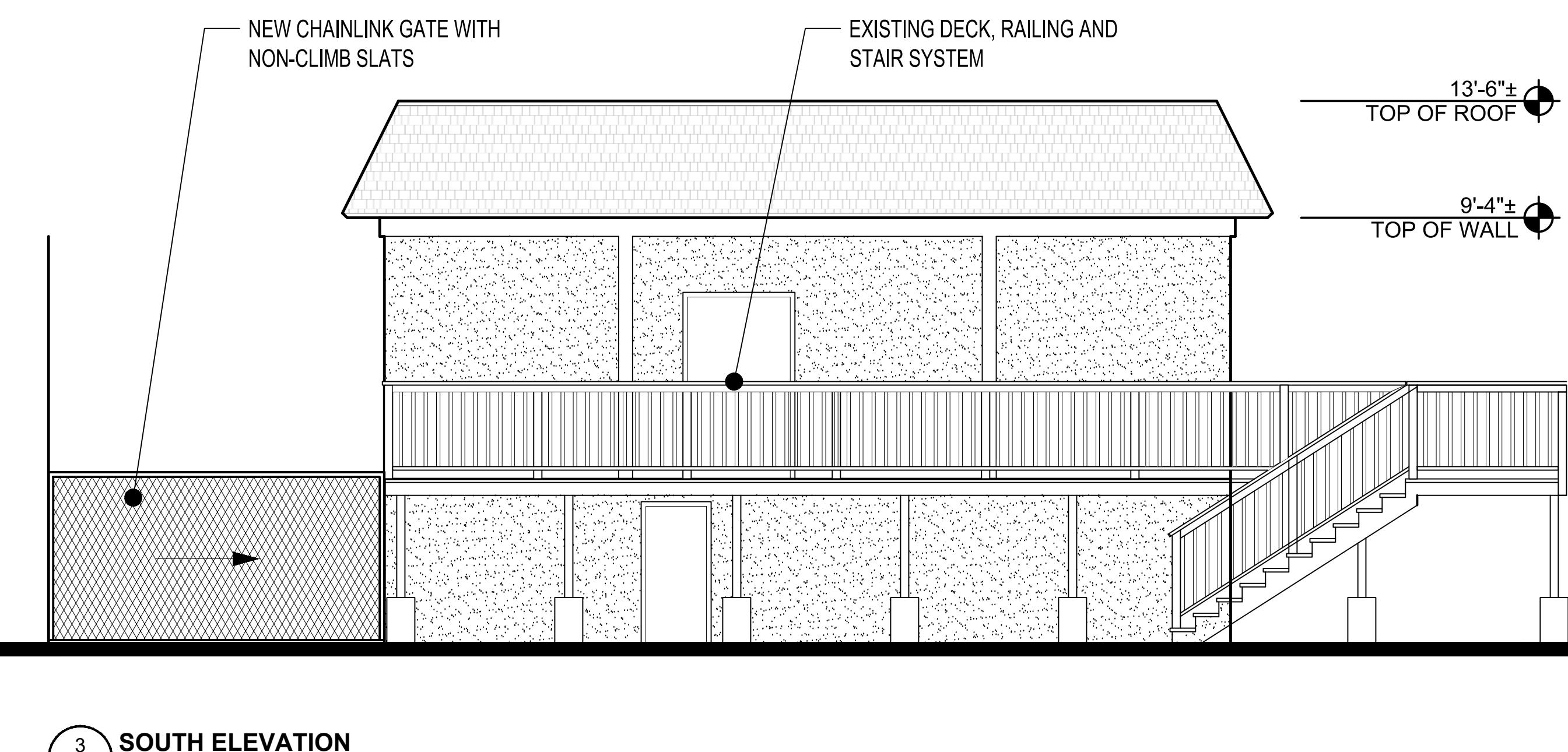
A2.1



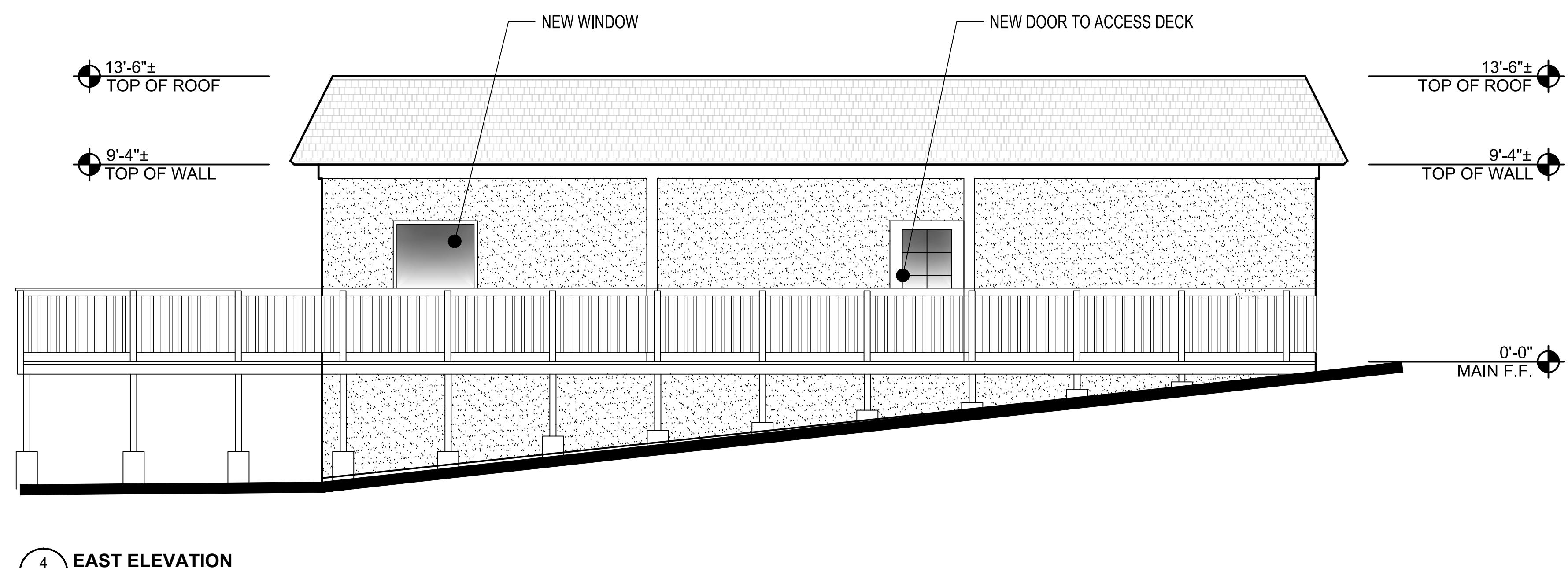
1 NORTH ELEVATION
A3.1 1/4"= 1'-0"



2 WEST ELEVATION
A3.1 1/4"= 1'-0"



3 SOUTH ELEVATION
A3.1 1/4"= 1'-0"



4 EAST ELEVATION
A3.1 1/4"= 1'-0"

4880 Highway 12 - Exterior Elevations

0 2 4 8

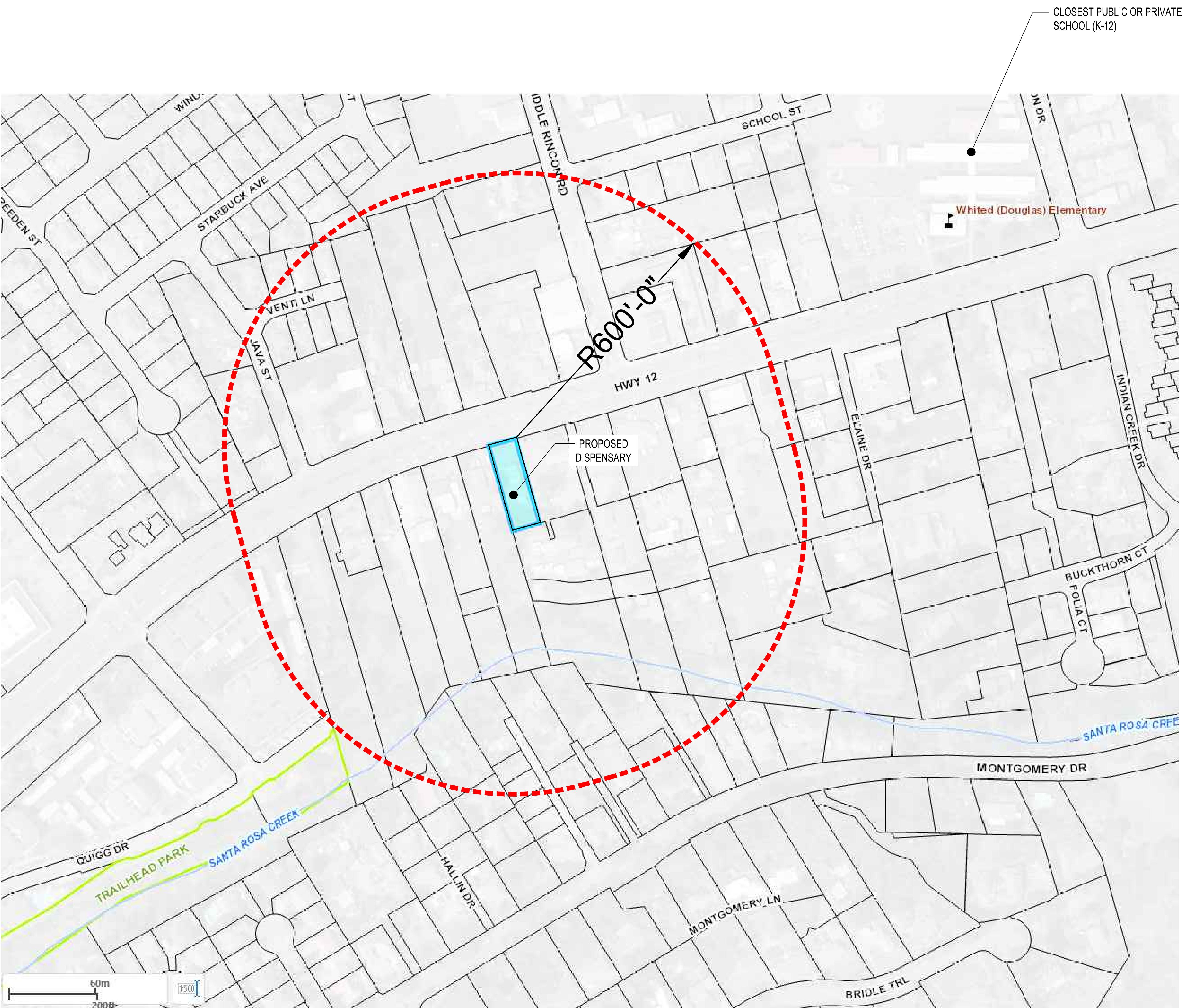
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A3.1



4880 Highway 12 - School Location Map

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A4.1