

# GOHL GARDENS | 468 YOLANDA AVE #801

SANTA ROSA | CA | 95404

## CONDITIONAL USE PERMIT (CUP) APPLICATION

CONDITIONAL USE PERMIT (CUP) APPLICATION TO CONVERT EXISTING, VACANT 2,814 SF, 2 STORY TENANT SPACE IN A LIGHT INDUSTRIAL BUILDING INTO A COMMERCIAL CANNABIS CULTIVATION (TYPE 1A) FACILITY

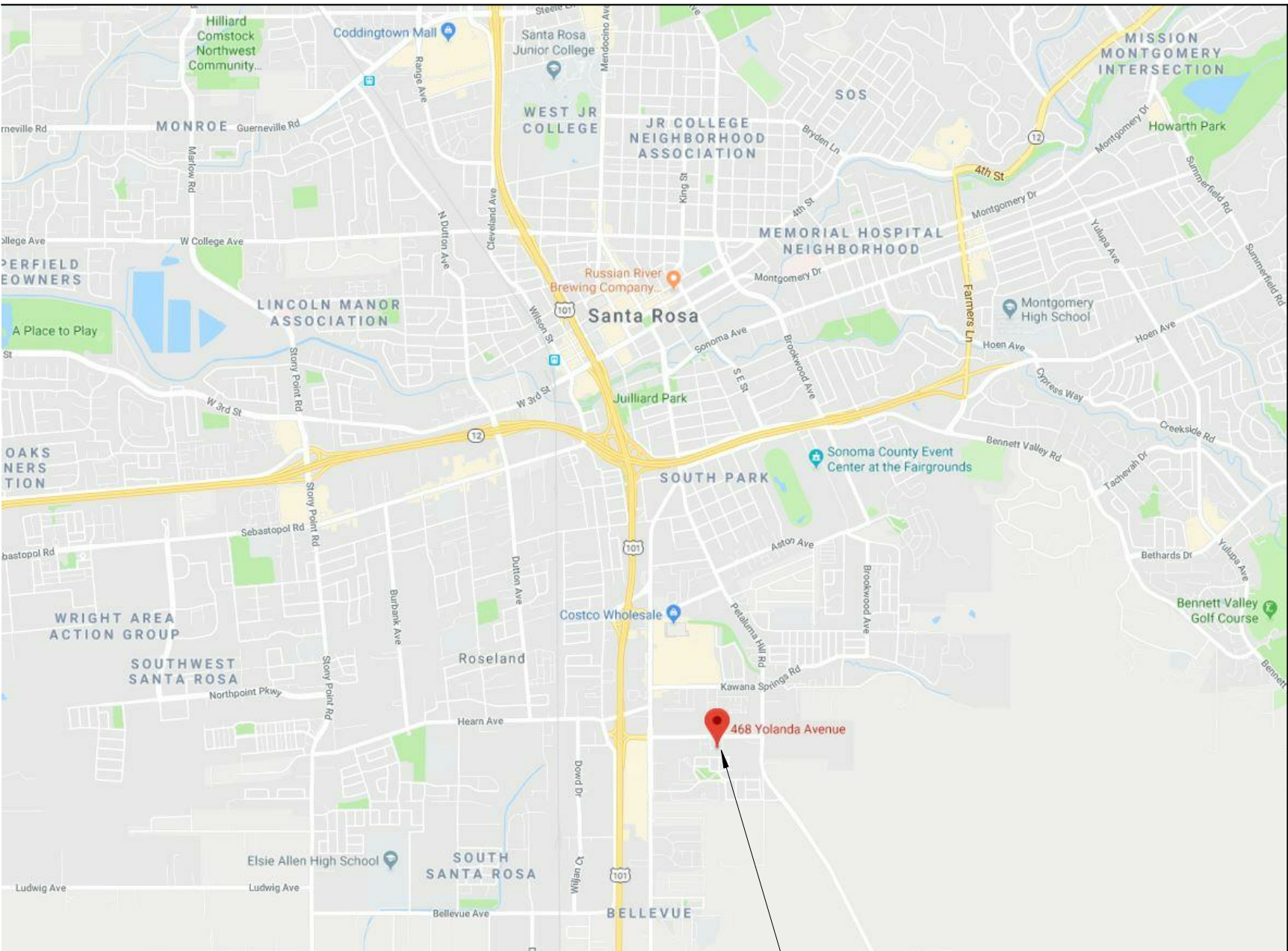


mihmic  
architecture inc

### DATA

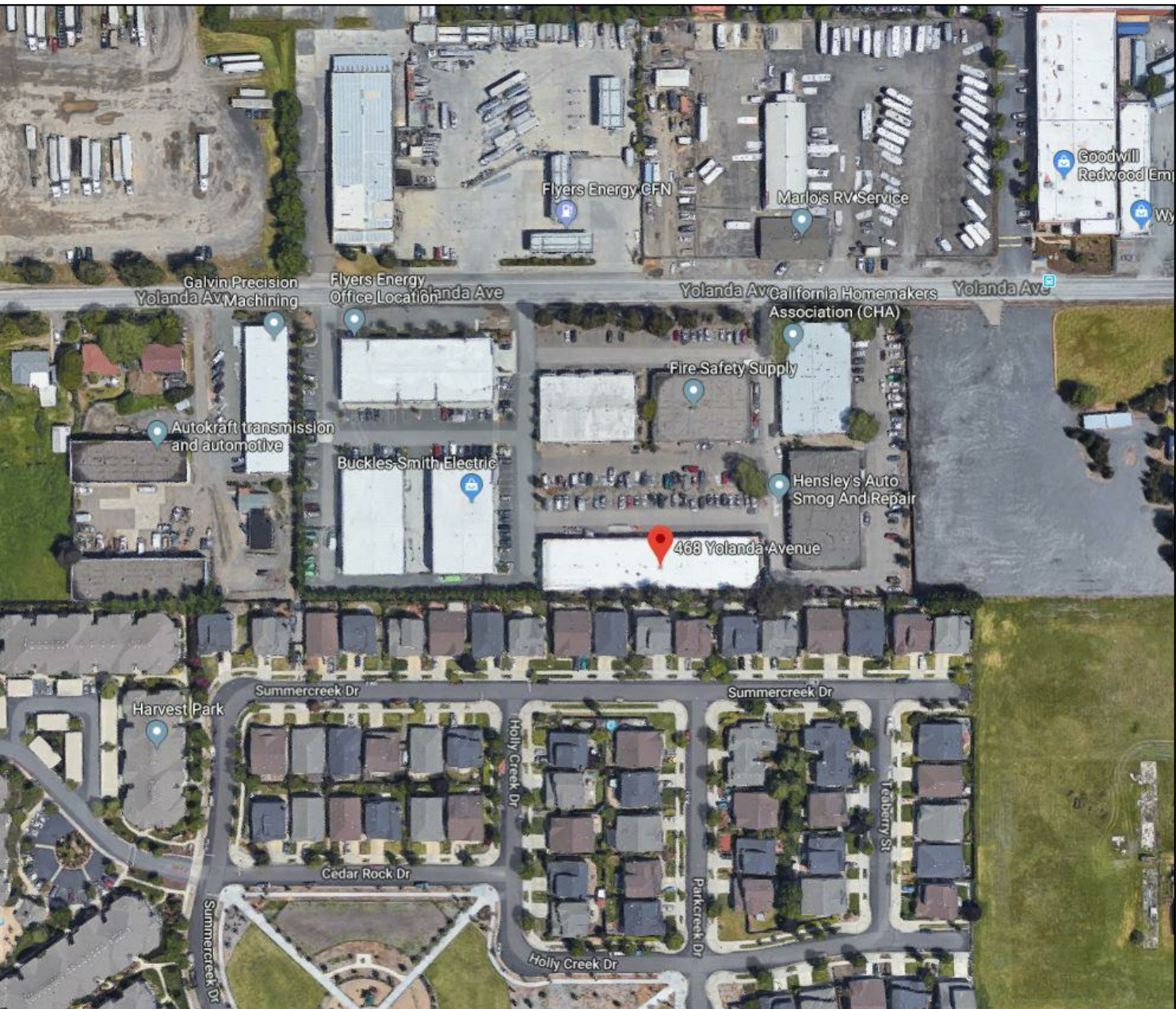
|                        |                                   |
|------------------------|-----------------------------------|
| PARCEL NUMBER          | 044-091-066                       |
| TAX AREA               | 004136                            |
| CENSUS TRACT           | 151402                            |
| CENSUS BLOCK           | 5009                              |
| BUILT                  | 1976                              |
| ZONING CODE            | IL                                |
| GENERAL PLAN USE       | LIGHT INDUSTRY                    |
| COUNTY LAND USE        | LIGHT MANUFACTURING & WAREHOUSING |
| TOTAL AREA             | 58,292 SF                         |
| LOT AREA               | 3.66 ACRES                        |
| HEIGHT                 | 20' - 0"                          |
| CONST. TYPE            | V                                 |
| (E) GROSS 1ST FLR AREA | 1,486 SF                          |
| (N) GROSS 1ST FLR AREA | 1,486 SF - NO CHANGE              |
| (E) GROSS 2ND FLR AREA | 1,328 SF                          |
| (N) GROSS 2ND FLR AREA | 1,328 SF - NO CHANGE              |
| TOTAL (N) GROSS AREA   | 2,814 SF                          |

### VICINITY



SUBJECT PROPERTY:  
468 YOLANDA AVE

### NEIGHBORHOOD



### SYMBOLS

|  |                                                    |  |                                                      |
|--|----------------------------------------------------|--|------------------------------------------------------|
|  | REFERENCE DATUM                                    |  | DETAIL PLAN CALLOUT<br>- ID NUMBER<br>- SHEET NUMBER |
|  | WINDOW TYPE CALLOUT                                |  | EXISTING/ NEW INTERIOR WALL                          |
|  | EXTERIOR DOOR TYPE CALLOUT                         |  | EXISTING INTERIOR WALL TO BE DEMOLISHED              |
|  | INTERIOR DOOR TYPE CALLOUT                         |  | OVERHEAD LINE                                        |
|  | WALL/FLOOR ASSEMBLY TYPE CALLOUT                   |  |                                                      |
|  | ELEVATION CALLOUT<br>- ID NUMBER<br>- SHEET NUMBER |  |                                                      |
|  | SECTION CALLOUT<br>- ID NUMBER<br>- SHEET NUMBER   |  |                                                      |

### CODE

BUILDING SHALL COMPLY W/ LOCAL & STATE CODE REGULATION PER LOCAL/ COUNTY ORDINANCES AS LISTED (MOST STRICT SHALL APPLY):

2016 CALIFORNIA BUILDING CODE

2016 CALIFORNIA RESIDENTIAL CODE

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA ELECTRICAL CODE

2016 CALIFORNIA PLUMBING CODE

2016 CALIFORNIA ENERGY CODE

SANTA ROSA MUNICIPAL CODE

### ARCHITECTURAL INDEX

| SHEET | SHEET NAME                                               | CUP APPLICATION |
|-------|----------------------------------------------------------|-----------------|
| A0.0  | COVER                                                    | x               |
| A0.1  | PARCEL MAP & ABBREVIATIONS                               | x               |
| A0.2  | NEIGHBORHOOD CONTEXT MAP                                 | x               |
| A0.3  | EXISTING SITE PLAN (2009)                                | x               |
| A1.0  | SITE PLAN                                                | x               |
| A1.1  | 1ST FLOOR PLAN                                           | x               |
| A1.2  | 2ND FLOOR PLAN                                           | x               |
| A2.0  | ELEVATIONS (PHOTO) & 3D AXON - NO EXTERIOR MODIFICATIONS | x               |

### DIRECTORY

#### OWNER

**GARY GOHL**  
468 YOLANDA AVE #801  
SANTA ROSA 95404  
garygohl@msn.com  
707-888-1064

#### ARCHITECT

**MICHAEL HANNAH, AIA**  
[mihmic architecture inc](#)

#5061 SAN PABLO AVE,  
RICHMOND, CA 94805  
michael@mihmic.com  
415.283.9333

CA ARCHITECT'S LICENSE #C-35073





mihmic  
architecture inc.

ABBREVIATIONS

|          |                    |            |                   |           |                   |
|----------|--------------------|------------|-------------------|-----------|-------------------|
| ⌀        | SQUARE FEET        | EQ.        | EQUAL             | O.C.      | ON CENTER         |
| &        | AND                | EQUIP.     | EQUIPMENT         | O.D.      | OUTSIDE DIAMETER  |
| ∠        | ANGLE              | EXPO.      | EXPOSED           |           | OR OVERFLOW DRAIN |
| @        | AT                 | EXP.       | EXPANSION         | O.H.      | OPPOSITE HAND     |
| /        | DIAMETER           | EXT.       | EXTERIOR          |           | (MIRROR IMAGE)    |
| ⊥        | PERPENDICULAR      |            |                   | OPNG.     | OPENING           |
| #        | POUND OR           | F.D.       | FLOOR DRAIN       | OPP.      | OPPOSITE          |
|          | NUMBER             | FDN.       | FOUNDATION        |           |                   |
| <        | LESS THAN          | FF. (FF)   | FINISH FACE       | PL.       | PLATE             |
| >        | GREATER THAN       | FIN.       | FINISH            | P.L.      | PROPERTY LINE     |
| ⏟        | CENTERLINE         | FL.        | FLOOR             | PLAS.     | PLASTER           |
|          |                    | FLASH.     | FLASHING          | PLWD.     | PLYWOOD           |
| ABBRVS.  | ABBREVIATIONS      | FLOUR.     | FLOURESCENT       | PNL.      | PANEL             |
| ABV.     | ABOVE              | F.O.       | FACE OF           | PT.       | POINT             |
| ACOUS.   | ACOUSTIC(AL)       | F.O.C.     | FACE OF CONCRETE  | PR.       | PAIR              |
| A.D.     | AREA DRAIN         | F.O.F.     | FACE OF FINISH    | PTD.      | PAINTED           |
| ADJ.     | ADJACENT           | F.O.S.     | FACE OF STUD      | PIN.      | PARTITION         |
| AFF      | ABOVE FINISH FLOOR | FS         | FACE OF STUD      | P.T.      | PRESSURE TREATED  |
| AGGR.    | AGGREGATE          | FPRF.      | FIREPROOF         |           |                   |
| AL. (AL) | ALUMINUM           | FRG. (FRG) | FRAMING           | R.        | RISER OR RADIUS   |
| A.P.     | ACCESS PANEL       | FT.        | FOOT/FEET         | REINF.    | REINFORCING       |
| A.P.N.   | ASSESSOR'S PARCEL  | FTG.       | FOOTING           | R.D.      | ROOF DRAIN        |
|          | NUMBER             | FURR.      | FURRING           | REQ.      | REQUIRED          |
| APPROX.  | APPROXIMATE        | FUT.       | FUTURE            | RESIL.    | RESILIENT         |
| ARCH.    | ARCHITECT          |            |                   | R.O.      | ROUGH OPENING     |
|          |                    | GA.        | GAUGE             | RDWD.     | REDWOOD           |
| BD.      | BOARD              | GALV.      | GALVANIZED        | RWL       | RAINWATER LEADER  |
| BKG.     | BACKING            | G.B.       | GRAB BAR          |           |                   |
| BLDG.    | BUILDING           | GDRL.      | GUARDRAIL         | S.        | SOUTH             |
| BLKG.    | BLOCKING           | GL. (GL)   | GRID LINE         | S.C. (SC) | SOLID CORE        |
| BM.      | BEAM               | GLS.       | GLASS             | SCHED.    | SCHEDULE          |
| B.O.     | BOTTOM OF          | GFCI       | GROUND FAULT      | SH.       | SHELF             |
| B.U.R.   | BUILT-UP ROOFING   |            | CIRCUIT INTERRUPT | SHR.      | SHOWER            |
|          |                    | GND.       | GROUND            | SHT.      | SHEET             |
| CAB.     | CABINET            | GR.        | GRADE             | SIM.      | SIMILAR           |
| C.B.     | CATCH BASIN        | GYP.       | GYPSUM            | SPEC.     | SPECIFICATION     |
| CEM.     | CEMENT             | GWB        | GYPSUM            | SQ.       | SQUARE            |
| CER.     | CERAMIC            | G.I.       | WALL-BOARD        | S.S.      | STAINLESS STEEL   |
| C.I.     | CAST IRON          |            | GALVANIZED IRON   | S.S.D.    | SEE STRUCTURAL    |
| C.J.     | CONTROL JOINT      |            |                   |           | DRAWINGS          |
| CL       | CENTERLINE         | H.B.       | HOSE BIB          | STD.      | STANDARD          |
| CLG.     | CEILING            | H.C. (HC)  | HOLLOW CORE       | STL.      | STEEL             |
| CLKG.    | CAULKING           | HDWD.      | HARDWOOD          | STOR.     | STORAGE           |
| CLO.     | CLOSET             | HDWR.      | HARDWARE          | STRL.     | STRUCTURAL        |
| CLR.     | CLEAR              | HDRL.      | HANDRAIL          | S.V.      | SHEET VINYL       |
| C.M.U.   | CONCRETE           | H.M. (HM)  | HOLLOW METAL      | SYM.      | SYMMETRICAL       |
|          | MASONRY UNIT       | HORIZ.     | HORIZONTAL        |           |                   |
|          | COUNTER            | H.P.       | HIGH POINT        | T.        | TREAD             |
| CNTR.    |                    | HR.        | HOSE BIB          | T.B.      | TOWEL BAR         |
| C.O.     | CLEAN OUT          | HT.        | HEIGHT            | TEL.      | TELEPHONE         |
| COL.     | COLUMN             |            |                   | TEMP.     | TEMPERED          |
| CONC.    | CONCRETE           |            |                   | T&G       | TOUNGUE &         |
| CONT.    | CONTINUOUS         | I.D.       | INSIDE DIAMETER   |           | GROOVE            |
| CSWK.    | CASEWORK           | INFO.      | INFORMATION       | TH.       | THRESHOLD         |
| C.R.     | COLD ROLLED        | INSUL.     | INSULATION        | THK.      | THICK             |
| C.T.     | CERAMIC TILE       | INT.       | INTERIOR          | T.O.      | TOP OF            |
| CTR.     | CENTER             |            |                   | T.O.W.    | TOP OF WALL       |
| CTSK.    | COUNTERSUNK        | JT.        | JOINT             | T.P.D.    | TOILET PAPER      |
|          |                    | KIT.       | KITCHEN           |           | DISPENSER         |
|          |                    |            |                   | T.V.      | TELEVISION        |
| DBL.     | DOUBLE             | LAM.       | LAMINATE          | T.S.      | TUBE STEEL        |
| DIA.     | DIAMETER           | LAV.       | LAVATORY          | TYP.      | TYPICAL           |
| DIM.     | DIMENSION          | L.P.       | LOW POINT         |           |                   |
| DHW      | DOMESTIC HOT       | LT.        | LIGHT             | UNF.      | UNFINISHED        |
|          | WATER TANK         |            |                   | U.O.N.    | UNLESS OTHERWISE  |
| DN. (DN) | DOWN               | MAX.       | MAXIMUM           |           | NOTED             |
| D.O.     | DOOR OPENING       | M.C.       | MEDICINE CABINET  |           |                   |
| DR.      | DOOR               | MECH.      | MECHANICAL        | VEN.      | VENEER            |
| DWR.     | DRAWER             | MEMB.      | MEMBRANE          | VERT.     | VERTICAL          |
| D.S.     | DOWNSPOUT          | MET.       | METAL             | VEST.     | VESTIBULE         |
| DWG.     | DRAWING            | MFR.       | MANUFACTURER      | V.T.      | VINYL TILE        |
|          |                    | MIN.       | MINIMUM           | V.I.F.    | VERIFY IN FIELD   |
| (E)      | EXISTING           | MISC.      | MISCELLANEOUS     |           |                   |
| E.       | EAST               | MUL.       | MULLION           | W.        | WEST              |
| EA.      | EACH               |            |                   | W/        | WITH              |
| E.B.     | EXPANSION BOLT     | (N)        | NEW               | WD. (WD)  | WOOD              |
| E.J.     | EXPANSION JOINT    | N.         | NORTH             | W.O.      | WHERE OCCURS      |
| EL.      | ELEVATION          | N.I.C.     | NOT IN CONTRACT   | W/O       | WITHOUT           |
| ELEC.    | ELECTRICAL         | NOM.       | NOMINAL           |           | WATERPROOFING     |
| ELEV.    | ELEVATOR           | N.T.S.     | NOT TO SCALE      | WR.       | WATER RESISTANT   |
| ENCL.    | ENCLOSURE          |            |                   |           |                   |
| E.P.     | ELECTRICAL PANEL   |            |                   |           |                   |

PARCEL MAP







mihmic  
architecture inc.

NEIGHBORING PROPERTY:  
LAND USE: LIGHT INDUSTRY (IL)  
COUNTY LAND USE: LIGHT  
MANUFACTURING & WAREHOUSING

NEIGHBORING PROPERTY:  
LAND USE: GENERAL INDUSTRY (IL)  
BULK PLANT

SUBJECT PROPERTY:  
LAND USE: LIGHT INDUSTRY (IL)  
COUNTY LAND USE: LIGHT  
MANUFACTURING & WAREHOUSING

NEIGHBORING PROPERTY:  
LAND USE: LIGHT INDUSTRY (IL)  
COUNTY LAND USE: LIGHT  
MANUFACTURING & WAREHOUSING

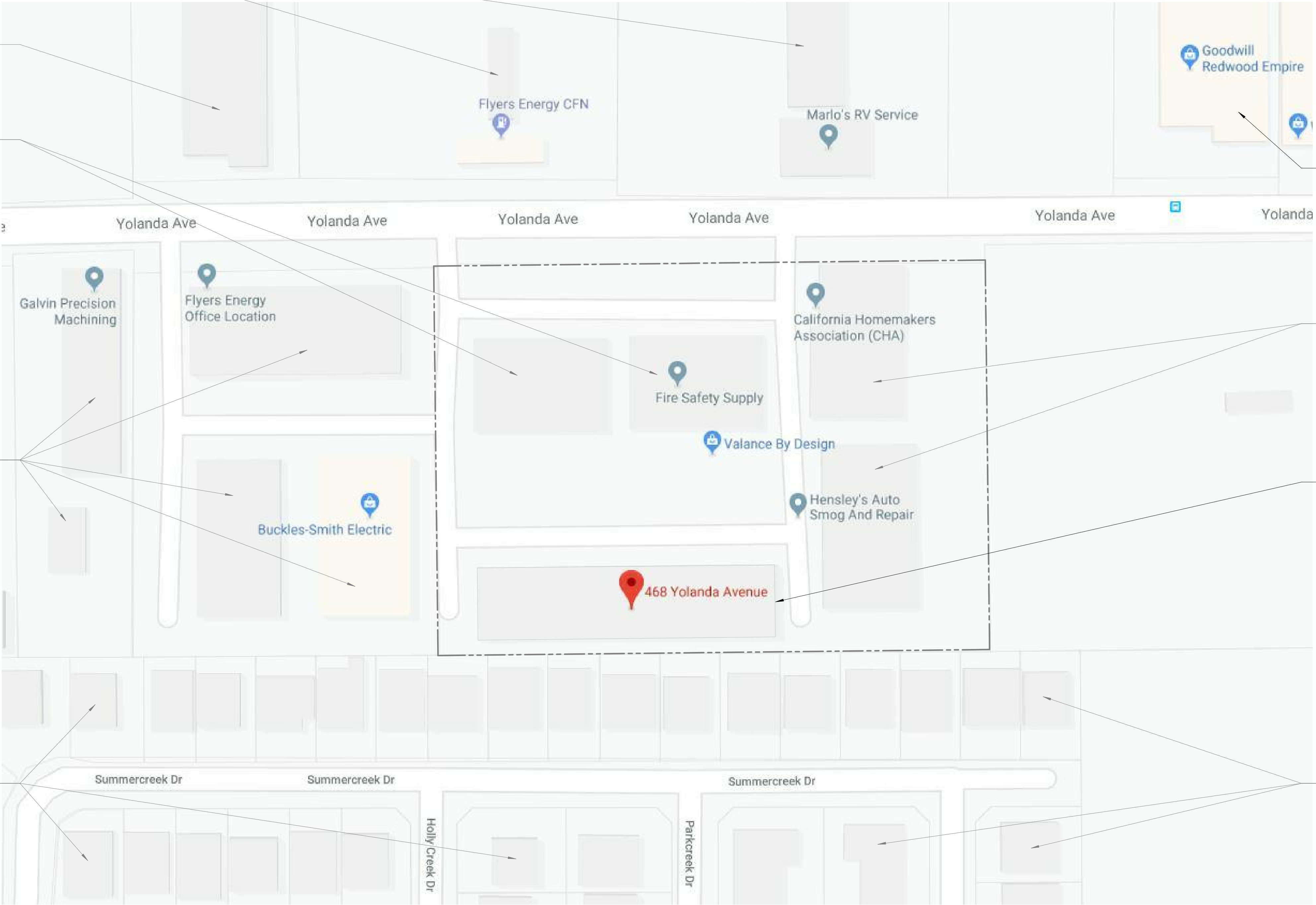
SUBJECT PROPERTY:  
LAND USE: LIGHT INDUSTRY (IL)  
COUNTY LAND USE: LIGHT  
MANUFACTURING & WAREHOUSING

NEIGHBORING PROPERTY:  
LAND USE: LIGHT INDUSTRY (IL)  
COUNTY LAND USE: LIGHT  
MANUFACTURING & WAREHOUSING

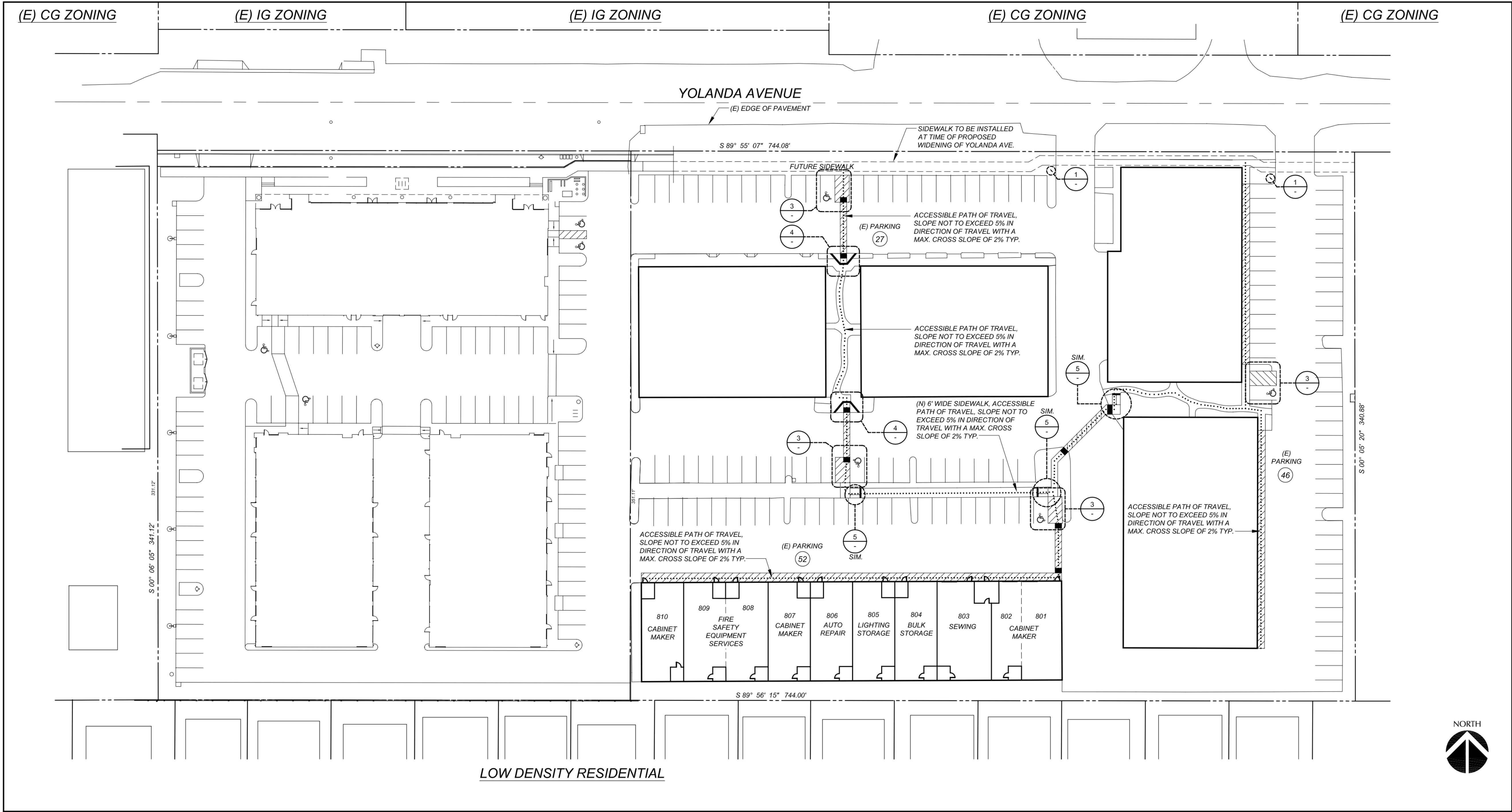
SUBJECT BUILDING:  
LAND USE: LIGHT INDUSTRY (IL)  
COUNTY LAND USE: LIGHT  
MANUFACTURING & WAREHOUSING

NEIGHBORING PROPERTIES:  
LAND USE: LOW RESIDENTIAL  
SINGLE FAMILY SWELLINGS, TYP

NEIGHBORING PROPERTIES:  
LAND USE: LOW RESIDENTIAL  
SINGLE FAMILY SWELLINGS, TYP







TIERNEY/FIGUEIREDO  
817 RUSSELL AVE. SUITE H SANTA ROSA, CA 95403  
707.576.1557 FAX 576.1555  
tfa@sonic.net email http://www.tfarich.com/ web  
ARCHITECTS AIA

**TFA**

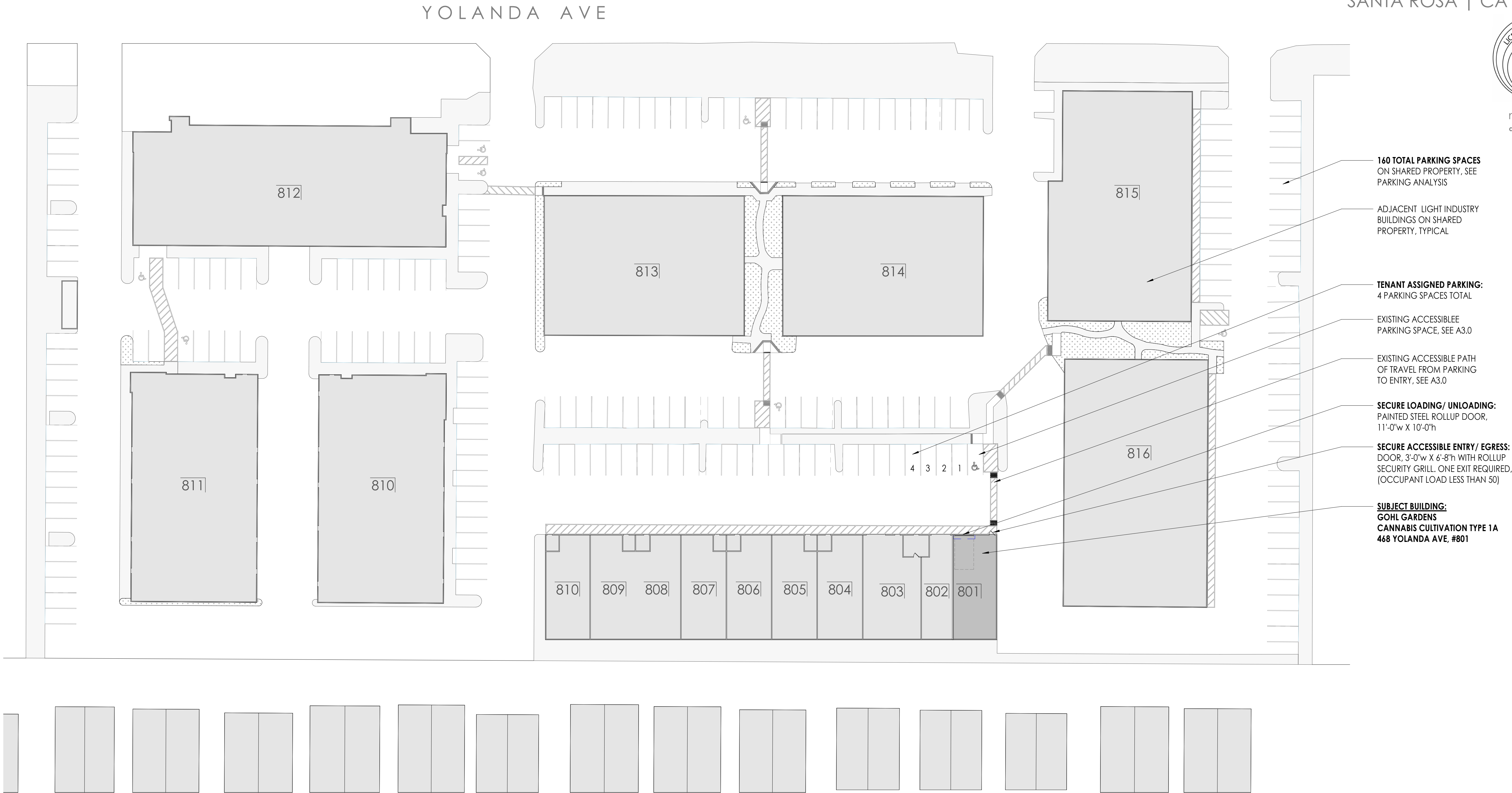
These designs and drawings are the property of the Architect and no part thereof shall be copied or used in connection with any other work or project without the written consent of the Architect.

SITE ACCESSIBILITY PLAN  
468 YOLANDA AVENUE  
SITE ACCESSIBILITY PLAN  
468 YOLANDA AVENUE  
SANTA ROSA, CALIFORNIA

| SITE ACCESSIBILITY PLAN                                                                                                                                                                                                                                                                                                  |      |   |                                                                                                                                                                                                                                                       |      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |   | 30'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | -    |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---|
| <div><p>NOTE: CROSS SLOPE OF LANDING AREAS DO NOT EXCEED 2% IN ANY DIRECTION.</p><p>GROOVED BORDERS MUST BE ON THE LEVEL SURFACE AT THE TOP OF THE RAMP.</p><p>WALL OR OTHER OBSTRUCTION</p><p>NOTE: SURFACE WILL REQUIRE 36" SECTION OF TRUNCATED DOMES IF FLAT TRAVEL SURFACE ADJOINS VEHICULAR TRAFFIC WAY.</p></div> |      |   | <div><p>FLUSH WITH GRADE</p><p>4'-0"</p><p>1:10 MAX</p><p>1:10 MAX</p><p>1/4" x 1/4" DEEP GROOVES @ 3/4" O.C.</p><p>TRUNCATED DOME DETECTABLE WARNING SURFACE WHEN SLOPE IS BETWEEN 5% AND 6.67%</p><p>BACK OF SIDEWALK OR WALL/OBSTRUCTION</p></div> |      |   | <div><p>VEHICLE OVERHANG. SEE SITE PLAN</p><p>FACE OF CURB</p><p>PAINT FIGURE WHITE ON BLUE BACKGROUND, COLOR NO. 15090, FEDERAL STANDARD #595B OR EQUIV.</p><p>SEE SITE PLAN</p><p>2% SLOPE MAX. IN ALL DIRECTIONS AT STRIPPED AISLE</p><p>4" WIDE PAINTED OUTLINE WITH 45 DEGREE DIAGONAL STRIPES AT 36" ON CENTER. OUTLINE AND STRIPE PAINT COLOR TO BE TRAFFIC BLUE (FEDERAL STD. #595B, COLOR #15090)</p><p>12" HIGH WHITE PAINTED LETTERING</p><p>NO PARKING</p><p>9'-0" MIN.</p><p>8'-0" MIN.</p><p>2% SLOPE MAX.</p><p>NOTE: THIS PLAN IS BASED ON THE MINIMUM REQUIREMENTS FOR CONFORMANCE WITH CBC TITLE 24 AND ADA ACCESSIBILITY REQUIREMENTS. REFER TO THE SITE PLAN FOR ACTUAL STALL LOCATIONS, SIGNAGE AND CURB CUT CONFIGURATIONS.</p></div> |   |   | <div><p>MINIMUM FINE \$250<br/>VAN ACCESSIBLE</p><p>EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT PAINTED IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND THE WORDS "MINIMUM FINE \$250" WHEN IN THE PATH OF TRAVEL, THE SIGN SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE FINISH GRADE OF THE PARKING SPACE. ADD THE WORDS STATING: "VAN ACCESSIBLE" OR SIGN AS SHOWN AT STALLS DESIGNATED FOR VAN ACCESSIBLE PARKING</p></div> |      |   | <div><p>A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE ENTRANCE TO OFF-STREET PARKING FACILITIES. THE SIGN SHALL BE IN WHITE ON DARK BLUE, NOT LESS THAN 17"x22" IN SIZE, AND STATE:<br/>"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH PHYSICAL DISABILITIES MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____<br/>OR BY TELEPHONING _____"</p><p>CONTRACTOR SHALL FILL IN INFO AS REQ'D BY COUNTY OF SONOMA</p></div> |      |   |
| CURB RAMP                                                                                                                                                                                                                                                                                                                | 1/2" | 5 | CURB RAMP                                                                                                                                                                                                                                             | 1/4" | 4 | VAN ACCESSIBLE PARKING STALL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | - | 3 | ACCESSIBLE PARKING SIGNAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1/2" | 2 | ADA PARKING NOTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1/2" | 1 |

|           |              |
|-----------|--------------|
| JOB #:    | 0902         |
| DATE:     | 03/02/09     |
| SCALE:    | 1"=30'-0"    |
| DRAWN:    | bmb          |
| CHECKED:  | JT           |
| CAD FILE: | 0902-A1.1-SP |

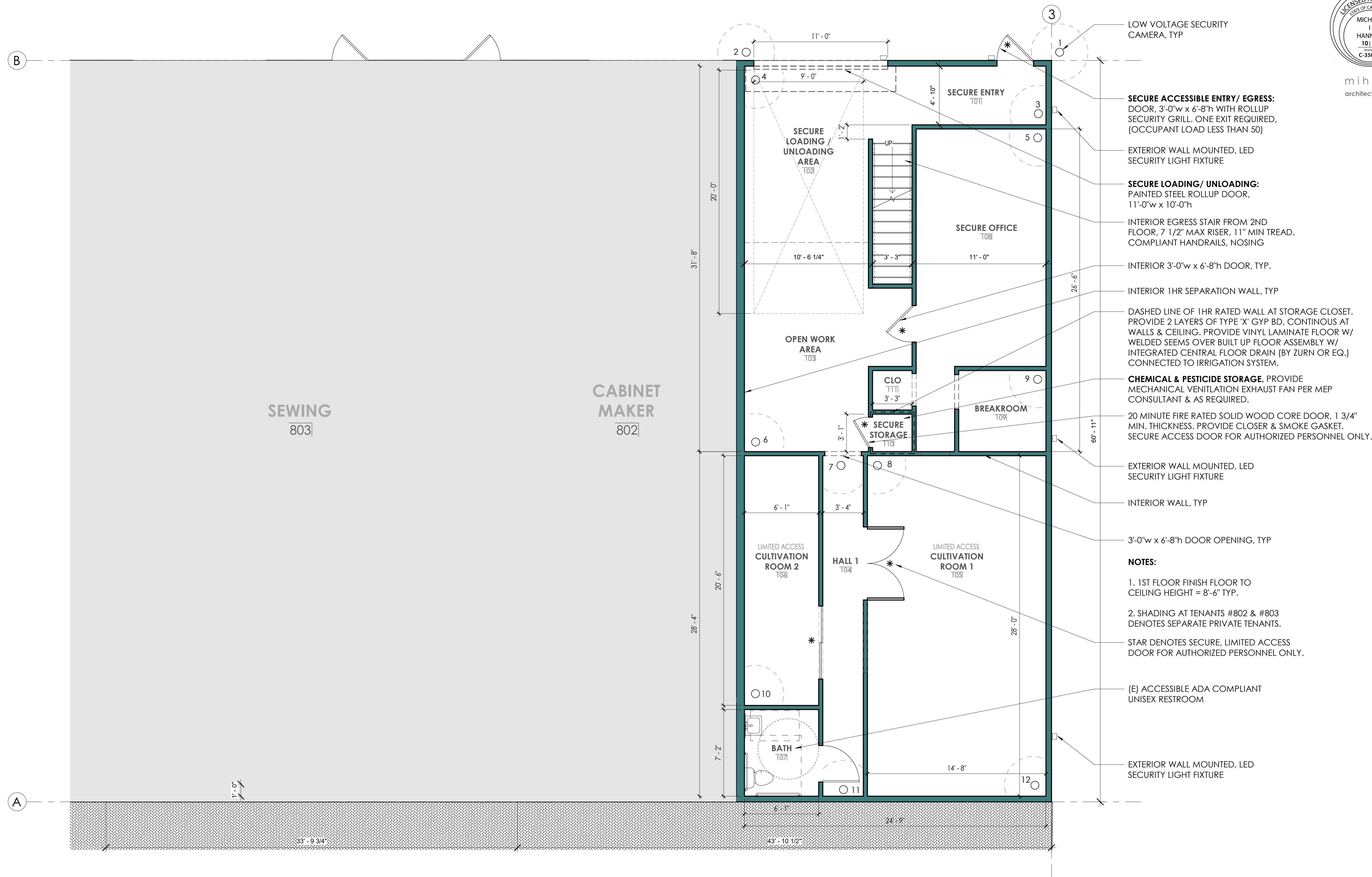








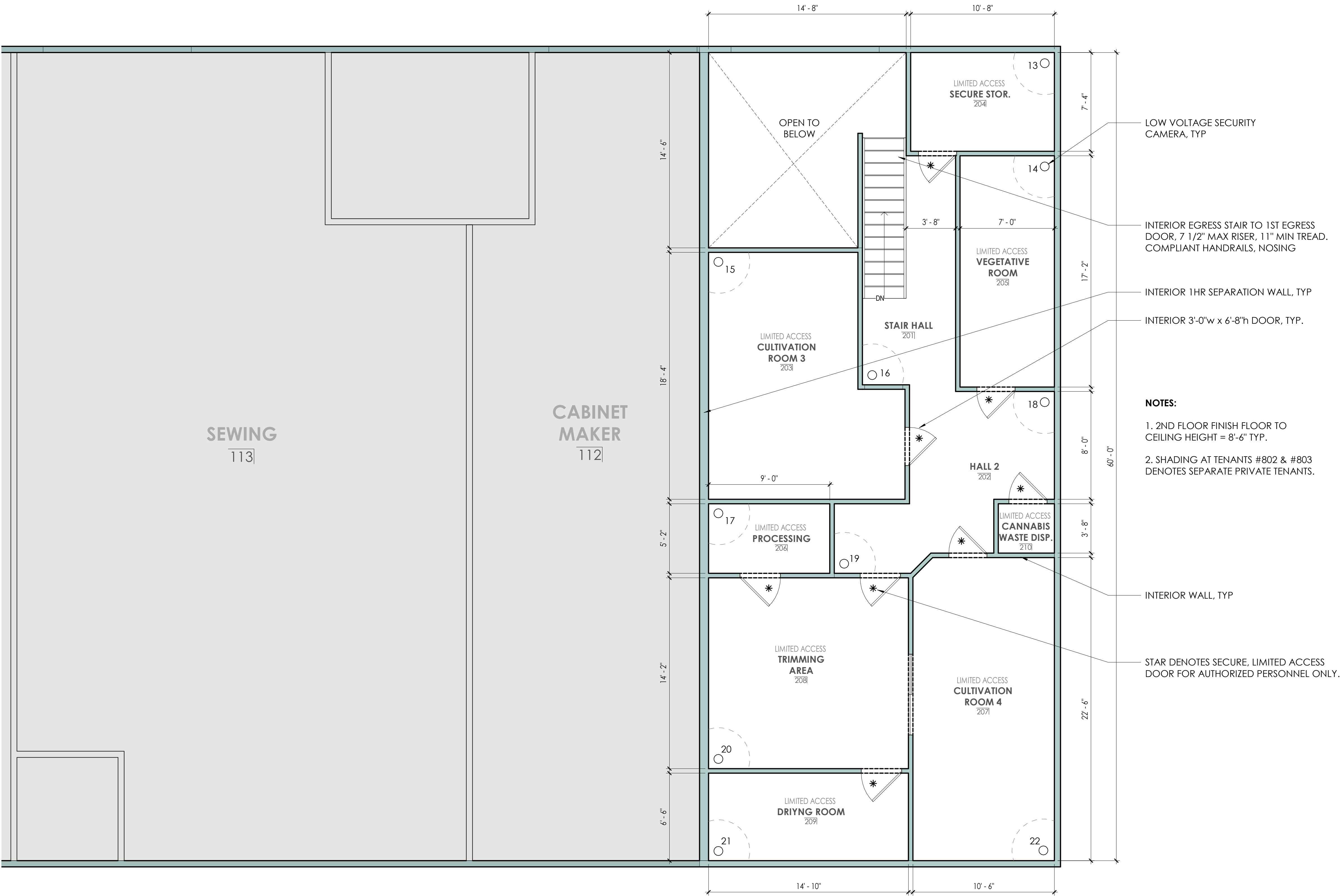
mihmic  
architecture inc







mihmic  
architecture inc

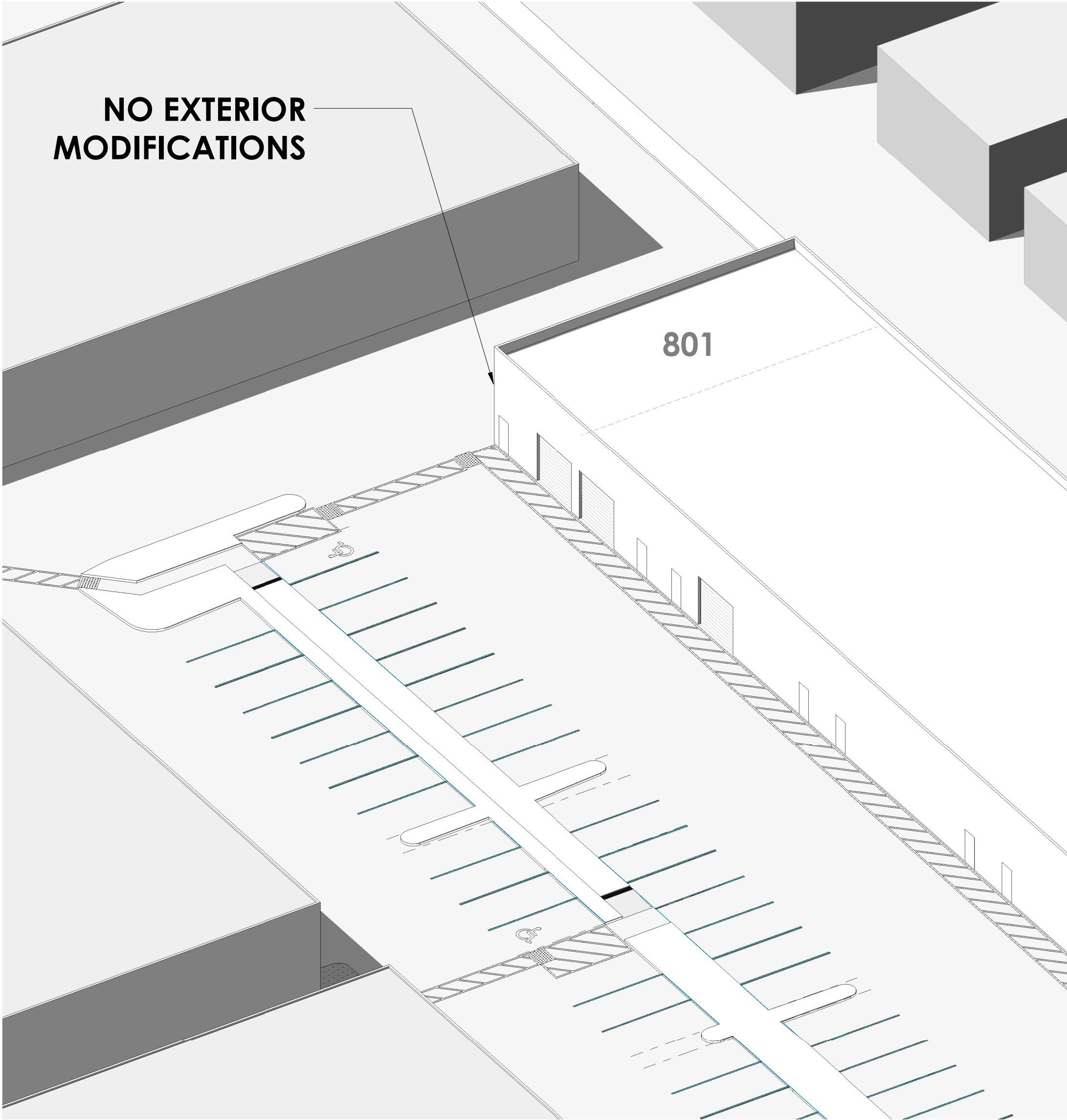


1 2ND FLOOR PLAN





7/19/2019 1:02:05 PM copyright © 2019 | mihmic architecture inc | michael hannah AIA LEED AP | all rights reserved



1 3D AXON LOOKING SOUTH EAST

