



City of Sonoma Design Review Narrative

Description Of The Proposal & The Justification For The Request

This proposal is for a remodel and retenanting of an existing commercial building previously used as a restaurant to modernize and transition the building to cannabis retail activities. This building has been updated multiple times as part of previous changes of use and the proposed update represents the next evolution of this building.

SOPARC (SPARC) was granted a Conditional Clearance by the City Council on December 14th, 2020 for the right to apply for building and land use permits required to develop this site following the conclusion of the City of Sonoma's Cannabis Retail RFP. After an initial ranking of the written proposals submitted in response to the RFP, the City interviewed all applicants. Following the interviews, the top five proposers were presented to the City Council at a special meeting on May 27, 2020. On June 1, 2020, the council selected SPARC as one of the finalists to present a site to the Council. SPARC subsequently presented this site to the council and was chosen on August 17, 2020 as the awardee of the Conditional Certificate. The conditions of approval were finalized and the Conditional Clearance was awarded at the City Council meeting on December 14, 2020, allowing SPARC to apply for all needed land use entitlements prior to applying to the City Manager for a Commercial Cannabis Business Permit.

The Project Complies With Applicable Policies & Regulations As Set Forth In The Development Code, Other City Ordinances, & The General Plan

This parcel is zoned Commercial (C), and cannabis storefront retail is an allowed use subject to a Use Permit in Commercial zones pursuant to SMC 5.36 and section 19.10.050 of the Sonoma Development Code.

Improving and modernizing the appearance of this building is also in keeping with the General Plan goal of "Upgrading the appearance of the Sonoma Highway commercial corridor;" and the Development Code, which stipulates that "The C zoning district is applied to areas appropriate for a range of commercial land uses including retail, tourist, office, and mixed uses... The C zoning district is consistent with the Commercial land use designation of the General Plan."

On Balance, The Project Is Consistent With The Intent Of Applicable Design Guidelines Set Forth In The Development Code & Building Design

Single story building with the frontage height being 15 feet, well under the 30 foot building height maximum allowance

The building's architectural design proposed for this remodel is in a style that reflects "the Sonoma vernacular" and will enhance "the character of the West Napa Street/Sonoma Highway corridor". The building will continue the pleasing appearance and high degree of visible organization that the corridor has and the City wishes to expand upon.



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In line with the City's desired future for the corridor to be made more pleasant to pedestrians and passing traffic SPARC is updating the building exterior, adding landscape elements to improve the pedestrian experience, and continuing to share driveway access with 2 other developments. The building itself was originally constructed around the turn of the 20th century and is inherently scaled to pedestrian use.

The Project Responds Appropriately To The Context Of Adjacent Development, As Well As Existing Site Conditions And Environmental Features

This property borders Hwy 12 on the east, an apartment complex to the west, an office building to the south, and autobody and oil change businesses to the north. This project provides a retail destination that is oriented to the street and encourages pedestrian traffic through the area. The materials proposed are consistent with other buildings in the vicinity and reflect the Sonoma vernacular.

Color & Material Sample Requirements

- ✓ Provide ten copies of the proposed manufacture color samples (including manufacturer name and product number).
- ✓ Bring color and material board to the DRHPC meeting.
- ✓ Provide a brush-out sample on the building.

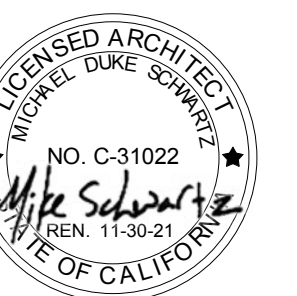
CANNABIS DISPENSARY SPARC - SONOMA - TI

19351 Sonoma Hwy
Sonoma, CA 95476

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1653 FINLAW ST.
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Revisions		
No.	Revisions	Date

DESIGN REVIEW

#	NAME	REV.

TITLE SHEET

Project No.: 20-029
Drawn By: S/A
Issue Date: 01-19-2021
Sheet

DR1

APPLICABLE CODES

- BUILDING CODES AND STANDARDS**
- 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
 - 2019 CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1
 - 2019 CALIFORNIA BUILDING CODE (CBC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2. BASED ON 2018 INTERNATIONAL BUILDING CODE (IBC)
 - 2019 CALIFORNIA BUILDING CODE (CBC) APPENDIX CHAPTER 1 105.3
 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5. BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3. BASED ON 2017 NATIONAL ELECTRICAL CODE (NEC)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4. BASED ON 2018 UNIFORM MECHANICAL CODE (UMC)
 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5. BASED ON 2018 UNIFORM PLUMBING CODE (UPC)
 - 2019 CALIFORNIA ENERGY CODE
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.
 - 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8.
 - 2019 CALIFORNIA FIRE CODE (CFC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9. BASED ON 2018 INTERNATIONAL FIRE CODE (IFC)
 - 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10. BASED ON 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11.
 - 2019 CALIFORNIA REFERENCED STANDARDS CODE
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12.
- NATIONAL REFERENCE STANDARDS**
- NFPA 13, 2019 EDITION, INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS
 - NFPA 72, 2019 EDITION, NATIONAL FIRE ALARM CODE
 - ADA (AMERICANS WITH DISABILITIES ACT, 1990)

VICINITY MAP



LOCATION MAP



PARCEL / PROJECT INFORMATION

ZONING INFORMATION

APN: 127-740-001
PARCEL AREA: 16,017 SF (3677 ACRES)
ZONING: (O) COMMERCIAL
ALLOWED BUILDING HEIGHT: 30 FT.
BUILDING SETBACKS
FRONT: 15 FT. (ONE STORY)
SIDE: N/A
REAR: N/A

BUILDING INFORMATION

OCCUPANCY GROUP: B, M, S-1
CONSTRUCTION TYPE: V-B

LOT COVERAGE: 16,017 SF LOT
4,959 SF / 16,017 SF = 30.1%

EXISTING AREA: 1,908 SF
PROPOSED ADDITION: N/A
TOTAL PROPOSED AREA: 1,908

FIRE SPRINKLER: **YES, WILL BE INSTALLED AS PART OF THIS PROJECT**

YEAR CONSTRUCTED: 1908

NUMBER OF FLOORS: 1

FLOOR AREA CHANGE: NONE

PARKING: NO CHANGE

PROJECT SUMMARY

- SUMMARY**
- INTERIOR TENANT IMPROVEMENTS FOR CANNABIS DISPENSARY WITH DELIVERY
 - INSTALLATION OF NEW AUTOMATIC FIRE SPRINKLER SYSTEM
- CANNABIS LICENSE TYPES**
- A-LICENSE: ADULT USE
 - M-LICENSE: MEDICINAL USE
 - TYPE 10: RETAILER WITH DELIVERY
- PROJECT AREA**
- 1,908 SF CANNABIS DISPENSARY
 - TOTAL = 1,908 SF
- PARKING**
- PARKING REQUIRED**
- EXISTING PARKING (TOTAL) = 47 SPACES
 - EXISTING PARKING (ACCESSIBLE)
 - 2 STANDARD ACCESSIBLE SPACE
 - 1 VAN ACCESSIBLE SPACE
 - EXISTING PARKING (SPARC) = 24 SPACES
- PROPOSED PARKING**
- 47 STANDARD SPACES WITH UP TO 50% COMPACT
 - 2 STANDARD ACCESSIBLE SPACE
 - 1 VAN ACCESSIBLE SPACE
 - 2 BICYCLE SPACES
 - CANNABIS DISPENSARY - 2,923 SF @ 1,250 SF = 12 SPACES
 - BICYCLE = 2,923 SF @ 15,000 SF = 1 SPACE
 - CBC TABLE 11B-208.2
 - 1 - 25 SPACES REQUIRES 1 ACCESSIBLE SPACE
 - 26 - 50 SPACES REQUIRES 2 ACCESSIBLE SPACES

ACCESSIBILITY

- AREA OF WORK WILL BE FULLY ACCESSIBLE
- PATH OF TRAVEL TO AREA OF WORK WILL BE MADE FULLY ACCESSIBLE
- ONE ACCESSIBLE TOILET ROOM WILL BE PROVIDED

DEFERRED SUBMITTALS

- AUTOMATIC FIRE SPRINKLER SYSTEM

PROJECT TEAM

OWNER

SPARC
975 CORPORATE CENTER PARKWAY, SUITE 115
SANTA ROSA, CA 95407
CONTACT: ERICH PEARSON
PHONE: (707) 217-0302

ARCHITECT

SCHWARTZ ARCHITECTURE
1653 FINLAW ST.
SANTA ROSA, CA 95404
CONTACT: MIKE SCHWARTZ
PHONE: (707) 478-4949
EMAIL: MSCHWARTZ@GMAIL.COM

SHEET LIST - DR

#	NAME

ARCHITECTURAL

DR1 TITLE SHEET

DR2 FLOOR PLAN - PROPOSED

DR3 EXTERIOR ELEVATIONS - EXISTING AND PROPOSED

DR4 EXTERIOR ELEVATIONS - EXISTING AND PROPOSED

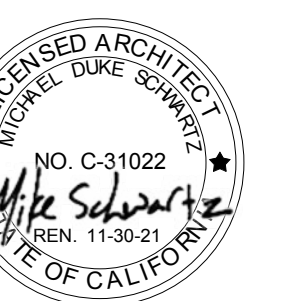
DR5 EXTERIOR ELEVATIONS - EXISTING AND PROPOSED

DR6 EXTERIOR ELEVATIONS - EXISTING AND PROPOSED

DR7 CURRENT / PROPOSED CONDITIONS, MATERIALS - PROPOSED RENOVATION

DR8 PROPOSED MATERIALS, ELEVATION COLOR KEY

TOTAL: 8



Revisions		
No.	Revisions	Date

DESIGN REVIEW

FLOOR PLAN - PROPOSED

Project No.: 20-029
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DR2

ROOM SCHEDULE - PROPOSED

#	NAME	AREA	FINISHES		
			FLOOR	BASE	WALL
1	LANDING	92 SF			
2	SALES	1,377 SF			
4	BREAK ROOM	312 SF			
5	CASHIER	248 SF			
6	SECURE STORAGE	304 SF			
7	CIRCULATION	69 SF			
8	OFFICE	124 SF			
10	TOILET ROOM	64 SF			
11	TOILET ROOM	94 SF			
13	JAN.	15 SF			
		2,699 SF			

FLOOR PLAN LEGEND

- (E) BLDG., NO WORK THIS AREA, SHOWN GRAY FOR CLARITY
- (E) BLDG., MINOR WORK THIS AREA, SHOWN HATCHED FOR CLARITY

PARTITION LEGEND

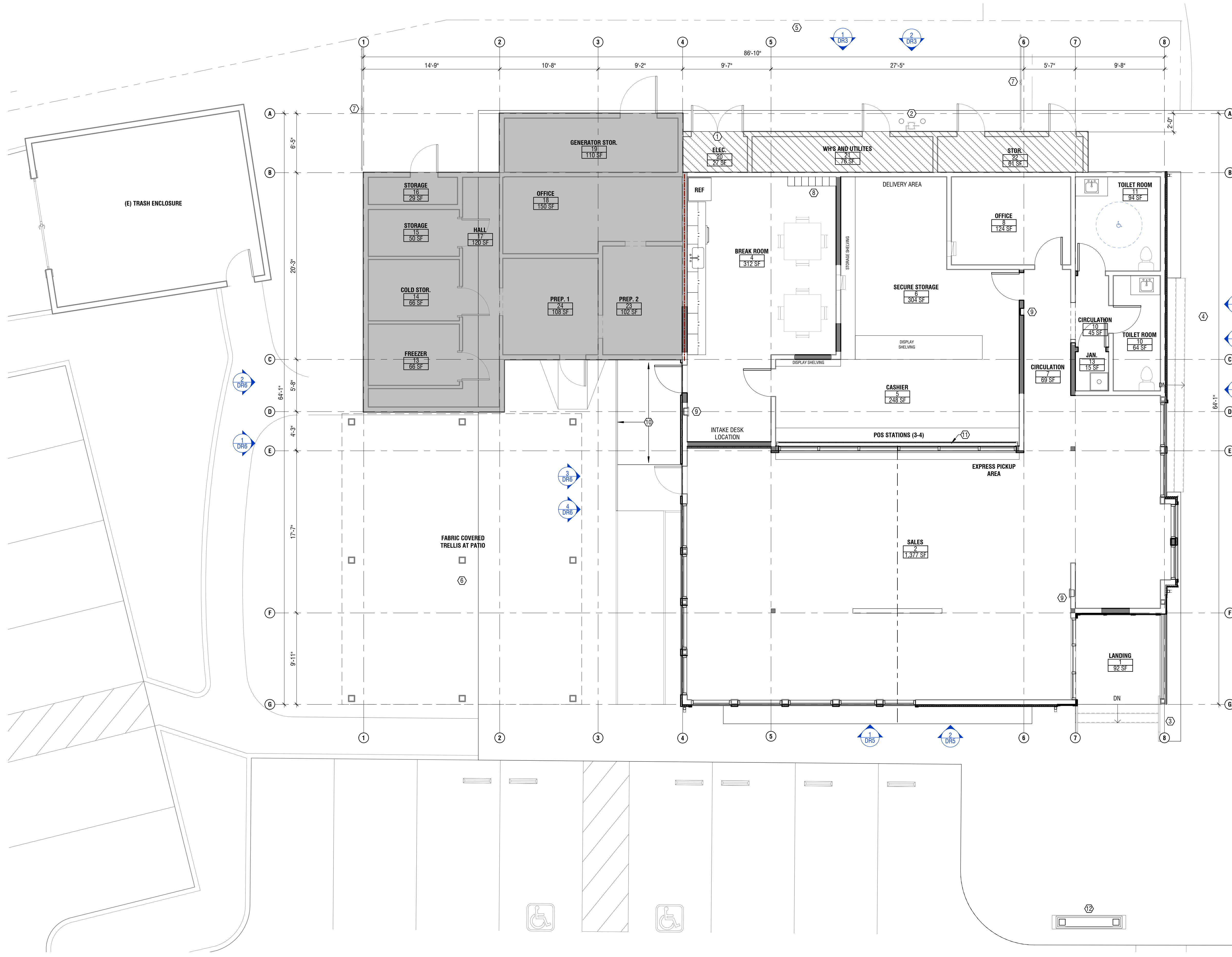
- PARTITION TAG**
- PARTITION TYPE, SEE SHEET
 - STUD SIZE
- NEW PARTITION**
- EXISTING PARTITION TO REMAIN**

STUD SIZES (METAL)

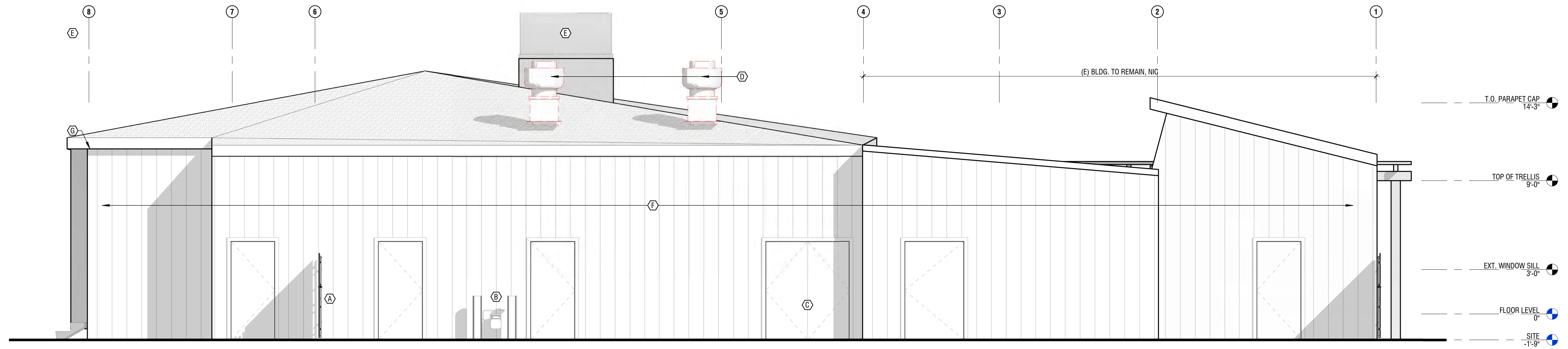
#	SIZE	(FURRING, CHANNEL, ETC.)
1	3/4" - 7/8"	
2	1-1/2"	
3	3-5/8"	
4	4"	
6	6"	
8	8"	

SHEET KEYNOTES

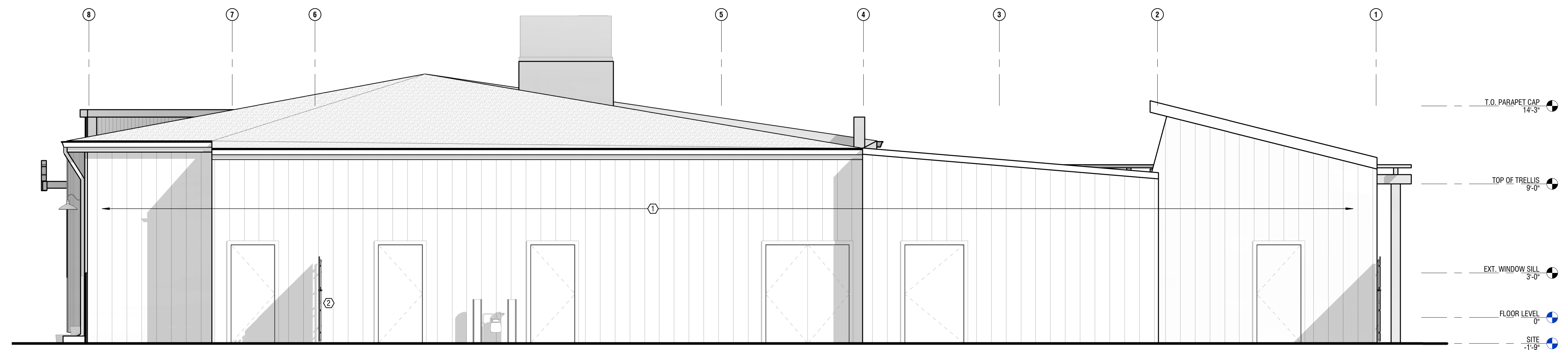
- (1) (E) ELECTRICAL SERVICE
- (2) (E) GAS SERVICE
- (3) (E) WATER METER(S)
- (4) (E) SIDEWALK
- (5) (E) WOOD FENCE
- (6) (E) COVERED OUTDOOR SEATING, NIC
- (7) (E) 6'-0" HIGH CHAINLINK GATE PAIR. SEE EXT. ELEVATIONS FOR ADDITIONAL INFORMATION
- (8) (N) 2-TIER LOCKERS W/ SLOPED TOPS AND BASE
- (9) (N) F.E. CABINET W/ 2A 10BC W/ VALID CERTIFICATE
- (10) (N) WD. LANDING AND STL. GUARDRAIL. SEE EXT. ELEVATIONS FOR ADDITIONAL INFORMATION
- (11) (N) ROLL-UP SECURITY GRILLE
- (12) (E) SITE SIGNAGE, RECONFIGURED PER SIGNAGE DRAWINGS. SIGNAGE UNDER SEPARATE PERMIT



1 FLOOR PLAN - PROPOSED - DR
 3/16" = 1'-0"



1 NORTH ELEVATION - DEMO DR
 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED DR
 1/4" = 1'-0"

SHEET KEYNOTES - DEMO

- (A) 6'-0" HIGH CHAINLINK GATE PAIR. REMOVE AND PROTECT GATES. PREPARE FOR NEW WD. POSTS.
- (B) GAS METER AND BOLLARDS. PROTECT DURING CONST.
- (C) PLYWOOD DOORS AT ELEG METER / MAIN PANEL. DEMO. PREPARE FOR NEW WOOD DOORS.
- (D) UPBLAST FANS, REMOVE AND PROVIDE TO OWNER. PATCH / REPAIR ROOF.
- (E) MECH. EQUIPMENT, PROTECT DURING CONST.
- (E) PAINTED FINISH. CLEAN AND PREPARE FOR NEW PAINT. SEE EXT. ELEVATIONS.
- (E) ROOF OVERHANG, DEMO TO (E) WALL FACE, COORD. W/ NEW PARAPET WALL AND FINISHES PER EXT. ELEVATIONS.

SHEET KEYNOTES

- (1) PRIME AND PAINT, TYP.
- (N) 4X4 WD. POSTS W/ CONC. FOOTING. RESET (E) CHAINLINK GATE PAIR

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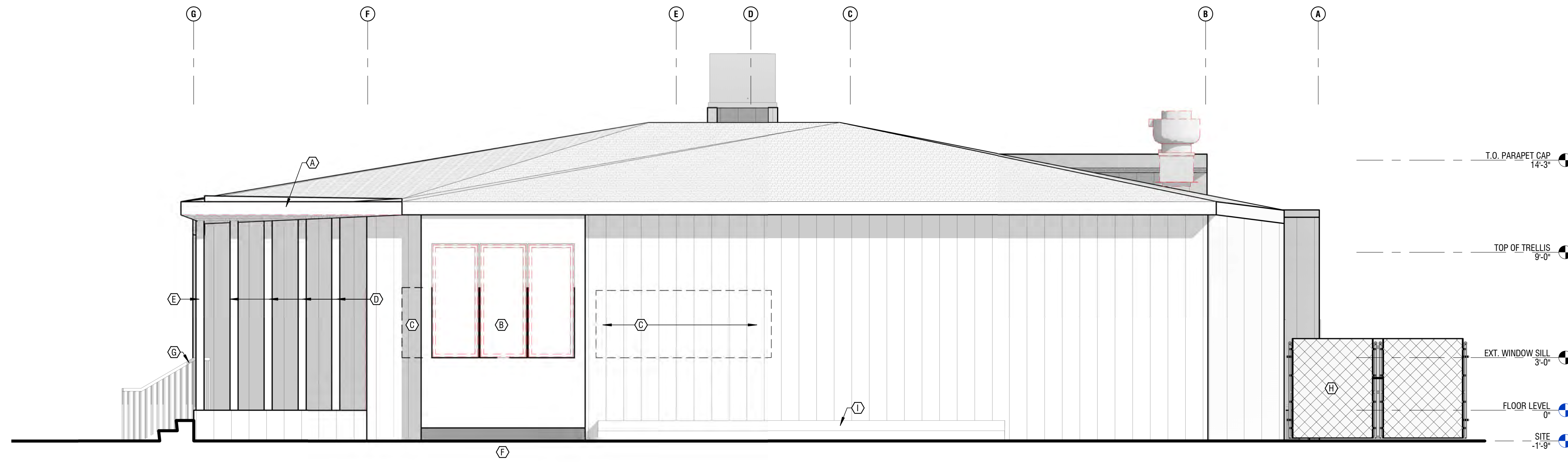
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DESIGN REVIEW

EXTERIOR ELEVATIONS - EXISTING AND PROPOSED

Project No.: 20-029
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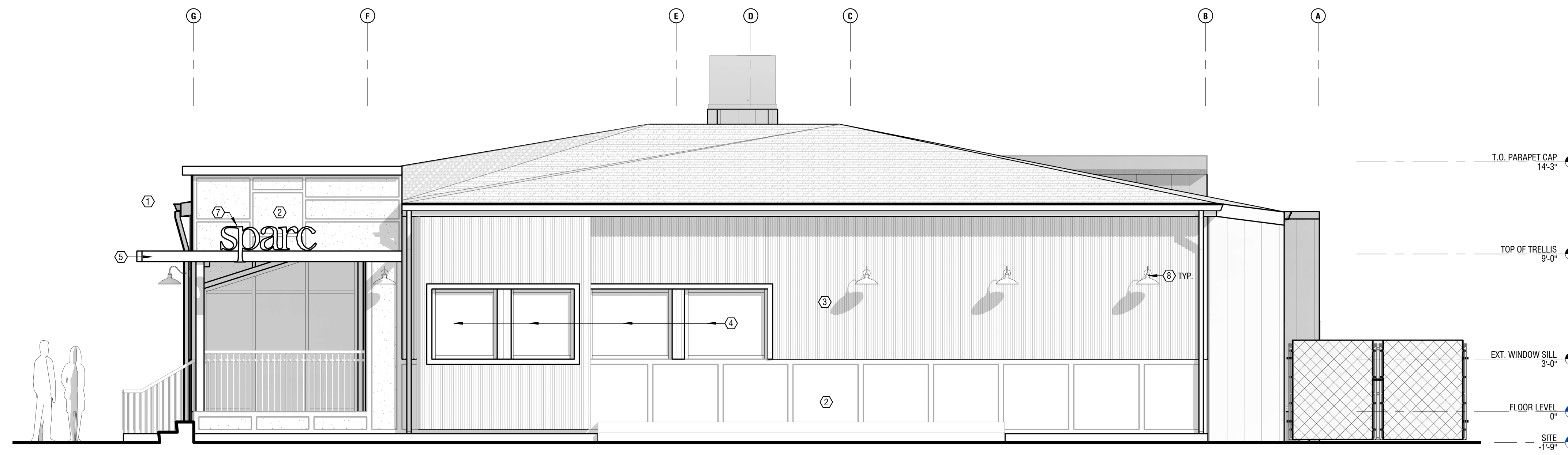
Sheet
DR3



1 EAST ELEVATION - EXISTING DR
 1/4" = 1'-0"

SHEET KEYNOTES - DEMO

- Ⓐ (E) ROOF OVERHANG, DEMO TO (E) WALL FACE. COORD. W/ NEW PARAPET WALL AND FINISHES PER EXT. ELEVATIONS.
- Ⓑ (E) WINDOWS, DEMO.
- Ⓒ (E) WALL, DEMO, PORTION AND PREPARE FOR NEW WINDOWS. SEE EXT. ELEVATIONS
- Ⓓ (E) POSTS, DEMO.
- Ⓔ (E) POSTS, PROTECT DURING CONST. PREPARE FOR NEW FINISHES.
- Ⓕ (E) WALLS AT BAY, DEMO, AND PREPARE FOR NEW INFILL WALL. SEE EXT. ELEVATIONS
- Ⓖ (E) STL. HANDRAIL, PROTECT DURING CONST.
- Ⓗ (E) 6'-0" HIGH CHAINLINK GATE PAIR. REMOVE AND PROTECT GATES. PREPARE FOR NEW WD. POSTS.
- Ⓣ (E) CONC. STAIRS, NIC.

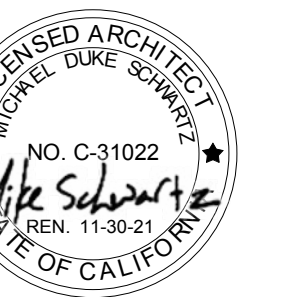


2 EAST ELEVATION - PROPOSED DR
 1/4" = 1'-0"

SHEET KEYNOTES

- Ⓛ (N) PARAPET WALL W/ S.M. CAP
- Ⓜ (N) BOARD AND BATTEN FINISH, PAINT
- Ⓝ (N) MTL. WALL PANEL, FINISH PER MANUF.
- Ⓓ (N) STOREFRONT WINDOW SYSTEM, FINISH PER MANUF.
- Ⓟ (N) WD. OVERHANG, PAINT
- Ⓕ NOT USED
- Ⓡ (N) BDL.G. SIGNAGE, SIGNAGE UNDER SEPARATE PERMIT
- Ⓢ (N) LIGHT FIXTURES

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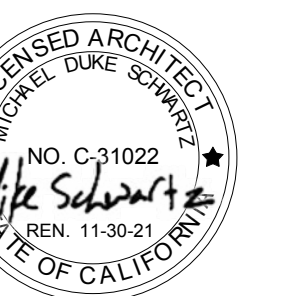
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DESIGN REVIEW

EXTERIOR
 ELEVATIONS -
 EXISTING AND
 PROPOSED

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DR4



Revisions		
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DESIGN REVIEW

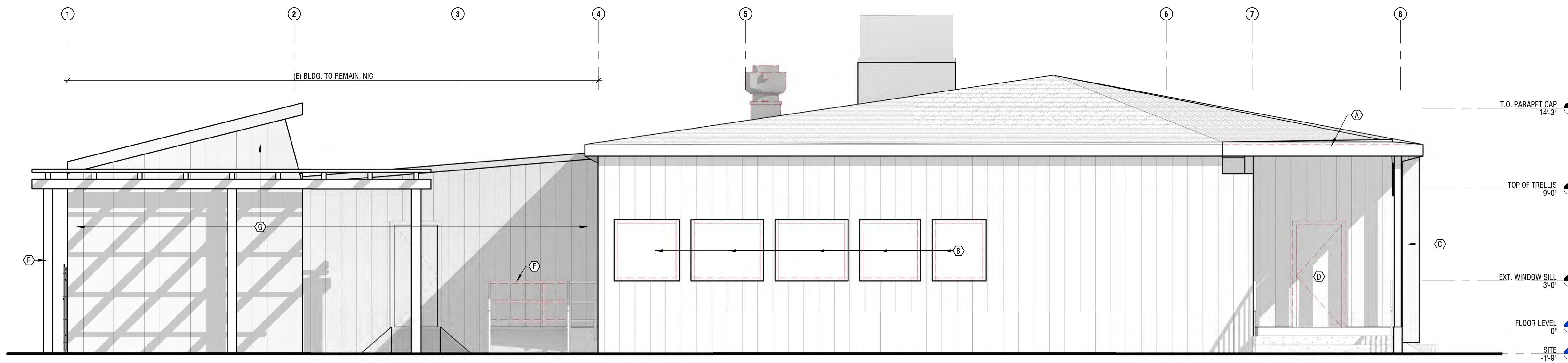
EXTERIOR
 ELEVATIONS -
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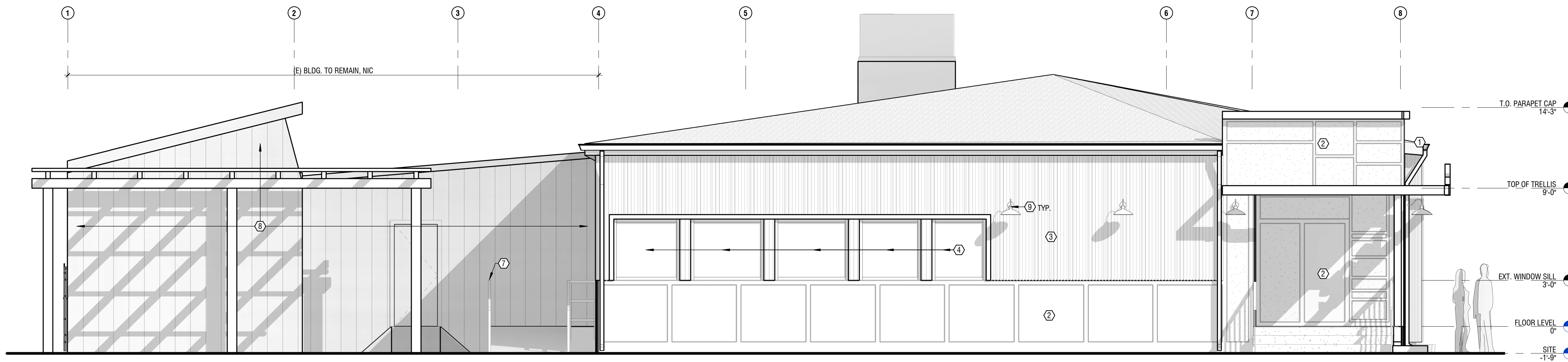
DR5



SHEET KEYNOTES - DEMO

- (A) (E) ROOF OVERHANG, DEMO TO (E) WALL FACE, COORD. W/ NEW PARAPET WALL AND FINISHES PER EXT. ELEVATIONS.
- (B) (E) WINDOWS, DEMO., PREPARE OPENINGS FOR NEW WINDOWS. SEE EXT. ELEVATIONS.
- (C) (E) WALL, DEMO. PORTION AND PREPARE FOR NEW WINDOWS. SEE EXT. ELEVATIONS
- (D) (E) DOOR AND TRIM, DEMO. PREPARE OPENING FOR NEW INFILL WALL. SEE EXT. ELEVATIONS.
- (E) WD. TRELLIS. PROTECT DURING CONST.
- (F) (E) STL. GUARDRAIL. DEMO. PREPARE FOR NEW GUARDRAIL EXTENSION. SEE EXT. ELEVATIONS.
- (G) (E) PAINTED FINISH. CLEAN AND PREPARE FOR NEW PAINT. SEE EXT. ELEVATIONS.

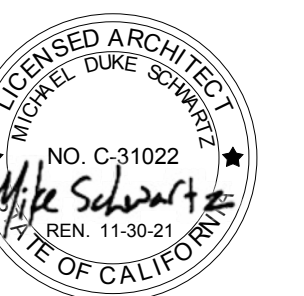
1 SOUTH ELEVATION - DEMO DR
 1/4" = 1'-0"



SHEET KEYNOTES

- (1) (N) PARAPET WALL W/ S.M. CAP
- (2) (N) BOARD AND BATTEN FINISH, PAINT
- (3) (N) MTL. WALL PANEL, FINISH PER MANUF.
- (4) (N) STOREFRONT WINDOW SYSTEM, FINISH PER MANUF.
- (5) (N) WD. OVERHANG, PAINT
- (6) (N) BLDG. SIGNAGE. SIGNAGE UNDER SEPARATE PERMIT
- (7) (N) STL. GUARDRAIL, PAINT
- (8) PRIME AND PAINT, TYP.
- (9) (N) LIGHT FIXTURES

2 SOUTH ELEVATION - PROPOSED DR
 1/4" = 1'-0"



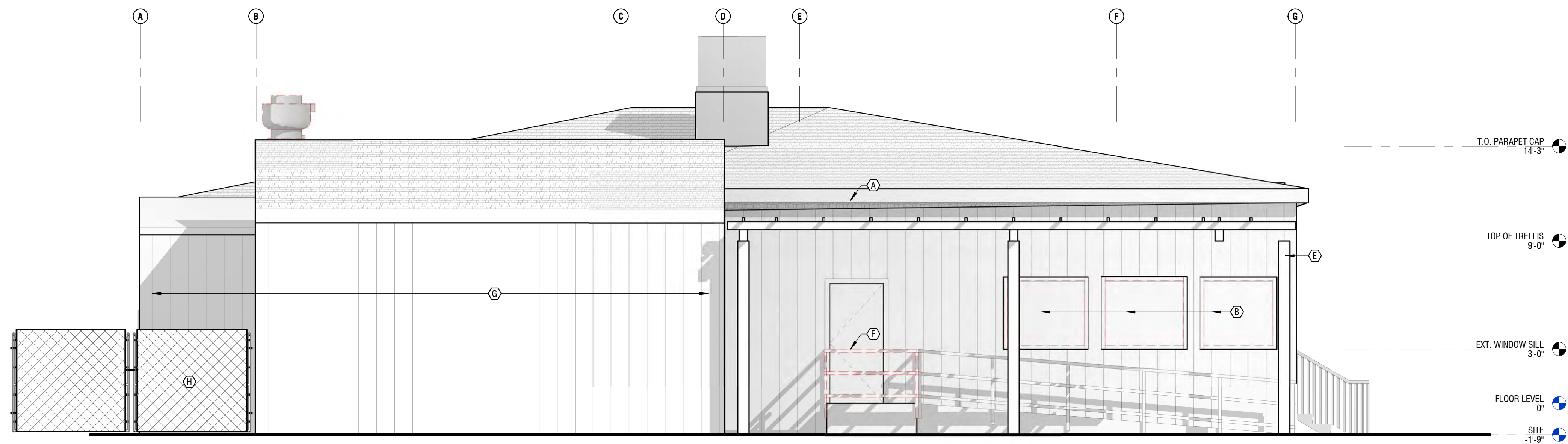
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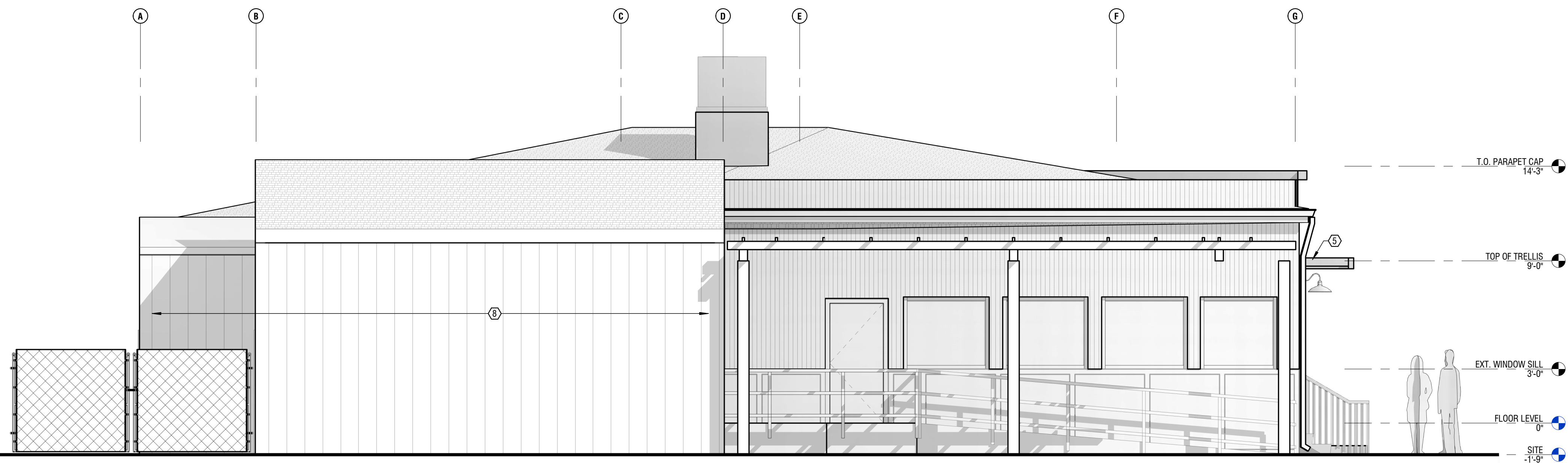
DR6



SHEET KEYNOTES - DEMO

- (A) NOT USED
- (B) (E) WINDOWS, DEMO. PREPARE OPENINGS FOR NEW WINDOWS. SEE EXT. ELEVATIONS.
- (C) (E) WALL, DEMO. PORTION AND PREPARE FOR NEW WINDOWS. SEE EXT. ELEVATIONS.
- (D) (E) DOOR AND TRIM, DEMO. PREPARE OPENING FOR NEW INFILL WALL. SEE EXT. ELEVATIONS.
- (E) (E) WD. TRELLIS. PROTECT DURING CONST.
- (F) (E) STL. GUARDRAIL, DEMO. PREPARE FOR NEW GUARDRAIL EXTENSION. SEE EXT. ELEVATIONS.
- (G) (E) PAINTED FINISH. CLEAN AND PREPARE FOR NEW PAINT. SEE EXT. ELEVATIONS.
- (H) (E) 6'-0" HIGH CHAINLINK GATE PAIR, PROTECT DURING CONST.

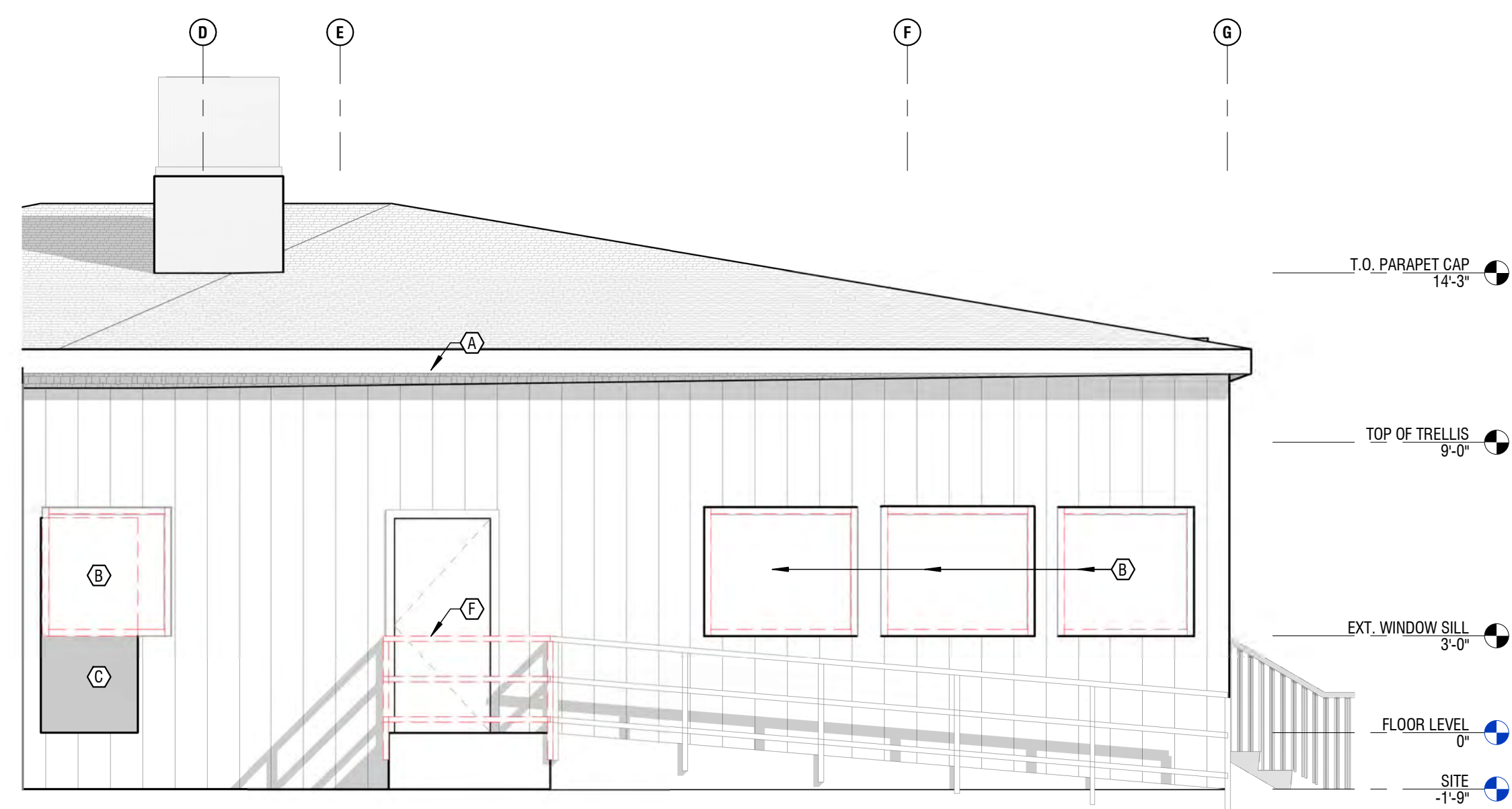
1 WEST ELEVATION 1 - DEMO DR
 1/4" = 1'-0"



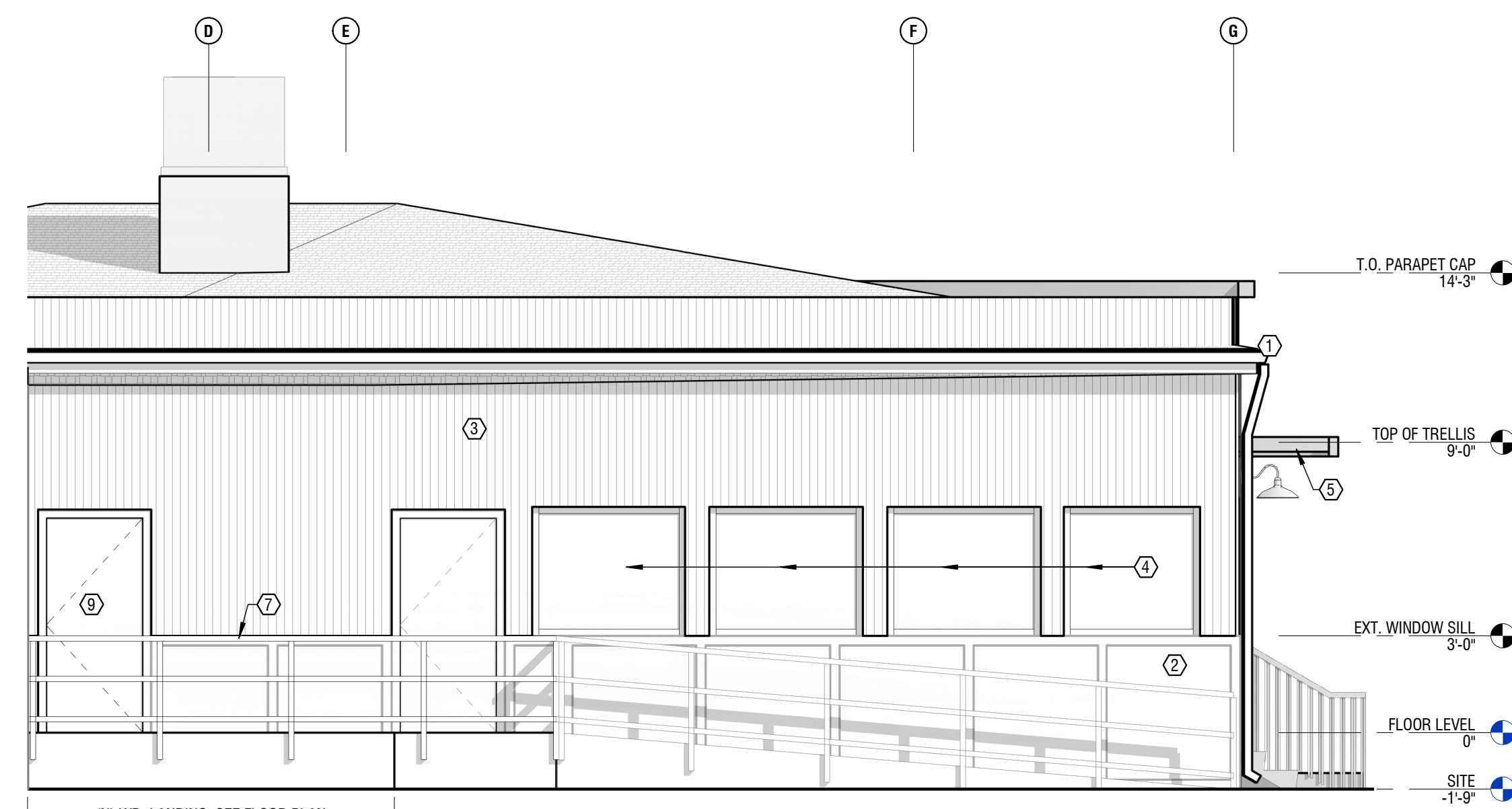
SHEET KEYNOTES

- (1) (N) PARAPET WALL W/ S.M. CAP
- (2) (N) BOARD AND BATTEN FINISH, PAINT
- (3) (N) MTL. WALL PANEL, FINISH PER MANUF.
- (4) (N) STOREFRONT WINDOW SYSTEM, FINISH PER MANUF.
- (5) (N) WD. OVERHANG, PAINT
- (6) NOT USED
- (7) (N) STL. GUARDRAIL, PAINT
- (8) PRIME AND PAINT, TYP.
- (9) (N) DOOR, PER FLOOR PLAN

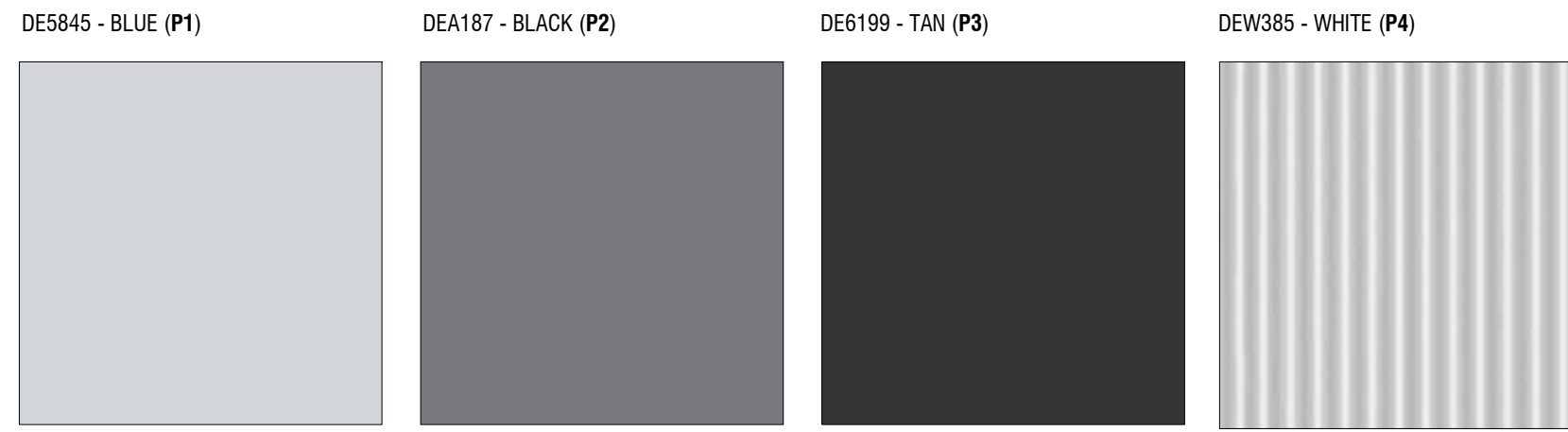
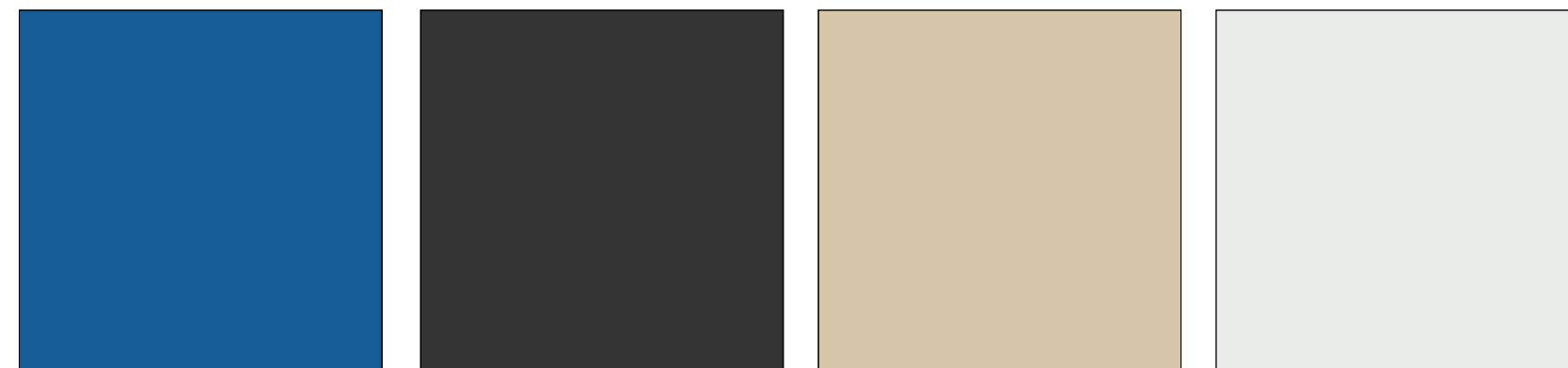
2 WEST ELEVATION 1 - PROPOSED DR
 1/4" = 1'-0"



3 WEST ELEVATION 2 - DEMO DR
 1/4" = 1'-0"



4 WEST ELEVATION 2 - PROPOSED DR
 1/4" = 1'-0"



NOTE:
 1. COLORS ARE DUNN EDWARDS UON
 2. COLORS MATCH THOSE PROPOSED FOR SITE SIGNAGE (EXCEPT FOR PAINT P5, WHICH IS PROPOSED FOR BUILDING ONLY). SIGNAGE UNDER SEPARATE PERMIT

3 BLDG. COLORS
 1/2" = 1'-0"



4 CORRUGATED METAL SIDING
 1/2" = 1'-0"



COLOR: MATTE BLACK

5 GOOSENECK LIGHTING
 1/2" = 1'-0"



6 STOREFRONT WINDOW SYSTEM
 1/2" = 1'-0"



1 EXISTING EXTERIOR CONDITIONS
 1/12" = 1'-0"



CORRUGATED METAL SIDING W/ BOARD AND BATTEN WAINSCOT

2 PROPOSED EXT. BUILDING RENOVATIONS.
 1/2" = 1'-0"

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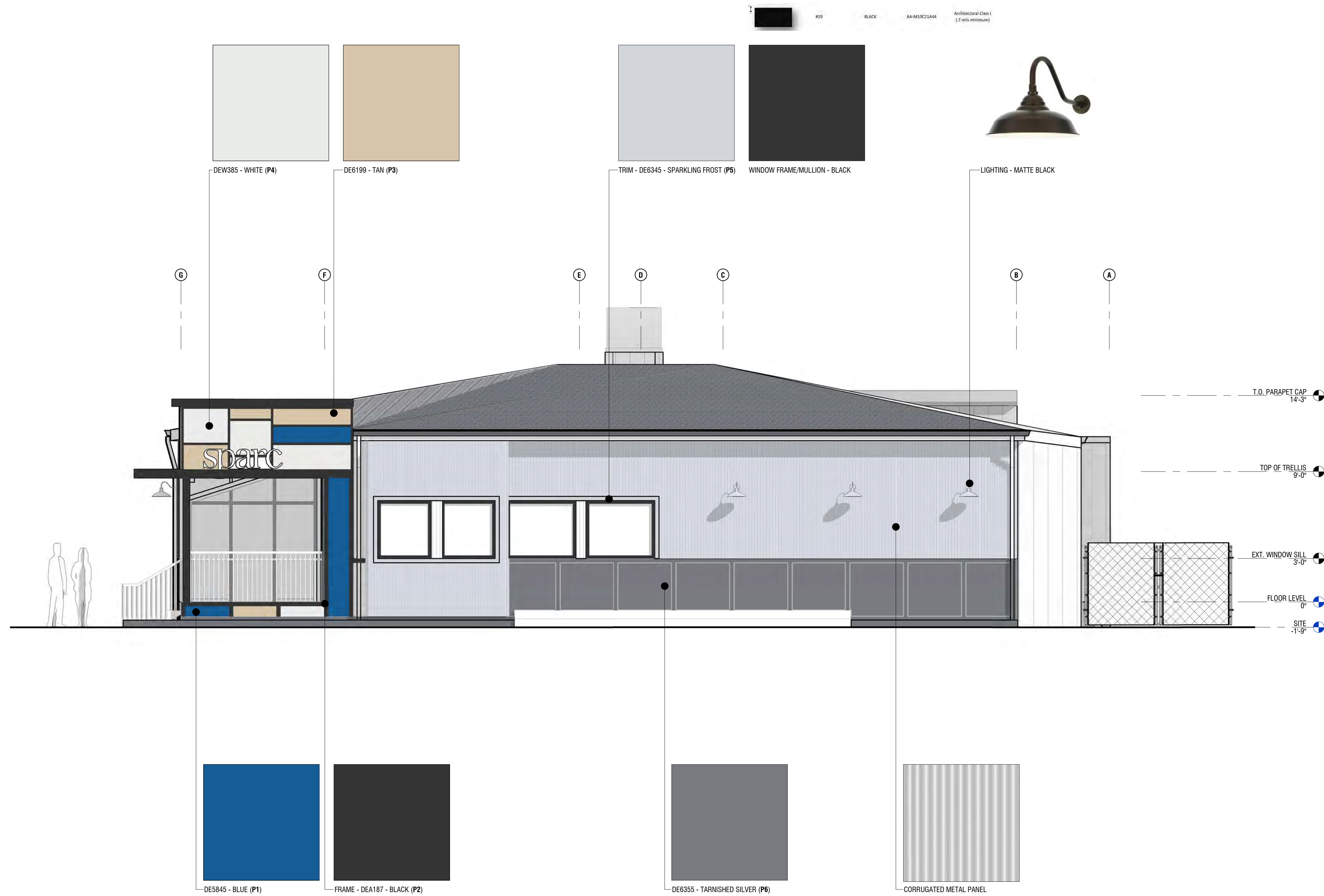
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DESIGN REVIEW

CURRENT /
 PROPOSED
 CONDITIONS,
 MATERIALS -
 PROPOSED
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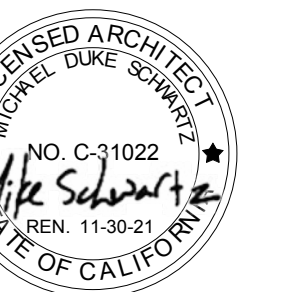
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1 EAST ELEVATION - PROPOSED COLOR KEY DR
 1/4" = 1'-0"

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PROPOSED MATERIALS, ELEVATION COLOR KEY

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