

AMY'S KITCHEN - 109 KENTUCKY STREET

DATE: May 12, 2022
TO: Isabel Castellano - City of Petaluma Planning
RE: Building Department Submittal for Demolition Permit

Dear Ms. Castellano,

This letter provides a brief description of the Amy's Kitchen project and outlines our proposed Building Department submittal approach while we wait for completion of the HSPAR review and HCPC approval.

The project is an adaptive reuse of the existing historic structure at 109 Kentucky Street in downtown Petaluma. Originally constructed in the 1940's as The Leader Department Store and later changed to Carithers, the building contains approximately 18,640 square feet distributed over two floors and a mezzanine. The proposed conversion will transform the space from a vacant retail building into an adaptive office environment for Amy's Kitchen and further the company's goal to create a sustainable environment.

The project was approved for a Minor Conditional Use Permit in April 2022 and is currently undergoing a Major Historic Site Plan and Architectural Review (HSPAR) by the Planning Department. To facilitate the project schedule and expedite permit approval, the owner has requested a concurrent review by the Building Department during our Planning Department review. The Building Department submittal will be separated into the following two packages:

Demolition Permit Package

This submittal limits ALL work to non-structural, interior-only demolition and includes the following items:

- Remove existing Western Avenue historic entry doors and barricade opening to prevent damage to frame and adjacent storefront. Existing historic doors to be protected and stored offsite and reinstalled during the separately permitted tenant improvement work.
- Establish temporary electrical service.
- Install interior demo chutes from attic level to ground floor level.
- Remove attic level mechanical equipment and associated ductwork
- Demo existing attic level mechanical room and flooring.
- Demo 1st and 2nd level restrooms.
- Demo 2nd level finishes and flooring.
- Demo mezzanine level finishes and flooring.
- Preliminary utility trench layout.
- Scaffold the South and East building facades to protect existing walls, glazing and canopy.

Exterior Modification / Interior Seismic Upgrade / Interior Tenant Improvement Permit Package

This submittal will follow the Demo Submittal and includes all remaining items, structural and non-structural, that are included in the HSPAR package.

In conclusion, we'd like to schedule a meeting as soon as possible with the Chief Building Official, Charles Lucas, to review any specific requirements for the non-structural, interior-only demolition permit. Amy's current lease expires in December 2022 so the demo permit approval is a crucial step to facilitate their move into the historic Carithers building at 109 Kentucky Street. Your assistance with this request is greatly appreciated.

Regards,



W. Gary Lamb, AIA