

**From:** [REDACTED]

Sent: Friday, June 9, 2023 2:42 PM

To: Powell, Greg <GPOWELL@cityofpetaluma.org>; Kendall Sawyer <ksawyer@cityofpetaluma.org>

Cc: Ellis, Evelyn <eellis@cityofpetaluma.org>; Kevin McDonnell for Mayor

<kmcdonnell4mayor@gmail.com>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>;

jcthompson@cityofPetaluma.org <jcthompson@cityofPetaluma.org>; Healy, Mike

<mhealy@cityofpetaluma.org>; Karen Nau <knau@cityofpetaluma.org>; Pocekay, Dennis

<dpocekay@cityofpetaluma.org>; jshribbs@cityofpetalulma.org <jshribbs@cityofpetalulma.org>

Subject: Weaver Hotel

I have lived in Petaluma since 1983 and have been involved in the Petaluma Art Center Exhibition committee, as well as engaging in the art's community I have worked behind the scenes in the landscape and ecology communities in the city. I would like to go on record opposing the proposed Weaver hotel for the following reasons.

- The design lacks architectural integrity. i.e. extremely generic and lacking in imagination. It is way out of scale for the site. Most of the building are 2-3 stories, with a few historic buildings reaching the code of 45'. Some have mentioned the granary which is 8 stories which doesn't relate to this situation because it is a working historic building which is not located at the entrance to our historic downtown.
- I also understand the floor area is double the maximum allowable floor area.
- It does not fit with the historic downtown atmosphere. Many of my acquaintances over the years have been attracted to Petaluma because of the feel of the downtown historic district. Several of those have already moved here.
- With the overlay map I have received in the mail. It looks like more is at stake here than the Weaver Hotel. There needs to be zoning, historic guide lines, and general plan guide code changes. The flavor of the whole historic center is in jeopardy.
- I would like a study done on the occupancy rate of the existing hotels including those already approved and not yet built including the Airbnbs and VRBOs. I believe you will find an oversaturation rate with a hotel of this size included.
- The increased vehicle traffic will be horrendous!

I feel that there are existing areas that would be more appropriate for in fill, such as: The Golden Eagle Shopping Center; the area where the smart station lot exists and the lot behind the bus depot; the lot at the cross roads @ Petaluma Blvd. and D St., which would be a good location for the Weaver in close proximity to downtown as well as the Theater district. The theater district is a perfect example of a poorly designed site, which is lacking in vitality because of its design.

I would hate to see this happen to a prime location.

The better use of this spot would be a well-designed restaurant – Petaluma sits at the beginning of the wine country and gourmet dining experience with its proximity to small organic farms and is newly acquired AVA. A boutique hotel in scale with the historic downtown would also be a good choice as well.

Thank you for taking the time to read my opinions.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]