

Fw: EKN Appellation proposal

Ellis, Evelyn <eellis@cityofpetaluma.org>

Mon 6/12/2023 8:33 AM

To: Orozco, Uriel <uorozco@cityofpetaluma.org>

Cc: Powell, Greg <GPOWELL@cityofpetaluma.org>

Hello Uri,

I have quite a few public comments to post. I will forward to you and cc Greg. Please post them as individual posts to the agenda unless someone says otherwise. Towards the end of the day, please send out an email to the Commissioners/Committee members/staff noting that comments are being posted and they should refer to the Petaluma meetings website for that information. This is in lieu of forwarding them each comment individually.

Thanks!

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Sent: Saturday, June 10, 2023 5:21 PM

To: Ellis, Evelyn <eellis@cityofpetaluma.org>

Subject: EKN Appellation proposal

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PROJECT EKN Appellation Hotel Weaver

As a resident of Petaluma for 37 years, I value the historic aesthetic of our town. We are unique in the North Bay. Boasting some of the best examples of iron-front architecture in the country and Italianate and Classical Revival architecture, Petaluma's downtown and individual buildings are listed on the National Register of Historic Places. Consequently, I strongly oppose the proposed project by EKN Appellation. I attended one of their community meetings to learn about the project. My judgement is based on the following reasons.

HEIGHT. The height of the proposed hotel overwhelms the other buildings in the commercial district. All of the commercial district buildings are one to three stories high. The proposed six story building is an anomaly – incompatible and incongruous. The height also violates the current zoning. If zoning is changed for this building, the door is opened for future towering buildings in our commercial historic district, and thereby changing the very uniqueness of our city. EKN must abide by the current zoning in their design.

PARKING. Fifty three parking spaces for ninety three hotel rooms, restaurant and sixth floor event space is insufficient. EKN's response to this deficit was to provide valet parking. And where would this be? And for whom? Parking is already limited in the downtown area. Their plan for a two level underground parking garage fails to take into account the water table in the area. Basement flooding is common in the commercial buildings downtown and in the neighborhood homes. EKN's response to this problem was to build concrete walls and pump water out. Pump water to where? Impacting what?

DESIGN. The design of the Weaver Hotel is incompatible with the other buildings in the district. The Mystic Theater, the old Post Office, and even Theater Square preserve the unique historic quality of Petaluma's downtown. The proposed hotel is a chunky block of off-white panels and rectangular windows that is inharmonious with the surrounding area. Claiming that the set back of the fifth and sixth floor will mitigate the overpowering design is absurd. This mitigation will only occur when you view the building from the street below and not from down the street.

The Planning Commission must deny this project as submitted. The Commission must insist on a revised proposal that addresses the above concerns. The Commission might also suggest that EKN Appellation purchase the abandoned bank adjacent to their parcel in order to build a three story building with sufficient parking that aligns with the other historic buildings in the district.

