

From: [Ellis, Evelyn](#)
To: [Orozco, Uriel](#)
Cc: [Powell, Greg](#)
Subject: Fw: Hotel and Downtown Overlay
Date: Tuesday, June 13, 2023 4:43:49 PM

Evelyn Ellis

Planning Analyst
City of Petaluma | Community
Development
office. [707-778-4319](tel:707-778-4319) | eellis@cityofpetaluma.org

Petaluma is in a drought. There are many programs and incentives to help you conserve water! Learn more [HERE](#).

Evelyn Ellis

Planning Analyst
City of Petaluma | Community
Development
office. [707-778-4319](tel:707-778-4319) | eellis@cityofpetaluma.org



Curious about what is happening with the Petaluma Fair and Fairgrounds? [Click to learn more](#).

From: [REDACTED]
Sent: Tuesday, June 13, 2023 3:56 PM
To: Ellis, Evelyn <eellis@cityofpetaluma.org>
Cc: McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; Cader-Thompson, Janice <jcaderthompson@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; knau@cityofpateluma.org <knau@cityofpateluma.org>; Pocekay, Dennis <dpocekay@cityofpetaluma.org>; Shribbs, John <jshribbs@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Hotel and Downtown Overlay

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hello City,

I strongly object to the proposed 6-story hotel and am appalled at the developers' cynical strategy of proposing an overlay zone that will allow 6 stories anywhere in our historic downtown and even as far out as Howard St.

The appealing character of our historic downtown stems in great part from the variety and individual texture of the many buildings together, none of which are more than 3 stories. The proposed hotel has an anonymous character and could belong in just about any city that would tolerate a 6 story building with a rooftop bar and insufficient parking.

It's a joke - or a trick - to think that 53 parking spaces will be enough to serve 93 rooms, a full restaurant, and a rooftop bar in one building. The City may be thinking that the parking garage adjacent to the PGE substation will provide enough parking space; however, that parking garage has reserved floors for Theater District residents and remaining spaces are often taken up by other nearby entertainment and visitor uses, such as the Boulevard Theater, many stores and services, and a variety of restaurants, all closer to the garage than the proposed hotel. And there are other proposed uses along the river, such as Adobe Winery, that will also claim parking garage spaces.

The city of Petaluma Municipal Code requires 1 off-street parking space for every 2.5 seats in a restaurant, bar, or tavern, and 1 parking space for each living or sleeping unit, plus 1 for the owner or manager, in a hotel. One can easily see that 50-plus parking spaces as provided in the hotel proposal is grossly insufficient for the uses proposed. One can also see that garage parking remains insufficient to supply the required spaces.

Then there's the traffic component in an already congested downtown. Traffic is already a problem that will only be exacerbated by the many patrons of a 6-story hotel and its restaurant and bar at the busy B St intersection.

Petaluma City officials must listen to local residents and stop pushing for and enabling more and more development in the downtown. Our historic downtown is what makes Petaluma different and attractive to visitors as well as residents and the low building heights contribute to the human scale of the downtown. We do not want to turn into Walnut Creek or San Rafael.

I send a resounding NO! in response to the proposed 6-story hotel and a vociferous NO! to the proposed overlay zone.

Sincerely,

[REDACTED]

[REDACTED]