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*Chris Albertson*

[REDACTED]  
Santa Barbara, California 93108  
[REDACTED]  
[chrisalbertsonsba@petaluma.gov](mailto:chrisalbertsonsba@petaluma.gov) [REDACTED]

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April 29, 2023 & July 7, 2023

Petaluma Planning Commission  
c/o City Clerk and/or Community Development  
City of Petaluma

RE: Proposed new multi-story hotel at the corner of 'B' Street and Petaluma Blvd. South

Planning Commissioners -

I commend the developers and the City for addressing this long term vacant lot, that has served as a scab on Petaluma's historic downtown.

The property's previous owner had attempted a similar development on this lot, incorporating 53 hotel rooms and a roof top restaurant, all within 4 stories. There were two elements of design/function that were difficult to overcome: 1) Size and scale of a four story building, built straight up from the sidewalks on 'B' Street and PBS; and 2) Adequate parking for hotel guests, restaurant guests, and employees. These earlier identified issues appear to be exacerbated by the larger, increased volume hotel now proposed.

The new proposed hotel wants 93 rooms, for an increase of 75% over the previous proposed density. They want the building to be 50% higher, with 6 stories versus the previous plans for 4 stories. The public renderings in the newspaper, again show a building built right out to the respective sidewalks on two sides. The size and scale of the previously designed 4 story hotel seemed excessive. IF . . . this size of building were necessary, could it be *stair-stepped* back from the sidewalks, beginning at the second floor and extending to the sixth floor? It is easy for me to request such a change but difficult for the developer to design such a building and achieve the desired internal elements. The hotel will be the developer's building but the historic downtown belongs to all of Petaluma. The developer needs to accommodate their new neighbors.

Parking : The news story indicates that there will be 58 parking spaces located in the basement level. How will 58 parking spaces accommodate guest in 93 hotel rooms; plus up to 150 guests in over 3,100 sq/ft of restaurant and beverage space; plus adequate parking for hotel employees? This corner lot is close enough to the Petaluma River that the water table may be too high for any underground parking. Does that water table fluctuate with daily tides and annual seasons? What additional parking provisions are the developers proposing? The previous owner was negotiating to lease a vacant lot on Fifth Street and provide valet service from the hotel's front door. What happens when that lease terminates? Does the hotel's parking problem become the city's parking problem?

Again, my compliments in doing something creative with this very visible downtown lot. Is this proposal the appropriate plan for the historic downtown?

Respectfully,

A handwritten signature in blue ink, appearing to read "Chris Albertson". The signature is fluid and cursive, with the first name "Chris" and last name "Albertson" clearly distinguishable.

Chris Albertson