

From:
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Subject:
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Isabelle
-- City Council
cityclerk@cityofpetaluma.org
Council Meeting Sept 11 EKN/Weaver Hotel & Storey Poles
Saturday, September 9, 2023 4:01:43 PM

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Many local residents and visitors have been the recipients of the local downtown "Historical Walking Tour" I have been privileged to attend. Visitors have attested to their interest in the town and its history and been appalled at the hotel proposal. It undermines the historicity of the town: it's visual and artistic appeal within the area. I note, the city has not yet approved the "storey poles" which will provide residents the visual parameters of the proposed imposing on the historic neighborhood and dwarfing its monuments. This alone should be sufficient to negate the height of the structure and its far reaching effects. The studies on the impact of the shade on neighboring buildings and the environment should be made public so that the community can be made aware of the detrimental effect.

The lot coverage area is of particular concern. Building out to the lot lines present significant problems. It impacts the ability of neighbors to maintain their property and create additional issues. It does not provide easy ingress/egress for basic building services such as trash, equipment and supplies, deliveries impacting city streets which traditional alleyways provide. This significantly impacts city streets which now require these deliveries are made from B Street and Petaluma Blvd S. In addition, the front of the proposed hotel will limit pedestrian traffic along the boulevard with additional pedestrians/customers accessing the building and lingering on the sidewalks.

I note, with interest, the "parking" issue has been punted to future sessions although of significant issue for the project. The environmental issues, CEQA notwithstanding, "Climate change" with "rising sea levels" does not appear to daunt City Council and Planning to move forward with a project that incorporates underground parking within two blocks of the Petaluma River and turning basin.

I respectfully request, the council and the Planning department to seriously consider the impact of this proposal on local residents who truly care about their community as opposed to out of town for profit investors who are not vested.

P/Downtown housing and economic opportunity

Isabelle Beardsworth

[Sent from AT&T Yahoo Mail on Android](#)

Public Comment

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I am writing in response to the "Community Involvement" and the volume of opposition that has been expressed, but largely ignored, to the "Downtown Housing & Economic Opportunity Overlay"/"EKN Appellation/Hotel Weaver" or whatever current designation, by the City Council and Planning Department.

It appears by the last few city council and planning meetings the most important issues of rezoning, in favor of the current applicant: zoning criteria in height, floor ratio and lot coverage maximums are not of significant concern. It is also clear the pull of additional city revenues, including the dream of TOT, are already being spent.

A hotel is not an occupancy that downtown Petaluma requires. As noted already in several of the public comments, there are sufficient hotels within the city of Petaluma that are underutilized to accommodate the needs of visitors including the addition of a number of units and expansion of existing facility. There are two hotels within walking distance of this location. The proposition of an expensive "boutique hotel" hardly conforms to the "Diversity, Equity and Inclusion" concept outlined in the city documents. A token gesture of a "rooftop bar" for "public access" is economically not a viable concept for local residents. Its employees will be low income earners requiring more low income local housing

The City currently has a downtown Petaluma SMART station within two blocks of this location. This is a perfect marketing opportunity for the downtown merchants of Petaluma to invite customers from Sonoma, Marin and San Francisco to visit downtown with easy access to shopping and restaurants and satisfy the economic opportunities to them. This can be accomplished with the "climate ready" agenda without the necessity of the vehicular traffic necessary to stay and visit the city. An average customer of a "boutique" hotel expending significant costs for a stay will not be amenable to public transportation.

Isabella Beardsworth