

From: [Suzanne \[REDACTED\]](#)
To: -- City Clerk; [Kevin McDonnell](#); [Barnacle, Brian](#); [Janice Cader-Thompson](#); [Mike Healy](#); [Karen Nau](#); [Pocekay, Dennis](#); [John Shribbs](#)
Subject: zoning overlay
Date: Tuesday, September 26, 2023 3:41:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Dear Council Members,

Since I won't be able to attend the study session On Tuesday, October 3 at around 4:00 pm to be held in city council chambers I want to be on record in opposition to the zoning overlay that is a result of the 6 story hotel that is being proposed by EKN Development on the corner of Petaluma Blvd and B St.

I want to be clear that I am not opposed to more housing density. However, the proposed overlay in the historic center is unnecessary and way out of scale and will change the character of what is Petaluma's most important feature – an authentic historic center close to and on the river at the gateway to the wine country. I don't believe that by adding out of scale housing to our historic center will bring more business. There have been countless studies that attest to this. There are vacant or underutilized lots close to the center which will not affect the core historic center. To name a few - the smart train lot; the lot adjacent to the bus depot; the vacant lot at the corner of Pet. Blvd and D St.

When I read the notice of public meeting, I was struck by how disingenuous it was to rename the zoning overlay to Downtown Housing and Economic Opportunity Overlay. It was stated very clearly at the meetings I have attended regarding the overlay that this is a direct result of the proposed 6 story EKN proposed hotel which can't be built without the zoning overlay.

I would like to propose some examples of hotel designs that are more in character and scale with our historic downtown. I, along with many of our Petalumans believe that any new buildings should be of the finest contemporary design to match the quality and scale of our historic architecture. Please see the below examples.





Thank you for considering my opinion,
Suzann Biaggi



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