

FOR PUBLIC COMMENT

OCTOBER 16, 2023 CITY COUNCIL MEETING

OCTOBER 24, 2023 PLANNING COMMISSION AND HCPC MEETING

Members of the City Council

Members of the Planning Commission

Members of the Historic & Cultural Preservation Committee

Planning Department Staff

I would like to call to your attention to the Appellation Hotel View Shed Study that EKN's architects included in their 9/11/23 set of design development drawings. I have attached a screen shot of their attempt to prove the Appellation Hotel will be mostly invisible from almost every vantage point they have selected. Aside from the laughable Google Earth depictions of our streetscape, they have chosen the most Doctor-Seuss-like street trees to hide behind. I challenge anyone to find these images believable. In addition to the crazy, opaque trees, many of the street view buildings are wavy and fuzzy and in no way give a clear understanding of view sheds. EKN needs to do better. Yet another reason to demand story poles.

VIEWS 1, 2 & 3: The vantage points selected seem to take great advantage of the existing street trees. Moving the vantage points slightly forward and toward the sidewalks will give a totally different picture. Street trees are not as opaque as shown, and may be totally bare in late Fall and Winter. Again, a different picture.

VIEWS 4 & 5: Imagine all of Zoning Overlay area A being built out to 65 to 75 feet at some point in the future. Petaluma Boulevard South could become a canyon, heading into Historic Downtown. Not to mention that one of the street trees obscuring the hotel in View 4 will have to be removed, as it sits at the entry to the hotel.

VIEW 6: It's hard to imagine that little 4th & C would blot out the 6-story hotel. Walk a bit further toward C Street and see what happens.

VIEWS 7 & 8: Such dense foliage on these two blocks! And at some point, the overgrown trees in front of Rex Hardware will get a trim so branches don't overhang their roof, and will no longer camouflage the hotel.

There's no hiding behind street trees here, despite the sleight-of-hand being presented as factual. This hotel is going to dwarf its surroundings. Pause or pass on the hotel until the Zoning Overlay can be seriously considered with multiple stakeholders. The oversized hotel will become the real "blight" downtown.

Lydia Asselin

