

**Hotel Weaver – Project Description**

The Hotel Weaver is a 93 room, 6-story hotel on top of 1 level of sub-terranean, valet only parking (58 stalls). The parking is designed to include a stacker system to allow 2 parking stalls per bay. The hotel will have a full service, 3-meal restaurant on the ground floor, and a publicly accessible bar and event space on the occupied roof. The hotel when completed will be an upscale, boutique branded hotel, designed to embrace the history of Petaluma.

The ground floor restaurant is proposed to occupy 2,308 interior square feet and 901 exterior square feet and will have seating for 135 guests at the corner of B Street and Petaluma Boulevard. The restaurant will offer beer, wine, and distilled spirits as is customary of a traditional restaurant. This space will be considered a Full-Service Restaurant per IZO Section 8.020. Alcohol service in the restaurant will include both bar service and table service and will be connected to the food service of the restaurant. The rooftop will introduce 1,372 square feet of interior space with sliding glass operable walls, and a 5,514 square feet exterior terrace which will have seating for 60 guests. The rooftop location will not have a standalone kitchen and will have food serviced through a service elevator that leads directly from the ground floor kitchen to the rooftop. Similar to the ground floor restaurant, guests will be able to enjoy beer, wine, and distilled spirits at this location. The rooftop will primarily be serviced through bar service but will also include table service during afternoons and evenings. This space will be considered an Alcohol Beverage Establishment per IZO Section 8.020. In both areas, customers are anticipated to be a mixture of hotel guests and the public. The hotel will require a Type 47 liquor license. Both locations shall be open seven (7) days a week. Hours of operation shall vary during the week per the following schedule:

<b>Restaurant + Restaurant Bar</b>	
Sunday-Thursday	7AM – 12AM
Friday-Saturday	7AM – 12AM
<b>Rooftop Bar + Event Space</b>	
Sunday-Thursday	8AM-12AM
Friday-Saturday	8AM-12AM

The ground floor restaurant shall provide pre-recorded music to guests, at low volume as to not overwhelm guests. The rooftop event space will offer both live music and pre-recorded music. Similar to the ground floor restaurant, the event space will limit the volume of the music in order to reduce noise pollution. The rooftop has incorporated various soundproofing mechanisms into its design in addition to its height which will eliminate the potential for causing noise disruption in the area. There is an acoustical engineer studying the rooftop space and will provide a plan to minimize sound to acceptable city levels.

The Hotel Weaver will employ approximately 80 employees per day when stabilized (year 3), which will be broken up into 8- and 10-hour shifts. The ground-floor restaurant will have 30 total employees, in two shifts (8 hours per shift), including bus boys, waitresses, chefs, bartenders, barbacks, receptionist, and manager. The rooftop space will have a total of 20 employees in two shifts (8 hours per shift). The hotel will employ 30 people.

The hotel will additionally provide several cooking odor preventative measures in the hotel. Included in these provisions will be the HVAC mechanical systems, which will help dissipate and filter the odors. Additionally, the grease-trap / grease interceptor will be vented at the roof to dissipate smell.

The Hotel Weaver project application includes a Major Historic SPAR, two Conditional Use Permits (Alcohol Beverage and Parking Reduction), a Zoning Text Amendments, and an Initial Study.

#### Tree Mitigation:

There are three trees that will need to be removed and replaced because their current locations will not support the pedestrian improvements the project is proposing. Part of the pedestrian improvements the project is proposing is to move car loading and car site entries away from the corner of B Street and Petaluma Blvd. To do this we are locating the hotel drop off zone as far east on Petaluma Blvd. as possible. The CBC requires an accessible drop off location here which would conflict with the existing tree location. Similarly, to keep the vehicle site entrance away from the corner. The garage entrance will be as far south on B Street as possible. This new driveway location conflicts with one of the trees. Finally, the new alignment of the improved pedestrian crossing on B Street will conflict with a tree.

The project is proposing replacement of the trees that are being removed in-kind. Any additional required mitigation identified by the arborist report will be mitigated by a fee in lieu as per 17.065.