

Project description for FLM Ceramics
301 2nd Street Petaluma, CA 94954

FLM Ceramics will operate a pottery teaching studio of approximately 1900 sq. ft. behind a small retail storefront space of approximately 400 sq. ft for our tile and pottery. There will be an entrance at 301 2nd street. Our artisan manufacturing studio for handmade tile and pottery will be in the back "Warehouse" portion of the building with a second (not public) entrance on E street. Our pottery and tile are made to order and we do not stock inventory. We fire our ceramics in small (not industrial) kilns manufactured by reputable makers/manufacturers. We already had the fire department look at our set up and will seek proper inspections when needed. We do not plan to make any major changes to the building that will require permits. We may eventually upgrade the gas service, but we do not plan any electrical service upgrades to the property.

Our business is open weekdays and weekends for classes from 9am - 9pm. Our retail pottery and tile studio will be open typical business hours, 9-5pm Monday through Friday. Our Artisan tile making studio operates 9-5 M-F. We offer 4 - 8 classes to the public per week and have a studio membership of 30 people. Our Classes run one at a time with a maximum of 10 students and one teacher per class. Our members are limited to a maximum of 10 members in the space while classes are in session, and 20 members during non-class times. Our classes are offered to the public, as is membership as long as prospective members have taken a class with us, or can show adequate experience and understanding of ceramic studio practices.

All of our uses are indoor, and we do our shipping primarily through USPS with the occasional LTL. We receive deliveries of materials from time to time and plan to receive those on the E street entrance. Aside from myself (Forrest Middleton) and my fiancé Beth Schaible we employ two part time workers and one full time. We also contract ceramics teachers for our classes. We do not provide food or beverage services of any kind.

Parking: Our property has 160 feet of frontage along the building on E St, as well as another 20 feet at the corner of E and 1st S, this provide for 8 parking spaces; on Both the 1st and 2nd Street sides of the building there are 42 feet of curb side parking allowing for 4 more parking spaces. The E St side of the building also has an entrance to 2 private parking space that double as a loading area for deliveries and pick up. In total we account for 14 parking spaces. We will also encourage bicycle travel to our site and will provide a rack with 5 spaces for bicycles. Our studio is a 3-block walk of the city bus transfer station on Copeland Street, and 5 blocks to the Smart Train!