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Project: 5002 Petaluma Blvd Retail Campus

Applicant & Owner:

Dynamic Real Estate Partners, LLC
11777 San Vicenta Blvd, Ste 800, Los Angeles, CA 90049

Additional Contact:

Summit Engineering, Inc., Tania Schram
463 Aviation Blvd, Ste 200, Santa Rosa, CA 95407

Existing Conditions:

The 5004 Petaluma site is a 3.09 acre parcel (APN 007-412-075) located between the main thoroughfares of Petaluma Boulevard and Highway 101 in the city of Petaluma. Currently zoned as C2, it contains two existing retail buildings (1,800 & 5,400 SF) located parallel to Petaluma Boulevard and an existing 9,040 SF restaurant building located in the center of the parcel. The entry to the site is located off Auto Center Drive and the parking lot and the north portion of the site is currently asphalt paved but not utilized for parking.

Proposed Conditions:

The proposed redevelopment of parcel APN 007-412-075 includes an exterior refresh of the two existing buildings located parallel to Petaluma Boulevard. The new exterior design retains the existing character of these buildings while bringing them up to date. Both buildings will receive a contemporary exterior paint scheme over the existing exterior siding finish. The existing windows will be enlarged and replaced with open pane glazing to increase visibility into the retail spaces. Additionally, the exterior stairs at the 2 story building will be reconfigured to open up the area in front of the ground floor retail and improve the ground floor the circulation. The north portion of the site has been activated with a new one story (4,450 SF) retail building and exterior patio. The exterior design of the new building compliments the refreshed design of the existing buildings.

The existing 9,040 SF restaurant building is being removed and replaced with a new 5,000 SF restaurant building with exterior patios located at the northwest and southeast corners of the building.

The entire parking lot is being reconfigured to align with the new restaurant pad building to increase efficiency. Additional site improvements include new landscaping, trash enclosures, parking lot lighting, accessible parking and accessible path of travel. The combination of these site improvements, the refresh of the existing buildings and addition of the new buildings create a cohesive and contemporary retail campus.

The proposed project includes a parcel split of APN 007-412-075 to Site A and Site B as shown on the conceptual site plan. The first parcel, Site A will be about 1.31 acres, or 56,936 SF and hold the three northern buildings with adjoining parking. The second parcel, Site B will be 1.78 acres, or 77,716 SF, and hold the singular southern building with adjoining parking.