

Project Address: 800 Petaluma Blvd. So

Brief Project Description: 800 Petaluma Boulevard South is currently a mixed use building with Luma Fitness and Frank Dostal Real Estate as the current tenants. Frank Dostal Real Estate is doing business as Petaluma Warehouse Lofts, Artisan Inn. We are currently developing and converting the entire building as Petaluma Warehouse Lofts. The conversion is happening in two phases. Phase one has been done under separate permits per unit, and includes 5 accommodation units. We are currently working on unit F. Unit F is in corrections stage of permitting in the building department, being handled by Charles Lucas. Phase two is the conversion of Luma Fitness into three additional inn units and 1000 square feet of retail space, which will be located at the front of the building. We will be submitting plans for phase 2 imminently and am including preliminary drawings with this application.

An issue is parking for unit F. As we are converting unit F from warehouse to an accommodation unit, this changes use, thus parking requirements. We are including a parking garage in unit F, with electric car charging station, so we will not increase parking load with this new unit. Luma Fitness will no longer be a tenant of this building with the commencement of construction of Phase Two, which will reduce the parking requirements significantly. We will in fact have two more parking spaces on site than what is required for Petaluma Warehouse Lofts, when this project is completed.