

August 28, 2023

Mr. Daniel Harrison
Associate Planner
City of Petaluma Planning Department
11 English Street
Petaluma, CA 94952

Subject: Petaluma Warehouse Lofts – An Inn with Retail Space on Petaluma Boulevard South
Update to Site Plan and Architectural Review Application, File PLSR-2023-0005

Dear Mr. Harrison:

I'm electronically submitting materials for your use in processing a resubmittal of a Site Plan and Architectural Review application for the proposed Petaluma Warehouse Lofts, a mixed-use project on Petaluma Boulevard South at K Street. The project would include eight lodging units, many with lofts, a hotel reception area with caretaker's space, and retail space facing on Petaluma Boulevard South.

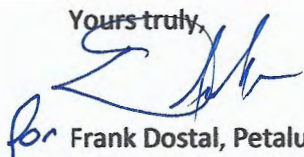
The initial application was submitted on September 26, 2022 and included only Unit F. The City letter of incompleteness was dated November 1, 2022 and is included in this revised application. The application was resubmitted on May 18, 2023 with all eight lodging units. The City letter of incompleteness to the resubmittal was dated June 19, 2023 and is also attached. Responses are provided to all items noted in the two letters.

The submitted materials include eight files:

- This letter, a table of contents, a text description of the proposed project including a short project summary for public involvement, City application forms, and environmental checklist.
- Current Title Report with Assessor's Map.
- 2015 Phase I Environmental Site Assessment
- Updated Conceptual Civil Plans by LaFranchi and Associates
- Updated Conceptual Architectural Plans by Green Building Architects
- Updated Conceptual Landscape Plans by Johnson-Rinehart
- November 1, 2022 Letter of Incompleteness with Responses
- June 19, 2023 Letter of Incompleteness with Responses

We look forward to moving this project forward to the betterment of Petaluma Boulevard South and all of Petaluma. Please advise if I can provide any further information or answer any questions.

Yours truly,



for Frank Dostal, Petaluma Warehouse Lofts

Table of Contents

Section	Page
1 Existing Conditions and Proposed Improvements	
Summary	1-1
Existing Conditions	
Setting	1-2
Past Uses	1-2
Site Conditions.....	1-3
Site Hazards.....	1-3
Geotechnical Conditions	1-4
Proposed Improvements	
Demolition	1-4
Lodging Units.....	1-4
Retail Space.....	1-4
Parking Lot	1-4
Stormwater Management	1-5
2 Brief Project Summary for Public Involvement	2-1
3 Conformance with General Plan, Zoning Map, and IZO	
General Plan	3-1
Zoning Map	3-2
Zoning Standards	3-3
4 Public Outreach	4-1
5 Previous Application Process.....	5-1
6 Permit Applications	
General Application	
Cost Recovery Agreement	
Site Plan Application	
Environmental Impact Questionnaire	
 Appendices	
A Title Report dated December 2, 2022 and Assessor’s Map	
B Phase I Environmental Site Assessment dated July 27, 2015 by Farshad T. Vakili P.E.	
C Updated Conceptual Civil Plans by LaFranchi and Associates	
D Updated Conceptual Architectural Plans by Green Building Architects	
E Updated Conceptual Landscape Plans by Johnson-Rinehart	
F November 1, 2022 Planning Letter of Incompleteness with Matrix of Responses	
G June 19, 2023 Planning Letter of Incompleteness with Responses	

1. Existing Conditions and Proposed Improvements

Summary

Petaluma Warehouse Lofts would be a mixed-use project at 800 Petaluma Boulevard South. The project would convert an existing building with a long history into eight lodging units, a reception area for the hotel, a separate caretaker's unit, and a retail space.

The lodging units would be larger than generally available in Petaluma. Many of the units would have multiple bedrooms, some with bedrooms in lofts, a full-service kitchen and dining area, a living room, and a bathroom.

At this time, no potential tenant has been identified for the retail space.

The new uses would be fully located within the existing building. Only minor exterior improvements would be required, such as improved parking and trash area, new windows, window replacements, new doors, exterior lighting, and roof modifications to accommodate mechanical equipment. The building footprint wouldn't be expanded nor would the building height be increased.

Parking for the lodging units would be fully provided on-site, including one garage space on the K Street side and the remaining parking spaces in a lot on the opposite side. There would be a total of 14 parking spaces.

Near the parking lot would be a small landscaped open space for use by hotel guests. An accessory structure for trash collection would adjoin this open space.

Existing Conditions

Setting: The project would be at the southeast corner of Petaluma Boulevard and K Street. Petaluma Boulevard South in the vicinity of the project site is geographically transitional and in a time of change.

Geographically, the south side of the Boulevard, where the Lofts would be located, is largely residential. Immediately south is the PEP Housing Mountain View Senior Housing Project. Across K Street are the low-income Salishan Apartments. At J Street are the Diamond Head Apartments. There are also many single-family homes a block away from Petaluma Boulevard South. Other than the project building which currently houses a gym, the few non-residential uses on the south side of Petaluma Boulevard South are a church, a construction company office, and a neighborhood grocery store.

In contrast, across Petaluma Boulevard South the land uses are primarily non-residential, with a large manufacturing plant, a roofing supply company, an automotive service shop, and a diner.

But change may be coming to this neighborhood. With the recent completion of the Petaluma Boulevard South road diet, walking and bicycling downtown have become more comfortable. Also, for less experienced bicyclists, Petaluma is working on a bike boulevard to downtown on Fifth Street. Sidewalks extend in all directions from the site and are in generally good condition.

The improved pedestrian experience may also lead to expanded transit service. At present, local transit service is limited to Petaluma Transit's Route 501 which serves westside schools and runs only in the early morning and mid-afternoon on weekdays. However, the improved walkability and bikeability could translate into sufficient transit demand to justify additional local buses connecting to other Petaluma Transit routes and the SMART train.

Past Uses: From historical Sanborn maps and aerial photos in the Phase I Environmental Site Assessment provided in Appendix B, the portion of the current building close to Petaluma Boulevard South existed in 1923. By 1949, the building had been expanded to its current footprint.

Also from the Phase I Assessment, “Based on a review of historical sources, the Subject Property has been established as a building garage from 1916-1940s, a furniture store from 1940s through 1990s (Barewood Furniture) and a general contractor in 2000s.”

The current uses are a gym and four lodging units that are further described below.

Site Conditions: The current building is in transition. The end of the building close to Petaluma Boulevard South is now occupied by Luma Fitness, a cross-training gym. The operator has been advised that his lease won’t be renewed if the Warehouse Lofts proceed. The end of the building further from Petaluma Boulevard South is occupied by four operating lodging units that were constructed under building permits issued by the Petaluma Building Department and are now proposed to be included into the Warehouse Lofts. The middle portion of the building is partially reconfigured for the Lofts and otherwise used for miscellaneous storage. The structure is generally in good condition.

Around the perimeter of the building, the sidewalks are in good condition. The pavement to the east of the building has begun deteriorating, but new pavement and other improvements are proposed as part of the Lofts. The applicant is maintaining the current site improvements.

Site Hazards: As documented in the Phase I Environment Site Assessment in Appendix B, there are no natural hazards that impact the site.

As further described in the Phase I Assessment and consistent with the industrial history of Petaluma Boulevard South, there have been and are numerous hazardous waste generators and underground storage tanks located in the proximity of the Lofts site. However, none of these hazardous waste generators or underground storage tanks have any reported connection to or impact on the Lofts site.

The only hazardous waste issue connected to the site is a reported discharge of raw sewage into the Petaluma River in 1998. However, this was described in the 2015 Phase I study as the result of a City sewer overloaded by rainfall and “No current concern is expressed as a result of this accident”.

Otherwise, the Phase I Assessment notes the possibility of asbestos and lead paint in the building which is currently stable but might be disturbed by construction.

Geotechnical Conditions: The proposed project would not change the footprint or the general configuration of the existing building, which shows no sign of settlement or other geotechnical concerns, so no geotechnical study was justified.

Proposed Improvements

With limited new construction, the existing site improvements have been or would be reconfigured into eight lodging units, a hotel reception area with separate caretaker's unit, and a retail space.

Demolition: Other than the paving and related improvements in the parking lot east of the building, demolition would be limited to internal walls and other improvements within the building and minor roof modifications to accommodate mechanical equipment and skylights.

Lodging Units: There would be eight lodging units ranging in size from 676 to 1,276 square feet. All the units would be similarly appointed, many with multiple bedrooms including some bedrooms in lofts, a bathroom, kitchen, and a dining room/living room.

The lodging units would be designed to conform to both R1 and R2 occupancy classifications so their usage can be adjusted in response to future transient lodging needs.

Retail Space: There is no tenant identified for the 1,026 square foot retail space facing Petaluma Boulevard South. The retail site would face the recently-completed Petaluma Boulevard South road diet, which has made the retail space more comfortably accessible for bicyclists and pedestrians. Regardless of the use, it is anticipated that the retail space would conform with zoning and building standards. The future tenant would coordinate with the Community Development Department as required.

Parking Lot: Following demolition of the existing asphalt parking lot, the parking lot would be constructed with 14 parking spaces, including permeable pavers for the non-handicap parking spaces and a concrete handicap parking space. Also, existing concrete pads in the southeast corner would be

reconfigured into a trash accessory structure and an outdoor gathering area with the addition of concrete block walls and gates.

Stormwater Management: As shown in the conceptual civil plans , stormwater management would be provided consistent with regional standards through permeable pavers, a biofiltration planter, and Silva Cell bioretention facilities beneath the reconfigured parking lot.

2. Project Description for Public Involvement

PROJECT SUMMARY

August 30, 2023, Green Building Architects

Project Name	Petaluma Warehouse Lofts
Location	800 Petaluma Blvd South, Petaluma
APN	008-313-016-000
Current Zoning	MU2 - Mixed Use 2
Setbacks	Primary Structure (existing) Front = None Required Side yard= None Required Rear yard = None Required (building not adjacent to R district) Accessory Structure (proposed) Front = N/A Side yard= 4 feet Rear yard = 4 feet
Maximum Building Height	45 feet Allowable
Maximum Coverage	80% Allowable

Note: Except for Accessory Structure, improvements are existing, so are exempt from standards.

PROJECT DESCRIPTION

The applicant, Frank Dostal, believes that Petaluma can support a broader range of lodging options. He is proposing an eight-unit hotel, accompanying hotel reception area and separate caretaker's space, and small retail space. The lodging units would range from 676 to 1,026 square feet in size, with most containing multiple bedrooms, some in lofts. Every unit would have kitchen and dining spaces and a bathroom. The units would be available for short-term or extended stays.

A tenant hasn't been identified for the retail space. That use would be subject to later Planning and Building processes as needed.

The new building uses would be contained within an existing building that has been in its current configuration for over 70 years. Only limited exterior changes for windows, mechanical equipment, and skylights would be made to the building shell, with exterior appearance, including color, remaining mostly unchanged.

In addition to a single garage space on the west side of the building, the parking lot east of the building would be reconstructed to meet full tenant needs. An outside space for tenant use and a new accessory trash structure would adjoin the reconstructed parking lot.

3. Conformance with General Plan, Zoning Map, and IZO

General Plan

The Warehouse Lofts site is designated mixed-use in the General Plan.

There are several General Plan lodging and retail goals and policies with which the Lofts aligns well. The Applicant is aware that the General Plan is being updated but doesn't anticipate changes that would make this site less appropriate for the proposed project.

For new uses of the site:

Policy 9-P-12 Maintain and expand Downtown as a hub of commercial and retail activity with residential opportunities. – The project would be consistent with an expansion of downtown along Petaluma Boulevard South, which was also an expected benefit of the recently completed Petaluma Boulevard South road diet.

For lodging:

Policy 9-P-12 K. Encourage the development of higher density residential uses and tourist lodging establishments in the Downtown area. - Adding tourist lodging, including extended stay lodging, along Petaluma Boulevard South would be consistent with this policy. Petaluma Boulevard South is a target of downtown expansion.

For retail:

Goal 1-G-1: Land Use Maintain a balanced land use program that meets the long-term residential, employment, retail, institutional, education, recreation, and open space needs of the community. - The Lofts would bring lodging and street front retail to an area of downtown that largely lacks both, improving balance.

Policy 1-P-12 Encourage reuse of under-utilized sites along East Washington Street and Petaluma Boulevard as multi-use residential/commercial corridors, allowing ground-floor retail and residential and/or commercial/office uses on upper floors. - While the Lofts would only include upper floors through the lofts within the lodging units, the project would represent the effective reuse of an under-utilized site along Petaluma Boulevard South and could act as an effective element of an improved residential/commercial corridor.

Policy 2-P-14 Promote the development and intensification of the Downtown commercial core as both a visitor destination and a neighborhood retail center. - The uses within the Lofts would be consistent with the expansion of downtown along Petaluma Boulevard South.

Under "Retail in Mixed Use Areas", Will the project design avoid a sense of "sameness" among mixed use projects? - By adding multi-story lodging units, a lodging option that exists nowhere else in Petaluma, and by reusing an existing building with nearly a century of various uses, the project would be the antithesis of "sameness".

Zoning Map

On the zoning map, the Warehouse Lofts site is zoned MU2 with no overlay designations.

From Chapter 4 of the Implementing Zoning Ordinance (IZO), the MU2 zone is described thus, "The MU2 zone is applied to the Petaluma downtown and adjacent areas that are intended to evolve into the same physical form and character of development as that in the historic downtown area. The MU2 zone is consistent with and implements the mixed use land use classification of the general plan, which establishes a maximum floor area ratio of 2.5 for both residential and nonresidential uses within the classification, and a maximum density of 30 units per acre for residential."

The proposed Warehouse Lofts is consistent with this description.

Zoning Standards

The proposed configuration for the Lofts project was checked against the standards for the MU2 zone as described in Section 4 of the Implementing Zoning Ordinance.

“Lodging – Hotel/Motel” is a permitted use in the MU2 zone, which is consistent with the R1 occupancy classification.

“Lodging - Extended Stay” isn’t a use described in the IZO Section 4. In that absence, the potential extended stay use of this project, which would be consistent with the R2 occupancy classification, could be considered either “Lodging – Hotel/Motel”, which is permitted in the MU2 zone as described above, or “Residential – Residential in Mixed Use Building” which is permitted in the MU2 zone subject to the condition “Use allowed only on an upper floor or behind a ground floor street fronting use”. The lodging units are behind a ground floor street fronting use, so the second condition is met.

Many retail and professional service uses are permitted or conditionally permitted in the MU2 zone, so there are multiple options for the currently undesignated retail space.

As no changes to the footprint or height of the existing building are proposed, the Lofts should be considered grandfathered from the Development Standards for the MU2 zone. However, the building is consistent with the standards regardless.

For parking, the City requirement is one parking stall per lodging unit plus one for the manager for a total of nine. The parking lot would have fourteen spaces so is consistent. It is expected that the remaining five spaces would be adequate for any use that may occur in the retail space.

Also for parking, the City requirement is for one loading berth for the total floor area of 10,045 square feet. However, there are no hotel functions that are expected to require a loading berth. Nor has the current operation of the first four lodging units required a loading berth. Therefore, exemption from the loading berth requirement is requested.

4. Public Outreach

Consistent with the absence of significant exterior improvements and the uses that may result in fewer car trips, the Applicant has been forthcoming with neighbors, tenants, and others about the proposed project, but has not engaged in any organized public outreach.

5. Previous Applications

The applicant had previously completed improvements to lodging units B, C, D, and E through building permits approved by the Petaluma Building Division.

When a building permit was requested for lodging unit F, the applicant was directed to submit a SPAR application which was done on September 20, 2022. The Planning Division determined the application to be incomplete.

A resubmittal was made on May 18, 2023. The Planning Division determined that application to also be incomplete although with a shorter list of incompleteness items.

This is the second resubmittal. It includes all eight lodging units, a hotel reception area with separate caretaker's unit, and the retail space.

The completed four units, B, C, D, and E, and the proposed Unit F are considered Phase One. The hotel reception area with caretaker's space, the final three units, H, J, and K, and the retail area are considered Phase Two.



GENERAL APPLICATION FORM

This form, together with corresponding application forms for specific permits, will become the permit document. There is no fee for this form.

Type of Application <input type="checkbox"/> Conditional Use Permit: Minor / Major <input type="checkbox"/> Fence <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Preliminary Review by Staff <input checked="" type="checkbox"/> SPAR: Minor / Major <input type="checkbox"/> Tentative Map: $\leq 4 / \geq 5$ lots <input type="checkbox"/> Zoning Amendment: Minor Revision _____ <input type="checkbox"/> Short Term Vacation Rental (STVR) <input type="checkbox"/> Tree Removal <input type="checkbox"/> Other:	For City Use Only Permit No: _____ Project Name: _____ Date Permit filed: _____ Date Permit issued: _____ Received by: _____ Approved by (if applicable): _____
Property Information Address/Location: <u>800 PETALUMA BLVD, SB</u> Assessor's Parcel No.: <u>008313016</u> Property Size: <u>14000 SQ. FT.</u>	Land Use Information (ask if unsure) Existing Use of Property: _____ General Plan Designation: _____ Zoning Designation: _____ Historic Designation: _____

Contact Information

Owner: <u>FRANK DOSTAL</u>	Agent: _____
Firm (opt.): _____	Firm (opt.): _____
Phone: <u>415 215-1660</u>	Phone: _____
Email: <u>frankdostal63@gmail.com</u>	Email: _____
Address: <u>17 WOODLAND AVENUE SAN RAFAEL CA 94901</u>	Address: _____

Authorization of Agent, Declaration of Accuracy, and Agreement for Inspection *(not required for Home Occupation Permit applications)*

I, FRANK DOSTAL, am the owner / agent of the property for which the development or change is proposed. The above information and attached documents are true and accurate to the best of my knowledge. I have read and agree with all of the above.

Signature of Property Owner or Agent: [Signature] Date: 9/20/2022

I, the owner, hereby do / do not authorize the agent to act on my behalf for this project, be notified of all application proceedings, and agree to allow employees or authorized agents of the City of Petaluma to enter upon the subject property, as necessary, to inspect the premises and process this application.

Signature of Property Owner _____ Date _____

Last updated: June 15, 2021

City of Petaluma Planning Division
11 English Street, Petaluma, CA 94952
Hours: 8 am - 5 pm
Mondays through Thursdays. Closed Fridays

T: (707) 778-4470
For faster responses, please e-mail us at:
petalumalanning@cityofpetaluma.org
URL: <https://cityofpetaluma.org/departments/planning/>



COST RECOVERY FORM

This form will be processed as part of development applications. This form is not required for flat fee applications. No fee is required for this form.

Purpose: This form is for the agreement of payment of full cost recovery fees for application processing and inspection services.

The Applicant/Authorized Agent is required to sign this document. In the event that the Property Owner is the Applicant, the Property Owner is required to sign this document.

I/We, FRANK DOSTOL (Property Owner name), or authorized agent agree to pay to the City of Petaluma all reimbursable costs, both direct and indirect, including State-mandated costs, associated with review and processing of the accompanying application for land use approval(s) with respect to the subject property or project located at:

008313016 (Location, Address, or Assessor's Parcel Numbers),

even if the application is withdrawn and/or not approved.

Brief Project Description:

UNIT F WITH PARKING GARAGE
& PHASE TWO

Reimbursable Costs and Deposits

Reimbursable costs include, but are not limited to, all items within the scope of the City's adopted Cost Recovery Program, (Resolution No. 2004-028 N.C.S.) as well as the cost of retaining professional and technical consultant services and any services necessary to perform functions related to review and processing of the applications and monitoring of the work.

Property owner and agent understand that one or more deposits will be required to be paid by property owner and/or agent to cover the costs noted above at such time(s) and of such amounts as requested by the Planning Manager or designee.

City's Responsibility

The City agrees to review and process the application in a timely manner in accordance with this agreement and all applicable laws, regulations, ordinances, standards and policies. This agreement applies to all subsequent applications related to the project.

Charges and Outstanding Payments

The applicant understands and agrees that nonpayment of processing and inspection fees pursuant to the City's Cost Recovery Program may, at the sole and exclusive discretion of the Planning Manager, result in temporary or permanent cessation of processing of the application or inspection of the work and, after notice, may result in the denial of the application and/or order to cease work.

Prior to completion of processing of any phase of the project, any and all outstanding amounts due pursuant to this agreement shall be paid. The Planning Division will withhold issuance of further plan checks, entitlements, permits, certificates of occupancy, etc. until all required fees have been paid in full.

The applicant agree that questions regarding specific charges for processing, monitoring, inspection and related services that may be questionable, lack sufficient documentation and/or may be incorrect must be brought to the City's attention no later than 30 days following receipt of invoice and corresponding documentation.

Invoices are due and payable within ten (10) days. A penalty will be charged on delinquent accounts at the rate of 1% per month or 12% per annum. Applicant agrees that delinquent amounts shall constitute a lien on the subject property and expressly consents to recordation of a notice of lien and/or copy of this Agreement against the subject property with respect to any amounts which are delinquent.

Failure to comply with the aforementioned procedure within the specific time indicated may, if research of billing information is requested, result in additional charges for clerical time spent and will be billed at our cost recovery rate.

Legal matters

In any legal action arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including costs and attorneys fees.

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City, its agents, offices, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and/or the indemnitees, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnitees.

Nothing in this agreement shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that the applicant is required to defend the indemnitees in connection with any said claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the indemnitees, (ii) approve all significant decisions concerning the matter in which the defense is conducted, and (iii) approve any and all settlements, which approvals shall not be unreasonably withheld by the City.

The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own defend any claim, action or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City.

The Applicant also agrees to so indemnify the indemnitees for all costs incurred in additional investigation or study, or for supplementing, redrafting, revision or amending any document (e.g., the EIR, Specific Plan Amendment, Specific Plan, General Plan Amendment, Rezone, etc.) if such is made necessary by the claim, action or proceeding and if the Applicant desires approvals from the City which are conditioned on the approval of said documents.

Acknowledgements required:

The undersigned **Property Owner/Applicant or Authorized Agent** hereby represents that he/she either:

- Personally owns the subject property; or,
- Is an entity authorized to install and maintain facilities for provision of utility, telecommunications, video, voice or data transmission service in the public street right of way; or,
- Is a duly authorized agent of the property owner with full authority to execute this Agreement on behalf of property owner.

Applicant agrees to be jointly and severally liable with property owner for payment of all fees referenced above, applicant agrees to notify City in writing prior to any change in ownership and to submit a written assumption of the obligations under this agreement signed by the new owner or his/her authorized agent.

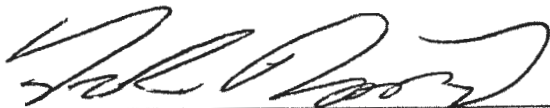
Would you like to receive invoices electronically instead of in the mail?

- Electronically In the mail

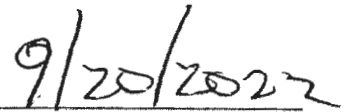
If the deposit is not exhausted, we will issue a refund to:

- Property Owner Authorized Agent

I / We have read and agree to all of the above.



Signature of Property Owner or Authorized Agent



Date



ENVIRONMENTAL IMPACT QUESTIONNAIRE

This form is processed as part of a development application. There is no fee for this form.

To be completed by project applicant. Information provided on this form will be used to help analyze potential environmental effects of your project.

Project Name: PETALUMA WAREHOUSE LOFTS Date filed: 9/20/22
updated 5/18/23

A. General Information

* Please check with a planner for any items you are unsure about.

- List and describe any related permits and/or public agency approvals required for this project, including those required by City, Regional, State, or Federal agencies (i.e., U.S. Army Corps of Engineers, California Department of Fish & Game, etc.):

BUILDING PERMIT, NO OTHERS KNOWN

- Is this site listed on the State Hazardous Waste and Substances Sites List?

Yes No

- Previous approvals or submittals related to this project, including any Preliminary Review:

Project Name: ~~MEZZANINE UNIT C~~ PETALUMA WAREHOUSE LOFTS
File Number: BLDG 18-1340 Date of previous approval/review: _____
UNITS B-E

Project Name: UNIT E

File Number: _____ Date of previous approval/review: _____

- If the project involves a Variance, Conditional Use Permit, Rezoning, or General Plan Amendment application, clearly state the characteristics of the project which trigger the need for such an application:

NOT REQUIRED

B. Project Description

1. Proposed use of the site (provide a detailed description or attach a project narrative):

PETALUMA WAREHOUSE LOFTS
DESCRIPTION ATTACHED

2. Site size (in acres): 14000 SQ FT. (in square feet): _____

3. Square footage of proposed construction: 1400 SQ FT. 10,045 SF

4. Number of floors of construction: 2 Building height: 21'10" COMPLETED UNITS

5. Amount of off-street parking provided: 14

6. Proposed construction schedule. Include phases if development is incremental:

UNIT F (PH 1) UPON PERMIT APPROVAL, FINISHED
IN SIX MONTHS

PHASE 2 EST THREE YEARS

7. For proposed Residential use:

Number of units: N/A

If single family – total square footage: _____

If multi-family – unit sizes: _____

Range of sale or rental prices: _____

Household sizes expected: _____

8. For proposed Commercial use:

Type of Commercial use: HOTEL/INN NEIGHBORHOOD COMM.
(e.g. Neighborhood Commercial, Highway Commercial, etc.)

Neighborhood/City/regionally oriented area: PETALUMA BLVD SOUTH

Square footage of sales area: 1,026 SF

Square footage of loading facilities: N/A

9. For proposed Industrial use:

Estimated number of employees per shift:

Square footage of loading facilities:

N/A

10. For proposed Public/Institutional use:

Describe type of use:

Estimated number of employees per shift:

Estimated occupancy:

Square footage of loading facilities:

Community benefits to be derived from project:

N/A

11. For proposed Mixed Use:

Describe type of use:

Square footage of each type of use:

Ratio of parking provided for each type of use:

ERHT
HOTEL / INN - ONE UNIT + RETAIL
9,000 SF FOR HOTEL 1000 + 240 SQ FT GARAGE
1,026 SF FOR RETAIL 1 PER UNIT + 1 FOR MANAGER + 5 UNASSIGNED

Note: If an Initial Study or Environmental Impact Report is required, the applicant is required to pay the consultant fee plus 25% administrative overhead and actual cost of staff time and materials.

C. Environmental Effects

Are any of the following items applicable to the project or will the project result in any of the potential impacts identified below?

Respond to each question and attach additional sheets with explanations and information on any item checked "yes".

1. Yes No Will there be a change in existing features of any bays, tidelands, or hills, or substantial alteration of ground contours, including any grading (also see Question #6)?
2. Yes No Will there be a change in quality or quantity of any ocean, bay, lake, stream, river, marsh, or ground water, or alteration of existing drainage patterns.
3. Yes No Will there be a change in scenic views or vistas from existing residential areas or public lands or roads?
4. Yes No Will there be a change in development patterns, scale, or character of the area in the vicinity of the project?
5. Yes No Is the site on filled land or has a slope of 10 percent or more?
6. Yes No Will there be a change in topography due to grading? If yes, provide the existing average slope. Indicate the greatest change in elevation due to grading.
7. Yes No Will the project result in the removal or damage to any trees or rock outcroppings?
8. Yes No Will the project result in significant amounts of solid waste or litter?
9. Yes No Use or disposal of potentially hazardous materials, such as toxic substances, medical wastes, flammable materials, or explosives.
10. Yes No Will there be a change in dust, ash, smoke, fumes, or odors in the vicinity.
11. Yes No Will there be a change in existing noise or vibration levels in the vicinity (use of heavy equipment, pneumatic tools, significant truck traffic, etc.)
12. Yes No Will there be a change in demand for municipal services, including police, fire, schools, water, sewer, etc.
13. Yes No Will there be a change in existing circulation patterns or result in substantial amounts of additional traffic?
14. Yes No Will there be a substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)?
15. Yes No Is the site adjacent to, or within the vicinity of, any creeks, wetlands, the Petaluma River, parks, marsh, agricultural lands, open space, or airport?
16. Yes No Have any prior environmental studies been completed for the project site? Studies


would include noise, geologic or geotechnical, traffic, hydrology, tree preservation, cultural resources, etc. If yes, please list and provide copies.

17. Yes No Is the site potential habitat for threatened or endangered fish, wildlife, or plant species?
18. Yes No Are there existing structures on the site? If so, please explain their current use and age.
GYM, INN
19. Yes No Will any structures be demolished?
20. Yes No If the site is vacant, provide information on the previous use.
21. Yes No Is the site or structure of known historical or cultural significance?
22. Yes No Is the site within an historic district?
21. Provide a statement indicating willingness to comply, if the project is required to comply with the City's phase II storm water program and management plan. *SEE SUPPLEMENTAL INFORMATION*
22. Please attach labeled photos of the site and the surrounding area.
PHOTOS INCLUDED IN ARCHITECTURAL PLANS

Please note that, depending upon the nature of the application, additional studies or analysis may be required including, but not limited to, traffic, tree preservation, noise, and soils.

Declaration Required

I hereby certify that the statements furnished above and in the attached exhibits, if applicable, present, to the best of my ability, the data and information required for this initial evaluation of this project, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.


Signature of Applicant / Property Owner

9/20/2022
Date