

Project Description

July 7, 2023 – Amended November 1, 2023

To whom it may concern,

I am applying for a minor conditional use permit for a building at 405 N. McDowell Blvd. I am a general dentist and have been serving my patients in Petaluma since 1986. Since my son has joined my practice, we have outgrown our existing building, which is about 150 yards away at 101 Lynch Creek Way.

405 N. McDowell is an empty shell at the southeast corner of Deer Creek Village. This small area of Deer Creek Village has been planned for medical/dental/office space since the beginning and is appropriate for that use – being immediately adjacent to the only streets in Petaluma zoned for medical/dental use (Professional Dr and Lynch Creek Way), as well as directly facing Petaluma Valley Hospital.

Our office will operate from 8am to 6pm, Monday to Friday. We see 5-6 patients per hour. We are closed during the lunch hour. Our patient count decreases as the lunch nears and ramps back up as we reopen. Our peak staff count is 12 employees.

There will be no external changes to the existing building or surrounding area, due to our occupancy, other than permitted signage.

Traffic impacts will be minimal.

Environmental impacts will be non-existent.

405 N. McDowell has never been occupied since it's construction in 2014. I would like to move my dental practice one block up N. McDowell, to an empty space. This move will benefit my patients, as we currently have a significant capacity problem, which is interfering with the care we can provide. Deer Creek Village has been thoroughly vetted, and our use is specifically permitted in this location.

I hope this process is quick and simple, but if there are any questions I can be reached at 707-766-6666 on M-W. My staff will come get me. During off hours I can be reached at 707-342-0810.

Thank you,

Bob Koenitzer DDS