

Doc No.49-02252026-050

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Sonoma
Address: 585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

From:

Public Agency: City of Petaluma
Address: 11 English Street
Petaluma, CA 94952
Contact: Brian Oh, CDD
Phone: 707 615 6568

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024040565

Project Title: EKN Appellation Hotel Project (component of Downtown Housing & Economic Opportunity Overlay +EKN Hotel Project)
2020 Newport Center Dr. Ste 11-262 Newport Beach, CA 92660

Project Applicant: EKN Petaluma, LLC Tom Jacobson Tom@ekndevgroup.com (480) 828-8959

Project Location (include county): 2 Petaluma Blvd South, Petaluma, Sonoma County, CA

Project Description:

The project evaluated in the EIR comprises the Downtown Housing & Economic Opportunity Overlay and the construction of a 6 story Hotel over a below-grade parking garage, comprising 93 hotel rooms, an event space, and food service uses. Following certification of the EIR and adoption of the Overlay, the EKN Hotel Project was revised to reflect Alternative 3 in the EIR. The EKN Hotel as now proposed is 4 stories and contains 56 rooms, two restaurants, and two bar or lounge areas. Improvements within the public right-of-way include removal and replacement of existing curb cuts, sidewalk paving upgrades, street trees, and bicycle racks along the project frontages. The EKN Hotel requires discretionary Historic Site Plan and Architectural Review (HSPAR) subject to consideration by the Historic Cultural and Preservation Committee. This is to advise that the City of Petaluma, HCPC

(Lead Agency or Responsible Agency)

HSPAR

described project on February 24 2026 and has made the following determinations regarding the above (date)

described project.

City Council EIR Certification 2.24.25 and Addendum to EIR accepted on 2.24.26

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. Certified 2.24.26
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project. on 2.24.26
4. A mitigation reporting or monitoring plan [was was not] adopted for this project. MMRP provided in Exhibit B,
5. A statement of Overriding Considerations [was was not] adopted for this project. Attachment 1 to the 2.24.26 HCP
6. Findings [were were not] made pursuant to the provisions of CEQA. Findings presented in Exhibit A, Attachment 1 to the 4.21.25 Council Staff Report

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://cityofpetaluma.org/economic-opportunity-overlay-ekn-appellation-projects/>

Signature (Public Agency): Brian Oh Title: Community Development Director

Date: 2.25.26 Date Received for filing at OPR: _____

Deva Marie Proto, County Clerk
BY: Julio Montes Lopez, Deputy Clerk

This notice was posted on 02/25/2025
and will remain posted for a period of thirty days
through 03/28/2025

Doc No.49-02252025-043

Notice of Determination

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To:

Office of Planning and Research
U S Mail Street Address
P O Box 3044 1400 Tenth St , Rm 113
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From:

Public Agency City of Petaluma
Address 11 English Street
Petaluma, CA 94952
Contact Brian Oh, CDD
Phone 707 615 6568

County Clerk
County of Sonoma
Address 585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

Lead Agency (if different from above)
Address _____
Contact _____
Phone _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse) 2024040565

Project Title Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project (480)828-8957

Project Applicant EKN Petaluma, LLC Tom Jacobson 720 Newport Center Dr, Suite 11-262, Newport beach, CA, 92660

Project Location (include county) Overlay City of Petaluma, Sonoma County, CA Hotel 2 Petaluma Blv
Multiple Parcels within Subareas A, B and C

Project Description

The project evaluated in the EIR comprises the Downtown Housing & Economic Opportunity Overlay and the construction of a 6 story Hotel over a below-grade parking garage, comprising 93 hotel rooms, an event space, and food service uses. The Overlay requires a General Plan Amendment (GPA) to increase the maximum allowable floor area ratio (FAR) from 2.5 to 6.0, a Zoning Text Amendment (ZTA) to increase the allowable building height from 45 feet to 75 feet with a Conditional Use Permit (CUP), increase lot coverage from 80% to 100% with a Conditional Use Permit (CUP), allow ground floor residential uses, and establish development and design controls for properties within the Overlay. A Zoning Map Amendment (ZMA) is also required to establish the Overlay on applicable parcels.

This is to advise that the City of Petaluma, City Council has approved the above
(Lead Agency or Responsible Agency)

Overlay described project on February 24, 2025 and has made the following determinations regarding the above
(date) described project

- 1 The project [will will not] have a significant effect on the environment. 2 24 25
- 2 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. Certified 2 24 25
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project
- 4 A mitigation reporting or monitoring plan [was was not] adopted for this project. MMRP Approved 2 24 25
- 5 A statement of Overriding Considerations [was was not] adopted for this project
- 6 Findings [were were not] made pursuant to the provisions of CEQA. Findings presented in Exhibit A, Attachment 2 2 24 25

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at
https://cityofpetaluma.org/economic-opportunity-overlay-ekn-appellation-projects/

Signature (Public Agency) Brian Oh Title Community Development Director
Date 2/2/25 Date Received for filing at OPR _____