

Date: 10/17/24

To: Caitlin Corley, City Clerk

Cc: Olivia Ervin, Principal Environmental Planner;  
Greg Powell, Principal Planner  
Isabel Castellano, Preservation Specialist

From: Bill Rinehart

Subject: Draft EIR, Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel

Dear City Clerk and Planning Team,

Please accept this comment even though the public hearings on the DEIR have passed. If the DEIR had not been circulated at exactly the same time as the General Plan Update's draft Land Use Policy Framework, I would have submitted this prior to the hearings. I understand the comment period has been extended through 10/21/24 and submit the following, for the record:

Petaluma's historic character is an asset that creates unique economic opportunity in its own right, and our economic vitality as a community depends on its preservation and protection. While I support downtown housing, increased density, taller buildings, and re-development of several parcels, I strongly believe the analysis provided in the Draft EIR, is not adequate to fully understand or evaluate the overlay's potential impacts on Petaluma's historic resources. Furthermore, the mitigation measures are insufficient to adequately protect the integrity of the historic districts as a whole, or the individual properties which are recognized either as significant, or potentially significant.

The U.S. Secretary of the Interior and The California State Office of Historic Preservation recommended that analysis for this level of planning within or around historic districts needs to include a "Historic Context Statement" and a detailed "Historic Resources Inventory" (including survey, evaluation of potential significance, and designation of significant resources). The Historic Resources Specialist who prepared the HCRR for the study area (Painter Preservation Planning), and the professional consultants retained for Petaluma's General Plan Update (Page and Turnbull) have also made this specific recommendation. For more information on the value, purpose, and standards for these analyses, follow this link: [https://ohp.parks.ca.gov/?page\\_id=23317](https://ohp.parks.ca.gov/?page_id=23317)

Not only is this level of evaluation necessary to understand potential impacts, it will also provide prospective developers with important background information needed to invest with confidence. It may also streamline their entitlement process if the analysis has already been completed, and significant resources are identified. Since this zoning overlay is intended to be a creator of "Economic Opportunity", a Context Statement and Historic Resources Inventory should be considered critical path toward facilitating downtown economic growth, and should be integral to this EIR.

The "Historic Built Environment Impacts Assessment", which was conducted for the hotel site only, concludes that the proposed hotel will have "less than significant impact" on the surrounding district, but does not evaluate the hotel in its context as the gateway to two designated historic districts. How can this conclusion possibly be drawn without a Historic Context Statement. Similarly, the "Cultural Resources Data Tables" included in Appendix B are inadequate. In addition to many errors and the lack



of a “key” to interpret the data, this is just the first step in creating the inventory needed to properly plan for such development intensification within and surrounding a nationally registered historic district.

The EIR and proposed mitigation measures rely heavily on the CUP and HSPAR processes to be applied to specific project proposals, as they are submitted. Without a Historic Context Statement and Design Guidelines, the HSPAR and CUP processes are not equipped to evaluate proposals of this scale. It’s further stated that Historic Resources Evaluations would be conducted on specific parcels which might be directly impacted by the proposal. This piece-meal approach is inadequate to evaluate the potential impacts of this level of up-zoning on a district. No consideration or mitigation measures are provided to protect the overall district from the indirect long-term impact and degradation from potential build-out of multiple opportunity sites within and surrounding the historic districts.

There is some mis-information and implication that “The General Plan will take care of this”. This is not true. As you know, the General Plan only sets goals and policies, and recommends actions supporting these goals and policies. It requires an initiative to actually execute the recommended action. This up-zoning proposal constitutes just such an initiative and there is absolutely a nexus supporting this level of analysis. Our existing General Plan policy 3-P-1-d calls for conducting “...a comprehensive, city-wide survey...for the purposes of creating an historic resource inventory”. Certification of the EIR without adequate survey would be in conflict with this policy as well as policies 3-P-5 and 3-P-6. Additionally, this survey along with a Historic Context Statement, has again been recommended by the current general plan specialist. Any rationalization that kicks this important analysis down the road, or ignores these policies and recommendations indicates that this proposal is not really intended to serve the city, but instead just to pave the way for a single application (EKN Appellation Hotel).

A Historic Context Statement and a detailed Historic Resources Inventory (including survey, evaluation of potential significance, and designation of significant resources) need to be developed in accordance with State and Federal guidelines, and approved by the HCPC prior to certification of the EIR. If this timeline is not feasible, additional mitigation measures need to be added stating this will be completed, along with an update of Petaluma’s “Historic Commercial District Design Guidelines”, prior to consideration of any application for a proposed building taller than 45’ or with lot coverage greater than 80%

Thank you for your consideration of this matter, and for taking the necessary steps to adequately protect Petaluma’s priceless historic character and integrity.

Regards,

Bill Rinehart



**From:** [Peter Tscherneff](#)  
**To:** -- City Clerk; [REDACTED]; [REDACTED]; [Suzanne Terry](#); [Elece Hempel](#)  
**Subject:** Strikingly Beautiful (plz share)  
**Date:** Monday, October 14, 2024 3:49:44 PM

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

## **STRiKiNGLY Beautiful & Blessings**

**As Above so to Below, As within so too Thru-out...  
On Earth as it is in Heaven 40 day Freedom  
Strike Leaven**

**Striking it Rich via Lucky Strike... as I pulled my  
finger out of the Dike.... I know the gods as I knew  
the Odds they were at least 80 – 1...**

**Yet the Richness incited as by Spirit ignited... He  
conquered the day as He shone as the Sun...**

**Prophecy unleashed for All to See.... Such Fires &  
Floods cleansing by Authority...**

**My unbeatable Warriors Abound as the opposition  
they surround...**

**These Righteous Warriors upon Painted Ponies.....  
Be hunting down thru every town all manner of evil  
dreck so to their cronies.... Truth & Love All  
Strength & Freedom thru their Being Courses...  
Unseen Dog Soldiers & Special Forces upon  
Almighty Horses...**

**I am Peter Black Wolf I am Commanding “Open this  
Door ending All War in the name of Great Spirit**



**Almighty so too every Goddess that rank the same  
as Our Lady of America & Aphrodite...**

**With Lightening & Thunder from Beyond & Down  
..... I am shredding all Deceivers illusions  
ASUNDER..... While returning to True Hearts all ill  
gotten Plunder..**

**Thru the 40 Day Freedom Strike Command into the gardens  
w Freedom & Liberty found in the Promised Land...**

**Being Northern California the finest Spot in this  
world, Paid for & Honored w the Red White & Blue  
unfurled**

**And at its Heart being Sonoma County.... Home of  
the Vegan Peanuts Gang & Luther Burbanks  
Bounty....**

**Attaining Justice for All including Most importantly  
Almighty's Life Loving Creatures having forever ended  
factory farms & slaughterhouses w all its Bloodlust  
features...**

**Having United the greatest Warriors from Heaven &  
Earth....We embraced & witnessed the Spiritual Birth**

**Amparame Diosa Amparame Diosa Amparame Diosa  
the Power Love & Light of Christ never contained**

**Thru the Strumming & Drumming that accompanied  
the Second Coming nary a shadow remained....**

**All Time is Now & Now is the Time... I am Peter I am servant  
calling "Elevate Spiritual Seeings via Unconditional Love for**



**All Life Loving Beings.....**Let us meet & Greet within the ever increasing Genesis gardens... Such a beautiful Resolution being the Greatest ever Garden Party welcoming Liberty & Freedom & Leonard Peltier w/ Our US Constitution..... Narrow being the Gate fulfilling Destiny's Date AHO



**From:** [Peter Tscherneff](#)  
**To:** -- City Clerk; [Suzanne Terry](#); [REDACTED]; [Elece Hempel](#); [REDACTED]  
**Subject:** Hunters Moon (plz shar)  
**Date:** Monday, October 14, 2024 3:41:56 PM

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## **BLACK WOLF MORNING STAR HUNTER'S MOON**

**As the Matrix media projects never ending Lies.....  
... addressing "Symptomologies" to clog your  
commonsense as mis-direction it  
contrives..... Black Wolf Morning Star  
presently Arisen yes Arrives..**

**Abra ha Dabra Hocus Pocus Over Here now Re-  
Focus**

**Shall we remain groping via a bible repurposed to  
confusion... Shall we entertain an American Revival  
or remain blind in confusion ???**

**Listen learn discern or Burn... if for Freedom &  
Liberty You truly Yearn...**

**The Ethiopion bible features 88 books... in altering  
truth be a service to crooks... 66 books in the bible  
king James... I thought the Tea Party eliminated the  
influence of those weasels by the River Thames....**

**....**

**The media has most looking over there... well have a  
genuine Care... so very many & so much confusion  
surrounding Israel... the author of confusion be  
Sataniel... while we in America DISREGARD the  
nature of our Cracked Liberty Bell... as both nations  
continue war w Women & children continue to sell**

**Do You hear the Crying Voice in the Heart that  
NEEDS to be Heard... & acted upon as Priority not**

**nd rd**



**2 or 3 ...**

**I am Peter Black Wolf I am commanding Freedom for Leonard Peltier.... I am servant I am the Seer... Warriors get your game in Gear...**

**Pay attention as I clarify this news... regarding Christian Zionists & Zionist Jews... seems the world be singing the Blues.. for both they and those who oppose... to be placed on their knees as Christ thru Great Spirit Arose...**

**This includes NATO & AIPAC & United Nations America being being throttled in attaining the Highest Stations... for ALL have long opposed the Greatest carpenter Master... you think this be why the world be now a Disaster ?**

**Jordan's King Abdullah bin Al Hussein called on the UN to plead.... While he & all others disregarding Loving Mothers in service to Greed....Rebbe of Lubavitch claims the Jews turned their back on God as most all religions experience infiltrated Fraud...**

**While Rebbe Gabriel Cousens be TRUTHFUL as One of the Essenes.. the path of the Vegan be Beautiful True Spirit gleans.. Being Spiritually Dutiful is what that means...**

**The Greatest numbers of Jews being True are dark even Black... The true battleground be California not Israel, Jordan or Iraq... the Tsalagi be the Lost Tribe yes from Egypt be thee Cherokee connected Peltier by blood & how many American Indigenous are Black, Black, Purple Black... So silent Dog Soldiers so fierce the attack.... Here's more news... within a breath of the Hunter's Moon brings serious Coups... So what more can I say... this moment be awaited & ripe by the Dine**

**Drums Drumming Guitars Strumming... Second Coming AHO**



**From:** [Julia Cort](#)  
**To:** [-- City Clerk](#); [Kevin McDonnell](#); [Peggy Flynn](#); [Bjorn Griepenburg](#); [Barnacle, Brian](#); [Miller, Brian](#); [Janice Cader-Thompson](#); [John Shribbs](#); [Jeff Stutsman](#); [Karen Nau](#); [Mike Healy](#); [Dennis Pocekay](#)  
**Subject:** Today crossing D Street  
**Date:** Thursday, October 17, 2024 3:45:00 PM

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Hello City Council,

Photos below are another example of why removing parking for designated bike lanes on D is a bad idea. So Unfair. And dangerous!

These laborers were forced by your decision to have to move heavy buckets of dirt across this busy arterial street. I saw them dodging traffic today.

And this is so that a few cyclists can ride their bikes on D instead of taking an alternate route on B or F Street.

Regards,  
Julia Cort

Sent from my iPhone

















DEAD  
END

Friedman's  
HOME IMPROVEMENT

Friedman's  
HOME IMPROVEMENT

Nordica Lemon Lime  
Lemon Lime Scented  
100% Natural  
100% Natural  
100% Natural



**From:** [Oona Squire](#)  
**To:** [-- City Clerk](#)  
**Subject:** City Council Meeting 10/21 -Sports synthetic turf fields - tire-derived crumb rubber.  
**Date:** Tuesday, October 15, 2024 6:29:17 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hi Petaluma city council members.

My son plays soccer at the petaluma city sports complex. A great addition to the city. I am very concerned with the material of the field, mainly the black ground up material that the fake grass pokes through. My son comes home with it all over his body and i worry about the chemicals going into his skin. They release microplastics and are being banned in Europe. We went to a field in Sonoma the other day that had cork ground up instead of tire. I hear they also make them out of coconut husk. If Petaluma is dedicated to the health of its residents (especially children) please commit to never use the tire rubber again in any turf field in Petaluma and use an alternate less harmful material. If the cost is too great for the switch i would ask that the city asks the petaluma community to raise the money for the difference. I worry about my son in the heat absorbing the off gas of the tires. I'm all for recycling tires but in a way that doesn't bring skin in contact with them. Please ban the use of tire-derived crum rubber in artificial turf fields as well as any place it can come in contact with children in Petaluma asap.

For more information please read this:

[https://cehn.org/wp-content/uploads/2017/12/Crumb-Rubber-and-Artificial-Turf\\_Dec2017.pdf](https://cehn.org/wp-content/uploads/2017/12/Crumb-Rubber-and-Artificial-Turf_Dec2017.pdf)

Thanks for listening,

Oona Eldridge-Squire



From: [M Crawford](#)  
To: [REDACTED]; [Karen Nau](#); [REDACTED]; [City Clerk](#); [REDACTED]; [Miller, Brian](#); [Gina Beredetto-Peonic](#); [Mike Healy](#); [Kevin McDonnell](#); [upokeay@gmail.com](#); [John Shibus](#)  
Subject: Photo corroborating witness account of D St. Bike Lane Incident  
Date: Sunday, October 20, 2024 1:17:18 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear city leaders,

As a cyclist committed to advancing safe infrastructure, I believe it is essential to prioritize safety above all else. While protecting liability is an understandable concern for both the city and law enforcement, I trust we can all agree that safety must remain the top priority.

Additionally, honesty and transparency are values that must be upheld by our leaders—both within the police force and on the city council. It is deeply concerning to see social media attacks used against a candidate for political gain and to deflect accountability. Such behavior undermines the integrity of our community discourse.

Attached is photographic evidence that confirms the accuracy of the witness testimony regarding the recent bike lane incident. I hope this documentation will help refocus the conversation on the facts and, ultimately, on fostering a safer environment for all road users.

Sincerely,  
M Crawford





**From:** Sue Bates-Pintar [REDACTED]  
**Date:** October 19, 2024 at 7:36:19 AM PDT  
**To:** [Planning@cityofpetaluma.org](mailto:Planning@cityofpetaluma.org)  
**Subject:** Proposed overlay and Appellation Hotel

I am adamantly opposed to granting the overlay for the following reasons:

1. The 45 ' height limit in the commercial district is plenty. 75' feet would dwarf existing historic buildings and cut off sun in its huge shadow.
2. The underground parking for 58 vehicles is insufficient for over 100 rooms. Access for that parking will very negatively affect the area traffic and safety. Many of the anticipated visitors will not want to use the valet system, but will park on the street, further impacting available space for businesses.
3. The proposed modern architecture is not compatible with our Historic District. It's stark and out of place.
4. No setbacks from sidewalks- no grace, no plantings, nothing for pedestrians.
5. The great increase in water use would negatively affect our community during drought years.

PLEASE do NOT approve the overlay- it would negatively affect our beautiful, historic town forever.

Sue Bates-Pintar  
Petaluma

Sent from my iPhone



From:  
David Keller  
[REDACTED]  
Petaluma, CA 94952  
[REDACTED]

To:  
City of Petaluma, Mayor  
Members of the City Council, Planning Commission, and Historic and Cultural  
Preservation Committee  
11 English Street  
Petaluma, CA 94952  
By Email:  
Olivia Ervin, Principle Environmental Planner, M-Group  
[PetalumaPlanning@cityofpetaluma.org](mailto:PetalumaPlanning@cityofpetaluma.org)  
[oervin@cityofpetaluma.org](mailto:oervin@cityofpetaluma.org)

**RE: Comments on Draft EIR Downtown Housing and Economic Overlay and EKN  
Appellation Hotel Project, SCH 2024040565**

I am a resident of Petaluma, a former Petaluma City Council member, and local business owner. I have submitted prior comments on this Project's IS/MND and the current DEIR, both in writing and verbally. I hereby incorporate by reference all of those comments as comments on the DEIR, and add to them the following additional comments and observations.

Further, I hereby incorporate all public and agency comments submitted to the City on the IS/MND. I request that all these comments, verbal and written, be responded to in writing in the FEIR.

Given the very contentious disagreements and public conversations about this Project, as well as the depth and range of comments submitted on the current DEIR within the truncated public engagement, time periods, and noticed public meetings conducted by the City, I recommend that the City produce a Revised DEIR and recirculation. I also stress that this be the subject of a welcoming and engaged public process.



## **1. The DEIR fails to address the impacts of the state-mandated density bonus laws on building height limits proposed in Areas A, B, and C.**

The DEIR fails to acknowledge, no less provide any analysis and information for the public and decision makers regarding the impacts of current California Density Bonus Law, Housing Accountability Act and other state and court mandated limits to local discretionary development decisions.

By these omissions, the DEIR fails to comply with CEQA mandates for provide full and accurate project descriptions and information for the public, stakeholders, and decision makers. Indeed, the city should be proceeding with the Zoning Overlay and proposed Ordinance as part of the General Plan Update, currently underway, and not as a stand-alone, improperly truncated project proposal for the Hotel and its enabling Zoning Overlay.

The reasonably foreseeable and likely maximum impacts of build-out in the Zoning Overlay Areas A, B, and C must include the added densities and height limits above the proposed ~65' height limit and FAR, and potentially 6-9 story buildings. This includes any concessions, incentives, waivers or modifications that are granted under California law. There would be highly likely individual and cumulative impacts to the Historic District and surrounding city blocks and streets, cultural and historic resources and identity, traffic, circulation, transportation, air quality, noise, aesthetics, view sheds, parks and public spaces, stormwater runoff, city services including emergency access and response times and required personnel, utilities, etc.

During public discussions at the City Council and Planning Commission meetings on the DEIR and IS/MND, the city has not presented any legal opinion to support their contention claiming to be able to prevent additional building heights over +/-65' in the Zoning Overlay Areas if the developer claims Density Bonus applicability to their project. Staff has stated that Density Bonus Law concerns and impacts can be mitigated with conditional use permits (CUP) and discretionary approvals. However, the DEIR must first describe potential cumulative, reasonably foreseeable impacts of the zoning changes; then, provide a range of alternatives to avoid the impacts or mitigate them. Leaving mitigations to an uncertain future decision does not satisfy CEQA's requirements to disclose the project as a whole, and to not leave it to future piecemealing of disclosure and impacts.

Thus, a Revised Draft EIR will need to analyze the cumulative impacts of full build-out including 6-9 story housing in the Areas A, B, and C.



### **A. The City's Density Bonus Ordinance is out of date.**

There are NO known updates to the City's Density Bonus ordinance since 2019. While the city has finally acknowledged density bonuses are applicable to Areas A, B and C, the DEIR fails to response to the issues and reasonably foreseeable impacts they raise.

The city's website states, re: Density Bonus <https://cityofpetaluma.org/housing-policies/>

"The City's Density Bonus ordinance provides incentives for the production of affordable housing by allowing increase in the number of units allowed on a site above typical density standards, reduction in onsite parking requirements, and/or flexibility from development standards for applicable housing projects meeting specified income thresholds. The purpose of the City's Density Bonus Ordinance is to comply with the requirements of California State Density Bonus Law. The City's ordinance was last updated in 2019 to comply with state regulations. However, since that time there have been ongoing modifications to state density bonus law and the City is currently in the process of drafting updates to the local ordinance to bring it back into compliance with state provisions. *In the interim, where there are discrepancies between local regulations and state density bonus law, state provisions will be applied to all density bonus application.*

Updates to local density bonus regulations are anticipated to be considered by the City Council in early 2024.” [emphasis added]

For example, one relevant recent decision could help focus the DEIR. Other decisions and legislation are also likely applicable to the proposed Zoning Overlay impacts, as well as to the current Petaluma Density Bonus Ordinance.

Bankers Hill 150 v. City of San Diego (Jan. 7, 2022, No. D077963) \_\_ Cal.App.5th <https://www.blakelawca.com/articles/californias-density-bonus-law?rq=density%20bonus%20law>

"A recent change to the Density Bonus Law allows up to 50% additional units above the maximum authorized under local zoning. In addition to increased housing units, the law provides for “incentives or concessions” which allow the proposed development to exceed the height and setback restrictions, and other zoning code or architectural design requirements, and “waivers or reductions” of any development standards that would physically preclude the construction of the project as designed. Further, the law provides for significantly reduced parking ratios."

"The recent case of Bankers Hill 150 v. City of San Diego (Jan. 7, 2022, No. D077963) \_\_ Cal.App.5th \_\_, explains the broad freedoms a developer enjoys in designing its architectural plans under the Density Bonus Law. This case held that the developer of a 20-story mixed-use project, which exceeded local height and set-back requirements, among other code deviations,



was entitled to build the development according to its architectural plans despite the plaintiff's assertion the plans could be altered to scale back the building's footprint. In so ruling, the Court emphasized that under the Density Bonus Law, absent limited exceptions, a proposed project is entitled to a waiver or concession as to any development standards that would have ordinarily prevented agency approval of the project as designed, as long as the project's scope is consistent with the requirements under the Density Bonus law statute. Thus, this case supports developer's rights to design a project with the expectation that the local agency will grant waivers and concessions absent any substantial evidence of the existence of statutorily limited exceptions."

## **2. The DEIR fails to address annual street closures and impaired access to and from the proposed Hotel.**

These annual event street closures in downtown Petaluma have not been mentioned or addressed in the IS/MND or DEIR. As a result, the DEIR fails to address critical immediate and long-term, on-site and off-site, direct, indirect and cumulative impacts. The DEIR fails to provide any proposed solutions, alternatives, and related necessary mitigations.

By these omissions, the DEIR fails to comply with CEQA mandates for provide full and accurate information for the public, stakeholders, and decision makers.

Due to the proposed Hotel operations, with guest and event attendees, staffing, supply and utilities necessities, the annual multiple street closures will very likely incrementally above existing conditions, affect traffic and vehicle circulation, parking, VMTs, air quality, and economic viability of the hotel. The DEIR must address these issues.

With the multi-hour, all-day closures of Petaluma Boulevard, B and C streets, there is no vehicle access to or from the EKN Hotel site front entrance, nor to/from the parking garage or service access. The DEIR and IS/MND fail to present any mitigations or traffic and access proposals for review to determine feasibility or desirability. |

Will they just keep hotel visitors captive all day, and also avoid new hotel registrations and departures during restricted days and hours?

The following are some of the long-standing Petaluma annual parades that require closure of large numbers of downtown streets, including Petaluma Boulevard and B and C streets, for most of the event day. Some key streets surrounding the Hotel are closed as early as 5am, and lasting until as late as 8pm.

There may well be other annual single day street closures for street fair events throughout the year (such as the fall and spring Antique Fairs, Home and Garden fair, etc.) that affect access to or from the proposed EKN Hotel front entrance and/or parking garage.



## **A. Butter and Eggs Day Parade, Sat. April. 22, 2024**

[https://0201.nccdn.net/1\\_2/000/000/193/ccd/b-e\\_map-schedule\\_24\\_r1.pdf](https://0201.nccdn.net/1_2/000/000/193/ccd/b-e_map-schedule_24_r1.pdf)

<https://www.petaluma360.com/article/news/downtown-petaluma-closed-to-vehicle-traffic-for-butter-and-egg-days/>

### **Street closures**

**The following streets will be closed to through traffic on Saturday, April 22:**

- **Petaluma Boulevard between Washington Street and D Street, from 10:30 a.m. to 3 p.m.**
- Kentucky Street between Washington Street and B Street, from 7 a.m. to 3 p.m.
- Second Street between B Street and D Street, from 5 a.m. to 6 p.m.
- Fourth Street between I Street and B Street, from 10:30 a.m. to 2 p.m.
- Fifth Street between I Street and D Street, from 7 a.m. to 2 p.m.
- A Street Parking Lot from 5 a.m. to 6 p.m.
- **B Street between Petaluma Boulevard and Sixth Street, from 5 a.m. to 6 p.m.**
- **C Street between Petaluma Boulevard and Fifth Street, from 7 a.m. to 3 p.m.**
- **D Street between First Street and Sixth Street, from 10:30 a.m. to 3 p.m.**
- Water Street between Washington Street and Petaluma Boulevard, from 7 a.m. to 6 p.m.
- Washington Street between Keller Street and Petaluma Blvd., from 10:30 a.m. to 3 p.m.
- Western Avenue between Petaluma Blvd. and Keller Street, from 5 a.m. to 6 p.m.
- E, F and H streets between Fourth Street and Fifth Street, from 7 a.m. to 3 p.m.

## **B. Salute to American Graffiti**

**5/18/24**

<https://www.petaluma360.com/article/news/american-graffiti-petaluma-road-closures/>



**Police: Road closures for Saturday's Salute to American Graffiti car show and cruise**  
(Saturday May 18, 2024)

The following streets will be closed for the [17th anniversary of Cruising the Boulevard's](#) annual car Show and cruise from **5 a.m. to 8 p.m.** Saturday:

- **Petaluma Boulevard between D and Washington streets;**
- Fourth/Kentucky Street between D and Washington streets;
- One eastbound lane of Washington Street between Keller Street and Petaluma Boulevard North;
- Western Avenue between Petaluma Boulevard North and Keller Street;
- Water Street, American and Telephone Alleys and A Street parking lot;
- **B and C streets between Second and Fifth streets;**
- **Second Street between B and C streets.**

The free event is scheduled for 10 a.m. to 8 p.m. with the 2-plus-mile cruise lasting from 4 to 8 p.m.

**C. Veteran's Day Parade, Monday Nov. 11, 2024**

**<https://patch.com/california/petaluma/petaluma-veterans-day-parade-what-know>**  
@ Nov. 10, 2023 Monday)

According to Petaluma police, the following street closures are necessary to accommodate the event:

- **Petaluma Boulevard between Washington Street and G Street, closed from 10 a.m. - 4 p.m.**
- Kentucky Street between Washington Street and Western Avenue, closed 10 a.m. - 4 p.m.
- Western Avenue between Petaluma Boulevard and Keller Street, closed 8 a.m. - 4 p.m.
- Fourth Street between Western Avenue and I Street, closed 10 a.m. - 4 p.m.
- Fifth Street between D Street and H Street, closed 10 a.m. - 4 p.m.
- Second Street between D Street and C Street, closed 10 a.m. - 4 p.m.
- A Street Parking Lot, closed 10 a.m. - 4 p.m.
- **B Street between 2nd Street and 5th Street, closed 8 a.m. - 4 p.m.**
- **C Street between 2nd Street and 5th Street, closed 10 a.m. - 4 p.m.**
- **D Street between 2nd Street and 5th Street, closed 10 a.m. - 4 p.m.**
- E Street between 2nd Street and 5th Street, closed 10 a.m. - 4 p.m.
- F Street between 2nd Street and 5th Street, closed 10 a.m. - 4 p.m.
- G Street between Petaluma Boulevard and 5th Street, closed 10 a.m. - 4 p.m.
- H Street between Petaluma Boulevard and 5th Street, closed 10 a.m. - 4 p.m.
- Water Street between Washington Street and Petaluma Boulevard, closed 8 a.m. - 4 p.m.



- Washington Street between Keokuk Street and Petaluma Boulevard, closed 10 a.m. -4 p.m.
  - Western Avenue between Kentucky Street and Keller Street, closed 10 a.m.- 4 p.m.
- Note: Extra temporary disabled parking spaces will be available in the A Street parking lot.

**3. While the Project purports to be, in part, a Downtown Housing and Economic Overlay, there is no economic analysis and description of intended changes, and the physical and environmental impacts to the Downtown.**

While CEQA does not cover economic impacts of a project per se, nevertheless, the DEIR *City Objectives* include:

- Support Downtown businesses and commerce by providing a diversity of accommodations, a range of housing types, and a variety of commercial services.
- Provide opportunities for economic development by allowing for flexibility in building forms and FAR to accommodate a variety of commercial services to meet evolving demands.
- Incentivize investment to support local businesses, the community, and preserve the historic character of the City's Downtown core.
- Improve the function and design of the downtown core by establishing overlay sites to promote development that would strengthen the attractiveness and the connectivity of residential, mixed use and commercial areas to amenities and services in downtown area

[DEIR, p ES-3, ES-4]

Many public pronouncements by various City Council members have described the existing downtown area subject to the Project to be 'blighted', with 'vacant lots surrounded by chainlink fences', and with 'a large number of vacant storefronts.' In turn, various Council members have contended that approval of the Project will result in substantial improvements and new development that will 'revitalize' and 'strengthen' the downtown's and Historic District's economy.

Despite being described above in the City Objectives, the DEIR fails to describe potential impacts of the Project's Economic Overlay components.

**A. The DEIR fails to describe existing conditions including vacancies, in Zoning Overlay Areas A, B, and C properties, obscuring and ignoring the potential impacts of the Project on existing businesses and buildings, particularly within and adjacent to the Historic Downtown Commercial District.**



The DEIR fails to provide any actual surveys of existing conditions of the included businesses, properties and buildings to establish a current baseline of business and property status and conditions, including within the Historic Downtown Commercial District. Without that baseline data, it is impossible to describe potential future changes and environmental impacts, intended to be in service of achieving these objectives.

The DEIR does not establish any parameters that could be used to measure successful implementation of the Project's "economic" and "improvement" Objectives. .

Currently, [LoopNet.com](http://LoopNet.com) indicates ~18 properties "near downtown" in Petaluma which are vacant, for lease or for rent. [at 10/11/24]

For comparison, downtown San Rafael has some 60 retail locations listed as available. The City of Sonoma 'near downtown' has 20 listings.

To be able to better understand the extent and import of vacancies or "blight" and the retail market in Project Areas A, B and C, the DEIR must describe existing conditions: i.e., how many empty storefronts are for lease at these other market areas in Petaluma, including these shopping centers: Deer Creek; Washington Square; Golden Eagle/River Plaza; Plaza North & South; the Outlet Mall; East Washington Place (Target).

The DEIR fails to provide any baseline data and accurate descriptions necessary for addressing economic development or "blight," whether for physical or business development, and for "incentivizing investment."

Baseline data should include: surveying and analyzing what segments of our downtown, (including the Historic District), and city-wide retail sectors are doing well; or ok; or poorly; or are missing, given our size and population. What are downtown's sales tax revenues, by sector, over the past 10 years? The data is necessary to explain trends and sectors; and what is happening to lease rates or terms; insurance; city permits and fees; foot traffic; parking; promotions; area identity; market scope; regional or national chain stores and competition; and other necessary parameters.

These, and far more, were data points and trends that were researched and examined for the Central Petaluma Specific Plan area EIR and for the River Access and Enhancement Plan areas. Important among them were analyzing what the City's core strengths and unique features are, locally and regionally. Critical to any consideration under CEQA in this DEIR are the impacts and potential cumulative mitigations for the Historic Downtown Commercial District.

Without that basic data, City, public and decision makers have no way to know if anything proposed in the Project is successful, or harmful, or just mediocre. Without an accurate description of the Project, it is impossible to reasonably and reliably predict impacts to the physical environment. Without the clarity required by CEQA, it is impossible to provide any



meaningful avoidance or mitigate the impacts.

The DEIR fails substantially and accurately to address these core City Objectives for the Project.

**In Conclusion:** The DEIR is seriously defective, and fails to accurately, completely and adequately describe the Project, its impacts, and potential mitigations or ways to avoid the impacts. As a result it must be redone as a Revised DEIR, including completion of the City's General Plan Update and revised Density Bonus Ordinance.

I hope that the R-DEIR is provided to the public and decision-makers in an open, welcoming, creative and collaborative city-sponsored process.

Thank you for the opportunity

Sincerely,

David Keller



**From:** David Keller  
**To:** Brian Oh  
**Cc:** McDonnell, Kevin; Olivia Ervin; Petaluma Planning; -- City Clerk; don.frances@arguscourier.com; [REDACTED]; Peggy Flynn  
**Subject:** Re: On-site Public Notice for EKN Hotel/Zoning Overlay proposals and hearings. [v4]  
**Date:** Monday, September 23, 2024 4:15:13 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
**Importance:** High

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**CITY CLERK:**

Please ensure that this email is timely distributed to all members of the Petaluma City Council, the Petaluma Planning Commission, and the Historic and Cultural Preservation Committee.

**RE: On-site Public Notice for the following proposed Projects is absent, wholly inadequate and misleading.**

**• Comments on the CEQA Environmental documents for the following projects:**

- Proposed EKN Hotel and Downtown Housing and Economic Opportunity Overlay Project  
State Clearinghouse No. 2024040565

Dear Director Oh, and Mayor and Members of Petaluma City Council, Petaluma Planning Commission and Historic and Cultural Preservation Committee:

**• Comment:** It is now abundantly clear that the City is not willing to place even posters, no less signs or other physical notices on the actual locations, buildings or parcels of the proposed Zoning Overlay Areas A, B and C. The public, stakeholders, business owners, and visitors will have to rely on the imaginations suggested by virtual and off-site presentations. *In-context, on-site* building heights, density changes and any other potential or reasonably likely impacts of the proposed Zoning Overlay will not easily happen for most people.

I am saddened that the City has chosen to pursue this disconnected and truncated path to public information engagement. You still have a chance to correct your choices. Given the high level of controversy and the diminished public engagement to date, I truly hope that you take that path.

**• Question:** can you confirm *whether or not* comments received from the public, agencies, Council, Planning Committee and HCPC on **last year's** IS/MND for the Proposed EKN Hotel and Downtown Housing and Economic Opportunity Overlay Project will be incorporated as comments included on this year's DEIR for the Proposed EKN Hotel and Downtown Housing and Economic Opportunity Overlay Project?

If the answer is "No", does the public and officials then have to resubmit their relevant comments and questions to be included as comments and questions on the current DEIR?

I would appreciate a clear, timely and definitive answer for this important public process.

Sincerely,

David Keller

On 9/12/24 2:56 PM, Brian Oh wrote:

David, I've confirmed that on-site signage is being posted no later than Saturday. I owed you the link to the city regs, which can be found here: <https://petaluma.municipal.codes/ZoningOrds/24.100>.

The city has gone above and beyond to inform the community of this project. Through the multiple study sessions, scoping meetings, initial study, hearing on the mitigated negative declaration, and now the DEIR, all of which have been publicly noticed, the dedicated webpage to the project and the social media and community bulletins, the City has made the public aware of the EKN Hotel and Overlay project. Specifically for the DEIR, the City has complied and exceeded all of the noticing requirements for CEQA. Furthermore, the City has mailed notice of the Draft EIR hearing to all property owners subject to the proposed Overlay and all properties within 1,000 feet within the study area and published notice of the hearing in the Argus. The team will continue to look for other ways to best inform our community of this project. Thank you.

**Brian Oh**

Director of Community Development  
City of Petaluma | Community Development  
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office: 707-615-6568 | boh@cityofpetaluma.org

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**From:** David Keller [REDACTED]  
**Sent:** Thursday, September 12, 2024 12:59 AM  
**To:** Brian Oh <[bboh@cityofpetaluma.org](mailto:bboh@cityofpetaluma.org)>; Olivia Ervin <[oeervin@cityofpetaluma.org](mailto:oeervin@cityofpetaluma.org)>  
**Cc:** McDonnell, Kevin <[kevin-mcd@comcast.net](mailto:kevin-mcd@comcast.net)>; Petaluma Planning <[petalumaplanning@cityofpetaluma.org](mailto:petalumaplanning@cityofpetaluma.org)>; -- City Clerk <[CityClerk@cityofpetaluma.org](mailto:CityClerk@cityofpetaluma.org)>; don.frances@arguscourier.com; Jim Sweeney <[jim.sweeney@pressdemocrat.com](mailto:jim.sweeney@pressdemocrat.com)>  
**Subject:** Re: On-site Public Notice for EKN Hotel/Zoning Overlay proposals and hearings. [v4]  
**Importance:** High

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**RE: On-site Public Notice for the following proposed Projects is absent, wholly inadequate and misleading. Comments on the CEQA Environmental documents for the following projects:**

- Proposed EKN Hotel and Downtown Housing and Economic Opportunity Overlay Project  
State Clearinghouse No. 2024040565

Dear Mr. Oh -

Two items yet to be answered clearly and unequivocally by you:

- (A) I understand your last email (below) to refer to placing some kind of billboard or sign **on-site** at the EKN proposed hotel site, at Petaluma Blvd. and B Street. Please confirm that understanding, or provide the correct information and timeline.

However, it still remains unclear if the City, or EKN, or some other entity will be placing any clear signage - billboards, signs, posters, ? - **on-site** at all of, or even a predominance of, the parcels subject to the Zoning Overlay, Areas A, B and C.

- (B) Please answer these clearly and explicitly:

- (1) *will* signage be posted **on-site** at all or most of those parcels in Overlay Zoning, Areas A, B, and C?
- (2) *who* is responsible for that?
- (3) *when* will signage be posted on those parcels?
- (4) if no signage is to be posted **on-site**, please explain in detail *why* this important piece of public notice, engagement, and context will not be done in a timely basis, or at all.

Time is of the essence. I appreciate your prompt attention to this, and also looking forward to receiving the link to the relevant city regulations.

Sincerely,

David Keller  
Petaluma, CA

On 9/10/24 6:19 PM, Brian Oh wrote:

David, thanks for clarifying. As I mentioned in my initial email there are onsite posts going up and being completed by the applicant. I expect these to be posted this week. I will have to send you the link to our city regulations when I'm in front of my computer as I'm heading into Planning Commission now for the rest of the evening.

**Brian Oh**

Director of Community Development  
City of Petaluma | Community Development  
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**From:** David Keller [REDACTED] >  
**Sent:** Tuesday, September 10, 2024 4:33:55 PM  
**To:** Brian Oh <[bboh@cityofpetaluma.org](mailto:bboh@cityofpetaluma.org)>; Olivia Ervin <[oeervin@cityofpetaluma.org](mailto:oeervin@cityofpetaluma.org)>  
**Cc:** McDonnell, Kevin <[kevin-mcd@comcast.net](mailto:kevin-mcd@comcast.net)>; Petaluma Planning <[petalumaplanning@cityofpetaluma.org](mailto:petalumaplanning@cityofpetaluma.org)>; -- City Clerk <[CityClerk@cityofpetaluma.org](mailto:CityClerk@cityofpetaluma.org)>; don.frances@arguscourier.com <[don.frances@arguscourier.com](mailto:don.frances@arguscourier.com)>; Jim Sweeney <[jim.sweeney@pressdemocrat.com](mailto:jim.sweeney@pressdemocrat.com)>  
**Subject:** Re: On-site Public Notice for EKN Hotel/Zoning Overlay proposals and hearings. [v3]



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**RE: On-site Public Notice for the following proposed Projects is absent, wholly inadequate and misleading.**

**Comments on the CEQA Environmental documents for the following projects:**

- Proposed EKN Hotel and Downtown Housing and Economic Opportunity Overlay Project  
State Clearinghouse No. 2024040565

Dear Mr. Oh -

Thanks for this latest response. However, again, I still have some questions that you have not answered: I have been specifically referring to the failure of the city to provide any **physical posting regarding the proposed Projects on-site**. i.e., at the proposed EKN hotel parcels, and at the parcels proposed for the Zoning Overlay, Areas A, B, and C. (see lists below). This has traditionally been accomplished via billboards, signs, posters, etc.

I understand your reference to e-posting, website posting, email postings, and other virtual postings per CEQA, as well as newspaper and City Hall postings. That is not what is at issue here. This comment is specifically regarding effective **on-site** public notice and engagement in the CEQA and public hearing processes.

- Please provide a link to "the city's code re: **on-site** posting and noticing" that you refer to.
- Will the applicant (EKN or agents) or the city be providing physical posting and notice *at the proposed hotel site*? (see attached photo, providing a billboard notification for the prior IS/MND proposal. Photo taken Nov. 8, 2023)
- What entity or agent or employee(s) is responsible for complying with "posting requirements and deadline" for all the parcels in Areas A, B and C, subject to the Zoning Overlay? When will that be done?

If you are not willing to provide unambiguous answers to these simple questions, I must assume then that the city will not be requiring or installing any timely physical **on-site** postings regarding the proposed EKN Hotel Project, nor for the proposed "Downtown Housing and Economic Opportunity Overlay Project" ("Zoning Overlay").

From my prior email: Given the very short timeline available now for public and agency comments being due for the Planning Commission and HCPC meeting of Sept. 24th, it is imperative to help inform the public - and decision makers - ASAP. I am not referring to meeting the minimal CEQA requirements, but, given the very contentious nature of these Project proposals, rather to a more expansive outreach and provision of information **on-site**, in a sincere effort to meet one of local government's primary goals: ***to inform and engage its citizens.***

Your responses to date indicates a failure - or refusal - of the city to date to **provide on-site physical notification and postings**. I am hoping for a prompt and timely remedy to this.

Sincerely,

David Keller  
Petaluma, CA

On 9/10/24 2:23 PM, Brian Oh wrote:

Hi David, in addition to what is required by the city's code re: on-site posting and noticing, the city has been informing the public of these dates and the draft report's availability through its social media channels, website, direct email, and our local newspaper and at our local public facilities. This info was also included when the public draft EIR was published, and it has been reasonably and properly noticed. The upcoming hearings with HCPC/PC and City Council would be appropriate places to weigh in on the adequacy of the draft. I hope you will be able to participate.

**Brian Oh**  
Director of Community Development



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[boh@cityofpetaluma.org](mailto:boh@cityofpetaluma.org)

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**From:** David Keller [REDACTED]  
**Sent:** Tuesday, September 10, 2024 11:57 AM  
**To:** Brian Oh <[boh@cityofpetaluma.org](mailto:boh@cityofpetaluma.org)>; Olivia Ervin <[soervin@cityofpetaluma.org](mailto:soervin@cityofpetaluma.org)>  
**Cc:** McDonnell, Kevin <[kevin-mcd@comcast.net](mailto:kevin-mcd@comcast.net)>; Petaluma Planning <[petalumaplanning@cityofpetaluma.org](mailto:petalumaplanning@cityofpetaluma.org)>; -  
- City Clerk <[cityclerk@ci.petaluma.ca.us](mailto:cityclerk@ci.petaluma.ca.us)>; [don.frances@arguscourier.com](mailto:don.frances@arguscourier.com); Jim Sweeney  
<[jim.sweeney@pressdemocrat.com](mailto:jim.sweeney@pressdemocrat.com)>  
**Subject:** Re: On-site Public Notice for EKN Hotel/Zoning Overlay proposals and hearings.  
**Importance:** High

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EMAIL SYSTEM.---

Good morning, Mr. Oh.

I appreciate your quick response. However, it is completely vague about several important  
things:

- What are the "posting requirements and deadline"? What is "on time"?
- I am assuming that you are referring to "the applicant" as EKN or their agent. If so, does  
that only refer to posting at their proposed hotel site?
- Who is responsible for complying with "posting requirements and deadline" for all the  
parcels in Areas A, B and C, subject to the Zoning Overlay? Is that the City? or is it EKN or  
someone else?

Given the very short timeline available now for public and agency comments being due for the  
Planning Commission and HCPC meeting of Sept. 24th, it is imperative to help inform the  
public - and decision makers - ASAP. It is now reasonable to reschedule that CEQA hearing  
to a later date to allow the public time to better be informed and understand the proposed  
Projects.

I await your clarifications.

Sincerely,

David Keller  
Petaluma, CA

On 9/10/24 8:15 AM, Brian Oh wrote:

Hi David, thanks for your email. The applicant has already been informed of the posting  
requirements and deadline. We will ensure they do this on time.

**Brian Oh**

Director of Community Development  
City of Petaluma | Community  
Development  
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**From:** David Keller [REDACTED]  
**Sent:** Tuesday, September 10, 2024 1:09 AM



**To:** Brian Oh <[bboh@cityofpetaluma.org](mailto:bboh@cityofpetaluma.org)>; Olivia Ervin <[coervin@cityofpetaluma.org](mailto:coervin@cityofpetaluma.org)>  
**Cc:** McDonnell, Kevin <[kevin-mcd@comcast.net](mailto:kevin-mcd@comcast.net)>; Petaluma Planning <[petalumaplanning@cityofpetaluma.org](mailto:petalumaplanning@cityofpetaluma.org)>; -- City Clerk <[cityclerk@ci.petaluma.ca.us](mailto:cityclerk@ci.petaluma.ca.us)>; <[don.frances@arguscourier.com](mailto:don.frances@arguscourier.com)> <[don.frances@arguscourier.com](mailto:don.frances@arguscourier.com)>; Jim Sweeney <[jim.sweeney@pressdemocrat.com](mailto:jim.sweeney@pressdemocrat.com)>  
**Subject:** RE: On-site Public Notice for EKN Hotel/Zoning Overlay proposals and hearings.

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TO: City of Petaluma Community Development Department  
Brian Oh, Director of Community Development  
Olivia Ervin, Principal Environmental Planner  
City of Petaluma  
11 English Street  
Petaluma, CA 94952  
Phone: 707.778.4556  
Email: [coervin@cityofpetaluma.org](mailto:coervin@cityofpetaluma.org)

September 10, 2024

Dear Mr. Oh and Ms. Ervin:

**RE: On-site Public Notice for the following proposed Projects is absent, wholly inadequate and misleading.  
Comments on the CEQA Environmental documents for the following projects:**

- Proposed EKN Hotel and Downtown Housing and Economic Opportunity Overlay Project  
State Clearinghouse No. 2024040565  
Hotel site APNs 008-063-008, 008-063-009, and 008-063-011
  - Proposed Downtown Housing and Economic Opportunity Overlay (Overlay), approximately 12.18-acres and is located within Downtown. The Overlay comprises Areas A, B, and C (Exhibit 2-2)
    - **Area A:** Boundary: B St. (north); D St. (south); Petaluma Blvd. S (east); 4th St.(west)  
APNs: 008-063-005; 008-063-006; 008-063-007; 008-063-008; 008-063-009; 008-063-011; 008-063-012;  
008-064-002; 008-064-004; 008-064-005; 008-064-007; 008-064-008; 008-064-010
    - **Area B:** Boundary: South side of Western Ave. between Kentucky St. (east) and Keller St. (west)  
APNs: 008-051-024; 008-051-025
    - **Area C:** Boundary: Washington St. (north); Western Ave. (south); Telephone Aly. (east); Liberty St./Court St. (west)  
APNs: 006-361-028; 006-361-030; 006-361-033; 006-361-039; 006-361-040; 006-362-001; 006-362-002;  
006-362-003; 006-362-009; 006-362-010; 006-362-012; 006-362-014; 006-362-015; 006-362-021; 006-362-022; 006-362-023; 006-362-024; 006-362-025; 006-363-001; 006-363-004; 006-363-005; 006-363-007; 006-363-023; 006-363-025; 006-363-026
- ° CITY RECORD NUMBERS: PLGP-2023-0001, PLZA-2023-0002 & PLSR 2022-0017





In my written and verbal comments for this Project's EIR NOP meeting (May 1, 2024), and at the 2023 IS/MND City Council CEQA meeting and joint Planning and HCPC CEQA meeting, I requested that the city provide on-site, up-to-date and clear billboard, sign, or poster notifications and images of the Project proposed for the proposed EKN Hotel parcels.

I also explicitly requested that the City provide clear and informative on-site signs, billboards and/or posters marking each and every one of the proposed Zoning Overlay parcels, per those designated in Areas A, B and C (Exhibit 2-2, above).

However, as of yesterday afternoon, Sept. 9, 2024, **there are absolutely no on-site public notices** located at or near any (no less all) of the parcels proposed for the EKN Hotel (see photos, attached), nor at any parcels to be included in the Zoning Overlay (Areas A, B, and C). For people working, visiting or residing in the proposed Areas, there is nothing to help provide an informed public and stakeholders of the scope or magnitude of proposed changes, no less for the upcoming public CEQA hearings.

The City has already agendized the first CEQA hearing for comments on the limited EIR at the Planning Commission for Tuesday, September 24 (in approximately 2 weeks); and at the City Council on Monday, Oct. 7th (in approximately 4 weeks).

While there does not appear to be any legal CEQA requirement to post notices at the sites for proposed projects, most all cities and agencies will do so as a courtesy to the public, and to better understand the context and impacts of proposed projects. This failure here, given the highly controversial nature of these proposals, to timely provide what should be a minimum of on-location public information (including a brief description of the Project, renderings of the Hotel, where additional information is to be found, and proposed CEQA meeting dates) is a demonstrable shortcoming on the part of the City, and I believe is disrespectful to the interested and engaged members and stakeholders of our community.

In my experiences as a prior City Council member, (and as co-chair of the well publicized and successful Central Petaluma Specific Plan Citizens Advisory Committee, member of the Petaluma River Access and Enhancement Plan Citizens Advisory Committee, and participant in the City's and SMART's (2) Station Area



Plans), this is a clear sign of neglect of one of local government's primary goals: ***to inform and engage its citizens***.

**Time is of the essence.** Please let me know what the city will be doing promptly to remedy these material omissions.

Sincerely,

David Keller  
Petaluma, CA



Good evening, Mayor, City Council and City Staff,

We as a community of mobile home residents continue daily to see denial of rights, further deterioration of a senior park-lawfully under a senior park overlay, intimidation, attempts at unlawful rules and regulations, coercion in real estate actions for future buyers and misuse of fair housing management.

50 Pamela Drive intentionally went up for sale in Youngstown as ALL AGE in caps.

This was the 6<sup>th</sup> property allowed to do this.

Enforcement in some capacity did take place as the ALL AGE was removed but under MLS listing it still states Youngstown is not a senior park.

Young families have viewed the listing so enforcement that was done was not enough.

Some realtors lawfully listed other mobile homes up for sale in Youngstown as a senior park after doing due diligence and not just accepting the word of the property manager.

Youngstown continues to tell potential buyers and realtors this is an all-age park.

The intention and let's be clear is to cross that 20% threshold of all age ownership to circumvent the senior park overlay zoning.



All of this in addition to the threat of closure looming over every owner resident of Youngstown with absolutely all this process not in residents' control. Just recently posted in the clubhouse is a potential closure letter dated in July but not the real closure notification served on the city in June.

Little woods had to endure a new rules and revisions 48 pages deep this last week written only in English (residents primarily Spanish speaking) where 25 new rules are against the MRL and the state laws. Notably the demand to sign a lease or face eviction is not lawful. The city's own ordinance under Rent stabilization does not demand the signing of a lease.

While Little woods residents prepare for a second arbitration on Nov 7<sup>th</sup>, we cannot stress enough the hardship this presents to every resident.

In addition, they must worry about their closure notice, their well-being and their right to live in a home they own.

Hard working men and woman and families being harassed, intimidated who follow the law and the rules while the park owners try any tactics to drive them out so they can unlawfully raise the ground rents.

In Capri the unlawful taking of monies under the threat of eviction has not been remedied yet. These residents deserve



credits back of overpayment and the demand to pay what they don't owe to stop.

Arbitration ended with a 0 award for the park owner of Capri in August and as such they added money anyway NOT allowed.

Not to mention that every right for 90% of the residents to be under rent stabilization was violated and continues to be violated.

Fear can manifest in many ways and no community or fellow neighbor in our beautiful city should want to allow greed or unlawful actions to prevail in Petaluma especially against senior citizens (like your grandmothers or grandfathers) or vulnerable residents who are not asking for a handout but being self-reliant and living within their means.

We not only ask the city council and city staff to enforce these laws and ordinances, but we ask our other community members to see us and to support us in simply living in peace in a home we bought, we maintain, and we pay only reasonable ground rent.

Don't let them drive us out.



Buenas noches, Alcalde, Concejo Municipal y Personal de la Ciudad,

Nosotros, como comunidad de residentes de casas móviles, continuamos viendo a diario la denegación de derechos, un mayor deterioro de un parque para personas mayores, legalmente bajo una superposición de parque para personas mayores, intimidación, intentos de reglas y regulaciones ilegales, coerción en acciones inmobiliarias para futuros compradores y mal uso de la administración justa de la vivienda.

50 Pamela Drive se puso a la venta intencionalmente en Youngstown como ALL AGE en gorras.

Esta fue la 6ª propiedad a la que se le permitió hacer esto.

La aplicación de la ley de alguna manera se llevó a cabo ya que se eliminó ALL AGE, pero según la lista de la MLS, todavía establece que Youngstown no es un parque para personas mayores.

Las familias jóvenes han visto el listado, por lo que la aplicación de la ley no fue suficiente.

Algunos agentes inmobiliarios pusieron legalmente a la venta otras casas móviles en Youngstown como un parque para personas mayores después de hacer la debida diligencia y no solo aceptar la palabra del administrador de la propiedad.



Youngstown continúa diciéndole a los compradores potenciales y agentes inmobiliarios que este es un parque para todas las edades.

La intención, y seamos claros, es cruzar ese umbral del 20% de propiedad de todas las edades para eludir la zonificación de superposición de parques para personas mayores.

Todo esto, además de la amenaza de cierre que se cierne sobre todos los propietarios residentes de Youngstown, con absolutamente todo este proceso fuera del control de los residentes.

Little Woods tuvo que soportar una nueva regla y revisiones de 48 páginas esta última semana escritas solo en inglés (residentes principalmente de habla hispana) donde 25 nuevas reglas están en contra de la LMR y las leyes estatales. En particular, la demanda de firmar un contrato de arrendamiento o enfrentar el desalojo no es legal. La propia ordenanza de la ciudad bajo la estabilización de alquileres no exige la firma de un contrato de arrendamiento.

Mientras los residentes de Little Woods se preparan para un segundo arbitraje el 7 de noviembre, no podemos enfatizar lo suficiente las dificultades que esto presenta para todos los residentes.

Además, deben preocuparse por su aviso de cierre, su bienestar y su derecho a vivir en una casa de su propiedad.



Hombres y mujeres trabajadores y familias que están siendo acosados, intimidados y que siguen la ley y las reglas, mientras que los dueños del parque intentan cualquier táctica para expulsarlos y así poder aumentar ilegalmente los alquileres de la tierra.

En Capri aún no se ha remediado la apropiación ilegal de dinero bajo amenaza de desalojo. Estos residentes merecen créditos por el pago excesivo y la demanda de pagar lo que no deben para detenerse.

El arbitraje terminó con un laudo de 0 para el propietario del parque de Capri en agosto y, como tal, agregaron dinero de todos modos NO permitido.

Sin mencionar que se violaron y se siguen violando todos los derechos del 90% de los residentes a estar bajo la estabilización de alquileres.

El miedo puede manifestarse de muchas maneras y ninguna comunidad o vecino de nuestra hermosa ciudad debería querer permitir que la codicia o las acciones ilegales prevalezcan en nuestra hermosa ciudad de Petaluma, especialmente contra las personas mayores (como sus abuelas o abuelos) o residentes vulnerables que no piden limosna, sino que son autosuficientes y viven dentro de sus posibilidades.



No solo pedimos al ayuntamiento y al personal de la ciudad que hagan cumplir estas leyes y ordenanzas, sino que pedimos a nuestros otros miembros de la comunidad que nos vean y nos apoyen simplemente para vivir en paz en una casa que compramos, que mantenemos con un alquiler razonable.

Que no nos echen.



**From:** M Crawford  
**To:** [jdomich@gmail.com](mailto:jdomich@gmail.com); [colin@petalumacellar.com](mailto:colin@petalumacellar.com); [annamdietch@gmail.com](mailto:annamdietch@gmail.com); [tdmcgaw@pacbell.net](mailto:tdmcgaw@pacbell.net); Karen Nau; [desmo93@att.net](mailto:desmo93@att.net); [bondk322@gmail.com](mailto:bondk322@gmail.com); [mktarr@comcast.net](mailto:mktarr@comcast.net); [passelmeier@gmail.com](mailto:passelmeier@gmail.com); [jrw04@gmail.com](mailto:jrw04@gmail.com); -- City Clerk; [brucekeyofh@gmail.com](mailto:brucekeyofh@gmail.com); [nathans@gmail.com](mailto:nathans@gmail.com); Miller, Brian; Gina Benedetti-Petnic; Mike Healy; Kevin McDonnell; [dpocekay@gmail.com](mailto:dpocekay@gmail.com); John Shribbs  
**Subject:** Photo corroborating witness account of D St. Bike Lane Incident  
**Date:** Sunday, October 20, 2024 1:17:18 PM

---

Some people who received this message don't often get email from [mcrawford\\_707@yahoo.com](mailto:mcrawford_707@yahoo.com). [Learn why this is important](#)

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear city leaders,

As a cyclist committed to advancing safe infrastructure, I believe it is essential to prioritize safety above all else. While protecting liability is an understandable concern for both the city and law enforcement, I trust we can all agree that safety must remain the top priority.

Additionally, honesty and transparency are values that must be upheld by our leaders—both within the police force and on the city council. It is deeply concerning to see social media attacks used against a candidate for political gain and to deflect accountability. Such behavior undermines the integrity of our community discourse.

Attached is photographic evidence that confirms the accuracy of the witness testimony regarding the recent bike lane incident. I hope this documentation will help refocus the conversation on the facts and, ultimately, on fostering a safer environment for all road users.

Sincerely,  
M Crawford





RECEIVED

OCT 21 2024

## **BLACK WOLF MORNING STAR HUNTER'S MOON**

As the Matrix media projects never ending Lies.....  
addressing "Symptomologies" to clog your  
commonsense as mis-direction it contrives.....  
Black Wolf Morning Star presently Arisen yes Arrives..

**Abra ha Dabra Hocus Pocus Over Here now Re-Focus**

Shall we remain groping via a bible repurposed to  
confusion... Shall we entertain an American Revival or  
remain blind in confusion ???

Listen learn discern or Burn... if for Freedom & Liberty  
You truly Yearn...

The Ethiopion bible features 88 books... in altering  
truth be a service to crooks... 66 books in the bible  
king James... I thought the Tea Party eliminated the  
influence of those weasels by the River Thames....

The media has most looking over there... well have a  
genuine Care... so very many & so much confusion  
surrounding Israel... the author of confusion be  
Sataniel... while we in America DISREGARD the  
nature of our Cracked Liberty Bell... as both nations  
continue war w Women & children continue to sell

Do You hear the Crying Voice in the Heart that  
NEEDS to be Heard... & acted upon as Priority not  
2<sup>nd</sup> or 3<sup>rd</sup>...



**I am Peter Black Wolf I am commanding Freedom for  
Leonard Peltier.... I am servant I am the Seer... Warriors get  
your game in Gear...**

**Pay attention as I clarify this news... regarding Christian  
Zionists & Zionist Jews... seems the world be singing the  
Blues.. for both they and those who oppose... to be placed  
on their knees as Christ thru Great Spirit Arose...**

**This includes NATO & AIPAC & United Nations America  
being being throttled in attaining the Highest Stations... for  
ALL have long opposed the Greatest carpenter Master... you  
think this be why the world be now a Disaster ?**

**Jordan's King Abdullah bin Al Hussein called on the UN to  
plead.... While he & all others disregarding Loving Mothers in  
service to Greed....Rebbe of Lubavitch claims the Jews  
turned their back on God as most all religions experience  
infiltrated Fraud...**

**While Rebbe Gabriel Cousens be TRUTHFUL as One of the  
Essenes.. the path of the Vegan be Beautiful True Spirit  
gleans.. Being Spiritually Dutiful is what that means...**

**The Greatest numbers of Jews being True are dark even  
Black... The true battleground be California not Israel, Jordan  
or Iraq... the Tsalagi be the Lost Tribe yes from Egypt be thee  
Cherokee connected Peltier by blood & how many American  
Indigenous are Black, Black, Purple Black... So silent Dog  
Soldiers so fierce the attack.... Here's more news... within a  
breath of the Hunter's Moon brings serious Coups... So what  
more can I say... this moment be awaited & ripe by the Dine**

**Drums Drumming Guitars Strumming... Second Coming AHO**



**WALKING in BEAUTY... Harmoniously**

**Walk in Beauty as we embrace Spiritual Chores**

**Walk in Beauty as we Open Promising Doors**

**Walk in Beauty in the ceasing of all Wars**

**Walking in Beauty we cease supporting the insane...**

**Walking in Beauty how many students freed the Hurricane ?**

**For students to understand activism let us consider  
how many students freed Ruben Hurricane Carter....**

**Let this be a Starter ...**

**Walking in Beauty as I was Chillin w Bob Dylan as he  
stated "Who be thee to cease all the killin"**

**To cease the genocide of the animals ceases the genocide of  
man..... the 40 Day Freezeframe long been the plan...**

**This as well welds the Cracked Liberty Bell !!! A  
Student Strike becomes now the Fashion..... on behalf  
of True Love Justice & Compassion**

**Cease reacting time now Critical Think... google your  
noodle to Medea Benjamin CODE PINK...**

**As the nature of this Poetic Report be simply a  
Call to Action as Almighty Faction as we  
withdraw support both physically & financially  
the insanity we abort**

**RECEIVED**

**OCT 21 2024**

**CITY CLERK**

**Freeze the Military Industrial Complex w the  
Overpowering General Strike Hex... Freeze the  
economy the Coal & the Oil... Thereby Arisen busting  
the shackles of their Prison...becoming quite Royal**

**As the Warriors of the Rainbow Spirit... led the School  
Strike thereby Schooling this nation to it's Highest  
Station...**

**For after learning while protesting for Gaza...  
congregating in San Francisco's Harry Bridges Plaza**

**Who & Why Harry Bridges became a Boss... they then  
also researched the Nature of his fame regarding  
Desmond Doss...**

**They comprehended the Power of laying Down the  
Spear of Destiny... meaning to freezeframe Labor by  
laying down the sabre requiring both You & Me**

**Yes indeed laying Down the Sword in the name of the  
Living Lord.... Being the Power, Love & Light of Christ  
that the world could never heist....**

**For this Power resides in the True Warriors Heart...  
requiring simply to Let it Go Let it Flow... Time be  
Now for us upon Freedom Rose Bus to be the Show...**

**For All Time be Now and Now be thee Time to  
embrace & realize the deepest Powerful meaning of  
this Rhyme.... Such a Beautiful Resolution freeing  
Leonard Peltier & Our US Constitution... AHO**

**See : "Peter Tscherneff General Strike" youtube**



Hi fellow fellows: Petaluma City & Council

Say, I'm dropping for you these writing hoping you can use the information in your works & tasks as you fulfill your desire to help our other friends here on the planet.

I figure it is excellent food-for-thought type subject matters that when shared with others to stimulate your mind & being gives satisfaction to your goals and dreams...

Good luck in your verifications of this data and your new plans to move forward to heal our nation!

Brought to you by Libros Abierto doing work you need now



IT'S THE ECONOMY, DUMMY! --or-- HOW DID THEY KNOW I WAS A DUMMY?

RECEIVED

OCT 21 2024

CITY CLERK

Hi! Thank you for taking a few moments of your time to read this here writing as a "food for thought" type briefing for your thought queue on the question & confusions going on during this here present future.

I asked my best friend what was "the economy"? "The flow and exchange of money..." & now I ask what is, and how did it get started?, this money thing??? Supposedly, a long time ago... Well it was actually a barter system that developed into a "value exchange accounting" program that started to equate items to an agreed upon value. My scenario: <a guy needs produce & can trade chickens for "agreed upon equal value" of other items needed to produce said chickens. This is a close knit community in a region that a special gem is found & coveted and relished by the surrounding areas. So, one time more produce is needed than chickens present to fulfill equal value trade and proposes to leave a gem with equal value to one chicken and in two days will return with chicken and receive the gem back. (This was accepted because the produce guy thought it was value at about "chicken & young hen to at least chicken and an egg about to hatch") Next time the need was for goat, but non around until someone needed produce & raised goats asked for "credit" until the goat was ready in three days. So a gem was left that value at one goat & upon delivery of goat gem is returned. One time, a wonderer asked if labor could be traded for provisions?

Well, as this is more developed it seems the value equality determination is affecting the smooth operation of trading goods & even services on a wider broader sector of the folk needing stuff... In enters a character who decides to set the values & exchange determination schedule with payment to him as shavings of the coveted gem to the "bank" for the service. Next, enters a bigger character that gets rid of value reserves money system for printed paper passed-off as "money". And even now, "electronic money" is used daily around the universe. MY QUESTION: where is it flowing and who is trading; but more importantly— who has it & keeping it from flowing? So the one with no or low money amounts is not the one. So it must be the ones that setup a way to receive this flow thru trade of "stuff" or services. Now is this your neighbor or nearby folk working to produce necessities for trade or some "corporation box" using the community money flow to fund out-of-area headquarters & stockholders pockets? You can see my confusion about "the economy" I figured it was the first car I bought or that box of soap "economy sized"...

Well this leads me/us to the idea of economic system used today: one depends on the other & even operate in tandem, if I can state that. Also, is one a form of government &/or economic system or a mis-labeling? Democracy is often referred & tied to capitalism as the best. Shocker— capitalism depends on socialism! Yikes, how can that be??? Take a moment and breath. You see, my friend, if that little lady, (after working & being promised that if she contributed to the fund now, later she will receive security for the retirement years) does not flow to trade: then no bread, milk, eggs are bought. This means the egg guy can't buy feed for the laying hens; the milk guy can't buy equipment needed to run operation; baker can't buy flour, eggs, milk or pay the energy bill, now. Say it with me= "capitalism depends on socialism". Feels good doesn't it?

Hey, hold on to your hat! Do you realize that communism is practiced here on a daily basis? If you live in a commune type residence situation or "work & own" an entity with others or on a "committee" of some type then:  $\geq \leq$  are you practicing an economic or social/government scheme? See what I mean about deliberate confusion to instill fear not needed or wanted to divide & conquer? Remember, take a moment and breathe! Get this, in capitalism one person of the entity gives all direction of operation & no one gets a vote; in communism every member of the entity gives direction & everyone votes on direction of operation. Socialism is the government system of taking care of fellow countrymen/woman that need assistance. What's wrong with that? Many capital run entities now currently today receive government handouts in the millions or seem to need a hand because "they are too big to fail". Guess that means many folk will be without money flow for trade so now government interference is okay, I guess....

Back in the 50's, it was decided to dumb-down the population so they would not know their rights AND much less how to find them. Looks like it worked! Divide and conquer is easy with words taught to you as to be afraid. Discernment is different from discrimination, yet folks don't know that fact and will fall for the oldest trick in the book— fear & hate. Why? Again, the basic teachings of a prosperous society were removed from public education as a way to, sing it with me— "divide and conquer". So now we know...

Action is next? What can be done? Some are calling for "register to vote!" But it is said one will cause prices to soar by placing regulations on products or services. The way I see it, the producers of the "stuff"



or service providers set the price "as the traffic will bear" is the old saying; not the president. And I see the manipulation of those prices to effect the "inflation rate" report and blame the government in office to assist other party election candidate. Gasoline price is set by a foreign cartel; snacks & beverages, convenience products by the same corporations that convince you are very smart to trade for their offerings. Speaking of corporations! The current "tax collection system" is another that takes your flow under false pretense... Oh yes, the government system "borrows money" to operate & the tax is actually paid to the lender directly by you. So I quiz you now: when you get "government help"; is it better to get a "tax credit" or direct assistance in the form of flow for the trade now!? Did you realize the biggest scam is the creation of the concept of the "corporation" with no one real to take responsibility; only people "doing my job" & now considered a "person with blood that flows" AND now with more & superior rights than our children!

So, how can you "fight back" this perversion on our budgets? The answer will change your life. Either you will say "you ruined my life" or now use your flow of cash to give a message to the economy. But are you strong enough to fulfill the dream? Start with a realistic & sustainable written budget for 16 months at a time and stick to it. If you have need for "things off budget", include item as "stuff" in budget for total account of your budget money flow. Next, get some writing paper & list all the leftovers thrown away as waste because of poor meal planning which causes wasted money on food budget segment. Those who fail to plan, plan to fail is the old saying which is very true here, especially! Your "diet" consists of "food eaten regularly" and it may include stuff that is not healthy to your system (even if it does not seem to effect other eaters) so buying it is a waste of your funds for other needed item. Say you change your "diet", is it not going to cause food allergies reaction, does it cause you to overeat, or leave on plate for some reason? This is a small example of how to fight back & increase your flow & trading power.

Another, is if you can find a similar value at lower price, it will send a message to big corporations of your idea of a fair deal when their sales drop over competitor offering to you. Also, if you can truly do with less, try that as a way to save. Team-up with others when say buy-one get-one free deal or that ploy of lower price per item when purchased in multiple quantity can be arranged. I've even heard of some making simple commodities they can utilize with on hand items. Consumers they call us... They forgot "hoarder", too!

You've seen them, garage full of stuff > "just need to have" or the storage business with no vacancy or the street person with a cart full of "must haves", OR, just like the rest of us with our boxes from the last house we occupied...

So my dear reader, thanks for your time & interest in this important issue. Yes, we are a dummy by design; but, a smart one now!

Brought to you by *Libros Abierto* doing the work you need now!

2/2

Please register to vote for  
someone willing to use the  
government of the people by  
the people for the peoples'  
well being...

THANK YOU



## NO HOME OR HOUSE TO STAY AND DREAM

The question of what is causing this issue has maybe more than one answer.

However, in my opinion, based on observation of the current and past record, the very main cause is over-looked and probably unknown to many seeking a solution to the deprived of housing crisis.

Affordable housing the term used as opposed to the correct term: subsidized housing rent payments program is causing confusion as to who gets priority housing program assistance. There should be different type housing design based on type of person served. Does the person have capabilities to manage a kitchen setting or does food service best provided in a communal setting encouraging fellowship best meets the needs for them as a place to stay?

Un-housed have been around as stories of a group of folks wondering 40 years, or the "hobo" after the civil war or the 1920's crash gives token to the issue and so it will continue to grow as more suffer consequences causing shelter loss... Wind, fire, water, lack of funds, bifurcation are a few.

So what is this that is perverting our quest to have shelter in an equal basis for all wanting and needing this basic principle of life on this here Earth?

I could tell you right-off, but you won't get it without understanding something happening as an everyday practice by some people. Who are they and what do they do? Well the answer will change your life!

Either you'll say--- "you ruined my life" or you will now be able to understand your task & work and accomplish starting housing programs.

You will need to put on your thinking cap/hat to process the problem and the solution. Scenario of financing for 30 years \$100K on a "10% loan": how much is the payment per cycle, and the totals in interest and total payments made to return original capital amount.

Can't seem to recall how to calculate? Formula is:  $\text{interest} = \text{principal} \times \text{rate} \times \text{term}$ .  $I = p \times r \times t$   
PLEASE, you don't need to fill the blanks here, but on a scrape paper do get the amounts for your head as info needed. Then copy & pass this here informational writing to those wanting to help end this plight... Ok, what are the numbers/figures?  
rate: \_\_\_\_\_ term: \_\_\_\_\_ #of payments: \_\_\_\_\_ amt of payment\$: \_\_\_\_\_ prin\$: \_\_\_\_\_ interest\$: \_\_\_\_\_ total\$: \_\_\_\_\_

Firstly, convert 10% to decimal for formula requirements,  $10/100=0.1$ ; now multiply with principal and then the term, (1 year) to obtain total simple interest owed for the year; then repeat with the remaining balance each term.  $\{100000 \times 0.1 = 10000 \times 1 = 10000\}$   
plus original amount of 100k equals = \$110,000 owed first year. Now the payment schedules can be negotiated...

One can see a certain level of income has to surpass this here required "rent amount". So, a rent subsidy program makes-up the difference if needed for a certain client. Easy! Family with children, singles, aging, handi-capped, non-functioning individual needing assistance, transition unit for formally institutionalized or recently bifurcated are examples of type housing needed and wanted. How can this be planned and paid for in a timely manner? Power, water, sewer and waste service plus access roads all come into play for large new project. Look to what is now built but under or not utilized as current design use. Big question: can personal cleaning and grooming unit be added as minimal remodel with communal food preparations and fellowship opportunities on site?

Example--- vacant building allowing designated floor area for tents and safe storage of useful belongings. Large parking lot to allow livable and well-functioning RV's or motor homes. A centralized sewage collection system on site to promote a healthy clean area.



## NO HOME OR HOUSE TO STAY AND DREAM

Think about that large empty lot near water and sewage with roads... Power is easy to accomplish with battery arrays and collection panels for a design of easy in/out tiny homes on wheels. Again, promote centralized cooking/eating area with fellowship opportunities. A centralized sewage collection system on site to promote a healthy clean area. Task will never end as a few folks just lost their shelter as you have been reading.

So our job is to try and provide opportunity of shelter through concept of projects that can be implemented quickly as the idea of "encampments" is not to be tolerated any longer. Big question always seems to be: hygiene and health of humans and environments used. If these can be provided in an "controlled situation" it could be a good starting point for our un-housed folk we wish to assist. Being in a safe and no surprise living space is good.

*Yes, but how is it paid? Good question! Good answer: investors with a heart.*

Back to figuring this problem.

To make figuring easier, there is a copy of table which list this information for different loan % point, in our case a "10% loan" for 30 years at 100k with a monthly payment of \$ 877.57 p/m for 360 months (30 yrs); 1<sup>st</sup> payment --- principal is \$ 44.24 & interest is \$ 833.33 middle payment --- principal is \$ 195.40 & interest is \$ 682.17 last payment of \$881.43 where principal is \$ 874.15 & interest is \$ 7.28 giving us a grand total of \$ 315,925.77 over the term, of 30 years.

***Yikes, that can't be correct!***

There must be an error someplace! Let's see here; 315,925.77 minus 100k gives some investor = \$      ?!...

Yes, but is it right? Oh yes, here it is, the mistake WE make.

**This is NOT a 10% loan; but, a loan amortized at a rate of 10% per year.**

Wow in this case, what a difference a few words can make! AND no wonder they verify borrower will keep paying on time!!!

×

So the investor with a heart will pay cash for the whole project and get repaid by equal payments which include a reasonable "profit" over a set period. Not the "amortized" system used today which is part of why housing projects do not get considered beyond "penciling the figures" to calculate the rate of return on RE investment proposal! So in short: no profit seen in their mind meeting the "rule of 72" thus funding is denied! Housing stock is not growing, while demand for already built is higher yet...

◇

!The solution is to have investors abandon "investment expectation returns" system for a compassionate stress free way to help end housing crisis today!

100k plus 9k profit for 3 yrs @ 3 payments to full =  $109000/3 = \$36,333.33$  per year.

This example can have many variables in the figures, however the expectations fear/method-of-operation is absent...

In conclusion, the current way of financing housing projects leaves many out in the cold!

>To close, the method to pay for a housing project has to be such that funding does not depend on an entity expecting huge profit off the peoples' back in order to provide funds.

>>There is an old proverb: nor a lender or borrower be. That's for a very good reason!

Brought to you by Libros Abierto doing work you need now.



Questions: 101 soul-survival quiz

**Hello:** please take a few moments to contemplate these thoughts as a turning point in your spiritual education cache...

Do you know why Jesus had to die?

>

>

>

Do you know Jesus' name?

>

>

>

Do you know how to ascertain and determine Jesus' birthdays?

>

>

>

Bonus— is there a plan now we can follow now to help end the violent death around us?

>

>

>

Thank you for your time and interest in this important matter.  
Brought to you by Libro Abierto; doing the work you need now...



## TO BE OR NOT TO BE...

Or

### Dazed and confused-- but really: CONFUSED & DAZED

Hello: Please take a few moments to comprehend the following read as a turning point in your personal education cache: this is not new information, only presented to you in a way for easy verification on your part as to my opinions here shared with you as a necessity for our survival in this here near future.

There is a natural phenomenon occurring on us that is overlooked and exploited by some to their own advantage rather than the advantage of all on earth still. What is this that is perverting our natural feelings we have as a living organism on this faraway place called Earth!? Well, I can tell you right-off, but, you won't get it... So if I can sort of walk us thru this maze we'll see the light at the end of the never-ending tunnel. Most people think education is expensive, I say try ignorance; it could cost you your livelihood!

Firstly, who are you? BEFORE you answer be sure you know what you are branding yourself as to the world--- hard to remove a label once placed so make sure you don't make a mistake now here at this point.

Most people have something referred as the "Spartacus Syndrome" which states one wants better treatment of the people, freedom for the people, better food & water, health access, housing and opportunity of choice. These are natural needs for a human and wonder why does one have to pay to have clean water, food, shelter, health care treatment instead of a natural dispense as part of a civilized government system of the people. Well shocker! We all are now part of a conglomerate of systems where freedom of choice is for example--- "Do you want \$6 dollar gas OR no gas?"--- not any choices really that benefit us all.

What does that mean?! The answer will change your life! Either you will say "you ruined my life!" or you will now enjoy yourself in your tasks & works more than ever...

Just as Spartacus was a slave wanting "freedom": we too are slaves in this modern time to economic, social/ political, and various other systems & so now you know the truth as to who you are & can now go out and with alacrity help the other slaves who do not realize what is being done to us. >So in short, you are a slave now "free" (if I can use that term) to help the other fellow slaves in their struggles and inform them.

### Now you know the truth: but, can you handle the truth?

YIKES! Not really? Yes you can if you truly understand and want what I think is the key to your (read-our!) survival and if we really mean our thoughts and words in committing to healing the world problems. My concept of "peace without armed aggression" could be the outcome of understanding and practicing the "choice" I wish to share. Again, this is not new info but brought to attention for the benefit of all the folk.

Now let's get to it!!! There is an old adage---"*divide and conquer*" & that is what is being done to the unsuspecting folk. Natural, like up/down, in/out, ying/yang, etc., we are now sorted and labeled to keep us (humans) from truly having the power to govern ourselves with benefit to all. So, what if the "real choice" came to light, do you think you could handle it?! **Who are you?** Those who love "God" are different from those that do not love. By-the-way, our heavenly creator has a name and God is only a title as the "supreme spirit" if you will... So now think: if you are to be divided, and now can have a choice as to which side you wish to be known as, or branded as; do you think the following previously available information can assist in your life? Yes, No, don't know? Well I have seen it work not only locally, but in other parts of the world where humans realized their power. Can you now be the beginning here to expound this old-time idea to new life? Do you believe or think you can commit to a way-of-life recommended to ancients but forgotten?

The following is from an old writings translated to modern writing used here as example on how to interact with others wishing & wanting to practice this division realm... Remember this: The creator has feelings, also! ---Discernment is different from discrimination--- So be aware of who calls himself brother to you.

Psalms 133:1 (NIV)

How good and pleasant it is when God's people live together in unity!

1 Corinthians 8:11 (NIV)

So this weak brother or sister, for whom Christ died, is destroyed by your knowledge.

Genesis 43:6 (NIV)

Israel asked, "Why did you bring this trouble on me by telling the man you had another brother?"

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TO BE OR NOT TO BE...

Or

Dazed and confused-- but really: CONFUSED & DAZED

Matthew 12:50 (NIV)

For whoever does the will of my Father in heaven is my brother and sister and mother."

Mark 3:35 (NIV)

Whoever does God's will is my brother and sister and mother."

1 John 2:9 (NIV)

Anyone who claims to be in the light but hates a brother or sister is still in the darkness.

1 John 2:10 (NIV)

Anyone who loves their brother and sister lives in the light, and there is nothing in them to make them stumble.

1 John 2:11 (NIV)

But anyone who hates a brother or sister is in the darkness and walks around in the darkness.

They do not know where they are going, because the darkness has blinded them.

1 John 3:12 (NIV)

Do not be like Cain, **who belonged to the evil one** and murdered his brother. And why did he murder him? Because his own actions were evil and his brother's were righteous.

1 John 4:20 (NIV)

Whoever claims to love God yet hates a brother or sister is a liar. For whoever does not love their brother and sister, whom they have seen, cannot love God, whom they have not seen.

1 John 4:21 (NIV)

**And he has given us this command: Anyone who loves God must also love their brother and sister.**

Job 30:29 (NIV)

I have become a brother of jackals, a companion of owls.

Genesis 27:35 (NIV)

But he said, "Your brother came deceitfully and took your blessing."

1 Corinthians 6:6 (NIV)

But instead, one brother takes another to court—and this in front of unbelievers!

Matthew 5:22 (NIV)

But I tell you that anyone who is angry with a brother or sister will be subject to judgment. Again, anyone who says to a brother or sister, 'Raca,' is answerable to the court. And anyone who says, 'You fool!' will be in danger of the fire of hell.

Proverbs 18:9 (NIV)

**One who is slack in his work is brother to one who destroys.**

Philemon 1:20 (NIV)

I do wish, brother, that I may have some benefit from you in the Lord; refresh my heart in Christ.

Philemon 1:7 (NIV)

Your love has given me great joy and encouragement, because you, brother, have refreshed the hearts of the Lord's people.

Matthew 18:35 (NIV)

"This is how my heavenly Father will treat each of you unless you forgive your brother or sister from your heart."

=>Thank you for your time & interest in this important issue. Please pass it on...

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**From:** Sue Bates-Pintar [REDACTED]  
**Date:** October 19, 2024 at 7:36:19 AM PDT  
**To:** [Planning@cityofpetaluma.org](mailto:Planning@cityofpetaluma.org)  
**Subject:** Proposed overlay and Appellation Hotel

I am adamantly opposed to granting the overlay for the following reasons:

1. The 45 ' height limit in the commercial district is plenty. 75' feet would dwarf existing historic buildings and cut off sun in its huge shadow.
2. The underground parking for 58 vehicles is insufficient for over 100 rooms. Access for that parking will very negatively affect the area traffic and safety. Many of the anticipated visitors will not want to use the valet system, but will park on the street, further impacting available space for businesses.
3. The proposed modern architecture is not compatible with our Historic District. It's stark and out of place.
4. No setbacks from sidewalks- no grace, no plantings, nothing for pedestrians.
5. The great increase in water use would negatively affect our community during drought years.

PLEASE do NOT approve the overlay- it would negatively affect our beautiful, historic town forever.

Sue Bates-Pintar  
Petaluma

Sent from my iPhone



**From:** [Yvonne Glasscoe](#)  
**To:** -- City Clerk  
**Subject:** Comments for City Council Meeting 10/21  
**Date:** Monday, October 21, 2024 9:48:02 AM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

City Council Members,

I am writing today in regards to the Downtown Overlay/ six story hotel proposal.

I am opposed to the overlay because it allows new buildings that are over three stories high to be in the downtown/historic downtown area. This is why;

- People/tourists who visit Petaluma come for the old town charm that we should preserve.
- We should keep taller buildings outside of the downtown because they will tower over and look as if they do not belong.

Regarding the proposed hotel;

- The increase in traffic to the downtown corridor will be a burden and inconvenience to Petalumians who drive on a daily basis.
- Please consider residents first before a potential tax benefit. We were here first!
- There are no more road diets that can be done to increase the flow of traffic. Hence, more congestion will occur from Washington Street to D Street along Petaluma Blvd. That will cause backups on Washington and Petaluma Blvd. which are already congested especially during rush hours.
- Bus routes and bike lanes can only accommodate people who are capable of bicycling or live on a bus route.



- The only people staying in this hotel will be visitors coming to Petaluma, wine country or small events.
- In the future, should a recession occur, there will most likely be a decline in people who can afford to stay in any hotel let alone an upscale expensive one. Then we would have a six story half empty building generating less tax revenue and at what cost to our citizens?
- Water? Once again we are building another large complex that will require an additional strain on our water supply. Are you aware that we are still in a drought? We the residents of Petaluma have experienced water rationing. I cannot ration any further than the last time, can you?
- Not to mention the disruption to traffic and surrounding businesses during construction as well as the noise pollution that will bring to nearby residents and businesses.
- Personally I do not think the "modern look" of the building fits in with the rest of downtown.
- The amount of congested traffic will discourage residents from shopping downtown.

I urge all of you to reconsider approving this hotel proposal. It is bad for the residents of your town, Petaluma!! Consider Petaluman's first, we live here.

Yvonne Glasscoe



Petaluma

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*Thank You,*

*Yvonne Simonne Glasscoe*