

**From:** [Jim Hudson](#)  
**To:** [-- City Clerk](#)  
**Subject:** overlay  
**Date:** Monday, March 17, 2025 1:47:27 PM

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Members, I'm writing to support the overlay.

Jim Hudson  
[REDACTED]

Sent from my iPhone

**From:** [Mary Davies](#)  
**To:** [-- City Clerk](#)  
**Subject:** Overlay  
**Date:** Monday, March 17, 2025 1:51:05 PM

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Councilors, I'm writing to support the overlay, and to thank you for your far-sighted stewardship of our downtown.

We have too many vacant storefronts, and vacant lots. We can use the increased visitor numbers and tax revenue from a new downtown hotel.

Mary Davies



Sent from my iPhone

**From:** [Julia Cort](#)  
**To:** [Kevin McDonnell](#); [Barnacle, Brian](#); [Alexander DeCarli](#); [Karen Nau](#); [John Shribbs](#); [Janice Cader-Thompson](#); [-- City Clerk](#)  
**Subject:** Hotel and Overlay  
**Date:** Monday, March 17, 2025 9:46:57 AM

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Hello Council members.

Please consider what the EKN developer requirements mean for downtown Petaluma and how the residents feel about this. The changes will be forever. Why can't they build a boutique hotel with 4 stories without the need to change the downtown zoning? Or another use that doesn't require us to change our town. Their architecture looks like Russian apartment building from the 1950s.

Why do you skirt public engagement and why don't you ask us what we think?

Citizens have done 2 polls about this issue and both results were not in favor of the new proposed zoning changes.

Thank you for listening.

Julia Cort

Julia Cort [REDACTED] Cell



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Fax: (707) 769-5282 • Phone: (707) 769-5280

March 12, 2025

Via email and US Mail

Petaluma City Council  
15 English Street  
Petaluma, CA 94952

Dear Petaluma City Council:

My firm represents four downtown buildings in our historic downtown area which we manage.

I am writing to encourage you to listen to the community by placing a Voter's Initiative on the ballot to limit the height of buildings being constructed to four stories and require new development to provide adequate parking for their projects.

The existing downtown businesses are dependent on street parking and the parking provided by the Keller St. Parking Garage, A Street Parking lot and the Theatre Square garage. The existing buildings, through bonds and special assessments, paid for this parking.

Our downtown businesses are dependent on Tourism and Crosstown business which is dependent upon the charm and vibrancy of our downtown. These customers are not looking for the San Francisco experience nor to replicate the ambiance of the Reno Casinos. Limiting the height of buildings to four stories will preserve the Petaluma Experience. Additionally, low-cost housing does not develop projects over four stories due to construction costs (steel vs. wood-frame construction).

Until the Voters of Petaluma are allowed to cast their ballot, I would respectfully request that the City Council vote no on any Ordinance that forwards the "Overlay District" which corrupts our Community.

Sincerely,  
Nexus Realty Group, Inc.

A handwritten signature in blue ink, appearing to read "Bryant R. Moynihan", is written over the typed name.

Bryant R. Moynihan, President