


Re: Gallaher Senior Living Project

Sasha Butler [REDACTED]

Mon 5/13/2024 5:47 PM

To: Petaluma Planning <petalumaplanning@cityofpetaluma.org>

 1 attachments (72 KB)

emailsig_citylogo_d1(2)_0561b364-3975-4eaa-999b-deeb8d392b61.png;

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I very much appreciate you taking the time to send this over! I look forward to attending the meeting on the 21st. I think it's a wonderful project and I live just behind there on [REDACTED]

Regards, Sasha Butler

On Mon, May 13, 2024, 5:31 PM Petaluma Planning <petalumaplanning@cityofpetaluma.org> wrote:

Hello,

We appreciate your interest in the proposed project at 1221 Petaluma Blvd North. We've encountered a few setbacks, and the project webpage hasn't been established as of yet. I've included the preliminary plans and project description for your reference.

Don't hesitate to reach out if you have any questions.

Kind regards,

Larissa Alchin

Associate Planner, M-Group Consulting Planner serving the City of Petaluma

Planning Division

City of Petaluma | Community Development

[Schedule a Virtual Counter Appointment](#)

office. (707) 778-

4470 | petalumaplanning@cityofpetaluma.org**CLIMATE
READY**
PETALUMA 2030

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From: Sasha Butler [REDACTED]**Sent:** Monday, May 13, 2024 9:55 AM**To:** Petaluma Planning <PetalumaPlanning@cityofpetaluma.org>**Subject:** Gallaher Senior Living Project

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Is the Gallaher Senior Living Project available to view on your site?

Thanks!

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Creedence Corporation

dba Creedence Construction, Hamilton Cabinets



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From: Ira Koren [REDACTED]
Sent: Monday, May 13, 2024 6:22 PM
To: Orozco, Uriel <uorozco@cityofpetaluma.org>
Subject: Gallaher Senior Living

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Upon receiving the notice of the proposed retirement care facility,
the following questions were generated:

- 1)- Mitigation of noise
- 2)- Mitigation of dust and debris
- 3)- Ingress and egress from Sycamore
- 4)- Adequate parking for staff, visitors, to avoid on street parking,
which is already problematic
- 5)- General security
- 6)- Obstruction of "view"
- 7)- Question of landscape plan
- 8)- Light pollution
- 9) Up until last year, we were on water conservation restrictions
- 10) traffic for deliveries, staff, ambulances, garbage disposal, landscaping
- 11) the electric grid is often compromised during peak time,
does this add to the burden?
- 12) Would you approve it next to your house?

This project has been injected adjacent to a long standing PUD.

While considering spending funds, how about financing separate water meters for our complex
and informing us of street sweeping dates and issuing citations for those parked then to
counter sewer obstruction ?

Respectfully Submitted,
Ira
[REDACTED]

--

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forbidden without written permission by the author signed above.

(No subject)

Rich Mead [REDACTED]

Mon 5/13/2024 8:44 AM

To: Larissa Alchin <lalchin@cityofpetaluma.org>

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Please! The last thing we need in the city is more buildings!or traffic on the blvd!

Thank you

Fw: Gallaher Senior Living Project 1221 Petaluma Boulevard North

Larissa Alchin <lalchin@cityofpetaluma.org>

Mon 5/20/2024 11:40 AM

To: Orozco, Uriel <uorozco@cityofpetaluma.org>

Hi Uriel,

Please redact the public comment email below and add it to the meeting item. Thanks!

Larissa Alchin

Associate Planner, M-Group Consulting
Planner serving the City of Petaluma
City of Petaluma | Community Development
[Schedule a Virtual Counter Appointment](#)
lalchin@cityofpetaluma.org



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From: Diane Judd [REDACTED]**Sent:** Monday, May 20, 2024 10:11 AM**To:** rogermcerlane@mac.com <rogermcerlane@mac.com>; heidibauer2000@gmail.com <heidibauer2000@gmail.com>; bmhooper1@gmail.com <bmhooper1@gmail.com>; rwhisman@yahoo.com <rwhisman@yahoo.com>; jessica.94954@gmail.com <jessica.94954@gmail.com>; darrenracusen@gmail.com <darrenracusen@gmail.com>; jcthompson@cityofpetaluma.org <jcthompson@cityofpetaluma.org>**Cc:** Emmanuel Ursu <eursu@cityofpetaluma.org>; Larissa Alchin <lalchin@cityofpetaluma.org>**Subject:** Gallaher Senior Living Project 1221 Petaluma Boulevard NorthYou don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Commissioners:

As seniors, my husband and I talk about our options for staying in Petaluma if and when we need to sell our single family home and identify housing more appropriate to our health and energies as we continue to age. The Gallaher Senior Living Project proposed for 1221 Petaluma Boulevard North certainly piques our interest. In reviewing the proposal on the City of Petaluma website, several issues and questions related to health and safety come to mind. It is unfortunate that the notice of the Planning Commission's Study Session scheduled for May 21 is posted only on the Sycamore Lane side of the property under shade trees and nothing is posted on the more heavily traveled Petaluma Boulevard North lengthy property line where more people would be made aware of the proposal.

Emergency Access

My late mother lived at Rossmoor in Walnut Creek for the last 15 years of her long life. She would say that the residents heard lots of sirens, but there were no fires. It is inevitable that there will be calls for 911 assistance at a senior community. The drawings on the city's website are too small to determine what the access points are for fire truck and ambulance calls. What is the turning radius for a fire truck either at the front entrance on Petaluma Boulevard North or the rear entrance on Sycamore Lane? What, if any, accommodations are being made for an evacuation in the event of a fire? The Gallaher organization has a distressing history of failing to evacuate their senior residential properties during the 2017 Tubbs Fire. Varenna LLC, Oakmont Senior Living LLC, and Oakmont Management Group LLC settled a civil law enforcement action with Sonoma County, in conjunction with the California Attorney General, in September 2020 (<https://da.sonomacounty.ca.gov/varenna-and-villa-capri-settle-law-enforcement-action>). A book entitled Inflamed was written about the events (<https://www.petaluma360.com/article/entertainment/inflamed-new-book-details-evacuation-of-senior-care-home-during-tubbs-fi/?auth0Authentication=true>).

“Amenities”

In the second paragraph of page 3 of the Gallaher Senior Living Project proposal, numerous amenities are cited. Health and safety issues may be addressed upon further study by the Planning Commission, but currently features of the statement are questionable:

1. When driving along Sycamore Lane, there is no sidewalk along the property until reaching Acorn Drive. If there is a dog park, it is not obvious.
2. To get to the Town and Country Shopping Center, a pedestrian has to cross four lanes of Petaluma Boulevard North. Is there a proposed accommodation for appropriately timed lights for slow moving seniors?
3. The proposal also mentions the SMART pathway along Shasta Avenue. The pathway is actually perpendicular to Shasta Avenue. Shasta Avenue is not paved from the Town and Country parking lot to the fence before the SMART pathway, and there is no sidewalk on either side of the street. Currently any access to the SMART pathway is blocked by cyclone fencing. Even if there were access, should seniors be encouraged to consider this pathway as an amenity? It is used by cyclists as well as pedestrians, but its location is remote and access points are infrequent. The safety of walking along Shasta Avenue is also questionable despite the presence of the Petaluma Bounty Farm at its terminus (<https://www.petaluma360.com/article/news/police-petaluma-man-robbed-and-kidnapped-at-gunpoint/>).

All of these questions and observations are presented in an effort to make this proposal fitting for our community.

Sincerely,

Diane Judd



End of Shasta Avenue looking toward Petaluma Boulevard North (left) and the terminus of Shasta Avenue with the SMART pathway beyond the cyclone fencing (right).

Public Comment May 21 Agenda Item 2

susan kirks [REDACTED]

Mon 5/20/2024 1:44 PM

To: Orozco, Uriel <uorozco@cityofpetaluma.org>

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Dear Planning Commissioners,

The map showing the proposed development location is misleading, with a large green area depicted south of the proposed development. This area is the cemetery on Magnolia Ave and the narrow strip of "park" next to a high end residential development. The names are on the map, but the large green space, as noted, is misleading.

The conceptual presentation of a 4 story massing with lists of amenities is not appropriate for the Petaluma Boulevard area.

If this property is redeveloped, a priority for environmental enhancements large setbacks from the boulevard with screening hedgerows, low and mid story plantings and selected trees should be required. Consider the environment first, then with a much scaled down, maximum 2 or 3 story building envelope, and that would also mean less density that would still provide the development.

Developers often request maximum densities and present a concept for review, knowing the desired profit margin or return on investment. Lots of bells and whistles accompany these proposals.

Petaluma can be an easy sale for the developers historically with our not prioritizing or even understanding the need for a much higher level of environmental review and protection and enhancement.

A few instances of such proposals and developments?

Riverbend

Scott Ranch

Spirit Living on Lakeville Highway

Riverfront housing development

Residential development at end of Elm Drive with "Mannion Knolls Park and Open Space."

Susan Kirks

Study Session Conceptual Proposal Gallaher Senior Living Public Comment

Veronica Olsen [REDACTED]

Tue 5/21/2024 4:09 PM

To:heidibauer2000@gmail.com <heidibauer2000@gmail.com>;Darren Racusen <darrenracusen@gmail.com>;roger mcerlane <rogermcerlane@mac.com>;jessicamoz@gmail.com <jessicamoz@gmail.com>;Orozco, Uriel <uorozco@cityofpetaluma.org>;rwhisman@yahoo.com <rwhisman@yahoo.com>;jcthompson@cityofpetaluma.org <jcthompson@cityofpetaluma.org>;Hooper, Blake <Bmhooper1@gmail.com>; City Clerk <cityclerk@cityofpetaluma.org>

 2 attachments (477 KB)

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21216_williamsterrace_05.jpg.webp;

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Dear Planning Commision, Council Liason Cader
Thompson, Planning Staff,

Good afternoon

Gallaher Senior Living Proposal - A Proposal Without
A Petaluma Context

Given the significance of the site in the North Petaluma neighborhood, it's crucial to ensure that any proposed developments contribute positively to the community and adhere to sustainable practices outlined in Petaluma's visioning documents, particularly in striving for carbon neutrality and becoming a Blue Zone city. Exploring opportunities for sustainable design features, such as energy-efficient buildings, green spaces, and alternative transportation

options, can help align the project with Petaluma's General Plan Update Vision (see attached).

As presented, this project represents a Gallaher Senior property formulaic design, with little context about who Petaluma is or where it is going. There were a few architectural references from the least community supported design on North Petaluma Blvd, the Mid-Pen Housing and the North River Apartments. This proposed site is going to represent a significant portion of the North Petaluma neighborhood. If land use changes and zoning changes are needed, then we should be asking, what is in it for Petaluma? How can we work together to make this a community resource and an economic engine for our community?

SENIOR CARE CONTEXT: WHY NATURAL ELEMENTS & GARDENS MATTER

- Four in 10 assisted living residents are diagnosed with Alzheimer's disease or another form of dementia^[2].
- Three in 10 assisted living residents have heart disease^[2].

- Nearly 30% of assisted living residents have depression^[2].
- Over 15% of assisted living residents have diabetes^[2].
- Nearly half of all residents have hypertension (high blood pressure)^[2].
- About 70% of assisted living residents are women^[2]. Source: Forbes

QUESTIONS:

1. Does this proposal support the vision of our General Plan update? (see attached)
2. Senior care facilities create a lot of toxic waste, what measures have been made in the design rto offset this?
3. How can native trees, shrubs and grasses be used to provide habitat for animal life and shade for residents and visitors?
4. How does the light and air that is present in Petaluma get maximized, to create a natural environment for older adults and visitors?
5. How does the project encourage connection to non-motorized transport, to the neighborhood that is envisioned as a 15-minute neighborhood, or complete neighborhood?

6. How to design for perpetuity? What can this building be in 20 years when its use could change?
7. How can the community support intergenerational interactions and where do elderly residents engage with the larger community?
8. How can Petaluma a maximize local economic development? How can the local Bounty Farm and other local Petaluma suppliers be involved in this facility? A local restaurant for both the community and the residents?
9. How can outside corridors create energy efficiencies while also providing more outside time for residents. See David Baker: Williams Terrace picture attached
10. How can Petaluma enlist more local talent, design and architecture at the beginning of projects?

Broad Elements Missing

- Solar
- Pollinator gardens
- Native plants, trees
- Drought tolerant lawn alternatives
- Bioswales and raingardens
- Water catchment
- Permeable surfaces
- Administrative and non-living on street side
- Residential Units facing garden, not North Petaluma Blvd

- Minimum 12 foot ground floor
- Community spaces that are indoor/outdoor
- More trees, more trees, more trees - sidewalk + trees
- Green walls on Petaluma blvd and on-site
- Public art
- Working with Artisans and the local community of creatives
- Partner with Daily Acts, ReLeaf, Cool Petaluma for sustainable elements above.

Thanks for your attention.

Best,

Veronica



