

From: [Sheila Baker](#)
To: [Heather Gurewitz](#)
Subject: Public Comment - GPAC
Date: Saturday, October 12, 2024 6:32:12 PM

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This meeting should be on zoom. Not everyone drives and it is starting late and will end when daylight is over.

-Sheila Baker
Sent from my iPad

From: kathivstewart@icloud.com
To: [Heather Gurewitz](#)
Subject: Public Comment - GPAC. *** Illegal Smoking in the apartments and building of PEP River City Senior housing for two years. ***
Date: Saturday, October 12, 2024 1:49:58 PM

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I am a tenant at River City Senior Apartments at 951 Petaluma Blvd S. For two years.

There has been almost daily smoking by about 10 to 20 tenant apartments and other parts of our building. Plus visitors smoking inside.

I have COPD and other Seniors have diseases like diabetes, cancer, and have high blood pressure, heart conditions etc. cigarette smoke is a known carcinogen and it cannot be limited to one area of the building. It creeps into every apartment and all building spaces, and outside.

I have been emailing the main manager, Lisa Marie Risner, about the smoke coming into my apartment, and the clouds of smoke in the hallways etc., for 2 years.

I have also given the manager and VP of operations, CEO, Petaluma City code enforcement, PPSC, legal aide, representatives, K McConnell, the civil rights department of California and many, many others, letters from my doctor saying I need a smoke free living space (2022, 2023) and a request for accommodation form from Kaiser Member Service 2024,. also.

The smoking continues and no one takes responsibility to accommodate my COPD disability (as landlords are required to do by law).

Many laws, including No smoking inside multifamily apartments built after 1995, including the city of Petaluma, the county of Sonoma, and California state no smoking laws.

In addition, our lease agreement, HUD rules and almost all apartments in California stipulates No Smoking, in their lease agreements also.

Sent from my iPhone



8/29/2023

To All Residents at River City Senior Apartments:

I am writing to let you know that I will continue to provide property management coverage at River City Senior Apartments through the end of September. I am typically in the office Monday through Friday from 1:00 to 4:30PM, but as you have experienced, this schedule is subject to change due to my Operations Manager responsibilities. Please continue to call the office at (707) 559-3704 to contact me.

The Management Office and all PEP Housing offices are
CLOSED Monday, September 4th in observance of Labor Day.

RENT is due on Friday, September 1st. Please deposit your payment into the new Drop Box located next to the Management Office door on or before September 1st.

Annual apartment inspections will take place in September and October. If there is evidence of non-compliance conduct or apartment condition, you will be served a lease violation notice for failure to follow the Community Rules and Residential Lease Agreement.

River City Senior Apartments is a SMOKE-FREE community.

NO SMOKING allowed anywhere on the property.

PLEASE EXIT the property to smoke!

California law authorizes landlords to prohibit smoking in multi-unit buildings, to make their rental properties smokefree and to restrict or even completely ban smoking on all parts of the rental premises, common areas and individual units included. Please consider this letter your first and final notice or warning for smoking anywhere on the property at River City Senior Apartments.

If you have any questions or need further information, please do not hesitate to call or email rivercity@pephousing.org

Thank you,

Morgan Lemos

Operations Manager, TCS, COS, BOS
PEP Housing

Providing seniors with limited incomes quality affordable housing



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River City Senior Apartments

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Smoke-Free Community
Pet friendly. Housing Vouchers Accepted.



NO SMOKING!!!!!!!

33. No Smoking

Smoking is prohibited anywhere in the unit, on the deck, or in the building, including common areas. Residents are responsible for ensuring that family members, guests and invitees also comply with this rule.

Management shall post designated area smoking signs at each property, except for smoke-free properties.

Definition of Smoking: The term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, other tobacco product or marijuana or similar lighted product in any manner or in any form. This also includes Vaporizers (E-Cigs) or "vaping".

Management Not a Guarantor of Smoke-Free Environment: Residents acknowledge that Management's adoption of a smoke-free living environment, and the efforts to designate the resident's unit or the community as smoke-free, does not make Management or any of its managing agents the guarantor of resident's health or of the smoke-free condition of the common areas. However, Management is not required to take steps to enforce the smoke-free terms of leases. Management knows of said smoking or has been given written notice of said smoking. Management cannot and does not warrant or promise that the common areas will be free from secondhand smoke. Residents acknowledge that Management's ability to police, monitor, or enforce the agreements of this policy is dependent in significant part on voluntary compliance by resident and resident's guests. Residents with respiratory ailments, allergies or any other physical or mental condition relating to smoke are put on notice that Management does not assume any higher duty of care to enforce the policy than any other Management obligation under the lease.

34. Violations

These Community Rules become a part of your lease and will be enforced. Violation of any part of these Community Rules may result in assessments, charges and other Management action, including termination of lease and eviction.

Complaints about cigarette smoke come in DAILY. Violations will be given to anyone who is caught smoking in their unit or balcony.

Thank you all for your attention in the matter.

Marie Risner, Property Manager

Mer City Apartments

7-559-3704

SLR E

MARILYN BORD

marilyn.b@perkins.org

MAN

→ Property



There have been multiple notices to tenants that it is illegal to smoke in our senior apartment over the past two years. and multiple signs and the river city website notifying all, it is a smoke free property. Please stop the smoking in our Senior Apartment building and property.

From: [Shannon Mills](#)
To: [General Plan Update](#)
Subject: Potential 15-Minute Activity Center: Bowling Alley & Veteran's Center
Date: Monday, October 14, 2024 1:48:14 PM

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I am very concerned with the amount of building happening in Petaluma, These proposed changes to the Bowling Alley & Veteran's Center are just another step too far. The town is already so busy, it's barely possible to cross town! You cannot continue to build more housing with these roads! Especially with the smart train crossing all of the roads? You can't have a passenger train, that closes off roads! Have you ever been to Europe? They need to be underground or above the roads. Why are we building so many new homes and apartments? This is very upsetting, please stop.

Shannon Mills
19 Baker Ct.
Petaluma CA 94952

From: [Larry Modell](#)
To: [Heather Gurewitz](#)
Subject: Public Comment - GPAC
Date: Wednesday, October 16, 2024 5:07:07 PM

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Dear GPAC -

I spoke at your September meeting about the need to include Lafferty Ranch Open Space Preserve as a proposed City park on the Land Use map (as it is in the current General Plan), and associated maps and lists.

In your meeting, I pointed out that when we started this in the 1990s it was considered unusual for a city to own and manage a wildland park outside city limits.

This is no longer unusual!

Here are a few examples of **city-owned** wildland parks/preserves with public access, outside city limits:

1. **Healdsburg Ridge Open Space Preserve** (City of Healdsburg)
2. **Fitch Mountain Park and Open Space Preserve** (City of Healdsburg)
3. **Montini Preserve** (City of Sonoma)
4. **Newell Open Space Preserve** (City of American Canyon, Napa County)

All these city-owned preserves are fully open to the public, and there are probably many others. You can search for these to learn more about how they are managed, etc. Usually the City arranges for fire and police protection with nearby agencies, and with a non-profit (LandPaths for Fitch Mountain and Sonoma Ecology Center for Montini) for stewardship and outreach.

There are management questions that can be resolved later. For now, we want and expect the General Plan to reflect that Lafferty Ranch Open Space Preserve (as it is suitably called in Petaluma's website) is a proposed City Park on all suitable maps and lists. It might also require a new park category of (City) Open Space Preserve to be defined in the General Plan, as appears to be the case for the three cities mentioned above.

Regards,

Larry Modell

larrymod@comcast.net

From: [Doug Ledeboer](#)
To: [Heather Gurewitz](#)
Subject: RE: Petaluma GPAC - 470 and 498 Corona Road
Date: Thursday, October 17, 2024 11:39:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Good Morning Heather,

Since I understand the GPAC is meeting tonight, I thought I would reach out to you concerning the properties at 470 and 498 Corona Road. You indicated in the email below that these properties have been discussed. If so, I was wondering what the outcome or recommendations from GPAC might be? As I've indicated in previous emails (see my email from July 22nd below), I believe these properties provide a unique opportunity to add to the city's housing supply. If you're not sure of GPAC's direction on these properties, could you ask the committee again this evening? Thank you in advance for your assistance.

Best,

Doug Ledeboer

(925) 683-7052

From: Heather Gurewitz <hgurewitz@cityofpetaluma.org>
Sent: Monday, August 26, 2024 8:58 AM
To: Doug Ledeboer <dledeboer@highlandpartnersgroup.com>
Subject: RE: Petaluma GPAC - 470 and 498 Corona Road

Hi Doug,

Thank you for your email. Christina forwarded it to me. I understand from checking in with our consultants on the plan that they are aware of the rezone request and that it has been discussed at GPAC. If you would like to stay engaged on this matter, I would encourage you to participate in the upcoming public meetings regarding Land Use. If you haven't already, please sign up for our newsletter so that you can stay up to date on the opportunities to provide public comment. <https://www.planpetaluma.org/getinvolved#sign-up>

We will be having several meetings and opportunities for public comment in September. Please stay tuned for exact dates.

Thank you,

Heather

Heather Gurewitz, AICP,
MCRP
Senior Planner, M-Group Consulting

Planner serving the City of Petaluma
City of Petaluma | Community
Development
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hgurewitz@cityofpetaluma.org



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From: Doug Ledeboer <dledeboer@highlandpartnersgroup.com>
Sent: Monday, August 26, 2024 8:53 AM
To: Heather Gurewitz <hgurewitz@cityofpetaluma.org>
Subject: FW: Petaluma GPAC - 470 and 498 Corona Road

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Hi Heather,

Welcome aboard! I understand that you will be the primary contact for the General Plan update in the city of Petaluma. I wanted to check in with you and follow-up on my most recent email to Chritina Paul below dated July 22nd. Would it be possible to schedule a meeting with you to discuss our properties? I've had informal meetings with neighbors, as well as city officials and I believe that our properties are well suited to provide an additional housing opportunity site for the city. Please let me know if there would be a time next week or the week after when we could sit down for 30-minutes and discuss details of these two properties. The only

Thanks in advance for your assistance.

Best Regards,

Doug Ledeboer

From: Christina Paul <cpaul@cityofpetaluma.org>
Sent: Monday, August 26, 2024 8:22 AM

To: Doug Ledebouer <dledeboer@highlandpartnersgroup.com>; Heather Gurewitz <hgurewitz@cityofpetaluma.org>

Subject: Re: Petaluma GPAC - 470 and 498 Corona Road

Hi Doug,

Thank you for checking in. I sent your email along to Heather Gurewitz on July 22. She will be taking over as the primary point of contact for the GP. She is CC'd here.

Best,

Christina

Christina Paul

Principal Policy Planner, M-Group
Consulting Planner serving the City of
Petaluma
City of Petaluma | Community
Development
[Schedule a Virtual Counter
Appointment](#)
office. 707-778-4367 |
cpaul@cityofpetaluma.org

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From: Doug Ledebouer <dledeboer@highlandpartnersgroup.com>

Date: Wednesday, August 14, 2024 at 11:36 PM

To: Christina Paul <cpaul@cityofpetaluma.org>

Subject: FW: Petaluma GPAC - 470 and 498 Corona Road

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Hi Christina,

I'm following up on my email below and I was wondering if you circulated my email to the GPAC or if you plan to place these properties on a future agenda for discussion? Unfortunately, I've come down with a pretty bad bug and won't be able to attend the meeting this evening. However, I certainly would appreciate any thoughts you might have on the appropriate way to get this matter in front of the GPAC.

Thanks,

Doug Ledebouer

From: Doug Ledebouer <dledebouer@highlandpartnersgroup.com>

Sent: Monday, July 22, 2024 12:11 PM

To: Christina Paul <cpaul@cityofpetaluma.org>

Subject: Petaluma GPAC - 470 and 498 Corona Road

Hi Christina,

I attended the meeting last week and it appears that one of GPAC's goals is to begin focusing on "Specific Land Use Designations" during the month of August, so I thought it would be appropriate to request that the committee review the land use designations for our parcels on Corona Road. I brought our parcels to the committee's attention during the meeting last week, but I thought it would be best to put my request in writing as well.

As you know, MTC's Transit Oriented Communities (TOC) policy (MTC Resolution 4530) seeks to support the region's transit investments by ensuring communities around transit stations are places that not only support transit ridership, but are places where Bay Area residents can live, work and access services. One of the goals that guide the TOC policy is to increase the overall housing supply near transit stations.

Our two parcels total approximately 10 acres, lie within the existing Urban Growth Boundary, and are located approximately ½ mile from the new Corona Road Station. The current General Plan shows a portion of this property as Very Low Density Residential (VLD) and a portion of the property as Low Density Residential (LDR). Given the close proximity to the new train station and the need to meet the region's goals, I would like to request that the GPAC members consider whether the existing designation of Very Low Density Residential on a portion of the site is still appropriate.

The subject parcels are surrounded by existing one and two-story residential houses and for compatibility reasons, I think it would be appropriate to maintain a similar character for our parcels. However, to further implementation of the region's Long Range Transportation Plan /Sustainable Communities Strategy, it's important to look closely at our parcels and not miss the opportunity to provide additional/more affordable housing close to the new train station, I believe it would be appropriate to eliminate the Very Low-Density designation on our parcels. If the entire site were to be changed to a Low-Density Residential Land Use designation and eventually pre-zoned R3, it would open opportunities to design a more affordable, high-quality community that would be very compatible with the surrounding neighborhood land uses. With the existing mix of land use designations (VDR and LDR), our combined parcels will yield approximately 31 lots. There are many good options for this property (small-lot single family, duplexes, etc.) that would yield approximately 60 lots/units if the General Plan designation were to be changed to allow for R2 or a more diverse R3 zoning.

The purpose of this note is to ask the General Plan Advisory Committee to review these parcels and consider whether a Land Use change would be appropriate. These parcels lie within 1500 feet of the new train station and would logically be included in the Corona Road Specific Plan. If the GPAC members would like to see an example of the type of product that I think would be appropriate for the site, I would be more than happy to provide examples.

Thank you in advance for your consideration and please don't hesitate to contact me if you should have any questions.

Sincerely,

Doug Ledeboer