

Public Comment

William Ray Yeager [REDACTED]

Fri 5/10/2024 10:13 AM

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

Cc: Kevin [REDACTED]; Karen Nau [REDACTED]

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[CC Mayor McDonnell & District 3 Council Member Nau]

Dear Mr. Orozco,

I'm writing in support of the Urban Growth Boundary (UGB) renewal vote expected this fall. I ask, however, that the city include language within the ballot measure to promote housing infill development and to improve pedestrian safety.

A growth boundary by itself only serves NIMBY goals, exacerbating our acute housing shortage. That said, greenfield development is much more destructive to our natural environment than infill or brownfield development. I specifically ask that zoning restrictions be lifted to allow unlimited, mixed use density within the UGB. Additionally, I ask that all future projects to improve the public right of way include conversion of on street parking to pedestrian use, for example extended sidewalk, designated bike path, low water use landscaping, benches, or parklet. This is how we build a community that is as affordable as it is desirable.

We have the opportunity here to create a significant inflection point in our city's history. Let's make it count!

Kind Regards,

William Ray Yeager, P.E. [REDACTED]
[REDACTED]

Public Comment

Cate Nelson [REDACTED]

Mon 5/20/2024 2:32 PM

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

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Dear Planning Commission and Council Members-

I am taking time while tending to my 6 year old step-son in intensive care to get my comments in before the May 21 meeting of the Planning Commission and City Council. It is that important to me!

My partner, myself and my two young step-children bought our first (and forever) home right here in Petaluma so we could stay here and raise our children and hopefully our future grandchildren here. We love Petaluma for so many reasons and feel protective of its wonderful community, history, traditions, charm and its geographical proximity to so much open space and nature. It has come to my attention that there will be an upcoming ballot proposition regarding the Urban Growth Boundary which is preceded by a vote within the City Council to approve the current UGB map.

The Greater Bay Area is rich in urban, suburban and rural settings and has a variety of townships that help to bring diversity and richness to the entire area. After watching the many rapid changes to other parts of the Bay over the years, it became clear that Petaluma was where we wanted to stay and to purchase our home. The children have begun to question effects of climate change, urban sprawl, non-renewable and recyclable energies and materials. We have chosen to live in a place that values a commitment to keeping the human footprint contained and protects open lands and the environment. Additionally, we value Petaluma for exactly what it is and what makes it unique from surrounding towns and cities.

Every little bit counts. Even minor changes to the Urban Growth Boundary can result in exponential changes later. Let's not let Petaluma become a parking place and housing sprawl for commuters or too big to be contained. Let's take pride in Petaluma as it is now. Let's take pride in the fact that we are confident enough in Petaluma to take a stance against sprawl and to fight for our open spaces, environmental considerations, and that being a small town is not only good enough, but also a crucial contributor to our diverse community landscape and demographics.

Many thanks,
Cate Nelson

Sent from my iPhone



Petaluma Planning Commission
11 English Street
Petaluma, California, 94952

May 20th 2024



Subject: Place the Petaluma UGB on the 2024 Ballot

Dear Commissioner McErlane, Commissioner Hooper, Commissioner Bauer, Commissioner Whisman, Commissioner Mozes, Commissioner Racusen, and Councilmember Thompson,



Thank you for your leadership thus far in ensuring Petaluma remains a land use leader and approves the Urban Growth Boundary. As you know, Petaluma's current voter-approved Urban Growth Boundary expires in 2025 after 27 years and I would like to urge you and the rest of the Planning Commission take swift action to place a UGB renewal measure before the voters on the November 2024 ballot to extend the life of the existing Urban Growth Boundary (UGB) so Petaluma does not lose important voter protections.



Under the direction of City Council in January, Petaluma staff have been working diligently to ensure the Planning Commission and Council have the materials and information necessary to place the item on the November ballot, but the timing to place it on the ballot is tight and the Council must vote on it on the July 1st Council meeting to keep on schedule so it is essential that the Planning Commission votes to approve it May 21st.



We urge the Planning Commission to take the steps necessary to ensure that the measure is ready to present to the voters on the November 2024 ballot.



Time is of the essence for the Planning Commission City Council to act on behalf of the people of Petaluma to ensure that its Urban Growth Boundary does not expire, so Petaluma can retain its essential voter protections for decades to come, remaining a Sonoma County land use leader.

Respectfully,

Ann Hamilton, Greenbelt Alliance

Stephen Birdlebough, Sonoma County Transportation and Land Use Coalition

Katie Kallmyer, Petaluma Resident

Teri Shore, Sierra Club

Meg Beeler, Sonoma Mountain Preservation

Ginger Domenici, Petaluma Resident

Wendy Krupnick, Community Alliance with Family Farmers

Elizabeth Carpenter, Petaluma Resident

Dee Swanhuysen, Rural Alliance



Petaluma Planning Commission
11 English Street
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Under the direction of City Council in January, Petaluma staff have been working diligently to ensure the Planning Commission and Council have the materials and information necessary to place the item on the November ballot, but the timing to place it on the ballot is tight and the Council must vote on it on the July 1st Council meeting to keep on schedule.

We urge the Planning Commission to put the renewal of the Petaluma UGB on the January 2024 agenda and direct staff and Planning Commission to take the steps necessary to ensure that the measure is ready to present to the voters on the November 2024 ballot.

Time is of the essence for the Planning Commission City Council to act on behalf of the people of Petaluma to ensure that its Urban Growth Boundary does not expire, so Petaluma can retain its essential voter protections for decades to come, remaining a Sonoma County land use leader.

Respectfully,

Ann Hamilton
Greenbelt Alliance

Teri Shore
Sierra Club

Public Comment Agenda Item 1 May 22

susan kirks [REDACTED]

Tue 5/21/2024 1:12 PM

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

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Dear Planning Commissioners,

I read with interest the public comments, encouraging support for renewal of the Urban Growth Boundary..

An important component of maintaining the UGB not mentioned in the comments (likely because commenters did not have this information) is the benefit of protecting open space and green space around the City of Petaluma for the rural transition, habitat areas and our wildlife.

This is especially true in West Petaluma where critical habitat areas and wildlife corridors exist at and near the UGB.

Greenbelts between cities and communities are aesthetically and environmentally beneficial. Open and Green Spaces near and at the UGB around Petaluma are the same, plus beneficial for habitat and wildlife.

For the Corona Station area, please do not support any UGB expansion. A few community members have been advocating for that. It would be unwise and open the way for residential development that would cut into the little rural grassland that naturally exists there.

Sincerely,
Susan Kirks, Conservationist
Petaluma Resident

LAW OFFICES OF
CLEMENT, FITZPATRICK & KENWORTHY
INCORPORATED

FAX: [REDACTED]

TELEPHONE: [REDACTED]

ERIN B. CARLSTROM, CHAIR
STEPHEN K. BUTLER
LAND USE DEPARTMENT
STEPHEN K. BUTLER
(1952-2023)

May 21, 2024

VIA EMAIL ONLY

atrippel@cityofpetaluma.org

Andrew Trippel
Planning Manager
City of Petaluma Planning Div.
11 English Street
Petaluma, CA 94952

hhines@cityofpetaluma.org

Heather Hines
Special Projects Manager
City of Petaluma Planning Div.
11 English Street
Petaluma, CA 94952

boh@cityofpetaluma.org

Brian Oh
Director of Community Development
City of Petaluma Planning Div.
11 English Street
Petaluma, CA 94952

Re: *Petaluma Planning Commission Meeting, May 21, 2024*
Agenda Item No. 1

Dear Mr. Trippel, Ms. Hines and Mr. Oh:

As you know, this office represents Frates Partners, LLC (“Frates”) and we have engaged numerous times over the last several years to discuss ongoing efforts to update the City’s General Plan (“GP”) and associated zoning regulations. Frates has previously submitted comments on this process on a variety of occasions regarding the inclusion of its real property owned located at the corner of Ely and Frates Roads (the “Frates Property”) within the City’s sphere of influence and within the Urban Growth Boundary.

We respectfully disagree with your Staff’s recommendation to remove the designation from the Frates Property as a potential expansion site (due to the impacts to the potential development and economic value of this parcel) and also take exception to the lack of notice provided to our office regarding this proposed change.

Frates remains committed to its goal of collaborating with the City on the provision of ample housing sites, and is optimistic about future opportunities for change.

Thank you for your time and attention.

Sincerely,



ERIN B. CARLSTROM

EBC/pd

c: Matt Dobbins, JBT Property Management Company Inc. *(via email)*
Brian Sobel, Sobel Communications *(via email)*
Shawn Montoya, Montoya and Associates *(via email)*