

Natalie Mattei
natalie.mattei@albertsons.com

January 26, 2021

Via Electronic Mail

Chairwoman Heidi Bauer and Honorable Members of
the Petaluma Planning Commission
City of Petaluma
11 English Court
Petaluma, CA 94952

RE: Petaluma Planning Commission Meeting of January 26, 2021 - AGENDA ITEM NO. 8A: Gas Station Land Use Legislation- City initiated General Plan Amendment to modify Policy 4-P-10 as well as Zoning Text Amendments to the Implementing Zoning Ordinance and SmartCode to prohibit new gas station land uses and in relation to the Gas Station Moratorium approved by Ordinance Nos. 2681, 2688 and 2724. Modifications to the Implementing Zoning Ordinance include but may not be limited to amendments to Chapter 4 (Zone Districts and Allowable Uses), Chapter 11 (Parking and Loading Facilities, Off-Street), Chapter 22 (Non-Conforming Uses), and Chapter 28 (Glossary). Modifications to the SmartCode include but may not be limited to amendments to Section 3 (Building Function Standards) and Section 9 (Glossary). (collectively, the “Gas Station Ban Legislation”)

Dear Chairwoman Bauer and Honorable Members of the Petaluma Planning Commission,

I write on behalf of Safeway Inc., which operates grocery stores at 389 S. McDowell Blvd. (“Store #3011”) in Washington Square Shopping Center and at 701 Sonoma Mountain Pkwy (“Store #2456”) in Leghorn Marketplace, in the City of Petaluma (“City”). On April 1, 2019, the Petaluma City Council approved Site Plan and Architectural Review for an affordable Safeway Gas Station at 335 S. McDowell Blvd. (Application No. PLSR-13-0012). This letter is in connection with the Planning Commission’s hearing tonight on the Gas Station Ban Legislation.

Safeway has served the city of Petaluma since 1926. We are a proud union grocer and operate the only union gas stations in the trade area. We are also an Essential Business under Executive Order N-33-20 issued by Governor Newsom on March 19, 2020 – both as a grocer and gas station operator. The past year has been an unprecedented time in history given the COVID-19 global pandemic.

The Gas Station Ban Legislation, as it applies to both “New” and “Existing” gas stations, raises several land use, CEQA, and public policy questions for the City’s 60,000+ residents and business community. Indeed, by fast-tracking such legislation during a global pandemic without proactive community engagement on this specific topic (as compared to climate action in general), the City is omitting critical input from its constituents and employment base.

As the Planning Commission’s hearing tonight is the first time the Gas Station Ban Legislation will be heard, we look forward to watching the live stream of City Staff’s presentation and vetting by Commissioners. We trust that a number of the questions touched on above will be answered or

Petaluma Planning Commission
January 26, 2021
Page 2

direction will be given to study the implications of the proposed legislation. As any action by the Planning Commission on the Gas Station Ban Legislation would be a "recommendation" to City Council, Safeway will continue to monitor the situation and make additional public comment before City Council if necessary.

Thank you for your consideration of Safeway's feedback. Please do not hesitate to contact me at (925) 413-4455 or natalie.mattei@albertsons.com with any questions.

Sincerely,



Natalie Mattei
Director of Real Estate

cc: Tad Bell, Senior Corporate Counsel, Albertsons Companies, Inc.
Mark Friedman, President, Fulcrum Property