

## Re: Oyster Cove

Trippel, Andrew <atrippel@cityofpetaluma.org>

Wed 4/19/2023 4:55 PM

To: Amir Navabpour <amirnavabpour@gmail.com>

Hi Amir,

Thank you for your email comment. Your comment will be included in the project record, which is publicly available, and will be shared with review authorities including the Planning Commission and City Council when the project is presented for a public hearing before each of these review authorities. The project is tentatively scheduled for Planning Commission review at a public hearing on May 9, 2023. Additionally, your comment will be shared with the project applicant.

While your comment is recorded in the project's public record and shared with review authorities, you can also email Planning Commission members and City Council members. Email addresses for these members are available on the City's website at <https://cityofpetaluma.org/ccbs/> (select the Planning Commission tab) and at <https://cityofpetaluma.org/city-council/>, respectively.

Does this response answer your question?

Best,

Andrew

### Andrew Trippel

Planning Manager

City of Petaluma | Community Development

atrippel@cityofpetaluma.org



Curious about what is happening with the Petaluma Fair and Fairgrounds? [Click to learn more.](#)

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**From:** Amir Navabpour <amirnavabpour@gmail.com>

**Sent:** Wednesday, April 19, 2023 11:52 AM

**To:** Trippel, Andrew <atrippel@cityofpetaluma.org>

**Subject:** Oyster Cove

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hi Andrew

Hope all is well. I am a resident of petaluma, and concerned with what I read about the Oyster Cove development. This type of high density housing deteriorates quality of life for residents, and is the

reason why we left Santa Clara County, where we saw significant increases in traffic, crime, congestion and stress on schools due to over building. Would you be able to please point me to where/who residents like me can share their concerns with for future developments that are being considered?

Best,  
Amir

**Re: OYSTER COVE PUBLIC COMMENT**

Trippel, Andrew <atrippel@cityofpetaluma.org>

Wed 4/19/2023 5:01 PM

To: deanstirrat@gmail.com <deanstirrat@gmail.com>

Hi Dean,

Thank you for your email comment. Your comment will be included in the project record, which is publicly available, and will be shared with review authorities, including the Planning Commission and City Council, when the project is presented for a public hearing before each of these review authorities. The project is tentatively scheduled for Planning Commission review at a public hearing on May 9, 2023. Additionally, your comment will be shared with the project applicant.

While your comment is recorded in the project's public record and shared with review authorities, you can also email Planning Commission members and City Council members. Email addresses for these members are available on the City's website at <https://cityofpetaluma.org/ccbs/> (select the Planning Commission tab) and at <https://cityofpetaluma.org/city-council/>, respectively.

Best,

Andrew

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**From:** Dean Stirrat <deanstirrat@gmail.com>

**Sent:** Monday, April 17, 2023 10:41 AM

**To:** Petaluma Planning <petalumaplanning@cityofpetaluma.org>

**Subject:** OYSTER COVE PUBLIC COMMENT

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

As a 24 year old who grew up in Petaluma and have been priced out of the community I appreciate this kind of dense development. I wish there was less parking and more units but this is about as good as it gets for such a conservative community as Petaluma. I hope the homeowners don't use outdated entitled logic to try and block this by saying it will cause traffic. Please let this be build as soon as possible. And please allow taller buildings to be built in the areas surrounding the transit plaza, downtown, the fairgrounds and the smart train stations. Hopefully by the time I have kids I can afford to move back to a more walkable, bikeable, livable Petaluma.

Very Respectfully,  
Dean Stirrat

**RE: New submission from Feedback**

Flynn, Peggy <PFlynn@cityofpetaluma.org>

Mon 7/11/2022 1:50 PM

To: Sands, Nancy <NSands@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>; Trippel, Andrew <atrippel@cityofpetaluma.org>; Baptiste, Erica <ebaptiste@cityofpetaluma.org>

Cc: My Petaluma <mypetaluma@cityofpetaluma.org>

Thanks Nancy—not on the agenda tonight, so am looping in project staff.

**Peggy Flynn**

City Manager

City of Petaluma | City Manager's Office

office. (707) 778-4345 |

PFlynn@cityofpetaluma.org

11 English St, Petaluma, 94952



Petaluma is in a drought. There are many programs and incentives to help you conserve water! Learn more [HERE](#).

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**From:** Sands, Nancy <NSands@cityofpetaluma.org>

**Sent:** Monday, July 11, 2022 1:46 PM

**To:** -- City Clerk <CityClerk@cityofpetaluma.org>

**Cc:** My Petaluma <mypetaluma@cityofpetaluma.org>

**Subject:** Fw: New submission from Feedback

**Nancy Sands**

Management Analyst II

City of Petaluma | Economic Development

& Open Government

office. 707-778-4484 |

[NSands@cityofpetaluma.org](mailto:NSands@cityofpetaluma.org)



Petaluma is in a drought. There are many programs and incentives to help

you conserve water! Learn more  
[HERE](#).

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**From:** [notify@proudcity.com](mailto:notify@proudcity.com) <[notify@proudcity.com](mailto:notify@proudcity.com)>  
**Sent:** Monday, July 11, 2022 1:44 PM  
**To:** My Petaluma <[mypetaluma@cityofpetaluma.org](mailto:mypetaluma@cityofpetaluma.org)>  
**Subject:** New submission from Feedback

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

**Name**

Laura Pearsall

**Email**

[lpearsall@gmail.com](mailto:lpearsall@gmail.com)

**Message**

City Council members,

I am very distressed to read about the Oyster Cove development proposal.

It is a poor site for a large housing development:

- It's too close to the river and wildlife habitat
- It would spoil the atmosphere of the park
- Over 250 parking spaces? E D Street is challenged enough with traffic, add in that many more cars and a new traffic light and it will be much worse. It would impede the fire department getting to the east side.
- 2.5 or 3 baths per unit in this drought?!

**FW: Oyster Cove**

Harrison, Daniel <dharrison@cityofpetaluma.org>

Mon 7/11/2022 1:00 PM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

Cc: Hines, Heather <hhines@cityofpetaluma.org>; **PetalumaPlanning**  
<**PetalumaPlanningDistro@cityofpetaluma.org**>

Forwarding Oyster Cove public comment.

Thanks,

**Daniel Harrison**

Associate Planner  
City of Petaluma | Planning  
dharrison@cityofpetaluma.org



Petaluma is in a drought. There are many programs and incentives to help you conserve water! Learn more [HERE](#).

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**From:** Gary McKinnon <garymck12@gmail.com>  
**Sent:** Monday, July 11, 2022 12:53 PM  
**To:** PetalumaPlanning <PetalumaPlanning@cityofpetaluma.org>  
**Subject:** Oyster Cove

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---  
As a resident who lives just a few blocks away from the proposed Oyster Cove project I am truly disappointed that the city would even consider such a problematic development.

My objections are these: 1. Traffic and parking. Adding 121 new units means about 240 occupants and cars to park with ingress and egress in one of the most congested, confusing, and dangerous intersections in town. Simply adding a traffic light on Copeland would be an inconsequential effort considering the conditions that already exist on D Street including the daily backups on Washington Boulevard and Lakeville. Add a drawbridge and bus and train stations and you've got a tangle.

I am amazed at how this issue has been rushed to get approval for the project. Judging from what I see in Petaluma the citizenry generally choose to drive rather than use public transit of any sort, bus, train, whatever. All the wishful thinking in the world won't get them out of their jumbo vehicles carrying only one individual at a time. Lest I seem hypocritical I don't own a car out of choice, strange as it may seem.

And what happened to the proposed developments on the other side of D Street. I was under the impression that was to be well along by now. The community had time to adjust to this idea of mixed use and convenience. One would not even have to cross D Street to get to the train platform or the bus station, it's nice flat land and near the river. Those people could then use the park which should occupy the land where some want Oyster Cove! to be, which begs the question why hasn't the city acquired that land? LA has Griffith Park, NYC, Central Park, Petaluma deserves the equivalent.

2. Environmental concerns. For all the jawboning about climate and habitat considerations when it comes to real efforts to mitigate the toll humans take on nature this is another example of the priority for profits, either for individuals or for the city in the case of an increased tax base. We are already seeing impending flooding mitigation necessary in the Bay Area. What happens in a decade or two when OC! and everything on it is flooded or behind expensive levies. Even I know that global warming is happening even faster than experts expected. The developer will no longer be in the picture and the city would be left to literally mop up the situation. And won't that look nice from the D Street Bridge? This is an obvious example of the lack of real commitment despite the rhetoric. What about the loss of wildlife habitat?

There need to be significant changes to the way traffic is handled in Petaluma. The inland traffic from D Street needs to be rerouted further south on the western edge of town as a "truck or express route" where there are fewer intersecting elements and wider streets.

3. Given that we've only seen only a rendering published in the newspaper, the architecture appears not to be up to the standards Petaluma deserves. The renderings are of structures (Oyster Cove!) which could be anywhere. Every square inch is accounted for and valued. This can leave a bad taste of monotony to residents and visitors. Unfortunately the public may get used to second or third rate architecture and won't expect more.

When business people want to do business in a place like Petaluma they see the potential that many of us have seen. Some of us don't have the need to exploit every square inch of the town. This is a valuable place and we should make the most of that so that it doesn't, like some communities I know well, have gone south after too much corporate influence (commercialization) erases the very qualities that make the place unique and desirable.

For those business people who welcome an increase of population and customer base, more people also means more competition. That could be good for customers but not necessarily for businesses. For the city and its managers it means more infrastructure and more maintenance which means more taxes. A bigger tax base means a bigger government bureaucracy, more citizens requires more city employees.

My comments come from the concern that if this project is approved that the city will long regret having given it the go ahead. It's not a 0 sum game. We can have development, like the previously touted project on the north side of D Street, but it has to be done with thought for the future. Petaluma is a special place, corny as it sounds, let's keep it that way. Maybe Oyster Cove! should be changed to Pearl Dock and open to the public.

Gerald McKinnon

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<https://garymckinnon.tv>

## 7. Study Session Oyster Cove

Janice Cader-Thompson <janicecader@gmail.com>

Mon 6/27/2022 4:15 PM

To: **PetalumaPlanning** <PetalumaPlanningDistro@cityofpetaluma.org>; Benedetti-Petnic, Gina <GPETNIC@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Ellis, Evelyn <eellis@cityofpetaluma.org>; -- **City Clerk** <CityClerk@cityofpetaluma.org>; Trippel, Andrew <atrippel@cityofpetaluma.org>

Cc: Blake Hooper <bmhooper1@gmail.com>; Heidi Rhymes/Bauer <heidibauer2000@gmail.com>; sandi.lee.potter@gmail.com <sandi.lee.potter@gmail.com>; darrenracusen@gmail.com <darrenracusen@gmail.com>; rogermcerlane@mac.com <rogermcerlane@mac.com>; arider@archamy.com <arider@archamy.com>; rwhisman@yahoo.com <rwhisman@yahoo.com>

 1 attachments (15 KB)

Oyster Cove Project .docx;

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Janice Cader Thompson  
732 Carlsbad Court  
Petaluma, CA 94954  
707 774-5912

June 27, 2022

Sandi Potter, Chair of the Petaluma Planning Commission and Commissioners

Re: Agenda Item: 7. Study Session (Oyster Cove)

Dear Chair Potter and Planning Commissioners,

After reviewing the Oyster Cove documents there is a lot I like about the proposed project. I would like to point to Attachment B- Project Description; Principle 12: Ensure infrastructure is strengthened and maintained. Attachment C- Project Plan Set 06-16-022. These documents are asking you to support a gerrymandered site plan by excluding parcels APN 007-153-001 and APN 007-153-002, both are needed to make safety improvements on East D Street from the D Street Bridge to Lakeville Street, and on the development site.

Attachment B-Project Description; Principle 12: does not take into consideration necessary road improvements on East D Street from the D Street Bridge to Lakeville Street. This area is narrow and dangerous today. The addition of 132 residential condo units adds additional car, foot and bike traffic onto an already dangerous roadway. What documentation can staff provide between the city, SMART and PG&E, and their response? Staff indicated they've been in contact with PG&E. Has the city considered shared costs for undergrounding the PG&E lines knowing other projects are being proposed that affect this important transportation corridor.

The PG&E lines on the southside of East "D" street need to be undergrounded in order to make this dangerous regional corridor safer to accommodate today's traffic that include large trucks, cars, bicyclists, pedestrians and SMART. Work with SMART to widen the rail crossing at the intersection at Lakeville Street. As a former council member, I understand the process and I understand when projects are gerrymandered or separated; those safety improvements won't happen for decades, if ever. As a member of the General Plan committee and as a citizen I've raised my concern with the PG&E lines, SMART crossing, and safety for all modes of transportation on the "D" street corridor between the "D" Street bridge and Lakeville Street.

I urge you to add these two parcels as part of the project. Michael J Lind Trust Barbara Lind Trust APN 007-153-001: Menary David III Trust ET AL. APN 007-153-002; along

with road improvements on East "D" street and undergrounding the PG&E lines on the southside of east "D" street.

If you have questions, please feel free to contact me for clarification.

Sincerely,  
Janice Cader Thompson

C.c Andrew Trippel, Planning Manager  
Gina Benedetti-Petnic  
Christine Paul  
GPAC



July 28, 2022

Dear Chair Potter and Planning Commissioners,

I am writing to provide input from the Petaluma River Park Foundation on the proposed Oyster Cove development, situated at the gateway to Petaluma River Park. Petaluma River Park is a public park in the heart of Petaluma and is adjacent to the proposed Oyster Cove development, with the Park's main access currently via the City's Steamer Landing Park parking lot. With the help of community donors, the Petaluma River Park Foundation acquired the centrally-located, 24-acre riverfront parcel located on the McNear peninsula to preserve the land as a public park — offering the public access to open space for the intersection of people, art, and nature.

Petaluma River Park supports the creation of more climate-smart housing in Petaluma and in particular "dense" housing developments centrally located near public transportation and essential amenities. This type of housing must be paired with easy access to ample public parks, trails, and open spaces to ensure that the high quality of California's unmatched "outdoor life" is preserved for these new residents and all Petalumans. Petaluma River Park and the City of Petaluma's planned River Trail, that will connect to the Petaluma River Park, are critical components of ensuring and protecting such public outdoor places. The Oyster Cove development will be the entry point for most Petaluma River Park and future River Trail users.

**The Petaluma River Park is a critical resource for residents of Petaluma and beyond, and particularly an important and yet unfunded asset for the Oyster Cove developers whose tenants will reap lifetime benefits from their proximity to the Park. We respectfully request that Oyster Cove and other nearby developments be required to consider access to and visibility of the park in their plans. We also strongly urge the City to consider a special amenity fee dedicated to Petaluma River Park be imposed on these developments in recognition of the lifelong benefits of their proximity to the park.**

I know you are aware, and we hope the proponents of Oyster Cove are aware, of the extensive planning already devoted to Petaluma River Park. In addition, the City of Petaluma and The Petaluma River Park Foundation are in discussions with the Sonoma County Agricultural Preservation and Open Space District, which has provided extensive funding for the Petaluma River Park and the Steamer Landing Park. The District is vitally concerned about design, public access, and the varied uses of both Parks. We urge the proponents of the Oyster Cove Development to engage with all these parties, as well as the many interest groups who are participating in the Petaluma River Park planning process, about their plans.

**Oyster Cove will be the new front door to the Petaluma River Park and the City's future River Trail.** We believe the public access gateway to the Petaluma River Park needs to be prioritized, if not emphasized, rather than overlooked. It is critical that this development process be as welcoming and open to public participation as possible. Petaluma River Park Foundation stands ready to work with the developer and the City to ensure that future iterations of the Oyster Cove project reflect these vital community and park goals.

Thank you inviting Petaluma River Park's input on this important project.

Seair Lorentz, Executive Director, and the Petaluma River Park Foundation Board of Directors

**From:** Elizabeth Howland <eah@sonic.net>  
**Sent:** Sunday, June 26, 2022 5:36 PM  
**To:** Ellis, Evelyn <eellis@cityofpetaluma.org>  
**Subject:** Oyster Cover Project

Hello,

I am writing to express my support for the Oyster Cove project. I had the opportunity to meet with the principals of UDA and appreciate their focus on the River as an asset in our community and their commitment to a development that is mixed use and includes access along the River. In early plans they carved out a small but meaningful public parking area to facilitate access to the City Park at Steamer Landing. I am hopeful that details remains within their plan going forward.

i appreciate and share community concerns about expanded development downtown, but I believe that our need for housing outweighs those concerns and that this project strongly meets many of our goals for high density, smaller square footage projects.

I also strongly feel that this type of project can be a tradeoff for protecting other areas like an Upper Petaluma River Parkway, allowing us to protect and enjoy a wild area within walking distance of many of our residents.

Respectfully,

Elizabeth Howland

521 Walnut Street  
707-364-4567  
[eah@sonic.net](mailto:eah@sonic.net)

----- Forwarded message -----

From: **McDonnell, Kevin** <[kmcdonnell@cityofpetaluma.org](mailto:kmcdonnell@cityofpetaluma.org)>

Date: Fri, Jun 24, 2022 at 12:51 PM

Subject: Re: Proposed Oyster Cove development

To: Sue Bates-Pintar <[sweetums.sbp@gmail.com](mailto:sweetums.sbp@gmail.com)>

Thanks for your input. I hear what you're saying.

The Planning Commission is hearing this as a "Study Session" on Tuesday June 27.

[https://petaluma.granicus.com/GeneratedAgendaViewer.php?view\\_id=31&event\\_id=45773](https://petaluma.granicus.com/GeneratedAgendaViewer.php?view_id=31&event_id=45773)

Study Session usually means that there is lot of room for improvement on a project and public input is hopefully well received by the developer. It is not a yes or no approval meeting so the developer can go back and make changes before asking for an approval.

The best action is to send this email to the Planning Commission staff as "Public Comment."

"Ellis, Evelyn" <[eellis@cityofpetaluma.org](mailto:eellis@cityofpetaluma.org)>

Also helpful is speaking at that meeting.

Thanks for writing

Kevin McDonnell

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**From:** Sue Bates-Pintar <[sweetums.sbp@gmail.com](mailto:sweetums.sbp@gmail.com)>

**Sent:** Monday, June 20, 2022 11:55 AM

**To:** -- City Council <--[CityCouncil@cityofpetaluma.org](mailto:CityCouncil@cityofpetaluma.org)>

**Subject:** Proposed Oyster Cove development

Council Members,

I realize you are not yet asking for feedback from residents, however I'd appreciate keeping my feedback in the file that will be considered in any decisions, please.

I am strongly opposed to the proposed the plan for 132 units right on the Petaluma River. I'm also opposed to the boxy, modern architecture shown in the artists conception in the Argus-Courier of May 27th, 2022. As depicted, it is too many units and not at all compatible with the local, Petaluma home-grown river appeal.

If this project gets considered at all, please insist on fewer units and less 'slick- Miami overbuilt 'style be required.

Thank you for your consideration of these requests.

Sue Bates-Pintar  
Petaluma

Sent from my iPhone

## Support for Oyster Cove

Kate Murray <[kmurray@northbayleadership.org](mailto:kmurray@northbayleadership.org)>

Tue 5/31/2022 10:27 AM

To: Trippel, Andrew <[atrippel@cityofpetaluma.org](mailto:atrippel@cityofpetaluma.org)>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hello Andrew,

I'm emailing on behalf of North Bay Leadership Council to share our support for the Oyster Cove project. Please read our attached letter outlining why we believe in this project. Thank you for your time and consideration.

-Kate Murray

**Kate Murray**

**North Bay Leadership Council**

775 Baywood Dr., Suite 101

Petaluma, CA 94954

707.283.0028

707.763.3028 Fax

[kmurray@northbayleadership.org](mailto:kmurray@northbayleadership.org)

[www.northbayleadership.org](http://www.northbayleadership.org)

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Sonoma Raceway

**CHUCK KASSIS**  
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**DAVID KLEIN, MD, MBA**  
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MarinHealth

**DARREN LASHELLE**  
President & CEO  
Northern California Public Media

**DR. YUNG-JAE LEE**  
Dean, Andrew P. Barowsky School of Business  
Dominican University of California

**BRETT MARTINEZ**  
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Redwood Credit Union

**MEAGAN MOORE**  
CAO  
Buck Institute for Research on Aging

**LESLIE PERRY**  
Partner  
Perry, Johnson, Anderson, Miller  
& Moskowitz LLP

**DAN PETERSON**  
CAO, Santa Rosa Regional Hospital  
Sutter Health

**JUDY SAKAKI**  
President  
Sonoma State University

**FRED STEMMLER**  
General Manager  
Recology

**FRED VELA**  
Regional Vice President  
Wells Fargo Bank

**AARON WALKER**  
VP President, Field Operations - CA Region  
Comcast

**CYNTHIA MURRAY**  
President & CEO

**KATE MURRAY**  
CAO



May 31, 2022

Andrew Trippel  
Planning Manager  
Sent via email

RE: Support for Oyster Cove

Dear Mr. Trippel:

North Bay Leadership Council (NBLC) is an employer-led public policy advocacy organization committed to providing leadership in ways to make the North Bay sustainable, prosperous and innovative. As business and civic leaders, our goal is to ensure economic health by building more housing, promoting better education, and creating jobs to make our region a better place to live and work. Collectively, our members have over 25,000 employees.

Our commitment to new housing is unwavering. This project would create a proposed 132 new units in Petaluma. Unit types would include 11 multi-story live/work, units of approximately 2,100 Square Feet fronting D Street and 121 multi-story attached, 2-3-bedroom, residential units ranging in size from approximately 1,345 - 1,995 Square Feet with up to 12 featuring ground-floor Accessory Dwelling Units. The project will comply with the City's inclusionary housing requirement by reserving 15% of units for Low- and Moderate-Income households.

NBLC believes Petaluma needs this project. We are in a housing crisis like no other and Petaluma is a place with great need for more housing. If this project is passed, it will not only create new housing but also help improve the community by providing better walk ways, more shops and restaurants, and more infrastructure.

NBLC urges you to support to Oyster Cove project. We are desperate for more housing solutions just like this one. Please don't set us back even further with our housing shortage and pass this project.

Thank you for your consideration.

Sincerely,

Cynthia Murray  
President & CEO

## Oyster Cove project

vickid <[vickid@sonic.net](mailto:vickid@sonic.net)>

Mon 5/30/2022 7:48 PM

To: Trippel, Andrew <[atrippel@cityofpetaluma.org](mailto:atrippel@cityofpetaluma.org)>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

I wholeheartedly oppose the Oyster Cove project. I can't think of anything that could be worse in our city. Please do not consider this!

Vicki Dufton

**This is not a good thing for Petaluma. We are strongly opposed to further development that is planned for D Street. This is not the time or place for this project especially in light of the current drought situation. M. Brazis family**

Calandria Atkinson <calandriawoc@hotmail.com>

Sun 5/29/2022 8:10 PM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Sent from my Verizon, Samsung Galaxy smartphone

**No! NO! NO! NO D Street development! Too much traffic and no water signal a big NO!**  
**M. Atkinson**

Calandria Atkinson <calandriawoc@hotmail.com>

Sun 5/29/2022 8:13 PM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Sent from my Verizon, Samsung Galaxy smartphone

**(No subject)**

Pat Burns <lumacats@gmail.com>

Sat 5/28/2022 7:07 AM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

OysternCove = bad idea.

Please do not make Petaluma into some kind of a metropolis. The balance of free space to built space is what makes a city livable.

## Oyster Cove

Shanna Fleming <shanfle@sbcglobal.net>

Sat 5/28/2022 11:52 AM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hello,

I want to express my opposition to the Oyster Cove proposal and other excessive growth in Petaluma. We are stretched to the max. Traffic is awful, water is scarce and the charm of our town is disappearing. We need to preserve out open space and put a moratorium on further growth. Each new project should be put on the ballot so the citizens of Petaluma have a strong voice in our own future.

Please. Stop this project.

Shanna Fleming  
100 Vallejo St.  
Petaluma, CA 94952

## Oyster project

hannah rizzo simons <hannahriz@yahoo.com>

Sat 5/28/2022 4:27 PM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

I am dismayed and disheartened watching what the planning commission is doing to our town. Buildings are going up on every open inch of Petaluma.

The infrastructure in this town already can't handle the cars and people. How can Petaluma continue to grow? D st and East D st are already always at a state of gridlock. Most of our shopping centers have very few businesses with lots of empty commercial space why build more.

Let's learn from our cities past mistakes starting with theatre district, target, and Friedman's. No decision's on building has helped Petaluma only turned it into an unrecognizable town. Small businesses used to prosper in this town we had everything we needed in downtown.

I hope the city listens to the people of this town and stops building. Citizens are asked not to water city parks left brown due to no water but we're approving hotels and apartment buildings left and right.

Hannah

Sent from my iPhone

## Proposed Oyster Cove development.

P L <paulalecht@gmail.com>

Fri 5/27/2022 9:23 PM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

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I'm not against development though question doing so during a mega drought, but am absolutely against building on the river and on East D Street where traffic is already terrible. More importantly, the river is home to aquatic wildlife who will be negatively impacted by this development. Once the natural habitat is destroyed it is gone forever. We need to preserve nature in Petaluma, not build on it and pave over it. Also, the river banks are our flood control. Please do not build here. Sonoma county and Petaluma have dozens of better places for this development.

Thank you,  
Paula Lecht  
608 East D Street.

**Re: Oyster Cove**

Tina Osinski <tina@earthgrid.com>

Fri 5/27/2022 8:33 PM

To: Trippel, Andrew <atrippel@cityofpetaluma.org>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hi Andrew

You might find these threads of interest on Nextdoor:

[https://nextdoor.com/news\\_feed/?post=227827269](https://nextdoor.com/news_feed/?post=227827269)

[https://nextdoor.com/p/rm\\_FkXfn5qpZ/c/774492227?is=notification\\_center](https://nextdoor.com/p/rm_FkXfn5qpZ/c/774492227?is=notification_center)

The biggest issues that most are raising, and with which I agree, with this proposed development are:

- 1) it's too dense and large for that space
- 2) it doesn't fit the Petaluma ethos in terms of style of the architecture (read: it's hideous)
- 3) it is concerning due to water shortages and lack of infrastructure to support the additional traffic it will cause
- 4) it seems highly questionable being built on and around wetlands, which are such a rare and small percentage of the overall topography.

Michael Frost wrote:

I remember D'Lynda Fischer, council person extraordinaire, talking about planning where you step the building back each story so you don't have that sheer face. It allows more light to the street. In combination with wider planting strips and sidewalks, you make the street a promenade with room for shade trees and benches. Much more open and user-friendly and providing a sense of depth, than the abrupt and sheer face of a cliff. I also think any development more than a few units should involve communal outside areas and pocket parks which help build a sense of community. All children, and even adults, should have access to outdoor areas immediate to their living situation.

Helen Wilson wrote:

When David Keller was part of the Council he made it a point that we need to protect the greenways. Such as stop building on the East side of Adobe Road. Try to

keep farms and ranches; be water conscious of where the spills into . Can you imagine Schollenberger Park being made into another complex? It's protected now --but money talks.

Please be a custodian of this beautiful hamlet we call Petaluma and protect it from overdevelopment. We are counting on you.

Tina Osinski  
707 776 7467

----- Original message -----

From: Tina Osinski <[tina@earthgrid.com](mailto:tina@earthgrid.com)>

To: [atrippel@cityofpetaluma.org](mailto:atrippel@cityofpetaluma.org)

Subject: Re: Oyster Cove

Date: Friday, May 27, 2022 12:28 AM

Hi

Not only what I wrote below, but this:

We are on water rations. Others know that our river was just dredged and that otters & sea lions have been returning to the deep water turning basin area; it's critically important for our native wildlife to have places to haul out, and for habitat. Others may know that, per our new General Plan consultant Raimi + Associates, EVERY single census tract in Petaluma is adversely impacted from traffic emissions (from traffic congestion). We are currently built out 5X our state-required # of housing units in this building cycle, which still has another year left in it.

Many of us believe, given that we are experiencing a severe drought due to climate change impacts, and because modern construction has a huge carbon footprint (39%), that there should be a moratorium on building moderate and luxury housing units until at least the next building cycle.

Moreover, in light of the fact that the City has acknowledged that there will be "economic losses" due to flooding, and because our town shelled out more than \$1.4 million in losses for the Oct 24 atmospheric storm (for flooding on Lakeville) and \$23 million in the early 2000's when the Payran area flooded, we should not be building this close to the banks.

One of our major city policy documents calls for a public-access river trail along the length of our river. Thusly, it's a violation of our General Plan to privatize the river frontage (it was violated for the Adobe Winery as well).

You MUST stop this development from happening.

----- Original message -----

From: Tina Osinski <[tina@earthgrid.com](mailto:tina@earthgrid.com)>

To: [atrippel@cityofpetaluma.org](mailto:atrippel@cityofpetaluma.org)

Subject: Oyster Cove

Date: Thursday, May 26, 2022 7:11 PM

Hi Andrew

I received the mailer today and am shocked and horrified by this proposal.

NO NO NO NO!

That is waaay too many units for this space.

The negative impact it will have on traffic, congestion, and the beautiful open space by the river is devastating to consider.

Please, we must stop these real estate developers who only care about their profits and not about the quality of life here in our beautiful Petaluma.

There are already too many multi unit buildings going up in our sweet little town.

We do not want to turn this into Rohnert Park.

What will you do as planning manager to stop this?

Tina Osinski

Edith Street

707 776 7467