

From: [REDACTED]

Sent: Friday, June 9, 2023 11:52 AM

To: Ellis, Evelyn <eellis@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; Cader-Thompson, Janice <jcaderthompson@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; Karen Nau <knau@cityofpetaluma.org>; Pocekay, Dennis <dpocekay@cityofpetaluma.org>; Shribbs, John <jshribbs@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>

Subject: Overlay Zoning

Dear City Representatives:

As an almost 30-year resident of Petaluma, I have watched our town turn into a city. The second largest city in Sonoma County to be exact. As a result, we have a responsibility to support both the current and future residents of our community.

I recently read a NextDoor post where some residents are very upset about a proposed overlay in downtown Petaluma for a 6-story hotel.

Truthfully, I am not sure how I feel about this.

I believe this negatively affects the visual aspect of Petaluma and unless the City has studies that the occupancy rate of our existing hotels is in excess of 70%, I don't think we need more hotels. I also don't believe speculation should happen that is far more excessive than the current city design.

On the flip side, I realize that planning for the future must start somewhere and that planners are often looking for 10-20 years in the future. Plans made today may not be realized for many years.

If I had any input it would be that I would be more supportive of this project if it were instead a mixed-use building that contained offices on the ground level and market-rate housing on the upper levels plus subterranean parking for residents with parking tied to 1.5 spaces per bedroom. In this way, the downtown area would be promoting both housing and business.

I would like to add that my support for the proposed project would be conditional on the completion of the Caulfield connector as I do not believe D Street can support the traffic for either project, especially with the SMART train in place.

Thank you for hearing my comments.

[REDACTED]

Petaluma District 4 Homeowner