

June 27, 2023

Planning Commissioners, Planning Staff and City Council Members City of Petaluma
11 English Street
Petaluma, CA 94952

RE: 500 Hopper Street – Letter of Support

Dear Planning Commissioners, Planning Staff and City Council Member:

I own a home in the Riverfront neighborhood adjacent to the proposed 500 Hopper Street development.

I have reviewed the proposed plan for 500 Hopper Street as shown on the City's website in January 2023 and also attended the March 21, 2023 design charrette along with other community members.

I support the 500 Hopper Street project based on the January 2023 plan or as might be slightly altered from the design charrette feedback. It allows for a continuation of the Riverfront project while removing dilapidated riverfront structures that encourage homeless encampments that trespass on private property. This development would complement the shoreline restoration and revegetation while extending the riverfront trail and provide a new road for egress to Hopper Street for all of our community.

I do not support additional density to be added, such as townhomes or more attached housing. Increasing the density beyond what is proposed will significantly impact traffic in our neighborhood and also impact our property values.

I am requesting that Planning Staff and Planning Commission support this project as presented and not delay repurposing this site for much needed housing in Petaluma. Given this site has been non-operational for the last 17 years, redevelopment, habitat restoration, installation of trails and parks should be a priority for the City!

Sincerely,
Marco Cellario