

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. 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 seamless continuation of the Riverfront project, with smaller lots and duets and includes removal of numerous dilapidated riverfront structures, shoreline restoration and revegetation, extending the riverfront trail, delivering parks and open space along the river for all community members to enjoy.

I do not support additional density to be added, such as townhomes or more attached housing. The current plan is complementary to Riverfront and socially equitable in offering a broad array of housing types and prices. Increasing the density beyond what is proposed will significantly impact our property values, unnecessarily increase neighborhood traffic and likely render the project infeasible.

I am requesting that the Planning Staff and Planning Commission support this project as presented and not delay repurposing this site for much needed diversity of 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,

Baulo Irorere