

**From:** [Isabelle](#) [REDACTED]  
**To:** [-- City Clerk](#)  
**Subject:** Public Comment  
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I am writing to outline my grave concerns on the proposed "Downtown Housing & Economic Opportunity Overlay" and the conflict of interest issue with the "M" group and proposed zoning changes. "DHEO" more appropriately stands for "Developers Hype: Egregious Opportunity." The "M" group consultants are paid by the city and paid for by tax payers. In addition, they receive significant income in excess of these funds via "cost recovery services" paid for by developers. There is a direct financial incentive by the "M" group to work in the best interests of their own "for-profit company" and the developers. This is akin to the fox guarding the proverbial hen house or the attorney representing both the plaintiff and the defendant.

The "EKN Appellation/Hotel Weaver" building application does not fit in any way, shape or form with the current General Plan. The requested resubmission did not produce any attempt by the developer to conform to the current building and zoning criteria in height, floor area ratio and lot coverage maximums. The application should be rejected on its own (de)merits and any methodology i.e. "rezoning" to bypass existing laws.

It is shameful for tax payers to bear the cost of completing a 20 year General Plan, including community input with thousands of hours and hundreds of individuals volunteering their time to participate. The current plan does not expire for two years and any zoning changes need to be incorporated into the next General Plan not rushed through by companies for their own profit. It is not about housing, it is about a hotel we do not need downtown and the economic opportunity for the developer.

Clearly, this "plan" is not in the best interests for the majority of Petaluma citizens. It jeopardizes the "Historical District" designations, the National Historical Register for specified buildings by imposed new modern buildings adjacent. It creates traffic, noise, pedestrian congestion, visual limitations to surrounding area, river, hills, shadows,

wind tunnels and other environmental issues. It lessens the quality of life for citizens the City of Petaluma used to uphold as a primary goal.

This “overlay” creates a bad precedent for future high rise and high density development entirely unsuited to the down”town” area. The area has not yet assimilated the (9) recently completed projects including the North River Apartments on Petaluma Blvd/Oak Street and housing on Petaluma Blvd South, the 12 projects currently under construction including Amy’s Kitchen and Adobe Road Winery downtown plus the plethora of “in planning process”. We have a multitude of citizens living for decades in this area and many recent transplants who have come to live in a small town and a slower pace of life.

Please listen to the community input and the needs of its citizens who have elected its officials to represent their interests.

Isabelle Beardsworth