

Muriel A. Truett

September 4 2023

Dear Sirs:

Notice of Public Hearing – Planning Commission

Petaluma Senior “Mobile home” Park Overlay District

Tuesday September 12 2023

One – Please note that “Mobile home” is a misnomer – Once a Manufactured house is moved into a Park (Senior or otherwise) I believe it cannot be moved elsewhere. Once the house is no longer occupied for any reason, it has to be destroyed on site, and then taken to a place that will accept it for recycle or ground fill! I believe that the name “Mobile home” should be changed forever to “Manufactured Home” to give it its true meaning.

First – where did the suggestion (80 percent to 20 percent, senior to family) terminology come from? Certainly not from any person now living in a designated senior occupied resident(s) only park; perhaps suggested by an owner or onsite management team? We believe that having a mixed occupancy park would give the owner(s) a wedge to then convert the park to all ages and mixed owner occupied and/or rental units.

Secondly – If the 80/20 concept is accepted, **which I sincerely hope NOT**, then there should be a minimum age limit- i.e.: no person younger than 18 years of age.

Thirdly – Will the rent control system, now in place in Petaluma, Sonoma and California still be valid? I believe at this time as we are actively fighting for a “rent control” plan that is simple and not based on an ambiguous “percentage of ...” “Or whatever is lower ...” and not more than eight percent of one or the other. The law should be in **simple terms** and placed at no more than a reasonable **three percent** each calendar year. The \$25-50.00 increase in land rent, each year, **negates** whatever increase we receive on social security; at the moment I pay out over half on land rent and other park expenses of my income from social security.

I appreciate, and I’m sure other residents of the Parks do too, that you are planning for this amendment, but it must be very simple and clear to read, and be in the best interest of seniors, who always struggle with income and expenses and barely make it through a month without sacrificing to have a lunch or dinner because there is no money left in their wallet(s).

Sincerely

Muriel A Truett



September 7<sup>th</sup> 2023

To:

City of Petaluma Planning Division

11 English Street

Petaluma, CA 94952

Via email – [uorozco@cityofPetaluma.org](mailto:uorozco@cityofPetaluma.org)

**Public comment for Planning Commission meeting September 12****Kris Rebillot** 

Mon 9/11/2023 5:49 PM

To:Uriel Orozco uorozco@cityofpetaluma.org

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

I urge the Planning Commission to unanimously approve the proposed ordinance establishing a Senior Mobile Home Overlay District in the city of Petaluma.

Petaluma committed itself to becoming an Age-Friendly city when the City Council joined the AARP Network of Age-Friendly Communities in January of 2020. One of tenets of age-friendly involves supporting older adults who wish to "age in place." Many of the residents of Petaluma's mobile home parks are on fixed low incomes and face the very real possibility of becoming homeless should their land rents be increased beyond their ability to pay. In our current housing crisis there is simply nowhere else for them to go.

Plus, many of these residents have built significant personal support systems within the parks that provide ad-hoc "safety nets" which allow them to meet the challenges of aging with grace and resiliency. We need to honor and support those efforts. This is also a tenet of Age-Friendly.

I applaud the city for moving this ordinance forward and ask the Planning Commissioners to support it.

Thanks for your consideration.

Kris Rebillot  


Dear Petaluma Planning Commission,

My name is Nickola Frye and I live in the Petaluma Estates Mobilehome Park. I am also on the Petaluma Senior Advisory Committee and am a member of the Board of Directors of Rebuilding Together Petaluma.

I have lived in Petaluma since 1970 and moved to my current home approximately 15 years ago. Living in this community has afforded me security and safety, while giving me neighbors who are active and involved in maintaining a sense of closeness and caring.

Recently, due to the change in the attitude of the owner and manager of the park, we have all experienced unnecessary retaliation and the sudden loss of the joy of living in our own community.

I am writing to express my strong support for the Mobile Home Park Senior Overlay proposal. Senior mobile home parks provide affordable housing options for many residents, fostering a sense of community and stability.

This overlay will protect the seniors who reside in the parks, these valuable resources, ensuring fair treatment for residents while maintaining the character of our neighborhoods. It's a step in the right direction toward housing equity for all, especially seniors. I urge you to approve this vital initiative for the betterment of our community.

Sincerely,

A handwritten signature in cursive script that reads "Nickola Frye".

Nickola Frye



September 10, 2023

The Planning Commission, City of Petaluma  
Chair Blake Hooper, Vice Chair Darren Racusen, 2<sup>nd</sup> Vice Chair Roger McErlane,  
Commissioner Heidi Bauer, Commissioner Kevin Kelly, Commissioner Rick Whisman,  
Vice Mayor Janice Cader Thompson, Planning Manager Andrew Trippel:

As home owners and residents, we would like to express our thanks and appreciation for the city's recent updating of Chapter 6.50 of the Petaluma Municipal Code entitled "Mobilehome Park Space Rent Stabilization Program" to continue to allow reasonable ground rent annual increases while stopping devastatingly-large rate hikes, in keeping with other Sonoma County municipalities.

We continue to have concerns about the potential for increase in trumped-up wrongful evictions incentivized by existing vacancy control stipulations that allow large ground rent increases. Many of us have faced or continue to fear retaliation and harassment by park management for taking positions as house owners on relevant public policy.

In that milieu, recent park owner moves to convert a senior mobilehome park to an all-ages park in order to increase profitability, or the implied threat thereof, have cast a new shadow on our housing security. We enthusiastically support the proposed Zoning Text Amendment and Zoning Map Amendment to zone the existing five senior mobilehome parks as a "Senior Mobilehome Overlay District." We ask that the Petaluma City Planning Commission pass a resolution recommending that the City Council adopt said zoning to maintain existing senior housing as proposed in the Senior Mobilehome Overlay District project, amending Chapter 5 of the Petaluma Implementing Zoning Ordinance to add Section 5.060 - Senior Mobilehome Overlay District. Thank you for your consideration.

Sincerely yours,

We, the undersigned Residents of [REDACTED] Petaluma, CA 94954

Cynthia Diorio [REDACTED] Diorio  
Edward Diorio " " ASD  
M. Mica [REDACTED]  
Mary Hittman [REDACTED]  
Ann M. Baker [REDACTED] Ann M. Baker  
Catherine Wuniewski [REDACTED]  
Anita R. Raim [REDACTED]

© LIVE Mio Okada [redacted]  
 Nancy Lindzy [redacted]  
 Nancy Jamarck [redacted]  
 Patricia M. Steele [redacted]  
 Tim O'Donnell [redacted]  
 Sherry O'Donnell [redacted]  
 Sean Williams [redacted]

Adrienne Paskal [redacted]  
 PHILIP PASKAL [redacted]  
 Dan KILLOCK [redacted]  
 Michael Sm. Th. [redacted]  
 Michael R. West [redacted]  
<sup>Patricia</sup> ~~Michael R.~~ West [redacted]  
 Sandra Wellington [redacted] Petaluma, CA

Stephanie Stone [redacted]  
 Phillip Willcher [redacted]  
 Carol George [redacted]  
 Rhonda Hobbs [redacted]  
 Marcia Gonzales [redacted]  
 Elaine Yida [redacted]  
 Michael Stallen [redacted]

Cathleen Decker

Cathy Decker

bel Decker

Ed Budzinski

Kyle Carter

PEGGY NOONAN

Dakhi Kulach

Hector SERBER

ARLYN SERBER

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Peggy Noonan

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