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SEP 28 2023

CITY CLERK

September 10, 2023

Mayor Kevin McDonnell, Vice Mayor Janice Cader Thompson,
Council Member Brian Barnacle, Council Member Mike Healy, Council Member Karen
Nau, Council Member Dennis Pocekay, Council Member John Shribbs,
City Manager Peggy Flynn, Housing Director Karen Shimizu, City Attorney Eric Danly,
Assistant City Attorney Dylan Brady:

As home owners and residents in age groups spanning 5 decades, we would like to
express our thanks and appreciation for your extensive work in recent months updating
Chapter 6.50 of the Petaluma Municipal Code entitled "Mobilehome Park Space Rent
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We continue to have concerns about the potential for increase in trumped-up wrongful
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Implementing Zoning Ordinance to add Section 5.060 - Senior Mobilehome Overlay
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Sincerely yours,

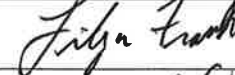
We, the undersigned Residents of Petaluma Estates, Petaluma, CA 94954


Donna Lewis 520 Mendocino Dr. 

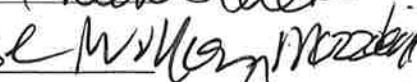
Beth Halcomb Beth Halcomb 580 Mendocino Dr.


JIM WEHLAGE Jim Wehlage 580 Mendocino Dr.

Dorothy Brady 574 Mendocino Dr. 


Lilyan Frank 518 Vina Rose Dr 

Helen Jacobsen 101 Petaluma Way 

William Mazzoleni 561 Vina Rose 

Judy Bufano 119 Petaluma Way 

Ann Marie Bledsoe 113 Petaluma Way 

PAUL MOSSI 1002 NAPA CT 

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Donna Fowler Donna Fowler 94954 1008 Sonoma Ct.
Melba Newman Mella Neuman 528 Sonoma Dr.
Diane M. Pimentel Diane M. Pimentel Petaluma, Ca 94954
Nickola L. Frye Nickola L. Frye 94 W Napas Dr.
636 Napas Dr. Petaluma 94954

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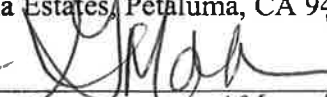
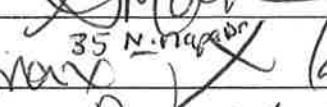
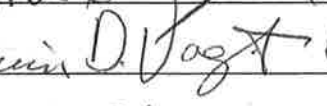
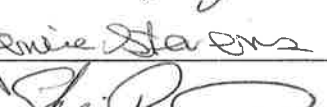



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Gabrielle Mahurin -  94954 35 N. Napa Dr.
Mary Ann Hoffman -  94954 35 N. Napa Dr.
Marcia Vogt -  94954 41 N. Napa Dr.
Janice Stevens -  94954 47 N. Napa Dr.
Sheri Petersen -  94954 48 N. Napa Dr.
Dorothy Harper -  94954 59 N. Napa Dr.
Diane Tillotson -  94954 71 N. Napa Dr.

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~~CAROL George 545 Mendocino Dr. Carol George~~ duplicate in

Chick Osg 563 Mendocino Dr. Ruth Hansen

RUTH HANSEN 557 MENDOCINO DR Ruth Hansen

WENDELL DAY 533 MENDOCINO DR Wendell Day

Care Riley 545 Mendocino Dr. Care Riley

CRAIG Buck 514 MENDOCINO DR Craig Buck

Joseph Muñoz 515 MENDOCINO DR, Joseph Muñoz

CLARENCE Fickel 521 Mendocino Dr. Clarence Fickel

Ray Galvin 526 Mendocino Dr. Ray Galvin

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MAGGIE CARLSON Maggie Carlson 36 N. NAPA DR 94954
Suzuko Clark Suzuko Clark 23 N Napa Dr
ELLEN REINHOLD Ellen Reinhold 42 N. NAPA DR. 94954

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on the Court *261 Petaluma Estates* *Petaluma*
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Adrienne Paskal 126 N. Napa Drive

PHILIP PASKAL 126 N. NAPA DRIVE

DAN KULAC 511 SONOMA DR.

Patricia West 21 West Napa Dr

Michael Smith 232 Petaluma Way 94954 *Muz 21*

Michael R. West 21 WEST NAPA DR

Sandra Wellington 97 N. Napa Dr., Petaluma CA *duplicate ces*

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JUNE HUDNALL June Hudnall 70 W. Napa Dr.
K.O. Graf K.O. Graf 76 W. Napa Dr.
Ralph Osborne Ralph Osborne 76 W. Napa Dr.
Ann M. Stock ANN M Stock 99 West Napa Dr.
~~PAUL MOSSI 1002 NAPA CT, duplicate~~
Joan E Wright Joan E. Wright 46 W. Napa Dr. Pet. 94954
PATTI CAMBRA Patti Cambra 201 Petaluma
Wj.

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Muriel Truett

Vinifera

Vinifera	537	Harriet Jamack duplicate	Muriel Truett #31542
" "	536	Jessica Poli	Kathleen Thomsen 573 Vinifera
" "	536	John Paul	Debra Tolson 107 Petaluma Way
" "	530	Edward Lopez	L. Bruce Pearson 579 Vinifera
" "	555	Susan L. Keller	Carol Kirkeby 548 Vinifera
Vinifera	560	Dee Dee Luchesi	
Vinifera	560	Freda Luchesi	

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Sherry O'Donnell 10 W Napa Sherry O'Donnell
Tim O'Donnell 10 W Napa Tim O'Donnell
Mikio Okada 1 E Napa Dr. Mikio Okada
Nancy Lindzy 38 E Napa Dr. Nancy Lindzy
Nancy Jamarck 537 Villa Rose Dr Pet. Nancy Jamarck
Patricia Steele 49 E Napa Dr. Patricia M Steele
Jean Williams 26 E Napa Dr. Jean Williams

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Joel Decker 244 Petaluma Way Joel Decker
Ed Budzinski 588 Sonoma Dr Ed Budzinski
Ryle Carter 571 Sonoma Ryle Carter
PEGGY NOONAN 523 SONOMA Peggy Noonan
Dustin Kulach 511 Sonoma Dr Dustin Kulach
Hector Seiber 505 Sonoma Dr Hector Seiber
Orlym Seiber 505 Sonoma Dr Orlym Seiber

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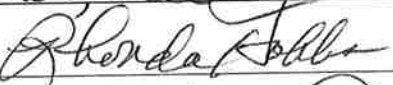
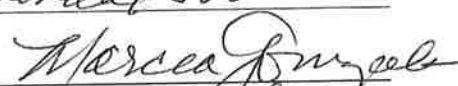
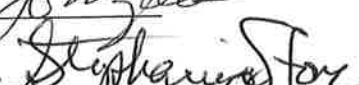
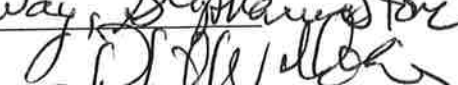


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Cara George 575 Mendocino Drive 
Rhonda Hobbs 69 W. Napa Dr. 
Marcia Gonzalez 69 West Napa Dr. 
Stephanie Stone 278 Petaluma Way 
Phil Wilcher 
Elaine Yoder 4 W Napa Petaluma 
Michael Stadler 4 W Napa Petaluma 

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Diann Athor 1013 Napa Ct
Kristeen R Adams 1006 NAPA CT
Nancy Mosk 55 East Napa
Lammera Kelly 7 East Napa
Bruce C. GRANT 19 E. NAPA
Lance C. GRANT "

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Implementing Zoning Ordinance to add Section 5.060 - Senior Mobilehome Overlay
District. Thank you for your consideration.

Sincerely yours,

We, the undersigned Residents of Petaluma Estates, Petaluma, CA 94954

Sandra Wellington Sandra Wellington 97 N. Napa Dr. Petaluma CA

Barbara Long R 805 N. Napa Per

Barb Oeyre 507 Vine Rosa Dr. Petaluma

Arlene & STANLEY P. LADD 80 EAST NAPA DR Stanley P. Ladd

ZACHARY DAY 255 Petaluma way

TED MILES & LAURA 148 PETALUMA WAY Ted Miles

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SEP 28 2023

CITY CLERK

September 10, 2023

Mayor Kevin McDonnell, Vice Mayor Janice Cader Thompson,
Council Member Brian Barnacle, Council Member Mike Healy, Council Member Karen
Nau, Council Member Dennis Pocekay, Council Member John Shribbs,
City Manager Peggy Flynn, Housing Director Karen Shimizu, City Attorney Eric Danly,
Assistant City Attorney Dylan Brady:

As home owners and residents in age groups spanning 5 decades, we would like to express our thanks and appreciation for your extensive work in recent months updating 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.

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 Council move to maintain existing senior housing by 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 Petaluma Estates, Petaluma, CA 94954

Cynthia Diiorio 89 N. Napa Dr. C. Diiorio

Alfred Diiorio " ASD

M. Miller 1003 Sonoma Ct

Ann M Baker 90 North Napa Dr. Ann M. Baker

Mary Heitman 90 N Napa Dr

Catherine Wismiencki 84 North Napa

Lila R. Raim 84 N. Napa Dr.