Honorable Mayor, City Council & City Manager

There are few examples in Petaluma when a housing developer reaches out to the local neighborhood and surrounding community, listens to the feedback from the outreach effort and then proceeds to modify a development application based on this feedback. This is exactly what the applicant for the Sid Commons Project has done.

Over the past several years, the Johnson’s have worked with planning staff, the Petaluma community, and members of the local neighborhood to provide much needed housing that delivers on a multitude of our community’s housing goals while providing significant amenities to the local neighborhood.

The project will provide 180 housing units as Petaluma faces the current housing shortage. 18 units will be permanently designated as below-market-rate at the low level. These units will be built (no in-lieu affordable fee) and will be evenly distributed throughout the project. The Chamber of Commerce believes that the combination of below-market-rate and market-rate housing meets a wide range of income levels and promotes cultural diversity and economic vitality.

According to the traffic study within the EIR, the additional traffic from the project will not cause ANY intersection to operate at an unacceptable level-of-service (LOS). Despite this finding the applicant has voluntarily agreed to provide a traffic calming plan for Graylawn, Payran and Jess streets.

From neighborhood walks, the applicant learned that current traffic speeds on Jess and Graylawn are consistently in excess of the posted speed limit. This was confirmed in the EIR. The average speed clocked on Graylawn was 28.9 MPH, a 25 MPH zone. Although this current problem has nothing to do with the proposed project, the applicant has agreed to voluntarily implement traffic calming measures such as stop signs, traffic circles and curb bulb outs which will lower speed to 25 MPH and make Graylawn and Jess safer streets.

The applicant held community outreach meeting this fall and discovered that a public park currently does not exist within easy walking distance of many of the residents who live in the neighborhood. As a result of these findings, the applicant has committed to providing a public dog park and public children’s park with a play structure.

The Chamber of Commerce is proud to support this housing project and urges the City Council to approve the Final EIR and allow much needed housing to be built in our community.

Regards,

Mike Harris
President, Petaluma Chamber of Commerce