

RESOLUTION NO. 24-08

A RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL CONDITIONALLY APPROVE A VESTING TENTATIVE SUBDIVISION MAP (TS21-002), MASTER USE PERMIT (UP21-007), ENVIRONMENTAL AND DESIGN REVIEW PERMIT (ED21-024), AND MASTER SIGN PROGRAM (SP24-002) TO ALLOW FOR REDEVELOPMENT OF THE NORTHGATE MALL TO CREATE A MIXED-USE, PEDESTRIAN-ORIENTED DEVELOPMENT WITH INTERCONNECTIVITY TO SURROUNDING COMMERCIAL AND RESIDENTIAL USES

(APNS 175-060-12, 175-060-40, 175-060-59, 175-060-61, 175-060-66 & 175-060-67;)

WHEREAS, the Northgate Mall, located at 5800 Northgate Drive, began operation in 1964, underwent major renovations in 1987 to enclose the original open-air design, and was subsequently renovated and altered in 2008; and currently consists of approximately 721,507 square feet of commercial space in multiple buildings plus a movie theater, parking structure and surface parking lots; and

WHEREAS, the term “Project Site” shall mean the approximately 44.76 acre property commonly known as the Northgate Mall, inclusive of APN #s 175-060-012, -040, -059, -061, -066, and -067; and

WHEREAS, in 2017 Merlone Geier Partners purchased the Project Site from The Macerich Company; and

WHEREAS, on March 10, 2021, David Geiser, on behalf of Merlone Geier Partners submitted applications to the City of San Rafael Community & Economic Development Department for a Planned Development (PD) Rezoning (ZC21-001), Vesting Tentative Subdivision Map (TS21-002), Master Use Permit (UP21-007), Environmental and Design Review Permit (ED21-024) and associated Density Bonus application, Master Sign Program (SP24-002), and Development Agreement (DA21-001) for the phased redevelopment of the Northgate Mall, into a mixed-use development with retail and residential components, referred to as the Northgate Town Square Project and/or the Northgate Mall Redevelopment Project; and

WHEREAS, the design and other details of the initially proposed Northgate Mall Redevelopment Project underwent revisions during its consideration by the City, as further described below, culminating in the Revised Project as described below, which Revised Project shall be deemed the “Project” as such term is used herein; and

WHEREAS, the application for rezoning to a Planned Development District included a development plan and incorporated the information required pursuant to San Rafael Municipal Code Section 14.07.060; and

WHEREAS, during initial review of the application materials, the City of San Rafael determined that the proposed redevelopment is defined as a “project” pursuant to Section 15378 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the City of San Rafael obtained the services of LSA Associates, Inc. to prepare documentation of environmental impacts consistent with CEQA; and

WHEREAS, on September 14, 2021, the San Rafael Planning Commission and Design Review Board held a Joint Study Session to provide feedback to the applicant regarding land use and design components; and

WHEREAS, on December 9, 2021, a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) was published with the State Clearinghouse, filed with the Marin County Clerk, published on the City of San Rafael website, circulated in the Marin Independent Journal, and mailed to all owners and occupants of properties within a 300 foot radius of the Project Site, commencing a public comment period on the scope of the EIR, extending through January 14,

2022; and

WHEREAS, on January 11, 2022, in compliance with local regulations and Section 21083.9 of the CEQA Guidelines, the Planning Commission held a duly noticed public scoping meeting on the NOP for preparation of an EIR to assess the impacts of the Northgate Town Square Project; and

WHEREAS, commenters provided verbal comments at the January 11, 2022, scoping meeting and 55 written comments during the NOP comment period; and

WHEREAS, comments received in response to the NOP generally relate to: consistency with the San Rafael General Plan and other planning and policy documents; residential density and inclusionary housing; visual character, scenic views, and nighttime lighting; archaeological and tribal resources; stability of site soils; water quality, stormwater treatment, and nearby waterways; hazards and hazardous materials; vehicle trips, vehicle miles traveled (VMT), circulation, emergency access, alternative modes of travel, and parking; air quality and health risks; greenhouse gas emissions, energy consumption, and use of backup energy sources; noise and vibration; public services; parks and recreational services; water supply, infrastructure improvement, and solid waste services; nesting birds, bats, and wildlife corridors; wildfire and emergency evacuation; and cumulative impacts; and

WHEREAS, on March 9, 2022, the applicant submitted revisions to the Project application in response to feedback at the joint study session of the Planning Commission and Design Review Board held on September 14, 2021; and

WHEREAS, on March 14, 2022, the application was resubmitted to the City of San Rafael Community & Economic Development Department, Planning Division for review; and

WHEREAS, on May 17, 2022, the City of San Rafael Design Review Board held a public meeting to provide feedback on the Project, including revisions made to address comments provided at the September 14, 2021, Joint Study Session of the Planning Commission and Design Review Board; and

WHEREAS, on November 29, 2022, the Planning Commission conducted a Study Session to provide feedback and comments on revisions made to address Planning Commission, Design Review Board, and community feedback; and

WHEREAS, on May 8, 2023, the applicant submitted revisions to the Project application in response to feedback from both the Design Review Board and Planning Commission; and

WHEREAS, on July 21, 2023, the applicant submitted further revisions and refinements to the Project application; and

WHEREAS, on July 18, 2023, the Design Review Board held a public meeting to provide feedback on the Project, including revisions made to address comments provided at the preceding study sessions and public meetings; and

WHEREAS, on September 6, 2023, the Design Review Board held a public meeting to provide feedback on the Project, including revisions made to address comments provided at the preceding study sessions and public meetings; and

WHEREAS, on November 3, 2023, the applicant submitted revisions to the Project application; and

WHEREAS, between March 10, 2021, and August 26, 2024, the applicant conducted approximately 40 community outreach meetings with various community groups, organization, and nearby residents to receive feedback about the Project; and

WHEREAS, on January 5, 2024 a Notice of Completion (NOC) and Notice of Availability (NOA) of the Draft EIR (DEIR) was filed with the State Clearinghouse, the Marin County Clerk,

circulated in the Marin Independent Journal, and mailed to interested persons, property owners and occupants of all properties within the 94903 zip code and to all responsible, trustee and other public agencies, and was published on the City's website, and made available for a 45-day public comment period, beginning on January 5, 2024 and closing at 5:00 p.m. on February 19, 2024; and

WHEREAS, the City prepared and distributed copies of the DEIR in conformance with CEQA, specifically CEQA Guidelines Section 15086, to those public agencies that have jurisdiction by law with respect to the Project and to other interested persons and agencies, and sought the comments of such persons and agencies; and

WHEREAS, on January 25, 2024, the City of San Rafael extended the 45-day public comment period on the DEIR for a total of 60 days to March 5, 2024; and

WHEREAS, the Planning Commission held a public hearing on February 13, 2024, to consider the DEIR, the purpose of the hearing being to inform the public about the contents of the DEIR and to receive oral comments about the adequacy and accuracy of the DEIR; and

WHEREAS, written and oral comments on the DEIR have been received and responses to those comments have been prepared in the form of a Final Environmental Impact Report ("FEIR"), which together with the DEIR constitutes the Project EIR; and,

WHEREAS, on June 4, 2024, the applicant submitted a Revised Project to respond to comments received from the Planning Commission, Design Review Board, and members of the public and for evaluation in the FEIR; and

WHEREAS, the Revised Project now is the final version of the Project before the City for consideration and includes a two-phase, mixed-use development, described as the 2025 Master Plan (Phase 1) and 2040 Vision Plan (Phase 2); and

WHEREAS, Phase 1 of the Revised Project consists of demolition of approximately 308,946 square feet of existing commercial space, ongoing use of approximately 457,561 square feet of existing commercial space, construction of approximately 44,380 square feet of new commercial space (resulting in approximately 501,941 square feet of net total commercial space), construction of 864 residential units (inclusive of 87 low-income units), construction of an approximately 56,975 square foot Town Square, construction of an approximately 9,604 square foot bike hub with amenities, and construction of other site improvements including but not limited to bicycle and pedestrian facilities, parking areas, fencing, lighting, landscaping, stormwater management areas, and signage; and

WHEREAS, Phase 2 of the Revised Project consists of demolition of another approximately 339,861 square feet of the original existing commercial space, ongoing use of the remaining approximately 117,700 square feet of original existing commercial space plus the approximately 44,380 square feet of new Phase 1 commercial space, construction of approximately 57,300 square feet of additional new commercial space (resulting in approximately 219,380 square feet of net total commercial space), and construction of an additional 558 residential units (inclusive of 56 affordable units); and

WHEREAS, at full buildout, the Revised Project includes 219,380 square feet of commercial space, 1,422 residential units (inclusive of 143 units affordable to lower income households), and all site improvements and amenities including the 56,975 square foot Town Square, 9,604 square foot bike hub with amenities, bicycle and pedestrian facilities, parking areas, fencing, lighting, landscaping, stormwater management areas, and signage; and

WHEREAS, on June 4, 2024, as part of the Revised Project the applicant withdrew the Development Agreement (DA21-001) application; and

WHEREAS, the proposed Planned Development District contains all standards and contents set forth in Section 14.07.100 of the San Rafael Municipal Code; and

WHEREAS, on August 26, 2024, Merlone Geier Partners held a Community Open House at the Project Site to engage with the community about the Revised Project; and

WHEREAS, the Revised Project is described in the FEIR, including analysis of any changes in the environmental impacts or feasible mitigation from the original application analyzed in the DEIR; and

WHEREAS, as outlined in Chapter 2 of the FEIR, the Revised Project is determined to not present a substantial modification to the Project description as analyzed in the DEIR, does not result in any new impacts or require changes to or additional mitigation measures and therefore does not trigger requirements for recirculation consistent with CEQA guidelines; and

WHEREAS, the environmental effects of the Revised Project have been analyzed and compared to the environmental effects presented in the DEIR, and that analysis has been included in the FEIR, concluding that:

- a) No new significant environmental impacts not previously identified in the DEIR would result from the Revised Project, and
- b) No substantial increase in the severity of a previously identified environmental impact has been identified as resulting from the Revised Project, and no additional mitigation measures are necessary to reduce such impacts to a level of insignificance, and
- c) There is no feasible alternative or mitigation measure considerably different from others previously analyzed in the DEIR that would clearly lessen significant environmental impacts of the Revised Project and that the Project applicant declines to adopt; and

WHEREAS, on September 24, 2024, the Planning Commission held a publicly noticed study session to review the Revised Project and provide clarification of the scope of the Project and anticipated milestones; and

WHEREAS, the notice of public hearing was published in the Marin Independent Journal on October 12, 2024, posted onsite, and mailed to interested persons, property owners and occupants of all properties within the 94903 zip code, and to all responsible, trustee and other public agencies that commented on the DEIR, informing them of the Planning Commission hearing on October 29, 2024 for recommendation to the City Council, and the Project EIR was released for public review on October 18, 2024; and

WHEREAS, the FEIR was circulated for more than the required 10-day public review period beginning on October 18, 2024, and extending through City Council consideration, tentatively scheduled for November 18, 2024; and

WHEREAS, the City distributed copies of the FEIR in conformance with CEQA to those public agencies that have jurisdiction by law with respect to the Project and to other interested persons and agencies, and sought the comments of such persons and agencies; and

WHEREAS, on October 29, 2024, the Planning Commission held a duly noticed public hearing to consider the Project EIR and all Project entitlements, including the Planned Development Rezoning (ZC21-001), Vesting Tentative Subdivision Map (TS21-002), Master Use Permit (UP21-007), Environmental and Design Review Permit (ED21-024) including the associated Density Bonus application, and Master Sign Program (SP24-002), accepting all oral and written public testimony and the written staff report published in advance of the hearing; and

WHEREAS, at the duly noticed public hearing on October 29, 2024, the Planning Commission adopted Resolution No. 24-XX, recommending that the City Council certify the Project EIR on the basis of its compliance with all requirements of CEQA; and

WHEREAS, also at the duly noticed public hearing on October 29, 2024 the Planning Commission adopted Resolution 24-XX, recommending that the City Council adopt a Zoning Amendment to establish the Northgate Town Square Planned Development District, approve the associated Northgate Town Square Development Plan, and Rezone the Northgate Mall Property from General Commercial to the Northgate Town Square Planned Development District; and

WHEREAS, at the duly noticed hearing on October 29, 2024 the Planning Commission adopted Resolution 24-XX recommending the City Council conditionally approve entitlements for the Northgate Town Square Project including the Vesting Tentative Subdivision Map (TS21-002), Master Use Permit (UP21-007), Environmental and Design Review Permit (ED21-024), and Master Sign Program (SP24-02); and

WHEREAS, San Rafael Municipal Code Section 14.02.020 (General rules for applicability of zoning regulations) subsection J states that where a single development project seeks multiple development permit approvals, some of which require Planning Commission approval and others of which may only be approved by the City Council, the Planning Commission shall conduct a public hearing on all such multiple permit applications, together with appropriate environmental documents and shall recommend action to the City Council, which shall have exclusive and final approval authority over such multiple permit applications, and which shall pass on the sufficiency of the appropriate environmental documents related to the applications; and

WHEREAS, San Rafael Municipal Code Section 14.02.020 further states that any finding requirements applicable to the Planning Commission in connection with such multiple permit applications shall be requirements of the City Council and not the Planning Commission; and

WHEREAS, as required by San Rafael Municipal Code Sections 15.02.080, 14.22.080, 14.25.090, and 14.19.046, the Planning Commission makes the findings outlined below in support of a recommendation to the City Council to adopt a Resolution approving the Vesting Tentative Subdivision Map, Master Use Permit, Environmental and Design Review Permit, and Sign Program in connection with the proposed Northgate Mall Redevelopment Project.

NOW THEREFORE BE IT RESOLVED, by the Planning Commission as follows:

1. The above recitals are hereby declared to be true and correct and are incorporated into the resolution as findings of the San Rafael Planning Commission.
2. The potential environmental impacts of the Northgate Town Square Project were fully analyzed in the Northgate Mall Redevelopment Project EIR (SCH# 2021120187) containing all the requirements of CEQA Guidelines Section 15132, inclusive of the Revised Project, references, appendices, and all attachments thereto, and the Planning Commission has made a recommendation to City Council regarding the Project EIR.
3. Approval of the proposed Vesting Tentative Subdivision Map, Master Use Permit, Environmental and Design Review Permit, and Sign Program is contingent upon the City Council's certification of the Project EIR, including adoption of findings of fact and the Mitigation Monitoring and Reporting Program.
4. The proposed Vesting Tentative Subdivision Map, Master Use Permit, Environmental and Design Review Permit, and Sign Program each is in general conformity with the San Rafael General Plan 2040 in that it is consistent with the Community Commercial Mixed Use land use designation and will allow for the phased redevelopment of the Project Site into a mixed-use project containing commercial, residential, and public amenity uses.
5. The Vesting Tentative Subdivision Map is consistent with the Findings outlined in Section 15.02.080 of the San Rafael Municipal Code as follows:

- A. The proposed map is consistent with the San Rafael General Plan and any applicable, adopted specific plan or neighborhood plan in that:
- a. The subdivision will facilitate development of a mixed-use pedestrian oriented development on a site designated Community Commercial Mixed Use in the General Plan. As described in the Land Use Element of the General Plan, mixed use projects that combine housing and commercial uses, such as the Northgate Town Square Project, are encouraged on sites designated Community Commercial Mixed Use.
 - a. The subdivision is consistent with the intent of the North San Rafael Promenade Conceptual Plan as it will result in improved bicycle and pedestrian linkages between the Terra Linda Recreation Center and Lagoon Park at the Marin County Civic Center, and includes provisions for amenities such as improved public parks and new plazas.
- B. The design or improvement of the proposed subdivision is consistent with the San Rafael General Plan and any pertinent, adopted specific plan or neighborhood plan in that:
- a. The subdivision improvements support development within the allowable density range (dwelling units per net acre) and non-residential intensity (floor area ratio) limits as specified on Page 3-11 of the General Plan Land Use Element for the Community Commercial Mixed Use designation. Specifically, the permitted residential density range is 21.8 to 43.6 units per net acre and the maximum floor area ratio is 0.3. At buildout, the Project contains 1,422 units and 219,380 square feet of commercial space across 44.76 acres, resulting in a residential density of 31.8 units per net acre, and a floor area ratio of 0.11, each of which are within the respective ranges specified in the General Plan.
 - A. The subdivision improvements are consistent with various General Plan policies and programs contained in the Land Use; Neighborhoods; Community Design and Preservation; Conservation and Climate Change; Parks, Recreation, and Open Space; Safety and Resilience; Mobility; Community Services and Infrastructure; Housing; and Diversity Equity and Inclusion Elements of the General Plan as fully detailed in Attachment 6 (General Plan Consistency) of the October 29, 2024 Planning Commission Staff Report.
 - b. The subdivision is consistent with the North San Rafael Promenade Conceptual Plan as improvements include modification of the site's circulation to install pedestrian pathways, bicycle lanes, and multi-modal paths, including a multi-modal path along the northern site boundary which will develop a portion of the North San Rafael Promenade, facilitating improved connections to local and regional greenways, bikeways, and the Marin Civic Center SMART Station. In addition, the subdivision improvements include privately owned, publicly accessible open space, such as a 56,975 square foot Town Square which provides a variety of amenities to the public.
- C. The property subject to subdivision is physically suitable for the type or density, and the density of development that is proposed in that:
- a. As discussed above under Finding B, the subdivision will facilitate the Northgate Town Square Project which has been designed consistent with both residential density and non-residential intensity standards for the Community Commercial Mixed Use land use designation as adopted in the San Rafael General Plan. Additionally, under current and proposed zoning regulations, residential density (expressed as the required minimum lot area per dwelling unit) is 1,000 square feet for every 1 unit. On the 1,949,746 square foot site, development of approximately 1,950 residential units would be allowed under current and proposed zoning regulations. At buildout, the site will have 1,422 residential units, which is less than the residential density that could reasonably be accommodated. Therefore, the site is physically suitable to

accommodate the type of residential uses, including the density of residential development proposed.

- b. Under current and proposed zoning regulations, the permitted intensity of commercial development (expressed as floor area ratio) is 0.3. Under both existing and proposed regulations, the 1,949,746 square foot site could accommodate approximately 586,230 square feet of commercial use. Phase 1 of the Project results in 501,941 net square feet of commercial space, and at buildout the Project will contain 219,380 net square feet. Under both Phase 1 and Project buildout (Phase 2), the commercial square footage is less than what would otherwise be permitted. Therefore, the site is physically suitable to accommodate the type of commercial uses, including the intensity of commercial development proposed.
 - c. The proposed mixed-use Project is proximate to existing public transportation infrastructure, including bus stops adjacent to the site and the Sonoma Marin Area Rail Transit (SMART) Marin Civic Center station, located approximately 0.3 mile from the site. The Project also involves installation of new transportation infrastructure including bicycle and pedestrian pathways within and adjacent to the site. The proximity to existing public transportation and the installation of new bicycle and pedestrian pathways will allow residential, commercial, and recreational users of the site to utilize alternative travel modes to access the site and surrounding goods and services. As such, the site is physically suitable for the type and density of development proposed as it sites a denser, mixed-use Project near public and alternative transportation modes, thereby reducing the reliance on single-occupancy vehicles.
- D. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:
- a. The site is in an urban area and is currently developed as the Northgate Mall. As stated in Section 6.3.2 (Biological Resources) of the DEIR, the site lacks native plant communities such as wetlands, salt marsh, woodlands, and grassland. In the absence of suitable habitat for any special status plant species, the design and improvements of the subdivision are not likely to cause substantial environmental damage nor injure special-status plants or their habitat.
 - B. The design of the subdivision and proposed improvements will result in removal of mature trees and vacant buildings that could provide habitat for special-status species including the white-tailed kite, pallid bat, and other roosting bats. As conditioned, the Project will implement regulatory compliance measures (see Conditions of Approval 17 through 20) requiring preparation of nesting bird surveys, roosting bat habitat assessments and surveys, roosting bat building exclusion plans, and roosting bat tree protections. As conditioned, the subdivision and proposed improvements are not anticipated to cause substantial environmental damage nor injure wildlife or their habitat.
 - b. The Planning Commission recommended that the City Council certify the Project EIR on the basis that it meets the substantive and procedural requirements of the California Environmental Quality Act (CEQA), including that the Mitigation Monitoring and Reporting Program (MMRP) appropriately identifies mitigation measures to reduce, to the extent feasible, all Project-related environmental impacts to levels below significance, with the exception of significant and unavoidable greenhouse gas emission (GHG) and operation noise impacts.
 - c. Although the Project will result in significant and unavoidable impacts related to greenhouse gas emissions and noise, the Commission finds, and recommends to

the City Council, adoption of a Statement of Overriding Considerations which explains the specific reasons why the social, economic, legal, technical, or other beneficial aspects of the proposed Project outweigh the unavoidable adverse environmental impacts.

- d. The Project incorporates components to reduce greenhouse gas emissions generated by the Project, including construction being all-electric with the exception of commercial kitchens. While still a significant and unavoidable impact as discussed in the Project EIR due to exceeding thresholds established by the Bay Area Air Quality Management District, the Project exceeds local and current Building Code Standards. Additionally, Mitigation GHG-1 in the MMRP recommended to City Council for approval, requires that no natural gas fire pits be included in the Project design.
 - e. Mitigation NOI-2 requires feasible measures to control noise from outdoor HVAC and other equipment affecting Project residents. However, it cannot be verified exactly how effective such feasible measures will be, therefore the Project EIR concluded that for CEQA purposes a significant and unavoidable impact may occur if noise cannot be reduced enough to satisfy the City's nighttime noise threshold. As discussed in the Project EIR, potential noise might still slightly exceed the threshold. The Planning Commission recommends that the City Council conclude that this risk does not constitute substantial environmental damage for purposes of this finding.
- E. The design of the subdivision or the type of proposed improvements is not likely to cause serious health problems in that:
- a. The subdivision and associated mixed-use development Project appropriately locates Residential 1 and Residential 2, which are lower density residential townhome buildings, across from existing single-family residential uses south of the site; Residential 3, which is a higher intensity apartment building is appropriately designed to decrease in scale and height at the nearest point to an existing assisted living facility; and Residential 4, 5, and 6, which are the highest density and intensity residential apartment buildings are sited closer to existing and proposed onsite commercial uses, which are located in proximity to other surrounding commercial uses north of the site. As such, the mixed-use Project provides an appropriate transition between residential and commercial uses and is not likely to cause serious health problems due to the design and type of proposed improvements.
 - a. As proposed and conditioned, the Project will comply with all Building and Fire codes to ensure the health and safety of future onsite residents as well as nearby residential uses.
 - b. The City's Public Works Department and Las Gallinas Valley Sanitation District have reviewed the drainage and proposed sewer connections for the Project Site and determined that the Project design is consistent with applicable standards, subject to conditions of approval.
 - c. Through implementation of mitigation measures in compliance with the Mitigation Monitoring and Reporting Program (MMRP), environmental impacts of the Project, including those related to public health and safety, will be reduced to less than significant, and the potential risk of nighttime equipment noise slightly exceeding the City threshold does not constitute a serious health problem for Project residents.
 - d. As conditioned, the proposed subdivision will not result in impacts to water quality as an Erosion Control Plan and Stormwater Pollution and Prevention Plan must be implemented prior to any grading or construction work commences on the site.

- F. The design of the subdivision or the type of proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the city may approve the map if it is determined that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired or secured for public use in that:
 - a. The Project includes quitclaim of some existing easements, retention of existing easements, and establishment of new easements that will, among other purposes, provide public access to and through the site.

- 6. The Master Use Permit is consistent with the Findings outlined in Section 14.22.080 of the San Rafael Municipal Code as follows:
 - A. That the proposed use is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the district in which the site is located in that:
 - b. The Northgate Town Square Project is in accordance with the Community Commercial Mixed Use General Plan land use designation, which encourages a mix of residential and commercial uses. As proposed, the proposed Master Use Permit would allow for establishment of 1,422 residential units, 219,380 square feet of renovated and new commercial uses, and publicly accessible open space which is consistent with the intent of the General Plan land use designation for the site.
 - C. The overall Northgate Town Square Project is consistent with the General Plan, including various General Plan policies contained in the Land Use; Neighborhoods; Community Design and Preservation; Conservation and Climate Change; Parks, Recreation, and Open Space; Safety and Resilience; Mobility; Community Services and Infrastructure; Housing; and Diversity Equity and Inclusion Elements of the General Plan as fully detailed in Attachment 6 (General Plan Consistency Analysis) of the October 29, 2024 Planning Commission Staff Report. In addition, the proposed uses are consistent with several General Plan policies related to use including the following:
 - i. The Project focuses a mixed-use development, including new residential development in an area proximate to the Marin Civic Center SMART Station and bus stops (Policy LU-1.3 Land Use and Climate Change).
 - ii. The Project at buildout proposes a residential density of 31.8 units per acre, within the established range for the Community Commercial Mixed Use Land Use Designation, which provides for a residential density between 21.8 to 43.6 units per net acre (Policy LU-1.8 Density of Residential Development; Program LU-1.8B Minimum Densities).
 - iii. The Project, at buildout, proposes a non-residential intensity (floor area ratio) of 0.11 where 0.3 is the established intensity for the Community Commercial Mixed Use Land Use Designation (Policy LU-1.10 Intensity of Non-Residential Development).
 - iv. The Project includes for-sale townhomes and rental apartments at a range of affordability levels, unit types, and unit sizes (Policy LU-3.3 Housing Mix).
 - v. The Project will strengthen the role of the North San Rafael Town Center as an attractive, thriving heart for the North San Rafael community as it includes a mix of for-sale and rental housing options of various sizes, will update the site with existing and new commercial uses, and includes publicly accessible open space, including a 56,975 square foot Town Square with a variety of amenities (Policy NH-4.2 North San Rafael Town Center).
 - vi. The Project includes a 56,975 square foot Town Square which will provide a day-to-day public outdoor gathering space as well as provide a public space that supports community activities and entertainment such as periodic arts

- and cultural events. The Project also includes provisions for outdoor patio dining, a children's play area within the Town Square, and other uses that provide outdoor seating (Program NH-4.2B Outdoor Gathering Places).
- vii. As proposed and conditioned, the Project will improve access between the site and surrounding area through installation of pedestrian and bicycle paths throughout the Project Site, installation of a multi-modal path along the Las Gallinas Avenue frontage, and through a financial contribution of \$500,000 that will be used to support improved access from the site to the Civic Center Sonoma Marin Area Rail Transit Station located at 3801 Civic Center Dr (Policy NH-4.4 Transportation Safety and Accessibility).
 - viii. The Project Site is located in an urbanized and built-up area, surrounded by development of varying density and intensity. Though the Project will increase building heights on the site, it is appropriate for and respects the context of the surrounding area. The Project design improves the appearance and function of the North San Rafael Town Center as it includes redevelopment of an underutilized site and strengthens the identity of the surrounding neighborhoods through provisions for lower density and intensity residential uses proximate to areas where this land use pattern is part of the existing character of the surrounding neighborhoods (Residential 1 and 2 include townhomes across from single-family residences), and focuses denser residential, mixed-use, and commercial buildings proximate to existing commercial uses (Policy CDP-1.2 Natural Features; Policy CDP-1.5 Views; Program CDP-1.5A Evaluating View Impacts; Policy CDP-2.1 Neighborhoods, Districts, and Centers)
 - ix. The Project integrates privately owned, publicly accessible open space and associated amenities throughout the site. As proposed and conditioned, these spaces will be operated in such a way that they are continually maintained, remain safe and attractive, and contribute positively to the community.
 - x. The Project includes redevelopment of the Northgate Mall into a mixed-use community and includes bicycle lanes, pedestrian pathways, and multi-modal facilities around the entirety of the site's boundaries and throughout the Project Site. In addition, the Project includes various pedestrian and bicycle amenities that encourage access to the site by walking or biking, consistent with the intent of the North San Rafael Promenade Conceptual Plan. (Policy CDP-3.7 Greenways)
 - xi. The Project includes provision of two types of open space, including privately owned, publicly accessible open space (Town Square, bicycle and pedestrian paths, Bike Hub Plaza, Corner Monument Rest Stops) and private open space as part of each residential parcel (pools, BBQ areas, private patios, etc.), and as proposed and conditioned these open space areas will be maintained throughout Project operation. (Policy CDP-4.6 Open Space in Multi-Family Housing)
 - xii. The Project is within the development assumed for the Project Site in the General Plan and Housing Element. Additionally, the Project will contribute new, privately owned, publicly accessible recreational space on the Project Site (e.g., the Town Square), and therefore would increase the amount of publicly-accessible recreational space within San Rafael. The increased residential and commercial development was anticipated in the General Plan and proposed parks within the City were identified to maintain 4.09 acres of parkland per 1,000 residents, therefore the Project does not introduce the need for additional publicly owned parkland. (Policy PROS-1.2 Per Capita Acreage Standard)

- xiii. The Project includes a variety of privately owned, publicly accessible open space with a variety of amenities for gathering. Additionally, each residential building includes useable open space including but not limited to courtyards, roof decks, and private patios and balconies. (Policy PROS-1.11 Urban Parks and Plazas, Policy PROS-1.13 Recreational Facilities in Development Projects)
 - xiv. The Project is within the development potential anticipated by the General Plan. As proposed and conditioned, the Project can be adequately served by existing community services and infrastructure. (Policy CSI-3.2 Mitigating Development Impacts; CSI-4.2 Adequacy of City Infrastructure and Services; CSI-4.8 Potable Water Supply and Delivery; CSI-4.9 Wastewater Facilities; CSI-4.17 Reducing Landfilled Waste Disposal)
 - xv. The Project includes a mixed use development proximate to existing transit opportunities including busses providing local and regional access and the Marin Civic Center SMART station. The Project applicant has also committed to contributing \$500,000 to help fund improvements between the Project Site and the SMART station. The Project also includes a variety of sustainable design elements such as all-electric residential construction in exceedance of CalGreen. (Policy H-3.5 Housing and Greenhouse Gas Emissions; Policy H-3.6 Sustainable Design)
 - xvi. The Project includes construction of onsite affordable housing the meets the City's Primary and Secondary Requirements detailed in the Affordable Housing Guidelines. As conditioned, affordable units will be deed restricted in perpetuity, unless otherwise reduced by the City Council. (Policy H-4.3 Affordable Housing Requirements)
 - xvii. The Project includes construction of on-site affordable housing for low-income households. As proposed, the Project includes construction of 143 affordable housing units, of which, 14 will be for-sale townhomes, and 129 will be available for rent. (Policy EDI-3.2 Affordable Housing Development)
- c. The Northgate Town Square Project includes a rezone of the site from General Commercial to Planned Development. As proposed, and provided in detail above, the proposed PD is consistent with the land use and property development contained in Chapter 14.07 of the Zoning Ordinance, and all findings required under Section 14.07.090 can be made in the affirmative.
- B. The proposed use, together with the applicable conditions of approval, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city in that:
- a. The proposed uses contained within the Northgate Town Square, together with conditions of approval, will not be detrimental to the public health, safety and general welfare or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city as the proposed use of the site implements the General Plan and conforms with applicable City standards. Furthermore, an Environmental Impact Report was prepared for the Project and includes all feasible mitigation measures to reduce impacts to a less-than-significant level. Additionally, a statement of overriding considerations has been prepared which weighs the benefits of the Project with the significant and unavoidable environmental impacts, and as proposed and conditioned all feasible mitigation measures will be implemented to reduce to the extent possible, those significant and unavoidable impacts.
- C. The proposed use complies with each of the applicable provisions of the zoning ordinance in that:

- D. As fully detailed in Attachment 4 (Zoning Consistency Analysis) of the October 29, 2024 Planning Commission Staff Report, the uses contained in the Northgate Town Square Project, as proposed and conditioned, comply with all applicable provisions of the Zoning Ordinance, including those contained in Chapters 14.07 (Planned Development District), 14.16 (Site and Use Regulations), 14.18 (Parking Standards), 14.19 (Signs), 14.22 (Use Permits), 14.25 (Environmental And Design Review Permits), And 14.27 (Amendments).
7. The Environmental and Design Review Permit is consistent with the Findings outlined in Section 14.25.090 of the San Rafael Municipal Code as follows:
- A. That the Project design is in accord with the general plan, the objectives of the zoning ordinance and the purposes of this chapter in that:
 - a. The Northgate Town Square Project is in accordance with the Community Commercial Mixed Use General Plan land use designation, which encourages a mix of residential and commercial uses. As proposed, the development of 1,422 residential units and 219,380 square feet of renovated and new commercial uses, is within the residential density and commercial intensity established for the site.
 - E. The overall Northgate Town Square Project is consistent with the General Plan, including various General Plan policies contained in the Land Use; Neighborhoods; Community Design and Preservation; Conservation and Climate Change; Parks, Recreation, and Open Space; Safety and Resilience; Mobility; Community Services and Infrastructure; Housing; and Diversity Equity and Inclusion Elements of the General Plan as fully detailed in Attachment 6 (General Plan Consistency Analysis) of the October 29, 2024 Planning Commission Staff Report. In addition, the proposed uses are consistent with several General Plan policies related to use of the site in that:
 - i. The Project proposes a residential density of 31.8 units per net acre which is within the established range for the Community Commercial Mixed Use Land Use Designation, which provides for a residential density between 21.8 to 43.6 units per net acre (Policy LU-1.8 Density of Residential Development; Program LU-1.8B Minimum Densities).
 - ii. The Project, at buildout, proposes a non-residential intensity (floor area ratio) of 0.11 where 0.3 is the established intensity for the Community Commercial Mixed Use Land Use Designation (Policy LU-1.10 Intensity of Non-Residential Development).
 - iii. The Project includes establishment of the Northgate Town Square Planned Development District, which allows flexible design standards on a site that is greater than five acres (Policy LU-1.15 Planned Development Zoning).
 - iv. The Project includes a variety of building types, scales, and heights and utilizes concessions and waivers permitted by State Density Bonus Law, allowing for a maximum building across the site of 78-feet (Policy LU-1.17 Building Heights).
 - v. The Project will enhance the existing site by upgrading the appearance of buildings, improving landscaping and outdoor spaces, providing community services, providing multi-use pathways, and incorporating appropriate transitions between existing residential development south of the site and taller, denser residential buildings and commercial buildings to the north (Policy LU-3.2 New Development in Residential Neighborhoods).
 - vi. As conditioned the applicant will be required to maintain the property in good condition, including conditions of approval related to ongoing maintenance of landscaped areas in parking lots, stormwater facilities operations and

- maintenance, and waste and recycling maintenance for commercial and residential uses. (Policy LU-3-4 Property Maintenance; Policy LU-3.4B Conditions of Approval).
- vii. The Project will maintain North San Rafael's character as an attractive, suburban community with a strong sense of community identity through provisions for commercial, residential, open spaces, and amenity uses located in a central and easy to access location (Policy NH-4.1 North San Rafael).
 - viii. The Project will strengthen the role of the North San Rafael Town Center as an attractive, thriving heart for the North San Rafael community as it includes a mix of for-sale and rental housing options of various sizes, will update the site with existing and new commercial uses, and includes publicly accessible open space, including a 56,975 square foot Town Square with a variety of amenities (Policy NH-4.2 North San Rafael Town Center).
 - ix. The Project Site is located in an urbanized and built-up area, surrounded by development of varying density and intensity. Though the Project will increase building heights on the site, it is appropriate for and respects the context of the surrounding area. The Project design improves the appearance and function of the North San Rafael Town Center as it includes redevelopment of an underutilized site and strengthens the identity of the surrounding neighborhoods through provisions for lower density and intensity residential uses proximate to areas where this land use pattern is part of the existing character of the surrounding neighborhoods (Residential 1 and 2 include townhomes across from single-family residences), and focuses denser residential, mixed-use, and commercial buildings proximate to existing commercial uses (Policy CDP-1.2 Natural Features; Policy CDP-1.5 Views; Program CDP-1.5A Evaluating View Impacts; Policy CDP-2.1 Neighborhoods, Districts, and Centers)
 - x. The Project includes approximately 324,870 square feet of landscaped areas and approximately 329,142 square feet of usable open space. These areas are dispersed along the public right-of-way, along site boundaries, lining pedestrian and bicycle pathways, and throughout surface parking areas and advance goals related to walkability as the landscaped and open space areas provide an environment that is conducive to walking and biking. (Policy CDP-3.3 Landscape Design in Public Rights-of-Way; Policy CDP-3.5 Street Trees)
- F. The Project has been through an iterative process and incorporates design-related feedback received from the public, neighborhood groups, organizations, and the City's Planning Commission and Design Review Board. As detailed in Attachment 7 (Design Guidelines Consistency Analysis) of the October 29, 2024 Planning Commission Staff Report, the Project is consistent with the City's adopted Residential and Non-Residential Design Guidelines. (Policy CDP-4.1 Design Guidelines and Standards; Policy CDP-4.5 Higher Density Design)
- xi. Large scale apartment and mixed-use buildings (Residential 4, 5, and 6) offer the highest residential density and building intensity on the site and are appropriately located away from existing, low density and intensity residential uses and nearer to existing and proposed commercial uses and parking areas. These larger scale buildings provide a variety of architectural elements such as towers, courtyards, and awnings to create visual interest. (Policy CDP-4.7 Larger Scale Buildings)
 - xii. Residential townhomes (Residential 1 and Residential 2) are strategically located across from single-family residential uses south of the site and are in harmony with these uses in scale and intensity. Residential 3 is located north of an existing assisted living facility (known as AlmaVia of San Rafael) and

incorporates sensitive scale and height transitions through the use of a variety of architectural features that break up the massing and ensure harmony with the character of this existing use. (Policy CDP-4.8 Scale Transitions)

- xiii. The Project includes surface parking lots and parking garages throughout the site. Parking areas are appropriately designed to include trees and other landscaping to minimize large expanses of pavement, screen parking areas from the street, and parking areas are designed to provide a clear path of travel to building entrances. The Project also includes multi-use pathways for use by pedestrians and bicyclists throughout the Project Site and as required by Project mitigation measures and conditions of approval, sight lines at Project driveways will remain uninhibited through compliance with specific provisions related to plantings and other improvements proximate to driveways. (Policy CDP-4.9 Parking and Driveways)
 - xiv. The Project includes installation of variety of trees, shrubs, grasses, groundcovers, and stormwater treatment species. Irrigation will be provided by municipal recycled water for all landscaping, as well as low water use practices (e.g., drip irrigation and smart controllers that track weather patterns and adjust irrigation run times accordingly). Additionally, green infrastructure techniques would be used to treat and infiltrate stormwater runoff from the Project Site. (Policy CDP-4.10 Landscape Design)
 - xv. As proposed and conditioned, the Project complies with zoning code regulations related to lighting, and the lighting design is complementary to the proposed building and landscape design. (Policy CDP-4.11 Lighting)
 - xvi. As proposed and conditioned, the Project complies with zoning code regulations related to lighting. (C-1.19 Light Pollution)
 - xvii. The Project will reduce impervious surface on the Project Site as compared to existing conditions through the introduction of increased landscaping and reduced surface parking, and also includes bioretention basins that will reduce and filter runoff. Additionally, as a standard condition of approval, the Project will be required to implement best management practices to control runoff throughout Project construction. (Policy C-3.2 Reduce Pollution from Urban Runoff; Policy C-3.3 Low Impact Development)
- b. The Northgate Town Square Project includes a rezone of the site from General Commercial to Planned Development. As proposed, and provided in detail above, the proposed PD is consistent with the land use and property development contained in Chapter 14.07 of the Zoning Ordinance, and all findings required under Section 14.07.090 can be made in the affirmative.
- B. The Project design is consistent with all applicable site, architecture and landscaping design criteria and guidelines for the district in which the site is located in that:
- G. As fully detailed in Attachment 4 (Zoning Consistency Analysis) of the October 29, 2024 Planning Commission Staff Report, the design of the Northgate Town Square Project, as proposed and conditioned, complies with all applicable site, architecture, and landscaping design criteria provisions of the Zoning Ordinance, including those contained in Chapters 14.07 (Planned Development District), 14.16 (Site and Use Regulations), 14.18 (Parking Standards), 14.19 (Signs), and 14.25 (Environmental and Design Review Permits). Additionally, the proposed design is consistent with the City of San Rafael design guidelines for residential and non-residential development, as fully detailed in Attachment 7 (Design Guidelines Consistency Analysis) of the October 29, 2024 Planning Commission Staff Report.
- C. The Project design minimizes adverse environmental impacts in that:

- a. As proposed and conditioned, the Project complies with all applicable standard regulations intended to minimize adverse environmental impacts. Additionally, as fully detailed in the Northgate Mall Redevelopment Project EIR, the Project is required to comply with a variety of Mitigation Measures, which have been identified to reduce or offset potential environmental impacts. Although the Project EIR identifies some significant and unavoidable impacts, all feasible mitigation measures have been imposed on the Project and a statement of overriding considerations has been prepared that weighs the benefits of the Project with the significant and unavoidable environmental impacts.
 - D. The Project design will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity in that:
 - a. The Northgate Town Square design, together with conditions of approval, will not be detrimental to the public health, safety and general welfare or materially injurious to properties or improvements in the vicinity, as the proposed use of the site implements the General Plan and conforms with applicable City standards. Furthermore, an Environmental Impact Report was prepared for the Project and includes all feasible mitigation measures to reduce impacts to a less-than-significant level. Additionally, a statement of overriding considerations has been prepared which weighs the benefits of the Project with the significant and unavoidable environmental impacts, and as proposed and conditioned all feasible mitigation measures will be implemented to reduce to the extent possible, those significant and unavoidable impacts.
- 8. The Sign Program is consistent with the Findings outlined in Section 14.19.046(D) of the San Rafael Municipal Code as follows:
 - A. All of the signs contained in the program have one or more common design elements such as placement, colors, architecture, materials, illumination, sign type, sign shape, letter size and letter type;
 - a. The sign program provides a range of compatible color and font types for tenants to choose from as well as the option for circular or rectangular blade signs that are internally illuminated. All non-tenant signs, such as banners and wayfinding signs have common design elements including fonts and placement of the Northgate Town Square logo. All free-standing pylon, monument, and wayfinding signs also have common design elements, including use of natural stone, painted aluminum with push-through acrylic lettering, a unifying Northgate Town Square logo, and back-lit illumination.
 - B. All of the signs contained in the program are in harmony and scale with the materials, architecture, and other design features of the buildings and property improvements they identify, and the program is consistent with the general design standards specified in Section 14.19.054; and
 - a. All signs contained in the Northgate Town Square Sign Program are in harmony and scale with the materials, architecture, and design features of the overall Northgate Town Square development. Specifically, Project identification, monument, and wayfinding signs contain stone accents that are compatible with retail and mixed-use buildings containing stone, and brick siding. The size of individual tenant building signs is based on the length of the corresponding tenant frontage, which ensures that signs are in scale with the overall buildings. Additionally, the Sign Program is consistent with the general design standards specified in Section 14.19.054 of the Zoning Ordinance in that:
 - i. The design of signs is an integral part of, compatible with, and complements the design of the buildings and improvements on the Northgate Town Square site; signs are compatible with the character and design of signs in the immediate neighborhood of the site; the Sign Program encourages creative and

unique design; the Sign Program utilizes an existing logo to create consistency and familiarity between the existing Northgate Mall and the proposed Project; and the Sign Program utilizes sans serif fonts which creates a sense of simplicity and clarity, and complements the overall modern architectural styles of the Northgate Town Square Project.

- ii. Signs permitted in the Sign Program are appropriate for the site and allows individual tenants to choose between wall-mounted signs with individual letters or blade signs in a circular or rectangular format; the Sign Program includes both monument and pylon signs throughout the site at primary entrances and are in harmony and scale with the materials, architecture, and other design features of the buildings and property improvements; the amount and placement of signage contained in the program is in scale with the Northgate Town Square site and associated improvements, as well as the immediately surrounding area.
 - iii. The Sign Program allows for a range of colors in the purple, blue, green, yellow, and neutral palettes which provides for flexibility in design and creativity; all signs will be reviewed as part of individual tenant sign permits which will allow for review to ensure overall compatibility and to ensure contrasting colors are used to maximize legibility; sign materials are compatible with building materials used onsite, such as stone and brick veneer siding used on residential, commercial, and mixed-use buildings, metal railings used on apartment buildings balconies, and aluminum fence materials used in conjunction with commercial uses; and as conditioned, any sign materials, such as the glass face and etched metal pattern materials used for pedestrian wayfinding are required to include a matte finish or to be a non-glare surface.
- C. The amount and placement of signage contained in the program is in scale with the subject property and improvements, as well as the immediately surrounding area in that:
- a. The proposed pylon and monument signs are in scale with the overall Northgate Town Square Project as they provide clear identification of the site through use of uniform signage at primary intersections and entrances. Some Project identification signs will be repurposed from the existing Northgate Mall and are appropriately located proximate to commercial uses on the site. As proposed, pylon and monument signs are not located across from existing single-family residences, which is in keeping with the character of residential areas. A 25-foot pylon sign is located near Residential 3 and across from the existing AlmaVia assisted living facility, however, as conditioned, this sign is required to be replaced with a lower profile monument sign to ensure signage of a compatible scale with the nearby assisted living facility, which features a similar monument sign identifying the AlmaVia facility.
 - b. Vehicular and pedestrian wayfinding signage measures between 7- and 9-feet, which is compatible with the purpose of the signage as it is large enough to easily identify while traveling through the site by car or by foot, but is not so large that it is out of scale with the overall Project.
 - c. The amount and placement of tenant signs is in scale with the overall Northgate Town Square Project. The Sign Program sets forth different regulations for multi- and single-tenant building signs, where multi-tenant buildings are permitted a smaller sign area (1 square foot of signage for every linear foot of frontage with a public entrance) and single-tenant buildings are permitted a larger sign area (1.5 square feet of signage for every linear foot of frontage with a public entrance). This ensures overall compatibility with building architecture as multi-tenant buildings will be permitted lesser sign area to ensure building facades are not overpowered by out oversized signage, and single tenant

building are permitted more sign area to ensure signage is appropriately integrated with the overall architectural features of the building.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of San Rafael does hereby recommend the City Council approve the Vesting Tentative Subdivision Map (TS21-002), subject to the conditions set forth in Exhibit A. The Vesting Tentative Subdivision Map approves the subdivision of six existing lots into 24 new lots, retention of existing utility and access easements, abandonment of existing utility and access easements, and establishment of new utility and access easements established as part of the phased redevelopment of the existing approximately 45-acre Project Site into a mixed use development known as the Project. The Planning Commission also recommends that the City Council’s approval of the Vesting Tentative Subdivision Map include approval of Lot 2 and Lot 3 for condominium purposes, with a maximum of 38 units on Lot 2 and a maximum of 100 units on Lot 3. Approval is pursuant to the Subdivision Map Act and Title 15 of the San Rafael Municipal Code.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of San Rafael does hereby recommend the City Council approve the Master Use Permit (UP21-007), subject to the conditions set forth in Exhibit A. The Master Use Permit approves operation of uses established as part of the phased redevelopment of the existing approximately 45-acre Project Site into a mixed-use development known as the Project. All uses approved through the Master Use Permit shall be in accordance with the Northgate Town Square Planned Development district.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of San Rafael does hereby recommend the City Council approve the Environmental and Design Review Permit (ED21-024) subject to the conditions set forth in Exhibit A. The Environmental and Design Review Permit approves demolition and construction activities associated with the phased redevelopment of the existing approximately 45-acre Project Site into a mixed-use development known as the Project.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of San Rafael does hereby recommend the City Council approve the Master Sign Program (SP24-02), subject to the conditions set forth in Exhibit A. The Master Sign Program approves a coordinated sign approach to all signs, including both commercial tenant identification and wayfindings, within the Project and consistent with approved plans.

SEVERABILITY. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

The foregoing Resolution was adopted at the regular City of San Rafael Planning Commission meeting on the 29th day of October 2024.

Moved by Commissioner _____ and seconded by Commissioner _____.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

SAN RAFAEL PLANNING COMMISSION

ATTEST: _____
Margaret Kavanaugh-Lynch, Secretary

BY: _____
Jon Haveman, Chair

