

From: [DEBRA HOWELL](#)
To: [April Talley](#)
Subject: Comment re: 5800 Northgate Dr., Northgate Town Square
Date: Tuesday, October 29, 2024 11:12:58 AM

Dear Ms. Talley,

I urge the San Rafael Planning Commission to recommend that the City Council adopt the Final Environmental Impact Report for redevelopment of the existing Northgate Mall into a mixed use development including 1,422 residential units.

I live about a mile from Northgate Mall, and come frequently via car and walking. We are in great need of additional housing, and especially affordable housing, for workers who work in Marin but have to commute because they can't afford housing in Marin County. We also need affordable housing for seniors and people with disabilities who want to stay in Marin, but can't find housing that they can afford.

For these reasons, and also because this development will favorably revitalize the Northgate Mall area, I strongly urge the Planning Commission to adopt the EIR.

Sincerely,

Debra Howell

From: [Shirley Fischer](#)
To: [April Talley](#); [Planning Public Comment](#)
Cc: [Shirley Fischer](#); [Grace Geraghty](#)
Subject: For Public Comment on Northgate Square Project
Date: Tuesday, October 29, 2024 11:34:39 AM
Attachments: [20241029 comments Northgate entitlements.docx](#)

Dear Planning Commissioners,

Attached is a memo with several comments for your consideration tonight as you review the FEIR and entitlement requests for the Northgate redevelopment project.

I appreciate your attention to these issues and request that you take action on them.

Sincerely,

Shirley Fischer,

Terra Linda resident and member of Responsible Growth in Marin

San Rafael Planning Commission
1400 Fifth Avenue, San Rafael, CA 94901
October 29, 2024

Re: Northgate Town Square Project

Dear Planning Commissioner,

I would like to call your attention to the following issues regarding the Northgate Town Square Project and ask that you consider them in your deliberations tonight for recommending approval of entitlements for this project.

I.Minor but important details for public amenities in the Town Square:

At the Northgate Open House in August and subsequent correspondence with Merlone Geier's landscape consultant, the public was assured that several changes would be incorporated into the project. However, the landscape plan submitted for approval with the Environmental and Design Review Permit (Attachment 18) appears unchanged from that submitted on June 4, 2024. While the applicant's consultant gave assurances that these changes would appear in construction plans, ***unless these items are specified in the landscape plan, there is no guarantee to the City and to the public that they will be included in construction plans and built.*** These are simple, common-sense items. The landscape plan should be changed to include them or they should be conditions added to the project approval.

- 1) Public drinking fountains: At present the only public water fountain is a drinking fountain for pets in the dog park. At least two other public drinking fountains need to be added to the landscape plan, preferably one near the playground and one near the bike hub.
- 2) Toddler playing area: Despite assurances that the enlarged playground will include a play area specifically for small children, there is no indication in the map key nor on the landscape plan that this will be included in the playground. Again, it is very important that this area be specified in the landscape key and map so that the City and the public are guaranteed that it will be included in the construction plans.
- 3) Shade structure for playground: Similarly, there is no annotation in the landscape key or map that a promised shade structure will be provided for the playground area. This feature is important for optimal use of the playground in sunny Terra Linda, and it needs to be specified on the landscape plan to ensure inclusion in the construction drawings.

II.Major issue that needs to be included in project approval conditions:

You have received multiple comments about the inadequacy of the EIR baseline traffic studies which use theoretical national averages rather than actual traffic counts around Northgate Mall.

It is therefore critical that the project's master use permit be conditioned with requirements to assess the actual traffic impacts of the project, specifically:

- 1) Six months following completion and occupancy of Phase One of the project (2025 Master Plan), an updated traffic study based on actual current traffic counts shall be prepared by a licensed Traffic Engineer approved by the City and funded by the Project sponsor to assess and report on:
 - a. On-site and off-site intersection operations, including Level of Service conditions on road segments and intersections on Northgate Drive, Las Gallinas Avenue, Del Presidio, Freitas Parkway, Highway 101 interchanges, Merrydale Road overpass, and Los Ranchitos Road;
 - b. General use and potential conflicts, including bypass traffic/diversions through the contiguous Terra Linda neighborhoods

- c. If deemed necessary, the updated traffic study shall present recommendations, including but not limited to road improvements and/or lane conversions, additional emergency vehicle access, signalization and stop signs additions or adjustments, and traffic calming measures (e.g. speed bumps or other measures to deter bypass traffic) in surrounding neighborhoods
 - d. The project sponsor shall post security (e.g., letter of credit, cash deposit) to fund needed circulation improvements and/or traffic calming measures deemed necessary)
- 2) One year following completion and full occupancy of the project (2040 Vision Plan), an updated traffic study based on actual current traffic counts shall be prepared by a licensed Traffic Engineer approved by the City and funded by the Project sponsor to assess and report on:
 - a. On-site and off-site intersection operations, including Level of Service conditions on road segments and intersections on Northgate Drive, Las Gallinas Avenue, Del Presidio, Freitas Parkway, Highway 101 interchanges, Merrydale Road overpass, and Los Ranchitos Road;
 - b. General use and potential conflicts, including bypass traffic/diversions through the contiguous Terra Linda neighborhoods
 - c. If deemed necessary, the updated traffic study shall present recommendations, including but not limited to road improvements and/or lane conversions, additional emergency vehicle access, signalization and stop signs additions or adjustments, and traffic calming measures (e.g. speed bumps or other measures to deter bypass traffic) in surrounding neighborhoods
 - d. The project sponsor shall post security (e.g., letter of credit, cash deposit) to fund needed circulation improvements and/or traffic calming measures deemed necessary)

Thank you for your consideration of these issues.

Sincerely,

Shirley R. Fischer

Member, North San Rafael Vision Committee, 1996-97

Co-chair, Town Center Committee, North San Rafael Vision in Action Committee, 1998-2003

North San Rafael Promenade on Merrydale Citizen Advisory Group, San Rafael Department of Public Works, 2016-2018

Team leader, Responsible Growth in Marin, 2019-present

From: [REDACTED]
To: [April Talley](#)
Cc: [Rob Epstein](#)
Subject: For Public Comment (but anonymous, please)
Date: Tuesday, October 29, 2024 11:43:44 AM
Importance: High
Sensitivity: Confidential

Ms. Talley,

I wish to express my wholehearted support for the Northgate Redevelopment Project, especially its plans for affordable housing units.

I will include my name and address in this email later below. However, please keep me, and the name of my HOA, anonymous for the reasons stated below.

I live in Quail Hill Townhouses. We have a very active Homeowners Association (HOA), “active” in the sense of discriminatory and selective application of various CCRs, real and imagined.

Our HOA is insisting that we all attend the Planning Commission meeting tonight, and that we all sit together with the group Responsible Growth in Marin (RGM). I do not agree with RGM and its anti-affordable housing positions, but if I speak out at the Planning Commission meeting in favor of the Northgate Redevelopment Project, or if I attend but do not sit with the RGM group, I am concerned about retaliation by the petty leadership of our HOA.

But if you do not mention my name or the fact that I live in Quail Hill Townhouses, subject to the following paragraph, please feel free to mention the general content of my support of the Northgate Redevelopment Project. For example, you can refer to me as a resident of Terra Linda (which I am).

I am including a CC to City Attorney Rob Epstein, in case you have any questions about anonymous public comments. However, if it is Mr. Epstein’s opinion that anonymous public comments are not allowed or inappropriate, please disregard this email altogether. I do not give permission for my name and address to be used in a way that may attract retaliation from my HOA.

Best regards,

[REDACTED]
[REDACTED]

From: [Brenna Nurmi](#)
To: [Margaret Kavanaugh-Lynch](#); [April Talley](#); [Erin Cipriani](#)
Cc: [Lindsay Lara](#)
Subject: FW: Public Comment: Support for Northgate Mall project
Date: Tuesday, October 29, 2024 7:36:25 AM

Forwarding this PC comment your way!

Brenna

-----Original Message-----

From: Claire McAuliffe <mcauliffe229@gmail.com>
Sent: Tuesday, October 29, 2024 5:45 AM
To: Distrib- City Clerk <city.clerk@cityofsanrafael.org>
Subject: Public Comment: Support for Northgate Mall project

Dear Planning Commissioners,

I am writing to you today in strong support of the Northgate Mall housing project. This project will provide housing that we desperately need in Marin County. It will offer some new home ownership opportunities at affordable prices. The project will revitalize the community and create more shared outdoor spaces, restaurants, and retail. This is the perfect opportunity to build the homes required in the Housing Element, while also contributing positively to the community. I encourage your full support and approval of this project as you consider recommendations to City Council.

Sincerely,
{Your Name}

Claire McAuliffe



From: [Brenna Nurmi](#)
To: [Margaret Kavanaugh-Lynch](#); [April Talley](#); [Erin Cipriani](#)
Cc: [Lindsay Lara](#)
Subject: FW: Public Comment: Support for Northgate Mall project
Date: Tuesday, October 29, 2024 7:36:02 AM

Forwarding this PC comment your way!

Brenna

From: Dave Rhoads <dave.rhoads@gmail.com>
Sent: Monday, October 28, 2024 10:18 PM
To: Distrib- City Clerk <city.clerk@cityofsanrafael.org>
Subject: Public Comment: Support for Northgate Mall project

Dear Planning Commissioners,

I am writing to you today in strong support of the Northgate Mall housing project. This project will provide housing that we desperately need in Marin County. It will offer some new home ownership opportunities at affordable prices. The project will revitalize the community and create more shared outdoor spaces, restaurants, and retail. This is the perfect opportunity to build the homes required in the Housing Element, while also contributing positively to the community. I encourage your full support and recommendation of approval to City Council.

Best,
Dave Rhoads
San Rafael resident

From: notify=proudcity.com@getproudcity.com on behalf of notify@proudcity.com
To: [April Talley](#)
Subject: New submission from Northgate Mall Project Updates Sign Up Form
Date: Monday, October 28, 2024 5:06:10 PM

Next Steps: Sync an Email Add-On

Name

Gail Napell

Email

[REDACTED]

Submit Public Comment

Dear April Talley, San Rafael Planning Commission and Merlone-Geier Development Team:

Thank you for sharing the Final EIR with the public. I deeply appreciate all the work that went into the responses - including the individual responses to everyone's comments on the Draft EIR. This shows a level of respect and professionalism above and beyond average.

Again, my family is so excited to have this project proposed for our neighborhood; we need the housing! The current design shows a project that will be a significant asset for the immediate community - and for our city overall. Thank you for all the hard work you've put into this. My family enthusiastically supports the project.

I still have a few comments that were not answered, but with one exception they can all be addressed during the final infrastructure and building design and permitting phases. I don't want to hold up the process with anything that can be addressed in a timely manner further down the road.

Section 2.3.15 Energy

The Final EIR again reiterates that 'Solar panels would be installed on top of all residential buildings and existing parking structures, while the retail buildings would be solar ready.'

What is the actual PV generation capacity for the project, and does it meet the California state energy requirement for net zero on residential? All the roof plans show 'potential PV area' but no details. And frankly - as a sustainability specialist, I'm skeptical that the indicated areas are adequate to provide for the energy needs of these buildings. Once the building designs are approved, it's very expensive to go back, change to correct, and possibly even require additional rounds of approvals. We want to move forward not backward! Please confirm that the approximate building & parking footprints are sufficient to provide the requirement.

Thank you!

Gail Napell, AIA, LEED AP BD+C
Citizen at Large

[REDACTED]

From: [Michelle Leifer](#)
To: [April Talley](#)
Subject: Northgate Mall
Date: Monday, October 28, 2024 8:56:38 PM

Hi April,

I've been a homeowner in Terra Linda 20 out of the past 30 years living in Marin County.

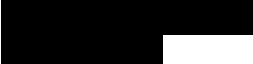
I have a number of concerns I would like to see addressed at tomorrow's meeting which I am hoping to attend, depending on my health.

Firstly the affordable units being provided don't really address the needs of our younger adults since the low income in Marin is \$156,650 for a household of 4 to meet this criteria. My son along with many of his peers would love to continue living in Marin and the only choice has been to move out of the area or to live with their parents. If I understand correctly we are the oldest County in the state and if we don't attract committed young people like the children that grew up here this will put quite an economic on the County and youth is always vitality that every community needs.

My other concerns are the environmental, educational, drought and traffic that hasn't realistically been addressed by the studies and answers so far. I was aghast at the exemption provided for eg. with using gas instead of electricity. I personally am an avid cook who refused to use anything but gas stoves and have been won over by the induction stove we installed. It is also less of a fire hazard!

Thank you,
Michelle Leifer

Michelle Leifer, SEP, ISP, HSIP
Somatic Experiencing Trauma Healing
Integral Somatic Psychology
Hellerwork Structural Integration



From: [Pat Waskiewicz](#)
To: [April Talley](#); [Mayor Kate](#)
Subject: Northgate Mall
Date: Monday, October 28, 2024 6:29:41 PM

Mayor Colin,

With election day upon us, I would like you to reconsider carefully your responsibility to the citizens of North San Rafael.

The Terra Linda area has been hard hit with increased traffic and people for some time. Police presence is lacking. In an area already under policed with impacted roadways, impacted schools and difficult access for emergency and fire personnel, it's not hard to imagine the impact of another 1442 housing units. San Rafael has not addressed residents' concern for traffic, fire or ambulance access, or emergency or evacuation routes around the new Northgate plan.

The Northgate Mall plan must include consideration for the current residents of TL and their quality of life or there will be more pedestrian injuries and fatalities, more people stuck in their homes and more police issues due to density, etc. This is your moment to represent the interest and safety of your citizens. Represent us, by doing what's best for this community!

Pat Waskiewicz
Quail Hill

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Friday, October 25, 2024 10:33:29 PM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

Name Toni Ahlgren

Occupation and Title Retired

Email

[REDACTED]

Address

[REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Friday, October 25, 2024 5:18:19 PM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

Name	Amy Fitzgerald
Occupation and Title	Owner Silverwork Studios
Email	[REDACTED]
Address	[REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Friday, October 25, 2024 7:45:38 PM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

The project includes multi-model pathways and public transit connectivity.

Name	Jessica Diaz France
Occupation and Title	Behavioral Health Care Administrator
Email	[REDACTED]
Address	[REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: Jotform
To: April Talley
Subject: Re: Yes to the Northgate Mall Project
Date: Friday, October 25, 2024 5:03:29 PM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

The project includes multi-model pathways and public transit connectivity.

Name Jennifer Fung
Occupation and Title Warehouse Worker
Email [REDACTED]
Address [REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Friday, October 25, 2024 10:03:23 PM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

The project includes multi-model pathways and public transit connectivity.

Name Elizabeth Haran

Occupation and Title Retired

Email

[REDACTED]

Address

[REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Saturday, October 26, 2024 10:06:22 AM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

So long overdue...community involvement has been extraordinary, so it's time to get the project started!

Name Nancy mandl

Occupation and Title Retired

Address

[REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Saturday, October 26, 2024 11:27:36 AM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

The project includes multi-model pathways and public transit connectivity.

Name Cece Silver

Occupation and Title retired

Email [REDACTED]

Address [REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Friday, October 25, 2024 6:54:24 PM



Northgate Mall Support

Please approve Northgate Town Square because it will:

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

Name	Alison Steiger
Occupation and Title	Community volunteer
Email	[REDACTED]
Address	[REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Friday, October 25, 2024 6:57:41 PM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

The project includes multi-model pathways and public transit connectivity.

Name Mike Watenpaugh

Occupation and Title Retired

Email [REDACTED]

Address [REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jotform](#)
To: [April Talley](#)
Subject: Re: Yes to the Northgate Mall Project
Date: Saturday, October 26, 2024 10:36:32 AM



Northgate Mall Support

Please approve Northgate Town Square because it will:

The project will provide housing we desperately need - from new home ownership opportunities to market-rate units and affordable housing.

Northgate Mall is in need of revitalization and this will provide new retail, dining and entertainment options.

The project includes multi-model pathways and public transit connectivity.

Name Lynn Wills

Occupation and Title Retired

Email [REDACTED]

Address [REDACTED]

You can [edit this submission](#) and [view all your submissions](#) easily.

