

Exhibit 11
Planning Commission and DRB Feedback Matrix

Comment #	Comment	Comment Category	Commenting Body	Meeting Date
1	Ensure that the architectural design is cohesive and unifying. Avoid long blank walls, consider ground floor pedestrian passageways, and ensure active, pedestrian-oriented ground-floor frontages.	Architectural Design	DRB	9/14/2021
2	All entryways should have a strong “sense of arrival” with gateway features that emphasize pedestrian and bicycle connections and promote a distinct sense of place.	Architectural Design	DRB	9/14/2021
3	Seven-story apartment buildings appear out of scale for the site and the project is too dense in the south/middle portion of the site. Concern about pedestrian scale and a canyon effect. Consider spreading out density over the entire site (particularly to the north) and providing building stepbacks for upper floors.	Architectural Design	DRB	5/17/2022
4	Existing parking garage could be better utilized. Consider densifying this area with residential development or a taller parking garage.	Architectural Design	DRB	5/17/2022
5	Architecture is not cohesive throughout the project. DRB questions the use of red brick.	Architectural Design	DRB	5/17/2022
6	Affordable housing design is not of similar quality as other residential uses with regards to setbacks in façade, variations in roof height, and overall quality of design and materials. Also, consider providing balconies since at grade open space is not provided.	Architectural Design	DRB	5/17/2022
7	Need more information and detail on rooftop activities.	Architectural Design	DRB	5/17/2022
8	Consensus that the massing of the overall project is too big	Architectural Design	DRB	9/6/2023
9	Consider alternative design features on the east facing elevation of the cinema building in lieu of the proposed mountain relief	Architectural Design	DRB	9/6/2023
10	Increase visual interest on all elevations of each buildings (four sided architecture)	Architectural Design	DRB	9/6/2023
11	Include internal and external bicycle and pedestrian connections.	Circulation/Parking	PC	9/14/2021

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12	Consider a reduction in parking.	Circulation/Parking	PC	9/14/2021
13	Encouraged the applicant to find a solution that reduced the amount of parking surrounding the park.	Circulation/Parking	DRB	9/14/2021
14	The North San Rafael Promenade should extend directly into and through the site.	Circulation/Parking	DRB	9/14/2021
15	Consider providing multi-modal paths around the entire site and stronger pedestrian pathways throughout the site.	Circulation/Parking	DRB	5/17/2022
16	Consider providing a transit hub within the site	Circulation/Parking	DRB	5/17/2022
17	Pedestrian and Bicycle Connections. The Commission requested particular attention be paid further improvements to the connectivity of the multi-modal pathways to and through the site.	Circulation/Parking	PC	11/29/2022
18	Parking. Desire for the number of parking spaces for the overall site to be reduced.	Circulation/Parking	PC	11/29/2022
19	Applicant to prepare fencing plans for DRB consideration.	Fencing	DRB	5/17/2022
20	The PC expressed an interest in seeing a mix of for sale and rental housing. The PC also expressed support for the densities proposed (one Commissioner suggested maximum density allowed).	Housing	PC	9/14/2021
21	The PC expressed support for the location of the affordable housing parcel, provided the remainder of the affordable housing be demonstrably dispersed throughout the project.	Housing	PC	9/14/2021
22	Mix of Housing Types. The Planning Commission was in general agreement that the mix of housing types proposed had improved in response to comments from the last study session, including the addition of ownership units. The Commission suggested looking at adding smaller ownership units and/or affordable ownership units. One Commissioner requested the applicant to consider providing a step back on the seven-story building.	Housing	PC	11/29/2022

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23	Location and Phasing of Affordable Housing. A majority of the Planning Commission understood the benefit of partnering with an affordable housing developer to provide the lower income units in a separate component in Phase 1. There was a desire for more information on the affordable housing with regards to targeted residents and the types of services that would be offered.	Housing	PC	11/29/2022
24	Applicant to prepare lighting plans for DRB consideration.	Lighting	DRB	5/17/2022
25	Eliminate use of faux landscape materials (faux rocks/logs, synthetic turf, etc)	Landscaping	DRB	9/6/2023
26	Utilize permeable paving throughout the project to the extent possible	Landscaping	DRB	9/6/2023
27	Provide additional awnings and other shade options	Landscaping	DRB	9/6/2023
28	Consider providing a landscaped green screen or other design solution to break up the rear façade of the cinema structure across from the townhomes	Landscaping	DRB	9/6/2023
29	Maximize use of shade trees in where possible	Landscaping	DRB	9/6/2023
30	Increase level of detailing on the landscape plans versus what is shown on the renderings	Landscaping	DRB	9/6/2023
31	The PC commented that the project should incorporate a viable and community-oriented Town Square in Phase I of development. The Town Square should be a keystone for the Terra Linda community with visible amenities, gathering places and easy accessibility by pedestrians and cyclists.	Open Space & Recreation	PC	9/14/2021
32	Concurred with PC comments on the Town Square.	Open Space & Recreation	DRB	9/14/2021
33	Consider replacing the parking area to the west of the Town Square with open space or other active use.	Open Space & Recreation	DRB	5/17/2022
34	Relocate the dog park to more of a periphery location to minimize noise impacts of the dogs.	Open Space & Recreation	DRB	5/17/2022

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35	Town Square should be more of a functional active park with amenities for all ages, including a tot lot, a playground for older children, and restroom facilities.	Open Space & Recreation	DRB	5/17/2022
36	Size and Location of Town Square. The Commission voiced concern that the size of the town square may not be adequate to serve both the new residential density within the project and the surrounding community. They also suggested particular attention to ensure adequate connection between the square and the commercial components of the project to ensure viability and vitality.	Open Space & Recreation	PC	11/29/2022
37	Make the town square significantly larger	Open Space & Recreation	DRB	9/6/2023
38	Eliminate dog park from town square	Open Space & Recreation	DRB	9/6/2023
39	Eliminate rocks in town square	Open Space & Recreation	DRB	9/6/2023
40	Consensus that this was the Board's least favorite residential building	Res 1 - Architectural Design	DRB	9/6/2023
41	North elevation and south elevation lack articulation	Res 1 - Architectural Design	DRB	9/6/2023
42	Limit use of CMU to base level only or not at all	Res 1 - Architectural Design	DRB	9/6/2023
43	The design of the exterior of the lobby needs to be more clearly defined.	Res 1 - Architectural Design	DRB	9/6/2023
44	Consider different design approach instead of green screen to break up garage level	Res 1 - Architectural Design	DRB	9/6/2023
45	Use "warmer" colors and materials	Res 1 - Colors and Materials	DRB	9/6/2023

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46	Consider including another material and/or color such as a warm colored trespa or tile	Res 1 - Colors and Materials	DRB	9/6/2023
47	The proposed green screen at the garage level will need planting details as part of building permit submittal to ensure success	Res 1 - Landscaping	DRB	9/6/2023
48	Evaluate addition of greenscreen or greater articulation on rear elevation of cinema building facing townhomes	Res 2 - Architectural Design	DRB	9/6/2023
49	Consider flipping units facing cinema such that their front doors no longer face the cinema.	Res 2 - Architectural Design	DRB	9/6/2023
50	Consider increasing building setback from Northgate Drive	Res 2 - Site Plan	DRB	9/6/2023
51	Consider reorientation of the roof deck or provide other means to screen it to minimize impacts to the senior living community south of the proposed building	Res 3 - Architectural Design	DRB	9/6/2023
52	Add horizontal break at pedestrian level and or additional stepping on the east elevation along Los Ranchitos	Res 3 - Architectural Design	DRB	9/6/2023
53	Exterior of the lobby areas needs additional articulation	Res 3 - Architectural Design	DRB	9/6/2023
54	At the corner of Northgate Drive and Los Ranchitos Road, introduce additional material and/or color to break up the cream stucco	Res 3 - Architectural Design	DRB	9/6/2023
55	Consider stepping building back on the upper levels on the west elevation	Res 3 - Architectural Design	DRB	9/6/2023
56	Add greater variation in the material and color palettes	Res 3 - Colors and Materials	DRB	9/6/2023
57	Consider stepping building back on upper levels	Res 4 - Architectural Design	DRB	9/6/2023

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58	Consider adding gabled canopies at lower levels as well	Res 4 - Architectural Design	DRB	9/6/2023
59	Consider bringing warmer colors further up the building to reduce the layer cake appearance of the building	Res 4 - Colors and Materials	DRB	9/6/2023
60	Consider a different variety of materials to provide scale at the pedestrian level	Res 4 - Colors and Materials	DRB	9/6/2023
61	The corner of the building with white brick (Belden brick) needs articulation at the base level.	Res 5 - Architectural Design	DRB	9/6/2023
62	Consider providing additional articulation/treatment on the northeast corner to reduce blocky appearance	Res 5 - Architectural Design	DRB	9/6/2023
63	Reconsider redesign/relocation of the common outdoor area to minimize shading impacts	Res 5 - Open Space & Recreation	DRB	9/6/2023
64	Consider integrating horizontal variety into to avoid the appearance of one white horizontal element and one dark horizontal element (layer cake)	Res 6 - Architectural Design	DRB	9/6/2023
65	Consider improving the pedestrian scale of the southwest corner	Res 6 - Architectural Design	DRB	9/6/2023
66	Consider a more continuous detail to replace or augment the awkward screens in the openings (RE-94)	Res 6 - Architectural Design	DRB	9/6/2023
67	Consider making the lobby more prominent to make it clearer that it is a lobby	Res 6 - Architectural Design	DRB	9/6/2023
68	Bring more variety in color between the ivory plaster and the tile	Res 6 - Colors and Materials	DRB	9/6/2023

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69	Incorporate strong sustainability elements. Provide plan details demonstrating a high level of sustainable elements for energy and water efficiency, and low impact development standards.	Sustainability	PC	9/14/2021
70	Agreed with the Planning Commission comments regarding sustainability and including the use of low impact development standards.	Sustainability	DRB	9/14/2021
71	Consider shading orientation of all buildings and open spaces		DRB	9/6/2023