

930 Irwin Street, San Rafael, CA 94901

APNs: 014-123-27, 014-123-28 & 014-123-21

Project Narrative

The Project is a 213-unit multi-family infill residential development located at 930 Irwin Street between Fourth and Third Street (“the Property”). The Project has a base density of 177 units and will provide 18 Below Market Rate Units at the Low Income (LI) affordability level, which is 10% of the base units. The Project will provide a mix of studios, 1 bedroom, 2 bedroom, and 3 bedroom units, with an average unit size of 961 square feet for a total of 204,725 square feet of residential floor area. The Project is proposed to reach a maximum height of 86 feet. Amenities for residents include private patios, a game room, fitness center and yoga room, and a shared coworking space. On the fourth level there is a 3,400 sf podium garden to provide common space for residents. The proposed onsite uses will be entirely dedicated to for-rent residential apartments, with the parking garage and common-area amenities available for resident use only. The building will be staffed with approximately 4-5 full time employees, including leasing and maintenance professionals. Likely hours for the leasing office will be 9am - 6pm Monday-Friday, with reduced hours on the weekends depending on leasing activity. There will be no public access to the building, as all pedestrian and garage doors will be access-controlled and only accessible by residents, staff, and new prospective residents on an appointment-only basis.

I. Site Description

The Project site is comprised of three contiguous lots that will be merged into one lot, totaling approximately 40,200 square feet. The lots are 930 Irwin Street, which has an area of approximately 21, 900 sf; 523 Fourth Street, which has an area of 13,500 sf; and 910 Irwin Street, which has an area of 4,800 sf. The Project will have 240 feet of frontage on Fourth Street and 195 feet of frontage on Irwin Street. The Project includes the demolition of three commercial buildings and accompanying surface parking lots. Two of the parcels are zoned T5N 50/70 and one is zoned T4N 40/50, and all of the parcels are located in the Montecito Commercial Subarea of Downtown San Rafael. The Montecito Commercial Subarea provides a transition between Downtown and the residential areas further east, with new housing and commercial development on infill sites. New housing in this area is supported by the area’s proximity to transit, amenities, and downtown San Rafael. This subarea is regulated by the San Rafael Downtown Precise Plan (“SRDPP”) and the standards established by the Downtown Form Based Code (“DTFBC”). Per the SRDPP, 390 new residential units are ultimately anticipated to be developed in the Montecito Commercial District during the life of the SRDPP. Accordingly, the Project could provide 55% of this estimated development.

The Project is located approximately 0.12 miles from the San Rafael Transit Center and Downtown SMART station. Pursuant to Cal. Government Code section 65863.2(a), the Project does not need to provide a minimum amount of parking, however, in compliance with the applicable parking

standards of the SRDPP, the Project provides 232 vehicular parking spaces for a total of 88,690 square feet of parking floor area. The Project also complies with the requirements of the SRDPP and provides 342 spaces for bicycles.

II. State Density Bonus

Due to the provision of 18 BMR units, the Project is a State Density Bonus Law (“SDBL”) development per Cal. Government Code § 65915 and is eligible for a 20% density bonus of 36 units in addition to its base density of 177 units. The Project is eligible for one concession or incentive and unlimited waivers or reductions in development standards. The Project is not currently requesting a concession or incentive.

The Project does not seek a height bonus as allowed by the SRDPP, but instead utilizes the provisions of the SDBL to accommodate waivers from the following development standards in order to physically accommodate the density of the Project as proposed:

- Waiver of 50’ height limit in T5N 50/70 and 40’ limit in T4N 40/50
- Waiver of 7’ front and side street setback at the T4N 40/50 portion of site
- Waiver of 5’ side yard setback at the T4N 40/50 portion of site
- Waiver of 15’ rear yard setback at the T4N 40/50 portion of site
- Waiver of front and side setbacks above 35’
- Waiver of setbacks for civic area

Per SRMC § 14.16.030(D)(G), a housing development is eligible for a waiver or reduction of any development standard that physically precludes the construction of a housing development at the densities or with the concessions or incentives permitted. There is no limit to the number of waivers or reductions that can be requested.

III. Affordable Housing

The Project will provide 10% of its units at the Low-Income affordability level. This complies with San Rafael’s Affordable Housing requirement, which requires that developments of 15 units or more shall meet both a primary requirement to provide 5% LI units and a secondary requirement that can be satisfied by providing an additional 5% LI units.

IV. Project Operations and Logistics

a. Project Utilities, Trash, and Recycling Programs

The Project will be served by local utility companies for electric, gas, water, sanitary sewer, and trash needs as set forth below:

- PG&E – Electricity and Gas
- Marin Municipal Water District- Water
- Central Marin Sanitation Agency – Sanitary Sewer

- Marin Sanitary Service – Garbage and Recycling

The Project will provide separate receptacles for recycling. On trash collection days, the trash and recycling bins will be wheeled out from the trash rooms by the property management team to a trash loading area on 4th Street, adjacent to the proposed loading zones. Following pick up, the property management team will return the empty trash bins to the trash room, which is located inside the garage adjacent to the entrance on 4th Street.

The Project team met with Steve Rosa from Marin Sanitary Service (MSS) to discuss the waste management plan for this Project. MSS approved the Project's current proposed design for waste collection and pickup, with the proposed trash room located inside the garage, and bin staging area along the curb on 4th Street. MSS confirmed they would only pick up curbside and would never drive into a building or garage for bin pickup.

b. Designated Loading Zone Along 4th Street.

As a result of delivery and rideshare services such as Amazon, DoorDash, and Uber double-parking out in the street if curbside loading zones are not provided, the Project is proposing one curbside loading zone in front of each lobby along 4th Street. Since 4th Street is already lined with parallel parking, the loading areas fit into the current parallel parking zone with no changes to the travel lanes or street design.

c. Anticipated Construction Timeline

The Project team expects construction duration to be twenty-seven (27) months from groundbreaking.

d. Demolition and Site Preparation. The site perimeter will be screened/fenced with temporary 6' tall chain link panels, and approved Storm Water Pollution Prevention (SWPP) measures will be established. Thereafter, using a site logistics plan with approved haul routes, existing utilities will be severed, horizontal improvements removed, and the three structures located will be demolished. Once the debris has been removed from the site, clean fill will be brought onto the site and placed where needed. Concurrent with the onsite work, new offsite wet utilities will be installed to within 5' of the property line and undergrounding of the existing overhead utilities will occur on 4th Street.

e. Best Management Practices

i. Construction. Mill Creek's in-house construction team has delivered over 41,000 homes in it's 14-year history, with a consistent track record of delivering residential communities on-time and with world-class execution thanks to our industry-leading construction personnel who all live in the markets in which the developer operates, providing unparalleled local expertise and an

extensive network of local contractors, vendors, and suppliers. Mill Creek's quality control systems include strict guidelines for budget management, cost control, safety and communication.

ii. Property Operations. Mill Creek is a leading Community Management firm across the United States, currently operating 24,000 homes across the country with a team of over 450 Property Management professionals. Mill Creek is currently ranked 3rd in J Turner Research ORA's ranking of Property Management firms (Division II). Mill Creek's brand value as a property operator can be attributed to the following policies designed to give our residents peace of mind.

- Mill Creek promises to make our customers' lives easier by helping them find the home they want and assisting with every detail of the move-in. Mill Creek seeks to make sure residents are happy long after they move in.
- Mill Creek provides a 100% Happy in Your Space Guarantee- if a resident is not 100% happy in their new home, they can move out within 30 days with no penalty.
- Mill Creek provides a Curve Ball Guarantee- if a resident is impacted by unexpected life events, such as losing a job or needing to care for a family member, they can terminate the lease early.

V. Entitlements Requested

The Project seeks a Major Environmental and Design Review permit and a Lot Line adjustment. The findings set forth at San Rafael Municipal Code section 14.25.090 can be made for the proposed Project.

Major Environmental and Design Review Permit Findings

A. That the project design is in accord with the general plan, the objectives of the zoning ordinance and the purposes of this chapter 14.25 et seq.;

The Project's design is in accord with the San Rafael General Plan 2040, the objectives of the zoning ordinance and the purposes of chapter 14.25 et seq. as set forth below.

i. General Plan Consistency

Pursuant to the San Rafael General Plan 2040, the Project's land use designation is Downtown Mixed-Use. This designation includes the highest development intensities in San Rafael and contains a mix of housing, office, retail, service, and public land uses. The Project site is also listed in Appendix B: Housing Site Inventory of the San Rafael Housing Element. Development in this area is guided by the SRDPP.

The Project complies with key policies and programs of San Rafael General Plan 2040 as provided below:

Policy LU-3.3: Housing Mix

Encourage a diverse mix of housing choices in terms of affordability, unit type, and size, including opportunities for both renters and owners.

Policy NH-1.3: Downtown Housing

Support Downtown’s continued growth as a mixed-use neighborhood and quality residential environment. New Housing should include a mix of affordable and market-rate units, including expanded resources for unsheltered persons and extremely low-income households. Housing should take advantage of Downtown’s amenities and views and contribute to its character as a dynamic neighborhood.

The Project complies with these standards because it would be in-fill development and include studios, 1 bedroom, 2 bedroom, and 3 bedroom units in an area of the city containing a variety of structures, including commercial, office, residential, and mixed-use. The Project would add residential units to the housing stock and includes eighteen (18) units at the low-income affordability level.

The Project site is located within walking distance of downtown, transit, and amenities, including, the Montecito shopping center, Whole Foods and United Market.

Policy LU-1.3: Land Use and Climate Change

Focus future housing and commercial development in areas where alternatives to driving are most viable and shorter trip lengths are possible, especially around transit stations, near services, and on sites with frequent bus service. This can reduce the greenhouse gas emissions associated with motor vehicle trips and support the City’s climate action goals.

Policy H-3.5: Housing and Greenhouse Gas Emissions

Design and locate new housing in a way that supports the city’s greenhouse gas reduction goals. This includes building new housing near transit and in locations where it is easier to walk to shopping, restaurants, services, work, school, and other destinations. It also includes reducing the use of non-renewable fossil fuels through electrification, decreased natural gas use, energy efficiency, and tree planting.

Policy M-3.8: Land Use and VMT

Encourage higher-density employment and residential uses near major transit hubs such as Downtown San Rafael, recognizing the potential for VMT reduction in areas where there are attractive alternatives to driving, concentrations of complementary activities, and opportunities for shorter trips between different uses.

The Project site is located approximately 0.12 miles from the San Rafael Transit Center and Downtown SMART station and would be accessible by walking. Additionally, the Project site is located within walking distance of downtown and amenities, including, the Montecito shopping center, Whole Foods and United Market.

Policy CDP-4.5: Higher Density Design

Encourage high-quality architecture and landscape design in new higher-density housing and mixed use projects. Such projects should be designed to be compatible with nearby buildings and respect the character-defining features of the surrounding neighborhood or district.

Policy CDP- 4.6: Open Space in Multi-Family Housing

Require private outdoor areas such as decks and patios, as well as common space areas, in new multi-family development and mixed use housing. Common open space may include recreation facilities, gathering places, and site amenities such as picnic and play areas.

The Project provides private patios and there is a 3,400 sf podium garden to provide common open space for residents on the fourth level in addition to all of the Project Amenity rooms.

Policy CDP-4.7: Larger-Scale Buildings

Design larger scale buildings to reduce their perceived mass. Encourage the incorporation of architectural elements such as towers, arcades, courtyards, and awnings to create visual interest, provide protection from the elements, and enhance orientation.

Policy CDP-4.8: Scale Transitions

Require sensitive scale and height transitions between larger and smaller structures. In areas where taller buildings are allowed, they should be designed to minimize shadows, loss of privacy, and dramatic contrasts with adjacent low-scale structures. Exceptions may be made where taller buildings are also permitted on the adjoining site.

The podium garden on the fourth level of the Project fronting Fourth Street reduces the perceived mass of the Project and creates visual interest due to the recessing of the building and the installation of landscaping. Additionally, there are recessed and landscaped terraces along the eastern and southern sides of the Project that also create visual interest, reduce the perceived bulk of the Project, and create a transition to adjacent properties.

Policy CDP-4.10: Landscape Design

Encourage- and where appropriate require- privately owned and maintained landscaping that conserves water, contributes to neighborhood quality, complements building forms and materials, improves stormwater management and drainage, and enhances the streetscape.

Natural elements such as plants should be an integral part of site development and should enhance the built environment while supporting water conservation goals.

The Project as designed keeps existing street trees in place and also plants additional trees and landscaping along the sidewalk. The proposed landscaping is designed to complement the primary mode of transit along Irwin and Fourth Streets, respectively.

Policy H-4.3: Affordable Housing Requirements

Require the inclusion of affordable housing units in market-rate housing projects. Ensure that affordable housing requirements are economically viable, do not negatively affect overall housing production, and provide sufficient flexibility for the private sector. When new affordable units are created, pursue deed restriction and affordability terms of at least 55 years so that fewer tenants are at risk of being displaced in any given year.

Policy H-4.14: Commercial to Residential Conversion

Encourage the adaptive reuse of older commercial buildings, including office and retail buildings, for housing.

ii. Zoning Ordinance Consistency

The Project site is located in the Downtown Mixed Use (DMU) District which allows for residential and commercial uses. The downtown mixed use district encompasses the 265-acre downtown area, which is the commerce and employment center of the city. Allowable uses, design intent, and development standards and regulations are defined and specified in the Downtown San Rafael Precise Plan and form-base code. The Project is consistent with San Rafael's primary and secondary affordable housing requirement through the provision of 10% of the proposed units at the Low Income affordability level.

B. That 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;

The Project complies with all applicable development standards and design criteria of the DTFBC through the use of State Density Bonus Law waivers in some instances.

C. That the project design minimizes adverse environmental impacts; and

The Project will be reviewed by city agencies and is required to comply with all agency regulations.

D. That the project design will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.

The Project will be reviewed by all required city agencies. The applicant has submitted a geotechnical report. The Project site is located in Downtown San Rafael and is surrounded by urban development. The Project site is a developed site, fully graded, paved, and occupied with existing commercial/office buildings and has no value as habitat for endangered, rare, or threatened species. The Project would also not result in any significant effects relating to traffic, noise, air quality or water quality and the site can be adequately served by all required utilities and public services.

Lot Line Adjustment

Consistent with San Rafael Municipal Code chapter 15.05, the findings to approve the requested Lot Line Adjustment application can also be made.

The application is a request for lot line adjustment between fewer than four (4) parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created. The application is consistent with the San Rafael General Plan 2040 and is in conformance with the Zoning Ordinance and SRDPP.

Site Photos



MAP VIEW - ABOVE



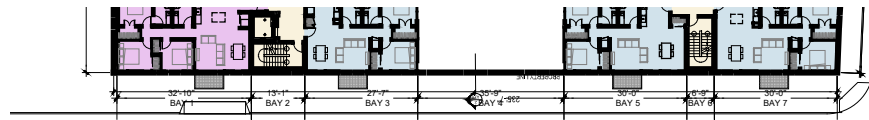
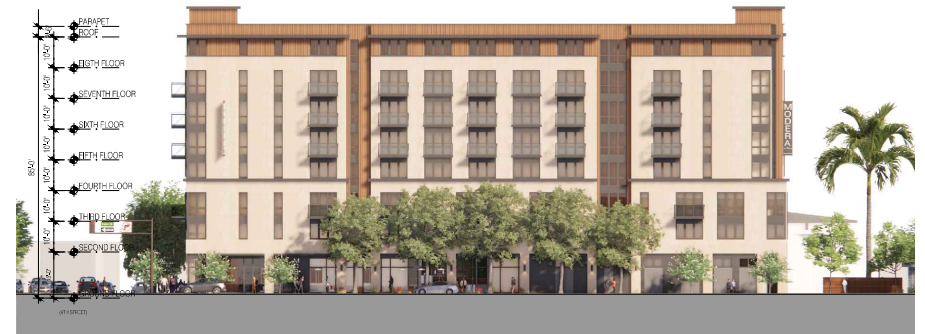
1. VIEW FROM IRWIN ST. - FACING EAST



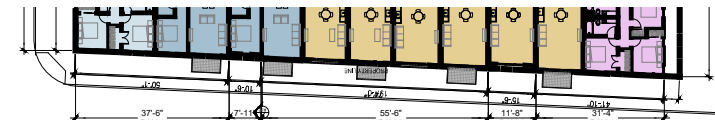
2. VIEW FROM 4TH ST. - FACING SOUTH

SITE PHOTOS
930 IRWIN ST.

Zoning Compliance Diagrams



FOURTH STREET (WITH 7 BAYS)



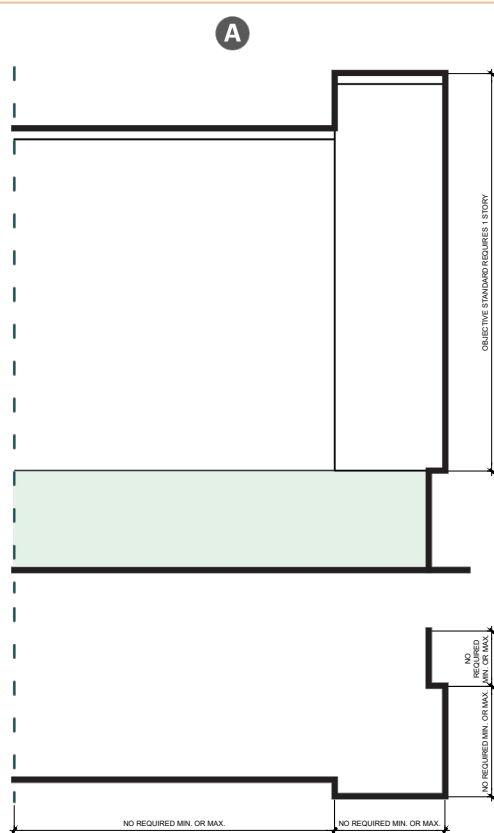
IRWIN STREET (WITH 5 BAYS)

<p><i>Division 3.2 Massing and Facade Articulation Standards</i></p> <p>A. Description New facades and facade modifications along a street or civic space shall be designed to visually express a base, middle, and top.</p> <p>B. Applicability New buildings and facade modifications over 75' in length along the adjacent street or civic space.</p> <p>C. Standards</p> <p>Ground Floor/ Distinct Base¹ (A)</p> <p>Middle (B)</p> <p>Top² (C)</p> <p>Combinations of colors, materials, and massing may be used to visually express a base, middle, and top.</p> <p>¹ The base may include multiple stories.</p> <p>² The top may include multiple stories. Note that upper stories that are stepped back do not count as part of the "top". To articulate the top, count only stories that are not stepped back from the "base" and "middle" of the building facade.</p>	<p><i>Chapter 3 — Downtown Form-Based Code</i></p> <p><i>Division 3.2 Massing and Facade Articulation Standards</i></p> <p>Examples of 5, 7, 9 Bay Openings.</p> <p>A</p> <p>B Examples of Symmetrical Compositions.</p> <p>C Examples of Asymmetrical Compositions.</p> <p>Elevation</p> <p>Plan</p> <p>Elevation</p> <p>Plan</p> <p>Adapted August 2021</p> <p>Downtown San Rafael Precise Plan 301</p>	<p>A. Description New facades and facade modifications along a street or civic space shall be designed to appear as multiple buildings no greater than 75' in length.</p> <p>B. Applicability New buildings and facade modifications.</p> <p>C. Standards/ General Character Building facades shall be arranged in an orderly composition of window bays/openings based on prevalent patterns of 5, 7 or 9 bays. (A)</p> <p>Facades shall be designed in an orderly symmetrical or asymmetrical composition.</p> <p>Compositions (symmetrical) (B)</p> <p>Compositions (asymmetrical) (C)</p> <p>The pattern shall be visually expressed through the spacing of openings, physical recesses, projections or other techniques.</p> <p>The pattern may include the ground floor and its mezzanine.</p>	<p>COMPLIES. THE FACADE MODIFICATIONS ALONG A STREET OR CIVIC SPACE ARE DESIGNED TO APPEAR AS MULTIPLE BUILDINGS NO GREATER THAN 75' IN LENGTH</p> <p>COMPLIES.</p> <p>COMPLIES. THE BUILDING FACADES ARE ARRANGED IN AN ORDERLY COMPOSITION OF BAYS BASED ON PREVALENT PATTERN OF 5, 7 OR 9 BAYS.</p> <p>COMPLIES.</p> <p>COMPLIES.</p> <p>COMPLIES.</p>
<p>BASE - MIDDLE - TOP</p>	<p>OBJECTIVE STANDARD EXAMPLES (DSRPP PAGE 301)</p>	<p>OBJECTIVE STANDARDS (DSRPP PAGE 300)</p>	<p>COMPLIANCE</p>

OBJECTIVE STANDARDS COMPLIANCE
930 IRWIN ST.



PROPOSED COMPLIANT PROJECT



Plan and elevation diagrams of Corner Elements.

OBJECTIVE STANDARD DIAGRAM (DSRPP PAGE 303)

A. Description	
New facades and facade modifications shall be designed to include an orderly composition of window bays and openings.	
B. Applicability	
All new buildings and facade modifications.	
C. Standards/ General Character	
Buildings 100' or more in length along the street are required to include projected or recessed window bays, and shall be designed per Item A below. The recess may be achieved by a partial or complete window surround. Upto 3 bays may be grouped.	
Allowed patterns for buildings at least 100' long:	
Bay Windows:	A
Square	a
Chamfer	b
Required setbacks may be replaced by mansard roof forms with windows as follows:	
30' to 50' overall height	Single Mansard B
50' to 90' overall height	Single Mansard B or Double Mansard C
Mansard roof forms are exempt from setbacks.	
Mansard roofs can include a maximum of 2 stories and must include the uppermost story.	
All buildings facades shall be designed to include square or vertically - oriented windows and openings.	
Windows may be grouped but the overall grouping shape is required to be square or vertical, except on shopfronts.	
Facades within 1 block of a building with recessed windows and/or openings are required to include recessed windows with at least 4' of recess for at least 25% of the new or modified facade.	

A. Description	
New facades and facade modifications shall be designed to include a corner element to give visual importance to the corner and enhance the public realm.	
B. Applicability	
New buildings and facade modifications where at least 1 facade along a street corner is over 150' in length.	
C. Standards/ General Character	
Square	A
Octagonal	B
Chamfer	C
Only one corner element is required per eligible facade.	
Corner elements shall incorporate at least 1 entire story within the composition and may extend from the ground floor through the top of the building.	
Corner elements may exceed the maximum height allowed for the building by up to 10' for a horizontal area up to 20' x 20', only in cases where the top story is at the maximum allowed height.	
Corner elements may be recessed or projected from the main facade by up to 4'. Projections over the right of way are allowed when at least 12' above the adjacent sidewalk.	
D	

OBJECTIVE STANDARDS (DSRPP PAGE 302)

COMPLIES, THE FACADE IS DESIGNED TO INCLUDE AN ORDERLY COMPOSITION OF WINDOW BAYS AND OPENINGS.
COMPLIES.
COMPLIES, THE BUILDING INCLUDES SQUARE RECESSED WINDOW BAYS.
NOT APPLICABLE, THE PROJECT DOES NOT HAVE ANY MANSARD ROOFS.
COMPLIES.
COMPLIES.

WINDOW COMPLIANCE

COMPLIES, THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT THAT COMPLIES WITH THE REQUIRED OBJECTIVE STANDARDS.
COMPLIES, THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT, BOTH STREET FACING FACADES ARE OVER 150' IN LENGTH.
COMPLIES, THE PROJECT INCLUDES AT LEAST 1 SQUARE CORNER ELEMENT.
COMPLIES, THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT ON THE REQUIRED FACADE.
COMPLIES, THE CORNER ELEMENT INCORPORATES AT LEAST 1 ENTIRE STORY WITHIN THE COMPOSITION.
NOT APPLICABLE AS THIS IS AN OPTION NOT A REQUIREMENT.
COMPLIES, THE CORNER ELEMENT PROJECTS WITHIN THE 4' ALLOWANCE.
NOTE, THE OBJECTIVE STANDARDS DO NOT REQUIRE A MAXIMUM OR MINIMUM WIDTH OF THE CORNER ELEMENT.

COMPLIANCE

**OBJECTIVE STANDARDS COMPLIANCE
930 IRWIN ST.**