

October 2nd, 2025

Krystle Rizzi
Consulting Planner | City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

RE: 1030 3rd Street Project – SDBL Concession Request

Dear Krystle,

900 A STREET, LLC (Applicant) is amending the 1030 3rd Street Project Application to request a State Density Bonus Law Concession to allow the affordable housing units to be constructed without balconies. As required under State Density Bonus Law, this would result in identifiable and actual cost savings for the Project.

If there are any questions or concerns, please direct them to the Project Manager, Collin Monahan: Collin@MonahanPacific.com or via phone at (415)456-0600. Thank you for your time and consideration.

Sincerely,

Collin Monahan



Monahan Pacific Corporation – Project Manager