

## Steve Stafford

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**From:** Daniel Kahn <dkmv50@gmail.com>  
**Sent:** Wednesday, January 09, 2019 7:29 AM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

Mr. Stafford,

I am in receipt of your notice for public meeting by the design review board for the project at 1007 Northgate. While I appreciate your professionalism and efforts in this matter, as a neighbor, I must again strongly object to the project.

The project as amended is still too large, out of character and has too many unmitigated issues to be allowed to progress.

Best Regards,  
Daniel Kahn  
415 235 2490

## Steve Stafford

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**From:** A. Goldfarb <goldfarb80@gmail.com>  
**Sent:** Saturday, November 03, 2018 4:24 PM  
**To:** Steve Stafford  
**Subject:** Proposed Northgate Dr. Project

To Steve Stafford:

I believe the next step in the review of the subject project relates to project Design.. While it may be premature to comment at this time, I do wish to call attention to certain aspects of the project that are of concern to numerous residents on Los Gamos Rd.

The first relates to the design of the buildings. I understand that the developers are aware of our concern about noise coming from the proposed recreational use of roof gardens. These high-rise buildings will loom over our single-family homes, so the noise and light will be especially intrusive at night. The architect proposes to have flower boxes or some other way to mitigate bothersome noise. We believe it is important to design these rooftop facilities so that they face away *altogether* from the residences on Los Gamos Rd.

A closely related design issue is the use and design of apartment balconies. Anyone who has lived in multi-story buildings can attest that noise, etc. from balconies can be a huge nuisance to those living nearby, even to those living in the same building. It is virtually impossible to regulate the use of balconies. That is why many of us would like the apartments facing our homes on Los Gamos Rd. to be designed to preclude balconies altogether.

Finally, parking. While the proposed development may meet or even exceed the City's minimum requirements, it is clear that there will not be on-site parking for all residents who are likely to own cars, or for their guests. The project site is on a hillside where the only access is by a very steep street off Freitas Parkway..Only the fittest will walk it, and those carrying packages such as groceries are unlikely to even try. That is why sufficient parking on-site is imperative. Many of the apartment units will be occupied by two- and even three-car families, and the "elderly" will be particularly dependent on their vehicles. The existence of a bus stop on Freitas and a distant Smart Train in no way mean that the project is serviced adequately by mass transit. Those unable to park on-site will park on Los Gamos Rd., the nearest street in the area, where parking is already at a premium.

Thank you for your consideration of these and other comments from our neighborhood.

Alan Goldfarb  
1004-B, Los Gamos Rd.  
San Rafael, CA 94903

## Steve Stafford

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**From:** MARYANN SOLTIS <soltis1218@msn.com>  
**Sent:** Tuesday, October 23, 2018 6:00 PM  
**To:** Steve Stafford  
**Subject:** At it again-over development

Dear Steve, When driving in Marin, I take my life in jeopardy because of too much traffic. There's only so much the roads can take of cars, trucks, motorcycles, and pedestrians. Think of the air with the carbon monoxide and loss of habitat of creatures. The developers don't think of those things. They just of the money they will profit from. It's all about money with them. Think of the noise pollution and overcrowding, that's not good for anyone. Do the developers think of thing, noooooo a thousand times no. They just think of profits. Not wishing for LA, Mary Ann Soltis

Becky Page  
Board President, San Rafael Manor, Inc.  
1030 Los Gamos Road  
San Rafael, CA 94903

RE: Northgate Walk development

I am the volunteer Board President of the 56-year-old housing co-op on 13 acres adjacent to the proposed building site of the Northgate Walk project. I would like to thank Steve Stafford for his continued good-natured correspondence regarding our concerns and this project over the years.

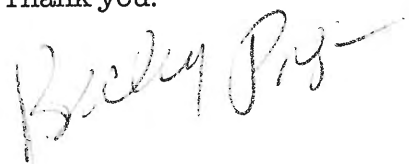
I and the Board, as well as the majority of shareholders of our co-op reiterate our years-long opposition to these plans. I am well aware the project has been changed from "apartments" to "condominiums" in an attempt to circumvent the existing and in-force Restrictions document between any owner of that land indicated for development as "Northgate Walk" and San Rafael Manor, and that it has subsequently been reduced in size, and that the plans for the outdoor "Amenities" that seemed so attractive to the developer—i.e., rooftop cinemas, etc.—have been altered in attempt to make this project more palatable.

In our view, the plans to develop this property are in direct contradiction to our agreement, and that any use of this type will exacerbate the traffic and noise problems already plaguing our community. The two intersections directly adjacent to the proposed project—Freitas Parkway and Del Presidio and Freitas Parkway and Northgate Drive—are already dangerous and highly-congested. Several of our homeowners have been injured by automobiles in the crosswalks of the intersection at the base of the hill which currently houses the Sheraton Four Points; traffic routinely backs up at the same intersection in such a manner that drivers run yellow and red lights so as not to be stuck behind another red light, or ride the left lane headed east as if to access the overpass until they cut off cars in moving traffic already in the right lane to be able to access the lane that heads to the southbound entrance of 101. I myself was rear-ended at the Northgate drive/Freitas intersection during a traffic delay that had me sitting through two changes of lights in front of Northgate 1 (the rear-end occurred after the second change of lights). I also have great concerns about the second driveway proposed "north and west" of the current two-lane roadway leading away from the hotel property. It seems that it is planned inside of the required green zone our Restrictions document outlines.

As someone who lived here during the droughts of the late 1970s, of course I have concerns about the increased pressure additional housing and residents in Terra Linda will apply to water, resources, freeway use and to Dixie schools, three or four campuses of which have been razed and/or put to other uses other than as schools since the 1970s in the 94903 area code. Add to this what will certainly be an attempt to put housing at the current site of Northgate Mall, and an undesirable unit-to-parking-space ratio being touted as "acceptable", and the beleaguered residents of the Terra Linda Valley are being forced to shoulder what will be the result of a tremendous amount of bad planning.

We do not want this project to move forward.

Thank you.



RECEIVED  
OCT 23 2018  
PLANNING

City of San Rafael  
Planning Department

October 23, 2018

RE: Proposed Northgate Walk project

Greetings:

As a resident of Terra Linda, specifically San Rafael Manor, I have some concerns regarding the proposed Northgate Walk project.

"The Covenants and Restrictions" preclude the property being used for a supermarket, discount house, retail shopping center, apartment house or commercial use..." The term condominium was not in common use at the time of the Covenants (1964). If it were the wording of the Restrictions may possibly have included it. Respecting the intent of the 1964 agreement in very important and crucial to this matter.

Traffic volume and roadway congestion is already particularly heavy both in the mornings and in the afternoons. Adding another influx of vehicles would compound the situation. A traffic study measuring traffic at 10:00 in the morning and 3:00 in the afternoon is skimpy at best.

Privacy for people residing below the proposed structures will be affected.

Noise during construction will be invasive to our enjoyment of our homes. One cannot erect multi-story buildings without above normal noise.

Buildings reaching above the ridgeline of the hill on which the project is proposed will create a shadowing affecting many of our residents. Especially in winter the San Rafael Manor area will be affected for much of each day.

With limited parking available for the Northgate Walk the over flow will be crowding the limited street parking on Los Gamos Road and nearby streets. This will certainly happen when there are major events at the Four Points Sheraton Hotel.

Sincerely,



Charles Schultz  
1024 Los Gamos Road, Apt C  
San Rafael, Ca 94903

## Steve Stafford

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**From:** Joanne Webster <jwebster@srchamber.com>  
**Sent:** Monday, October 22, 2018 2:45 PM  
**To:** Steve Stafford  
**Cc:** Raffi Boloyan; Ross Guehring  
**Subject:** SRCC comment on Northgate Walk Residential Development

Steve,

Please distribute this email to the Planning Commissioners prior to their meeting on October 23.

Thank you,  
Joanne

Dear Commissioners:

Thank you for the opportunity to provide feedback relative to the project located at 1005 and 1010 Northgate Drive. On behalf of the San Rafael Chamber of Commerce, which represents nearly 625 Marin County employers with over 26,000 employees, I write to express our support for the proposed Northgate Walk Residential Development. I am unable to attend the Planning Commission meeting tomorrow night, but wanted to offer you the following:

The developer first presented a conceptual design to the Chamber leadership in 2016 with a project that included 211 units. The current zoning allows for many more units (313 and could go up to 422 with a state density bonus) but the original project proposed only slightly over 200 units of housing, which is sorely needed. Since then, they have done considerable community outreach, listened to the community's feedback, made accommodations, re-focused and now proposing a plan for 136 units of which 20% are affordable.

1. It is great site for housing; close to transit, fits into its neighboring surroundings and the project is completely code compliant and meets the requirements of our General Plan.
- 2.
3. We are supportive of the project and really hope that you can make this work.
- 4.
5. We respectfully ask the commission to use caution when making recommendations tonight that you do not reduce the number of proposed units any further for the project has already lost essential housing units for our community.

Sincerely,  
Joanne

**Joanne Webster**  
President and CEO  
San Rafael Chamber of Commerce

817 Mission Ave., San Rafael, CA 94901  
P 415-454-4163 x 101 F 415-454-7039 E [jwebster@srchamber.com](mailto:jwebster@srchamber.com)

[KeepMarinMoving](#)

## Steve Stafford

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**From:** paulasjones@comcast.net  
**Sent:** Sunday, October 21, 2018 8:50 PM  
**To:** Steve Stafford  
**Cc:** paulasjones@comcast.net  
**Subject:** Opposed to proposed project at Four Points Sheraton

Dear Mr Stafford:

I am writing regarding Project 1007, 1010, 1020 and 1030 Northgate Drive.

This project is now coming back after significant opposition to the original project. While the developers have changed the project from apartments to condos, they have still not addressed the multiple issues related to a project this size in this location. This is especially true given the possibility of a large housing and retail complex one block away at what is now the Northgate Mall.

Given the market rate nature of this project, it will not provide any meaningful housing for low income people who actually work in Marin, or for seniors. It will provide condos for people commuting to San Francisco and beyond.

In no particular order, the project fails to address the following:

- **Traffic impact** - Adding 136 units in this location will add up to 300 more vehicles trying to enter and exit a narrow (single lane in either direction) roadway with a signal at Northgate and Freitas Parkway. There is little to no space to widen it. The signal is currently a demand signal from which 1-3 cars per cycle seek to turn left from Northgate towards the freeway. During the morning commute traffic already backs up almost to Las Gallinas and it can take multiple cycles to enter 101 South. There have been multiple accidents in this and nearby intersections as the left turn configuration is confusing. If the developer still intends to add units and a parking garage (with elevator stack parking) in the space presently developed with a gas stations and UPS store, this will only compound a dangerous and crowded situation. Increasing the volume of traffic by this factor is irresponsible and dangerous. If cars are unable to turn left to the freeway, they will turn right to either make the u-turn at Las Gallinas or cut through the neighborhood just west of the development. During the roadwork at Frietas and Las Gallinas there was a steady stream of cars racing through the neighborhood to avoid the back up at the u-turn, causing accidents and near misses. There is an elementary school bus stop at Las Gallinas and Oleander where kids are already dodging cars turning left from Oleander onto Las Gallinas to make the turn to the freeway there. Cars often back up on Las Gallinas and it can take 3-4 cycles of the signal to get onto Frietas between 7 and 8am. Suffice it to say that these drivers are already speeding and driving dangerously given frustration with existing traffic congestion. We are already seeing significant traffic impacts from the Win Cup development and this will add to that burden.
- **Public transit** - the bus to the ferry has already been discontinued and the ferry is already turning passengers away. In the previous proposal, the developers claimed that people would use the SMART train or work in the

neighborhood. This seems patently unlikely. Public transportation is not a realistic option for this project, putting more pressure on overburdened surface streets and freeway.

- **Water** - Given climate issues, it is more likely that this area will have more drought years than wet years. Marin relies on reservoirs and cannot support the water needs of an additional 136 units.
- **Crime** - this area is already experiencing increased property crime in the form of car and home burglary. Adding such a large project will only increase the attractiveness of this area for crime, especially given the proximity to the freeway and fast getaways. We are already seeing this activity.
- **Parking** - San Rafael Manor is a coop development just west of the proposed condo project. It has 160 units in a well-planned area along Los Gamos drive. Los Gamos, Orange Blossom and Orris Terrace are the closest streets to the Northgate project and already are crowded with cars along both sides of the streets. With the volume of resident and visitor vehicles proposed, these suburban streets will be flooded with additional cars seeking parking, also increasing the risk of vehicle break-ins and traffic incidents. This neighborhood is filled with kids, people walking their dogs and exercising and the increased parking and associated traffic endangers them as well.
- **Impact to homes and neighborhood just west of the site** - in addition to traffic, crime and safety issues mentioned above, the project will also loom over San Rafael Manor and single-family homes along Las Gamos, Orange Blossom and Orris Terrace. The site sits on a hill just 20-30 feet across a creek from San Rafael Manor. We already have issues with noise and lighting from the hotel - these will be compounded significantly by a project this size and height. One reason we bought in this area was to be able to enjoy quiet and private evenings in the yard - with the proximity and height of the project that will be gone.
- **Impact on local schools** - Dixie School district is already crowded. Adding up to 136 families to the district will cause over-over-crowding and impact the quality of education.
- **Emergency vehicle operation** - The neighborhood west of the site has many elderly or disabled residents who rely on emergency service vehicle to access them quickly. With the above-mentioned issues from traffic and parking, our neighbors safety and health will be jeopardized. In addition, adding this many residents will strain already stretched emergency services.

For all these reasons, we oppose this project and will continue to do so before Design Review, Planning Commission and San Rafael City Council bodies.

Thank you for your consideration.

Paula S. Jones

140 Orange Blossom Lane

San Rafael, CA 94903

Paula S. Jones



## Steve Stafford

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**From:** Maria Brundige <mariabrundige@gmail.com>  
**Sent:** Sunday, October 21, 2018 10:23 PM  
**To:** Steve Stafford  
**Subject:** Project 1007, 1010, 1020 and 1030 Northgate Drive

Dear Mr. Stafford,

I am writing to oppose Project 1007, 1010, 1020 and 1030 Northgate Drive, the high density housing development at Four Points Sheraton.

I am a homeowner on Orange Blossom Lane and continue to oppose this project as it is not appropriate for this area.

### **Major Traffic Issues:**

Traffic safety is a primary concern as adding more cars to an already jammed freeway entrance will create even bigger delays and more accidents. During the road project at Las Gallinas and Freitas Parkway earlier this year cars were pouring in streams of 15-20 cars onto Los Gamos and screeching around the corner in front of my house and racing down Orange Blossom Lane to avoid the back up on Freitas Parkway. This is evidence that the same will happen when another 500-600 more cars are using Freitas Parkway from the proposed project. Neighbors resorted to hanging hand made posters to ask people to slow down as children were at risk of being hit.

Two years ago when this was first proposed several residents requested traffic studies of the intersection and freeway entrance because there are already frequent accidents at the intersection of Northgate Drive and Freitas Parkway. Where are the results? One of the reasons there are so many accidents at that intersection is that there is confusion from drivers trying to turn left from Northgate Drive onto Freitas Parkway toward the freeway. This will only become a greater liability with hundreds more cars jamming that intersection daily. A neighbor who lives on Orange Blossom Lane was hit in that crosswalk already.

Anyone who lives in this area can tell you that one fender bender between here and Central San Rafael backs up the Southbound entrance on Freitas Parkway all the way past Las Gallinas causing major delays during rush hour. The timing of the Northgate Drive signal will have to be extended and the flow of Freitas Parkway traffic will be impacted and backed up further effecting school traffic as well.

### **Parking and crowding on surrounding streets:**

The profile of the buildings is disproportionate to the area and the proposed multiple stories will loom over our neighborhood and have views directly into my yard.

There has been an increase in crime in our neighborhood that will be more profoundly felt by more street parking caused by the lack of sufficient parking and the scope of the development. Sufficient parking has not been addressed in any proposal seen so far which means our streets will be filled with the overflow parking and bring unwanted guest parking and additional traffic.

### **Infrastructure cannot support this development:**

Infrastructure in Terra Linda will not accommodate this plan. The design and purpose of this development fits an urban setting without regard for the real needs of this community. The developer has mentioned paying a fee to address the burden on schools, no fee will compensate for the lack of space, increased class sizes, and salaries needed for more teachers that will be the reality. Fire and police services are limited and strained already. Water is an ongoing issue and will continue to worsen with increased demand.

### **Affordable housing needed:**

This project will not provide housing for workers in any of the retail, restaurants, schools, or small businesses in San Rafael because those workers are not compensated enough to afford to live here. We all know that most of the workers are driving or bussing in from the East Bay and many as far as Vallejo to work in the county.

In addition, we are not naive enough to believe that the term "senior housing" means "affordable housing." There is an aging population that cannot afford to stay in the neighborhood because of the lack of affordable units and this project does not address that.

**Existing property values:**

This project will most definitely decrease my property value because it will eliminate the privacy of my home and crowd the street with traffic and noise. The hotel lights are already an issue and adding larger buildings with rooftop amenities will increase sound and light pollution dramatically.

The adjacent neighborhood is single family homes and two story low profile co-op housing. I live on the corner of Orange Blossom and Los Gamos. Having multi-story buildings towering over the neighborhood will impact value and diminish my families' peace, privacy, and enjoyment of our community:

We purchased here after renting for fourteen years because we were counting on retiring in the same quiet community we have enjoyed.

This development will make our main view a multi story complex towering over our home. The development will also have views into our home and yard and we will likely be surrounded by cars parked on every side of our home. We have experienced a taste of this when the construction trucks working on the intersection of Frietas and Las Gallinas were parked in front and on both sides of our house sometimes idling engines in the early hours of the morning and sending noise and gas fumes into our windows. That experience will likely be repeated during the construction of this development and continue on after its completion due to the lack of sufficient parking for its residents.

We do not want our peace and quiet disrupted by this development and do not want to be forced from our home after working so hard to buy in the neighborhood.

We have lived in this community for almost 20 years and are committed to keeping it safe and homey.

It seems that the mayor and the city council should have a greater concern to provide for the needs of its constituents and think more strategically about the future, rather than cave in to a greedy developer who will profit and not put anything of real use into the community and then leave us to solve the problems it has created.

We need to enrich Terra Linda with affordable suburban style housing for the working class such as teachers, first responders, retailers, and seniors.

This project isn't a solution, it is a problem. The scope of this development just doesn't work here. Being proposed over and over again with minor changes doesn't make it any more suitable. I could support a proposal with fewer units, lower two story profile, adequate parking, and a large number of affordable housing units.

I urge the planning committee, the city council and the mayor to limit the scope of this development and require the developer to meet the real needs of this community.

Sincerely, Maria Brundige  
(Homeowner and Teacher)

San Rafael City Planning Department  
1400 5th Avenue  
San Rafael CA  
415-485-3085

October 16<sup>th</sup>, 2018

RECEIVED

OCT 16 2018

PLANNING

Patricia and William Warnock  
22 San Mateo CT  
San Rafael, CA 94903  
Dear Sirs:

Attached is a letter addressing our concerns about the Northgate Walk proposal in Terra Linda. Over the years we have seen traffic increase in Terra Linda on Freitas Parkway and feeder streets. While traffic use to be heavy at holiday times we now find traffic issues and problems daily. The Northgate Walk proposal will compound traffic problems for Terra Linda, especially in light of future City plans for converting parts of the Northgate Mall to housing and a town center.

Information on file with the City Building Department reveals that the traffic study completed by the developer is a partial traffic study. The developer noted that their traffic study (on file with the City) found no adverse effects on Terra Linda and surrounding area traffic due to the proposal.

However, the study dealt only with one part of the extra traffic the project will generate. The traffic study submitted dealt only with traffic exiting at the 101 North Manuel T. Freitas Parkway exit, thence making a right turn on to Civic Center Drive, followed by another right turn onto the Merryvale Overpass ending at Las Gallinas Avenue and the east entrance of Macy's.

There has not been a study of the traffic generated by the Northgate Walk at the 101-south exit, Freitas Parkway, Northgate Drive and the surrounding streets and intersections of the area. A serious concern arises when one examines the Hwy 101 south exit onto Freitas Parkway. Currently traffic builds up on the south 101 exit to Terra Linda as vehicle's attempt to enter our community. This exit brings vehicles not only to the business of the southeast areas of Terra Linda but also directs traffic west on Freitas for the many vehicles entering the valley, using the Kaiser Hospital facilities, our schools, businesses to the west of Freitas parkway and vehicles of Terra Linda residents.

As the 101 South exit is configured, traffic wishing to head west on Freitas must navigate a blind curve at the end of that exit onto Freitas Parkway, then the vehicle must attempt to merge very quickly with fast moving traffic coming off the 101-north exit overpass onto a very short length of roadway shared with Freitas Parkway's through traffic west. Additionally, immediately ahead, the newly merged driver must be aware of not only the fast-moving merging traffic, but also be aware of the electric stop light for the Freitas and Northgate Drive intersection approximately 1/3 of a block from the exit just navigated. This is the very intersection entrance proposed for the Northgate Walk project. If a vehicle exiting 101 south does not navigate the merge correctly and safely they have no alternative but to turn right onto Northgate Drive, pull into the gas station or the doctors' offices and negotiate a legal u turn to get back to Freitas Parkway.

The addition of 144 units in the Northgate Walk will increase traffic patterns already problematic in the area. We are also in high fire danger interface and adding more vehicles to the area creates major obstacles for a safe egress of residents and businesses in the event of a such a fire.

Thank you for letting us share our concerns about this project with the Commission.

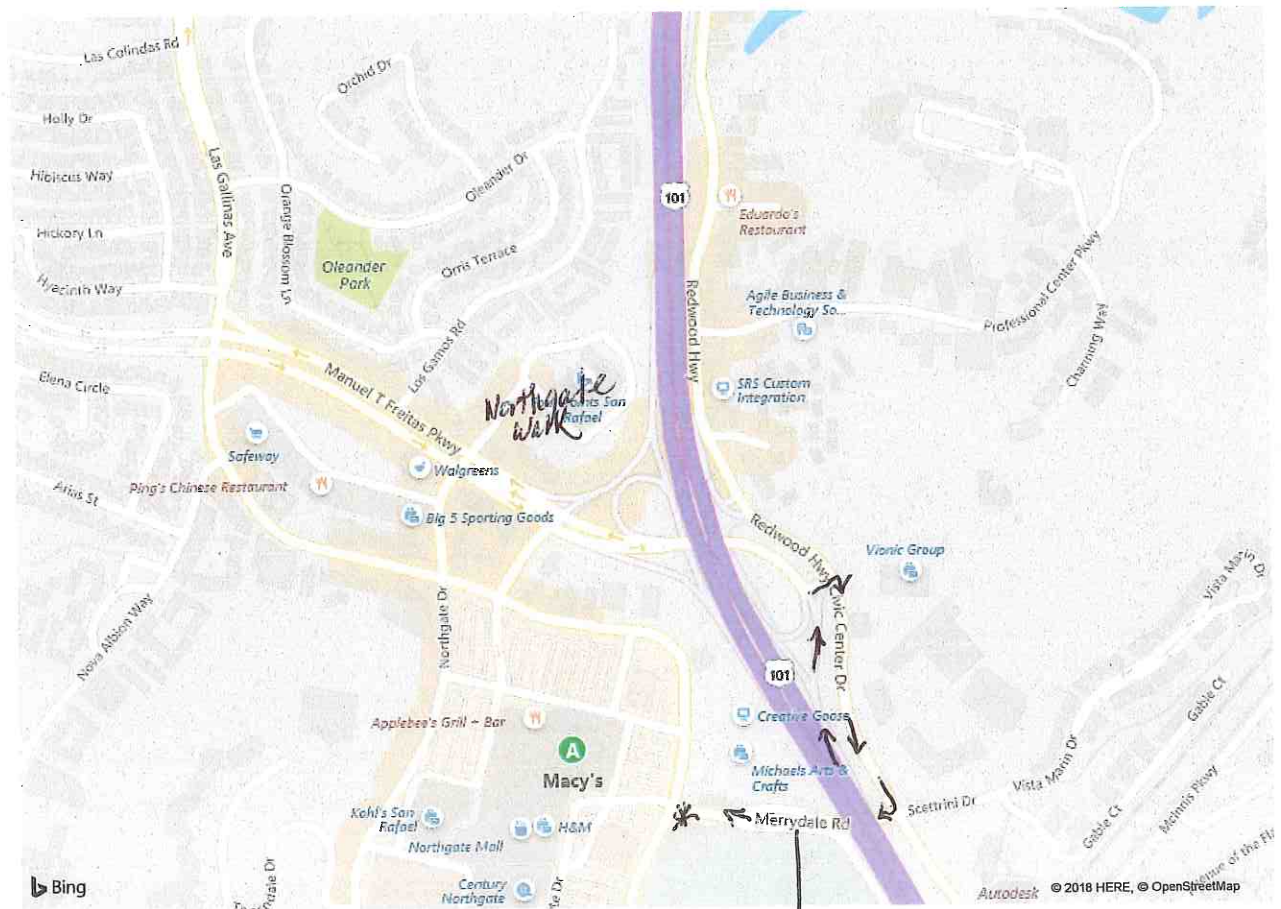
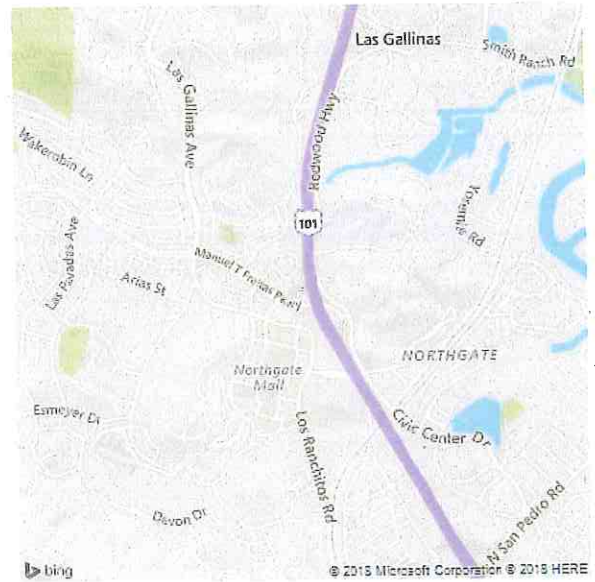
Sincerely,

Patricia and William Warnock



Notes

NOTE: The traffic study completed by the developer only referred to traffic exiting North Hwy 101, then turning right onto Civic Center Drive, turning right again onto the Merrydale Rd overpass, ending at Las Gallinas and the east entrance to Macy's, designated by the #1. None of the South Hwy 101 exiting traffic into Terra Linda was considered. There are 2 copies of the traffic study by the developer in the file. The second study is identical to the first, that is it is a copy of the first study discussed in the attached letter.



#1

April 4, 2018

Mr. Steve Stafford  
City of San Rafael  
Planning Division  
1400 Fifth Avenue  
San Rafael CA 94901

RECEIVED  
OCT 16 2018  
PLANNING

RE: File # ED-16-038; UP16-018; S16-001; LLA16-003; NM16-001; IS16-002; PTA16-001  
Project: Northgate Walk  
1007 Northgate Drive  
[steve.stafford@cityofsanrafael.ca.org](mailto:steve.stafford@cityofsanrafael.ca.org)

Dear Mr. Stafford;

Thank you for the opportunity to respond to the proposed Northgate Walk development located at Northgate Drive and Freitas Parkway in Terra Linda. The TLHOA Community Development Committee has reviewed the records for this project and submits the following concerns and questions.

- Has a traffic study been done of the Northgate Drive- Freitas Parkway intersection, and the South 101 exit onto West Freitas Parkway? It has been noted the traffic studies in the Planning Dept. files refer solely to vehicles exiting from 101 North.
- The Northgate Drive- Freitas Parkway intersection currently suffers from a poor level of service; it serves 6- way traffic and receives vehicles from Hwy 101 North and South. The Hwy101 South exit has blind curve leading to West Freitas Parkway. In addition, a vehicle navigating this blind exit curve must merge quickly to the left with traffic coming off 101 North. Concomitantly, the driver must be careful to avoid stopped Freitas Parkway traffic waiting for the light. The distance from the end of the blind curve to the intersection in question is short. What is the traffic impact from the proposed development at the intersection of Manuel Freitas and Northgate Drive?
- Building 1007's mass is so great that it is an encumbrance on the existing landscape. Building 1007's size and height, a 4-story building, overwhelms the parcel at this location and is too close to Freitas Parkway. In addition, Building 1007 is only 25 feet shorter than the imposing height of existing Office Building 1050 in the development.

- There appears to be a discrepancy on the submitted plans. The story heights and elevations on SW Elevation 1, drawing 1007.6, and other elevations, do not correspond.

$$\begin{array}{r}
 120 \text{ ft } 6 \text{ inches} = \text{ Total height Bld.1007} \\
 - \underline{67 \text{ ft } 6 \text{ inches}} = \text{ Elevation @ bottom of Bld.1007} \\
 53 \text{ ft } 0 \text{ inches} = \text{ Difference between elevations}
 \end{array}$$

Story heights: 11 ft + 11 ft + 10.4 ft + 10.4 ft = 42 ft 8 inches < 53 ft 0 inches.  
Please clarify the height of Building 1007.

- Sections marks are needed on the drawings to tie elevation views to the plan views.
- Has the Dixie School District and The Las Gallinas Sanitation District assessed the impact of the Project?
- Will the Dixie District analysis of the number of students generated by the project be available for the public? Will the increase in students affect classroom size?
- Has an environmental Impact Assessment been performed? Will there be a soil toxicity study at the gas station location?
- Does the Planning Dept feel parking for residents, visitors and service vehicles is adequate? If not where will over flow parking be?
- Will there be provisions for solar energy and the recycling of water for irrigation purposes?
- Are there liberal use of trees to soften and improve existing and new structures?
- Will there be an opportunity for public input on the final exterior design of the buildings and exterior paint colors?
- The current condition of the landscaping of the south side of Building 1050 abutting Freitas Parkway has deteriorated over the years. The fence is falling, weeds have taken over the sidewalk and hill, there are several incongruous species of trees (palms, eucalyptus, evergreens) crowded together, as well as an aged arbor. Generally, throughout the existing parcel there are stands of dead trees. Will landscape plans include updates to the landscaping, evaluation of trees visible from Freitas Parkway, and provide for care, pruning and removal as necessary at this entrance to Terra Linda?

- The density of the project, its multiple uses, and limited accesses (one way in one way out) raises concerns for an orderly and safe evacuation of the area should it be necessary. In the Senior Building are there adequate elevators, ramps and loading zones for assisted transport? Additionally, there will be delivery vehicles responding to the entire development. Are the roadways wide enough for the delivery traffic that will be generated?
- Storm water concerns are specific to the volume of the neighboring drainage canal and the addition of the non-permeable structures of the development. Will there be adequate retaining walls to prevent earth movement along the drainage canal?
- Will there be wind mapping regarding wind tunnel effects between buildings, especially at the entrance?
- The San Rafael Manor co -ops will lose privacy, and experience light, traffic and noise issues due to the location of Building 1007.
- Shading Study is inaccurate and show shadows on the wrong side of the buildings given the date and time stamp. Such substantial errors and omissions raise doubts of the accuracy of the entire study. Shading could be considerable during the morning hours for the neighboring Los Gamos Co -Op (San Rafael Manor) and other eastly neighbors.

Terra Linda Home Owners Association  
Community Development Committee

Susan Coleman  
Loren Powers  
Patricia Warnock  
Kate Powers

Questions: (415)-717-6434

## Steve Stafford

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**From:** Nicole Love <njlove3@att.net>  
**Sent:** Saturday, April 07, 2018 12:48 PM  
**To:** Steve Stafford  
**Subject:** New construction Four Points area

Dear Mr. Stafford:

Please add me to the list of local residents who do not approve of this proposed project in the Northgate area.

There is more traffic projected with the Sears area future construction and the Kaiser building construction. Our area cannot sustain any more than that without dire results.

The project at Four Points must be severely downsized.

Thank you.

Nicole Love  
43 Tan Oak Circle  
San Rafael, CA 94903





**SAN RAFAEL**  
THE CITY WITH A MISSION

**INTER-DEPARTMENTAL  
MEMORANDUM**

Community Development Department – Planning Division

**DATE:** April 6, 2018  
**TO:** Project File; 'Northgate Walk' Multifamily Residential Condominium Project  
**FROM:** Steve Stafford, Senior Planner  
**SUBJECT:** [ED16-038, UP16-018, S16-001, LLA16-003] Verbal Comments

Planning staff received verbal, phone comments on the project from the following residents:

Betty Haney  
1028 Los Gamos Rd., Apt. C  
San Rafael, CA 94903

Roslyn Heubach  
1036 Los Gamos Rd., Apt. C  
San Rafael, CA 94903

Arthur Duffy  
16 Bolanos Dr,  
San Rafael, CA 94903

Dennis Carlomagno  
12 Galway Ln.  
San Rafael, CA 94903

Dorothy Horton  
48 Esmeyer Dr.  
San Rafael, CA 94903

Mike Murray  
629 Las Colindas Rd.  
San Rafael, CA 94903

Lynn Robinson  
1024 Los Gamos Rd, Apt. A  
San Rafael, CA 94903

Leonard and Elaine Keller  
40 De La Guerra Rd.  
San Rafael, CA 94903

Cecilia Franco  
31 Carroll Ct  
San Rafael, CA 94903

Bruce Ballin  
1036 Los Gamos Rd, Apt. A  
San Rafael, CA 94903

These comments were similar:

- Too much density
- Too large of scale
- Too much additional traffic impacts
- Too much light pollution
- Too much noise
- Pedestrian and vehicular safety concerns
- Need more than single vehicle access/exit to/from site

## Steve Stafford

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**From:** Ellen Moon Lee <emoonlee@gmail.com>  
**Sent:** Friday, April 06, 2018 6:34 PM  
**To:** Steve Stafford  
**Subject:** New construction project in terra linda

Please do not allow a 3 story building where the current ups store & gas station are currently. 1-2 stories is more appropriate relative to other buildings.

I am deeply concerned about how many units are proposed at the 4 points location. Please do not allow developers to prosper, while our neighborhood traffic & lifestyle suffer.

- Ellen Lee

## Steve Stafford

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**From:** MARYANN SOLTIS <soltis1218@msn.com>  
**Sent:** Friday, April 06, 2018 10:34 PM  
**To:** Steve Stafford  
**Subject:** No further building in Terre Linda

Dear Steve, This email is dissuade you to not building in Feitas Hwy. in Terra Linda. One more car in Marin is dangerous to drivers. Most times when I get in the car, I am with congested traffic and the rage of too many drivers. Not to mention the unsafe conditions of having too many people on the road. The roads have not changed in 45 plus years I have lived in Marin and the traffic has tripled. Living in San Rafael Manor, I don't want any more building close by. The density of housing is too much. No more building where there is not needed, just so someone can make more money. Greed will destroy our society. Sincerely, Mary Ann Soltis

## Steve Stafford

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**From:** Charles Schultz <imayrespond@att.net>  
**Sent:** Friday, April 06, 2018 10:43 PM  
**To:** Steve Stafford  
**Cc:** Becky Page  
**Subject:** Northgate Walk

Hello Mr. Stafford.

Here are my thoughts regarding the revised plans for Northgate walk.

The "Covenants and Restrictions" dated March 27, 1964 regarding the property of the proposed Northgate Walk and San Rafael Manor appear to be enforceable by San Rafael Manor. Do we need to continue dealing with revised architectural plans for a development which is not in the best interest of the local area?

As I read the proposal packet, 182 apartments/condos would be built on what is labeled Parcels A, B, C, & D. The project Referral/Transmittal from City of San Rafael indicates the demolition of the commercial building and gas station, replacing them with 30 units (the plan shows 42 units).

What is the major employer which is pedestrian adjacent to the development? Everyone cannot work at Kaiser.

Greenway perimeter? Pathway open to the public? Would residents actually enjoy walking in the fumes near the highway?

There is a massive amount of verticalness in this project which would have very severe shadowing affect on our property, The shadow study does not seem to accurately show the casting of long shadow from tall buildings. A better view would be a transect of the properties (NW & SRM) from our street, Los Gamos Road, eastward through the hill and buildings of the proposed development to the highway. A few "slices" would give a more encompassing view.

The additional traffic, especially during the busy times of the day, will add to the near grid lock for people heading to or coming off the freeway. More traffic in the area and limited parking provided by the development would push parking off the development property and on to the nearby residential streets. Los Gamos Road is already full of parked cars in the evening because we do not have enough off-street parking for all our residents.

Living near a hotel with it constant ebb and flow of guests arriving and departing, waiting for a shuttle to get to other transportation, and being situated beside a freeway may not appeal to many people who have a choice in relocating.

Of great concern, is the privacy (loss of privacy) for our residents if tall building are constructed up slope from our units. It would be a

serious infringement to have nearby units positioned to have a view into our living spaces.

Roof gardens, entertainment centers, fire pits. Two of the three make no sense in a residential area where the people should have a right to peaceful enjoyment of their homes, in an area which becomes a critical fire risk during the dry summer and fall months, and in an area which has many "Spare the Air" days.

Lastly, please refer and consider my first paragraph regarding Covenants and Restrictions.

Thank you very much.

Chuck Schultz

Charles Schultz  
1024 Los Gatos Road, Apt. C  
San Rafael, CA 94903-2517



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## Steve Stafford

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**From:** Cristina Simona <crisimona@hotmail.com>  
**Sent:** Monday, April 09, 2018 12:17 PM  
**To:** Steve Stafford  
**Subject:** "Northgate Walk" project

April 9, 2018

Mr. Steve Stafford, Project Planner  
City of San Rafael

Re: "Northgate Walk" project

Dear Mr. Stafford,

I know that the time for public comments for this project has expired. But I would like to voice my concern not for the actual residential unit buildings, but for the garage structure that is planned to be built at the corner of Northgate and Freitas. This is a very congested area as it is.

I am not sure how close to getting the go ahead the project is, but I hope that an impact study on the environmental and traffic impacts that the garage structure will make has been considered and measures will be taken to ensure that the new structure will not create any traffic issues. I am all for adding housing units in Marin, but it should be done responsibly in a manner that does not create new problems for all residents in this area.

Thank you for your consideration.

Best,

Cristina Simona  
1012G Los Gamos Road  
San Rafael

## Steve Stafford

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**From:** CRISPR <sentryfolder@gmail.com>  
**Sent:** Thursday, April 12, 2018 7:43 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk Complex

Dear Steve Stafford,

Please do not vote for the new Northgate Walk complex. As a soon-to-be teen in the San Rafael Manor complex, I must say that it is ridiculous to approve the Northgate Walk building, for plenty of reasons. One major reason is traffic. The cars from the complex will pull out into an already crowded, poorly thought-out area. That would just make more traffic and more of a pain on the nearby roads. Also, there will only be enough parking space for a limited number of cars at the complex. People who live there will probably have a family with more than one car, and with only a small parking space they will go to the closest public parking...which is Los Gamos Road, where I live. There are already enough cars parking here and we don't need more. Buildings will have to be torn-up before constructions begins. Those buildings are not crucial but highly needed in the area. The gas station provides many basic things for tourists and people passing by, and we need the UPS store, too. During the construction, debris and dust will go in the water of the creek near the building. Many of the residents of this new building will have kids, kids who will flood into the schools nearby. The schools are already crowded and the high schools will be harder to get into.

So there is honestly no upside to letting them build the Northgate Walk complex...just downsides. Let's be honest. The people who want to build it are greedy and want more money with little regard for others. Thank you for taking your time to read this.

Sincerely,

Anthony Spinozzi

## Steve Stafford

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**From:** john burris <0burrisoj@startmail.com>  
**Sent:** Friday, April 06, 2018 4:34 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk development

Mr. Stafford,

As a relatively new resident in Terra Linda I'd like to comment on the proposed Northgate Walk development off Freitas Parkway in Terra Linda. It's clear to all that such development will contribute to an even higher volume of traffic than currently experienced and will add additional students to the school system. With regards to schools, we're having an election concerning funding for the Dixie school district that, according to the VOTER INFORMATION GUIDE, will be funded by an increase in the per parcel tax rate. As described in the guide a parcel is rather loosely defined – it can include a home or an apartment complex but the rate's the same. Before the city signs off on this it would be a good idea to change the way taxes are levied so that the residents of these apartments (or their owners) pay sufficient taxes to cover schools and the other amenities supported by local taxes.

John Burris  
1093 Lea Dr.  
San Rafael



# WE OPPOSE THE PLANS FOR THE DEVELOPMENT PROJECT KNOWN AS "NORTHGATE WALK"

The undersigned wish to strongly affirm our continued opposition to the entire project known as "Northgate Walk", proposed for the site of the Sheraton Four Points hotel and the Gateway Gas Station/UPS Store location at the end of Northgate Drive in Terra Linda. The suitability of the location for a project of this scale—even at the "reduced" size of the newest proposal is at issue, in addition to but not limited to the following:

- Traffic
- Lack of suitable/enough parking
- Construction impacts
- Noise after completion
- Nighttime light pollution
- Shade impact
- Single-road egress to and from the proposed site leading to a stoplight
- Height and density
- Size and scale of project on small lots
- Strain on existing infrastructure and natural resources
- Privacy concerns from looming buildings over smaller scale, existing residences
- Proximity to and additional heavy use of proven dangerous roadway intersections
- The threat of SB 827, which could render existing limits and those approved null and void, allowing even larger, more detrimental development past what has been proposed or approved
- The violation of existing legal restrictions on land use and development through Agreement with neighboring property San Rafael Manor

SIGNATURE	NAME	ADDRESS
<i>Linda C. Michels</i>	Linda C. Michels	1032 Los Gamos Rd #E San Rafael CA 94903
<i>Katelyn Tellman</i>	Katelyn Tellman	1052 Los Gamos Rd #F San Rafael, CA 94903
<i>Kylie Timmerman</i>	Kylie Timmerman	1092 Los Gamos Rd #F San Rafael CA 94903
<i>Joanne McAdams</i>	Joanne McAdams	1028A Los Gamos Rd. San Rafael, CA 94903
<i>L. Lane-Battell</i>	LINDA LANE-BATTELL	1028 F Los Gamos Rd San Rafael, CA 94903
<i>Tim Lane-Battell</i>	Tim Lane-Battell	1028F Los Gamos Rd San Rafael, CA 94903
<i>Polly Shultz</i>	Polly Shultz	1036 Los Gamos Rd Apt. D San Rafael, CA 94903
<i>Benjamin M. Shultz</i>	Benjamin M. Shultz	1036 Los Gamos Rd. Apt. D. San Rafael, CA 94903

## Steve Stafford

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**From:** Susan Shapiro <bseder36@gmail.com>  
**Sent:** Friday, April 06, 2018 11:02 AM  
**To:** Steve Stafford; Lanie King; King, Ryan (DAT); Abigail Spaelti; Rick Spaelti; Sandy Shapiro; Susan Shapiro  
**Subject:** Northgate Walk

Dear Steve:

We are 3 homeowners in the Terra Linda area.

We are definitely concerned about the Northgate Walk. We have a few questions.

Where and when are the public hearings?

What are the city of San Rafael's plans for the additional traffic?

Will the traffic problems be resolved by the developer? Will the developer be paying for any changes or additions made to existing roads to deal with the increase in the flow of traffic due to this development?

How will the impact on the local schools and parks be addressed?

We feel that these problems and resolutions should be discussed and in place before the OK is given to this development.

Please advise us about these concerns.

Sincerely,

Susan & Sanford Shapiro 854 Patricia Way San Rafael 94903

Lanie & Ryan King 883 Patricia Way San Rafael, 94903

Abigail & Rick Spaelti 693 Woodbine Drive San Rafael, CA 94903

## Steve Stafford

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**From:** Michael Scott Gold CLU ChFC <msscottgold1@aol.com>  
**Sent:** Friday, April 06, 2018 11:24 AM  
**To:** Steve Stafford  
**Subject:** Northgate walk

Mr Stafford,

I would like to comment on the proposed Northgate Walk project:

With traffic on 101 at a near stand still for many hours of the day,  
School being over crowded and lack of funding for essentials  
not to mention the reason we move to Marin and pay the housing prices that we do the idea of a high density project  
seems completely counterproductive.

this project will negatively effect our neighborhood and I am completely opposed to it.

I can only imagine what sort of corruption is going on to push this through.  
Shame on all of you!  
Thank you

Michael Gold AIF CLU ChFC RICP  
Ca Lic. # 0610290

## Steve Stafford

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**From:** david claiborne <david.claiborne@sbcglobal.net>  
**Sent:** Friday, April 06, 2018 11:33 AM  
**To:** Steve Stafford  
**Subject:** Re: Gateway 'Walk'

Dear Mr. Stafford - I am writing to express my dissatisfaction with the size of the Gateway development project. Even though Freitas Parkway has been improved very slightly further west, this massive housing project will further clog up an already impacted intersection with Hwy 101. I feel certain it is too far from the new train station at the Civic Center. I doubt many residents will walk there on a sunny day, let alone in the rain. There is no space for a bus transit site here. Hence, a massive influx of commuter traffic, resulting in long lines to make a U turn at Las Gallinas to get to Southbound 101 in the am, and long lines on the flyover to Freitas in the pm for Northbound 101. This is also a safety issue with ambulances trying to get to Kaiser Hospital. Secondly, this will result in a huge sudden influx of students into Vallicito Elementary. And do we expect these children to walk or bicycle across busy intersections to get to school? No. Their parents will most likely drive them.

Do the right thing. Tell the greedy developers, who don't even live in Northern California, to scale back their project. I know they did this once before, but we both know it is a game they play; Ask for a huge development, then when the expected protests arise, scale it back to the size you wanted in the first place. Let's learn from our mistakes at the Winn-Cup in Corte Madera. Let's do the right thing

## Steve Stafford

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**From:** cynthia gottlieb <cegottlieb@hotmail.com>  
**Sent:** Friday, April 06, 2018 12:02 PM  
**To:** Steve Stafford  
**Subject:** proposed development at Freitas Pkwy and Northgate Drive

Mr. Stafford,

The scope of the proposed plan at Freitas and Northgate Drive is much too large for the location. It is already problematic getting on and off the freeway at Freitas - what happens in case of an emergency or natural disaster given that Freitas is the only way in and out of Terra Linda? The bottleneck that the development would cause is unacceptable and dangerous. A smaller plan must be submitted before approval.

Cynthia Sapp  
Terra Linda

## Steve Stafford

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**From:** Larry Shapiro <shapiro989@gmail.com>  
**Sent:** Friday, April 06, 2018 12:32 PM  
**To:** Steve Stafford  
**Subject:** Objection to Terra Linda Four Points Redevelopment Project

Dear Mr. Stafford,

My wife and I live in Terra Linda and are writing to express our great concern and objections to the proposed redevelopment of the Four Points hotel area of Terra Linda and the adjoining intersection.

The increase in traffic in an already very congested area would be extreme, not only during the period of construction, but of course, in perpetuity.

The Terra Linda exits from 101 and entrances to 101 are already totally inadequate. The substantial number of additional cars which will use the exits will cause huge backups onto the freeway. And for traffic entering 101, huge backups into Terra Linda city streets and intersections.

Plus the 101 Lucas Valley/ Terra Linda corridor is already horribly clogged in the especially in the mornings.

These projects will place a great and UNFAIR burden, not only on Terra Linda residents but also on the motorists trying to get through the freeway from the Civic Center through Lucas Valley northward and southward. The knock on effect will impact tens of thousands of people up and down the 101 corridor in not just Marin but also Sonoma county.

Before this project is undertaken, there needs to be comprehensive infrastructure planning and IMPROVEMENTS involving not only the city streets and intersections, but the county and state freeway infrastructure as well.

Thanks much for your consideration.

Larry Shapiro and Carol Perry  
Terra Linda

## Steve Stafford

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**From:** Lisa <lisa7664@yahoo.com>  
**Sent:** Friday, April 06, 2018 1:57 PM  
**To:** Steve Stafford  
**Subject:** Opinion on the 4 Points project

Hello-

Terra Linda home owner here, sharing my opinion of the proposed project that people are referring to as the Four Points project- I vote NO!.

I haven't had much time to research, but it really hasn't been publicized much either and I have been out of town a great deal the past months with an family emergency. That said I am opposed to any projects that will bring more traffic or apartments for families with children into the area. I feel that the current traffic loads are not well managed and to bring more at this time would be a mistake. Also as a home owner who is sick of all the school taxes we get hit with, I feel strongly that no new apartments or multi-family housing should be added to this area until the method current method of funding the schools is revised and the constant additional to parcel taxes for education are curbed.

I will be doing more research on this project and plan to be more vocal in the future if the project continues to go forward. I hope the city will be considering the opinions of the current home owners, since it is our taxes that the fund the city, pay the salaries of the workers, and our votes that put the elected officials into office.

Have a good weekend!  
Lisa Lupa Staewen  
707-490-9632

## Steve Stafford

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**From:** Pat Waskiewicz <patwask@gmail.com>  
**Sent:** Friday, April 06, 2018 2:43 PM  
**To:** Steve Stafford  
**Subject:** Four Points Development

I would like to express my concerns regarding this proposed development. I live on Quail Hill.

1. A four story residence for seniors on the busiest corner in the area is a gross disservice to these folks. I know of one senior already hit crossing in this area who was a year in recuperation. Shame on San Rafael for putting seniors in this unsafe location.
2. Parking for cars is unrealistic. Units will have more than 1.3 cars. Take a look at the apartment complexes on Nova Albion. There is no street parking available as the residents park there. Vallecito has put up signs for only school personnel parking in their lots. I can only imagine the extra parking will go onto the streets.
3. Up until one year ago, I went through the signal at the foot of the hill at Freitas Parkway a minimum of 4 times a day going between work and home. I still use it that much. It is the most awkward, cumbersome and misunderstood light anywhere. Further it is insufficient for the cars coming off the hill. This needs a complete revision as it does not work currently.
4. There is no traffic law enforcement in this mess of signals. People coming into TL turn left from the signal from the lanes north of the dedicated turn lanes. They routinely turn right exiting at Big Five despite the signage. At Macy's by the gas station people turn right to get to 101 despite the signage stating no right turns on red. There is no traffic enforcement.
5. I have attended one meeting on the developer's plans for the larger Northgate center. Their intention is for housing also. This will only make this area more dense than it already is and more dangerous for the reasons above.

It seems clear to me these projects have been done on paper without looking at and researching the density of people and traffic flowing through the area. Kaiser, Marin County Office of Education, schools, four malls and many office and medical buildings all have staff coming in and out daily.

Given the density of this area already, I do not see how the city of San Rafael can move forward with these developments at current levels while safeguarding the safety and quality of life of the current residents. Shame on them if they do.

Pat Waskiewicz



## Steve Stafford

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**From:** Ryan Robert-Smith <rionrobertsmith@hotmail.com>  
**Sent:** Tuesday, April 03, 2018 2:52 PM  
**To:** Steve Stafford  
**Subject:** No New Building

Hello Mr. Stafford,

My message may be late, but I strongly oppose any 'Wincup Monstrosity' being built in Terra Linda.

thanks,

-Rion Robert Smith

## Steve Stafford

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**From:** Maria Brundige <mariabrundige@gmail.com>  
**Sent:** Tuesday, April 03, 2018 5:10 PM  
**To:** Steve Stafford; Gary Phillips; Kate Colin; Maribeth Bushey; Andrew McCullough  
**Subject:** Proposed Development at Four Points Sheraton Site

Dear Mayor, Planning Commission, and Council Members,

I am writing to oppose the high density housing development at Four Points Sheraton. I am a homeowner on Orange Blossom Lane and am very dissatisfied with the return of yet another relatively unchanged proposal. This project has come back to life now being referenced as condos but is otherwise mostly unchanged and not appropriate for this area.

Given that traffic is perhaps the most challenging issue, it unethical not to make this proposal more widely known to all homeowners in Tera Linda because Freitas Parkway is the only way in and out to the freeway and traffic is already a major issue.

Traffic safety is a primary concern as adding more cars to an already jammed freeway entrance will create even bigger delays and more accidents. During the recent project at Las Gallinas and Freitas Parkway cars were pouring in streams of 15-20 cars onto Los Gamos and cutting the corner and racing down Orange Blossom Lane to avoid the back up on Freitas Parkway. Neighbors resorted to hanging hand made posters to ask people to slow down as children were at risk of being hit. This is evidence that the same will happen when another 500-600 more cars are using Freitas Parkway from the proposed project.

here are already frequent accidents at the intersection of Northgate Drive and Freitas Parkway and a neighbor was hit in the crosswalk there and was hospitalized for over a year from her injuries. Traffic studies were requested in all of the meetings I attended for this reason. Were they ever done? What were the results?

Maintaining property values should be a top priority of the mayor and city council. This project will most definitely decrease my property value because it will eliminate the privacy of my home and crowd the street with traffic and noise. The profile of the buildings is disproportionate to the area and the proposed multiple stories will loom over our neighborhood and have views directly into my yard. The hotel lights are already an issue and adding larger buildings with rooftop amenities will increased sound and light pollution dramatically.

It seems that there is still not enough parking for the number of units which will likely fill our streets with the overflow parking and bring unwanted guest parking and additional traffic.

Infrastructure in Tera Linda will not accommodate this plan. It is a quiet suburb, but this proposal continues to be presented with the design and purpose that fits an urban setting without regard for the real needs of this community. The developer has mentioned paying a fee to address the burden on schools. That fee does not compensate for the lack of space, increased class sizes, and salaries for more teachers that will be the reality. Fire and police services are limited and strained already. Water is an ongoing issue and will continue to worsen.

This project will not provide housing for workers in any of the retail, restaurants, schools, or small businesses in San Rafael because those workers are not compensated enough to afford to live here. We all know that most of the workers are driving or bussing in from the East Bay and many as far as Vallejo to work in the county.

It is a false representation that this will help those people.

In addition, we are not naive enough to believe that the term "senior housing" means "affordable housing." There is an aging population that cannot afford to stay in the neighborhood because of the lack of affordable units and this project does not address that.

It seems that the mayor and the city council should have a greater concern to provide for the needs of its constituents and think more strategically about the future, rather than cave in to a greedy developer who will profit and not put anything of real use into the community and then leave us to solve the problems it has created.

We need to enrich our suburb with affordable suburban style housing for the working class such as teachers, first responders, retailers, and seniors. This project isn't a solution, it is a problem.

San Rafael doesn't need to become an overcrowded nightmare, that is not why any of us bought here nor will it keep us here, but it will certainly influence our voting.

Sincerely, Maria Brundige  
(Teacher in Marin County)

## Steve Stafford

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**From:** Jan Lewis Slavid <jan@relewis.com>  
**Sent:** Tuesday, April 03, 2018 6:31 PM  
**To:** Steve Stafford  
**Subject:** 136 condos proposed at Four points Hotel site

Dear Steve,

This feels like deja vu all over again. Haven't we twice made it clear that the people who live in Terra Linda are not interested in the traffic problems, strain on water resources, strain our school systems, lack of police protection in this area already, and increased pressure on paramedics and fire depts.?

Not to mention that it is extremely unhealthy to live next to a freeway... there are countless articles about how they have found particles of pollution in the brains of Alzheimer's patients, how women who live next to freeways have more miscarriages and autistic children.

It would be great to have some senior housing, how about some place quieter and healthier than next to the freeway?

It seems like a very bad idea to my husband, Marvin M Slavid, and me

Jan Lewis Slavid  
841 Montecillo Road  
San Rafael, CA 94903

**Steve Stafford**

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**From:** Ray Sommer <raysommer3666@comcast.net>  
**Sent:** Tuesday, April 03, 2018 6:50 PM  
**To:** Steve Stafford  
**Subject:** NORTHGATE WALK

MY WIFE AND I ARE AGAINST HAVING THIS PROJECT. WE HAVE ENOUGH TRAFFIC  
CONGESTION IN TERRA LINDA AS IT IS. . . .

## Steve Stafford

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**From:** Peter Brett <peterbrett415@aol.com>  
**Sent:** Tuesday, April 03, 2018 7:32 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk High Density Housing

Mr. Stafford,

As an 11 year resident of Terra Linda, I am aware of the traffic glut near the 101 exit to Terra Linda, and have watched the density increase over the years. The Northgate Walk project would only increase the problem, while at the same time removing the local UPS and Gateway Gas station. It is an ill-conceived project which will materially devalue the quality of life here.

Please do everything in your power and purview to eliminate this project from consideration. Traffic is already nearly a nightmare during peak commute hours as well as during school drop off times.

Thanks!

Peter Brett  
25 Esmeyer Drive  
San Rafael, CA 94903  
415.444.0314

## Steve Stafford

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**From:** Rasch, Vanessa <VRasch@LEVI.com>  
**Sent:** Tuesday, April 03, 2018 8:12 PM  
**To:** Steve Stafford  
**Subject:** Northgate walk

Dear Steve Stafford,

I have just heard about the Northgate walk project.

I am very concerned about the impact this project will have on the quality of life and quality of our schools!

Affordable housings will, not only, increase traffic to get to the highway (which is already very dense during peak time) but it will decrease the value of Terra Linda!

What we need is a better shopping complex (better Northgate Mall!) not more housing.. everyone goes shopping to Novato , Corte Madera and Larkspur.. shopping / Entertainment in San Rafael need some help!

Thank you for your understanding,

Best,

**Vanessa Rasch**

This message is intended only for the person to whom it is addressed. If you are not the intended recipient, you are not authorized to disclose, distribute, copy or use this message or any information contained in this message. If you are not the intended recipient, please notify us immediately by reply e-mail or telephone and please delete this message. Thank you very much for your cooperation

## Steve Stafford

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**From:** Diane <dinny1224@att.net>  
**Sent:** Tuesday, April 03, 2018 8:59 PM  
**To:** Steve Stafford  
**Subject:** Freites Pkwy building

This is not NIMBY! Just plain wrong to put that many cars at that intersection. We have a long wait getting out now, with two long signals, and one will have to be even longer.

Then we get to wait again at the 101. Find an empty field and fill that---close to the freeway. Nobody will walk to the trainstation either---pie-in-the-sky belief.

And...we have just endured 11 months of delays getting in and out of our homes.

Diane Carter

401 Hickory Lane



## Steve Stafford

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**From:** Diana S <dianaasanti@gmail.com>  
**Sent:** Tuesday, April 03, 2018 9:23 PM  
**To:** Steve Stafford  
**Subject:** the northgate walk?????

Dear Mr Stafford,

I feel that adding another 182 units to Terra Linda is absurd, Traffic is bad enough now, add another 250/300 vehicles and we the residents of Terra Linda will be faced with massive backups.

I will not be a happy Terra Linda resident if this project is allowed to be built.

Diana Santi

## Steve Stafford

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**From:** Sam Rodriguez <sam@rodriguezstrategicpartners.com>  
**Sent:** Tuesday, April 03, 2018 9:36 PM  
**To:** Steve Stafford  
**Subject:** 1005 & 1010 Northgate Dr.

Hi Steve:

My family lives on 131 Arlene Terrace in San Rafael 94903.

Wanted to provide my support for this development project.

Best

Sam

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Sam Rodriguez

Rodriguez Strategic Partners LLC

[www.rodriguezstrategicpartners.com](http://www.rodriguezstrategicpartners.com)

916 849 4300

## Steve Stafford

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**From:** Carole Kammen <ckammen@pathwaysinstitute.com>  
**Sent:** Wednesday, April 04, 2018 12:48 AM  
**To:** Steve Stafford  
**Subject:** Condo's at 4 Points

Condo's at 4 Points???!!!!

With what surrounding infrastructure to support this influx of people into the neighborhood?

I can't even begin to express the reasons this should not happen.

Carole Kammen  
Homeowner - Las Colindas Road

**Steve Stafford**

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**From:** loasholin@sbcglobal.net  
**Sent:** Wednesday, April 04, 2018 12:53 AM  
**To:** Steve Stafford  
**Subject:** Northgate Walk Project

**Importance:** High

As long-time Terra Linda residents, we strongly oppose the proposed Northgate Walk project. This project would only add to the existing terrible traffic congestion, and could negatively impact our outstanding Dixie School District. As far as we know, no Terra Linda residents want 180 units added to our neighborhood! The only one this project benefits is the builder.

Please, no high density housing complexes in Terra Linda!

Thank you

Larry & Orah Sholin

## Steve Stafford

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**From:** Laura Holmes Haddad <lauraholmeshaddad@gmail.com>  
**Sent:** Wednesday, April 04, 2018 8:42 AM  
**To:** Steve Stafford  
**Subject:** Public comment/Four Points Housing Project

Dear Mr. Stafford,

As a San Rafael (Lucas Valley) resident, I am writing to voice my opposition to the Four Points project. The traffic situation around the area is already very problematic. (This is in addition to the traffic problems around Andersen Drive/Richmond Bridge, which is another topic of frustration.)

I shop at Northgate, the Safeway, the UPS store, and surrounding businesses and at all hours of the day the congestion and delays are significant. For two years I drove my child to a Terra Linda preschool on Las Gallinas and it was a driving nightmare even with the use of back roads. I anticipate an even worse school commute when my child starts school at Terra Linda High.

In addition, trying to access 101 South can already be extremely difficult from the Northgate area and the on-ramp is already maxed out even on a normal commute morning.

A lifelong resident of Marin, I understand -- and am a supporter of -- the need for affordable housing but the plans need to be made in conjunction with better traffic/public transit solutions.

Sincerely,  
Laura Holmes Haddad  
San Rafael resident

--  
Laura Holmes Haddad  
Author, *This is Cancer: Everything You Need to Know, from the Waiting Room to the Bedroom*  
415.272.4810  
[www.lauraholmeshaddad.com](http://www.lauraholmeshaddad.com)

## Steve Stafford

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**From:** Ugo Castellucci <ucastellucci@gmail.com>  
**Sent:** Wednesday, April 04, 2018 9:07 AM  
**To:** Steve Stafford  
**Cc:** Ugo Castellucci  
**Subject:** NORTHGATE WALK - High Density Housing Complexes - Disapproval.

Good morning Mr. Stafford,

I'm writing you regarding the **NORTHGATE WALK project - High Density Housing Complexes** - at the entrance of TERRA LINDA.

I have just been informed of that this plan is moving forward without any public or community approval.

**I'm reaching you to express my disapproval of this project of more than 130 units.**

As Terra Linda residents since 2014, my family and i had the time to enjoy the peaceful quality of life and the pleasure to live here, with pros and cons - traffic congestion in the morning and late afternoon...

Seeing a big project like the NORTHGATE WALK project coming in this area would be a **negative impact on the community around the valley.**

This will add way more traffic and will add time, stress and insecurity for the people commuting from here to the city or around.

This will also impact the quality and the service of the Dixie schools, knowing that we already struggling to have a spot for our daughter on the (paying) after-school care. (We are on a waiting-list of approximatively 2 years, this is unacceptable.),

We don't want to see more waiting-list and overwhelmed staffs in the dixie school district.

We think that adding hundreds units will add more stress and insecurity to our community and quality of life (knowing how much we pay in taxes to live here, we do not want more stress and insecurity to commute and live around...)

We are sure that designated affordable housing in the project will not improve the security of the neighborhood.

Overall this project could also have a negative impact on the housing prices and seeing our houses and the community housing market losing values on the market, we are paying too much taxes for that and we don't want to see our investment going down.

**I would like to see my comments and disapproval added to the record, and would like to be informed by any news or public meetings regarding this project.**

Thank you very much for your time.

I really appreciate your service.

Best regards,

Ugo Castellucci

**UGO CASTELLUCCI**  
Graphic Design / Photography

415 261 71 52  
8 Cabrillo Ct  
San Rafael, CA 94903  
California

## Steve Stafford

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**From:** Ms Angela Gott <angelagott@yahoo.com>  
**Sent:** Wednesday, April 04, 2018 9:42 AM  
**To:** Steve Stafford  
**Subject:** April 6th is the last day to comment on Sheraton 4 points Northgate Walk 136 Condominiums project

This does NOTHING to create housing for low income seniors or teachers or firemen or police officers or public works workers, etc. We do not need more "market rate" housing to be built in Marin that already has very little land space for housing. What we need is affordable housing to be built.

This is another monstrosity like Tam Ridge. Kids born and raised here can't afford to live their adult lives here because they can't afford the housing. 67,000 workers drive in every day from outside Marin to jobs that pay \$12 or \$13 an hour. This does nothing to create housing for them either.

Half of Marin County's county employees can't afford to live here and this proposed housing does nothing to create affordable housing for them either. There is a huge need for affordable housing but all you all seem willing to approve is more housing for extremely wealthy people so there is no diversity in housing at all because the kind of housing that is critically needed is not being built and the housing that is not needed at all is what is being built. It makes no logical sense.

Every day Marin's fragile and vulnerable seniors are falling into homelessness because they can't afford the rising rents and all the wait lists are closed and there's no affordable housing being built for them. The developers who do not live in Marin will just get rich and have no interest in Marin or in San Rafael at all. The set aside for "seniors" is not for Marin's seniors who need access to low income housing. Those should be made into "studios" not apartments so that unmarried seniors, primarily widows, will have a place to live in their old age. You could double the number of units for seniors if you made them into studios. Most of the seniors on Marin Housing's Waitlist to nowhere for public housing are seniors who are single. They have incomes under \$29,000 a year and are in the extremely low income category. Create housing for them. That is what is needed. Thank you.

Angela Gott , senior age 67

forced to give up San Rafael apartment after 11 years due to the rising rents and I earned \$22,820 in 2017 (GROSS) despite having two jobs. I won't be collecting social security until age 70 either. We are being advised to maximize and not collect until age 70. Meanwhile the cost of being on Medicare is over \$2,500 a year just to be on Medicare. So Seniors are being squeezed in all directions. We need affordable senior subsidized housing to be built for us.



## Steve Stafford

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**From:** Janet Brett <jbrett415@gmail.com>  
**Sent:** Wednesday, April 04, 2018 10:19 AM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

While walking with my husband in our neighborhood last evening we noticed flyers on the electric poles. After reading the flyer we could not believe that these huge over-sized condos were even being planned for the corner area of Freitas Avenue.

I can't even imagine the impact of the traffic at the intersection if 182 units were built. If each unit has 2 cars that would be 364 more cars at the intersection.

I am also concerned about water hook-ups, schools, services such as grocery shopping, etc. This community just isn't designed to add that many more units.

We have been a home-owner in Terra Linda for 11 years. We have seen many changes occur, however, I am strongly against these massive condos being built in this community.

I will be looking for this review once it has been presented to the public.

Thank you for bringing this matter to our attention.

Janet Brett  
Terra Linda resident

**Steve Stafford**

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**From:** Perri Gyulai <perri.forghani@gmail.com>  
**Sent:** Wednesday, April 04, 2018 11:06 AM  
**To:** Steve Stafford  
**Subject:** Project "Northgate Walk"

Dear Mr. Stafford,

My husband and I recently bought our first home together and are proud new Terra Linda residents as of four weeks ago! It is very disappointing to hear that there are plans to build residential condos where the UPS Store and Gateway Gas currently are.

This new development will hurt the wonderful feel of the small community that attracted us here and will impact the traffic in the most negative way. I often wonder if the teams that decide such things take into consideration the lack of infrastructure to support their development?

We would like to have our young children grow in a high quality of life neighborhood and we paid quite a bit of money for a very average house for that quality of life! Our property tax rates are extraordinarily obnoxious- but we succumbed to that for the quality of life this area offers, including the great school district.

Traffic on 101 is already too congested and this new condo development will negatively impact Dixie Schools.

Please consider these issues before moving forward with this plan and in the future it would be appreciated if you'd listen to the citizens and how these kinds of things would impact our lives. We pay A LOT to live here and oppose this plan.

Thank you,

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=====  
Perri Gyulai  
(415) 717-9362 Mobile  
[perri.forghani@gmail.com](mailto:perri.forghani@gmail.com)

## Steve Stafford

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**From:** Ottmar Stubler Comcast <ottmar@comcast.net> on behalf of ostubler@gmail.com  
**Sent:** Wednesday, April 04, 2018 12:39 PM  
**To:** Steve Stafford  
**Cc:** peggytatro@sonic.net; 'Cindy'; Jacqueline Birmingham  
**Subject:** proposed housing project Terra Linda

Mr. Stafford,

We are totally against this development. My guess is that you do not even live near this project.

WE VOTE NO.

Thank you,

Ottmar Stubler  
Jacqueline Birmingham  
20 Galway Lane  
San Rafael CA 94903  
415 806 1480

## Steve Stafford

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**From:** Garrison Pacific Properties <len-gpp@pacbell.net>  
**Sent:** Wednesday, April 04, 2018 11:48 AM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

Steve,

It was our understanding that the building of condos could not move forward because of the adjacent property owner's development restriction. When I spoke to you some months ago, you stated that the planning department considered a condo and apartment the same; the only difference being who owned it.

As I discussed with you previously, parking is an issue. There is not enough parking to accommodate the hotel and the office building. The building currently has vacancies and parking can be challenging. When 1050 Northgate was built, there was a parking variance because there was not enough parking for the office building per the code. The original developer was able to get a variance because the hotel and office building didn't need parking at the same time--- hotel parking was mostly not needed until after the office building's hours of use and the parking requirements were allowed to overlap.

We object to the proposed development due to the congestion it will create, parking problems and the change of use from commercial to residential.

Your consideration to these objections will be appreciated.

Thank you.

Retha Sprofera

Garrison Pacific Properties  
1050 Northgate Drive, Suite 358  
San Rafael, CA 94903  
Tel: (415)479-7300  
Fax: (415)479-4710

## Steve Stafford

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**From:** Kirsten Meadows <kirsten@meadowsgreenbuilding.com>  
**Sent:** Wednesday, April 04, 2018 1:23 PM  
**To:** Steve Stafford  
**Subject:** 'Northgate Walk' project

Hi Steve,

I just wanted to voice my concerns regarding the project that has reared its head again near the Four Points Hotel.

I agree that Marin needs more affordable housing. However, a multistoried unit that provides minimal affordable housing at best in our little neighborhood is not the answer. We live on Oleander Dr. and would be seriously impacted by a project of this magnitude. Traffic congestion on Freitas is already a problem, I cannot imagine the impact on the traffic and congestion with a unit such as what is being proposed. We want to make our voice heard that this is something that we are strongly against.

Thank you,

Kirsten

Kirsten Meadows  
Meadows Green Building & Design, Inc.  
(415) 526-3480  
[www.meadowsgreenbuilding.com](http://www.meadowsgreenbuilding.com)

## Steve Stafford

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**From:** ljmthomper@aol.com  
**Sent:** Wednesday, April 04, 2018 2:45 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

Mr. Stafford,

As a resident of San Rafael Manor, I am concerned about the traffic impact on Freitas Parkway by the proposed Northgate Walk and I add my name to the many who have also commented on the traffic issue.

Another serious situation with Northgate Walk is the traffic issue related to an emergency. There is only **a one lane exit** out of that area for all the hotel guests, business employees, and gas station currently. That one exit leads to a one way only street-Freitas Pkwy. Imagine another hundred or so people and cars trying to leave the area in a fire, earthquake, or explosion!!

Linda Thompson  
1040-D Los Gamos Rd.  
San Rafael, CA 94903  
415-479-6050

## Steve Stafford

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**From:** Beverly Goodwin <beverlyagoodwin@comcast.net>  
**Sent:** Wednesday, April 04, 2018 3:17 PM  
**To:** Steve Stafford  
**Cc:** 'Scot Goodwin'; beverlyagoodwin@comcast.net  
**Subject:** Buildings at Sheraton and UPS, Gas Station in Terra Linda

Hi Steve,

First, I would like to say hi and I hope all is well with you.

I just wanted to voice my concern over the possibility of adding in so much dense housing at the hotel site and where the gas station and UPS office is. If that is all turned into residential, the traffic will be unbearable.

Not sure if the schools can handle any more kids either. Mine have been out of school for a while so I am out of the loop, but back when they were there, there was no more room. They had to add on portables, redo the lines, etc....

For me though, it would be the traffic. Right now, it takes forever to get out to the freeway from the rec center. We unfortunately cannot make the meeting, but please put this in your pile of No to the building of dense housing there.

Thank you very much for listening.

*Beverly Goodwin and Scot Goodwin  
1024 Las Raposas Rd.  
San Rafael, CA 94903*

***THANK YOU for deleting my e-mail address and any other e-mail addresses from this message if you plan to forward it. PLEASE use Bcc: for any "bulk" e-mailings, instead of To: or Cc:. By keeping our addresses private perhaps we may be able to cut down on spam and computer identity theft. Thank you.***

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## Steve Stafford

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**From:** Becky <arcana2@pacbell.net>  
**Sent:** Wednesday, April 04, 2018 3:40 PM  
**To:** Steve Stafford  
**Subject:** Petition stating opposition to Northgate Walk proposal  
**Attachments:** Northgate Walk petition\_0318.pdf

Hi, Mr. Stafford,

I, the San Rafael Manor Board, and many neighbors have reviewed the proposed plans you kindly sent us of the latest attempt at a proposal for the site above us at the north end of Northgate Drive, "Northgate Walk". As always, we appreciate you keeping us informed. I understand that the newest plans have reduced the number of units planned. I understand that the plans as presented are incomplete, and have not been fully reviewed or approved by various City departments.

At the two "open house" events San Rafael Manor convened to allow homeowners to review them, the residents of the surrounding area and the residents of San Rafael Manor voiced uniform opposition to the newest plans, many of which are already known to you and the City.

Briefly, concerns raised at the events were

- That reviews and insights have not yet been completed by the SRDPW Traffic Engineers
- Exacerbation of the dreadful and hazardous traffic conditions which already exist at the three nearest intersections to the proposed development on Freitas Parkway, at Del Presidio, Northgate Drive and Las Gallinas, despite recent attempts to ameliorate the backups at Las Gallinas
- Parking conditions on Los Gamos Road being impacted daily by overflow from insufficient allowed parking at the proposed development
- The new development could adversely affect our current plans to install solar panels on our carport roofs
- Seismic issues with new below-ground structures
- Privacy concerns caused by looming new structures
- The strain on existing infrastructure, especially water, sewer connection, and schools. The local school district has deactivated, diminished and/or demolished at least three nearby campuses—Oliver Hartzell Elementary School, Bernard Hoffman Elementary and others, in some instances using the sites of schools to build more housing for even more people.
- The single-road egress to and from the proposed site leading to a stoplight at the bottom of a hill
- Construction impacts if these structures are built
- The threat of SB 827 causing this and other area projects to balloon without local oversight or control, past what was proposed or approved
- The fact that San Rafael Manor holds that these plans for apartment buildings violate an in-force 1964 Covenant and Restrictions Agreement between San Rafael Manor, Inc. and any landowner of the "Northgate Walk" property. Furthermore, condominiums are not mentioned in the sections listings of approved uses.

I am attaching herewith the scan of a petition signed by some of the people who came by this past weekend to look at the plans. I know that some took copies with them, as well, that may be furnished at a later date.



Recent reporting has indicated that housing is also being eyed for the southern end of the site of Northgate Mall, where Sears and the Cinemark theatres currently stand. At the risk of repeating myself, this will burden the infrastructure, adjacent neighborhoods, and local traffic in identical ways, but if any site in Terra Linda had to be considered for yet another large housing development, I believe that site to be superior to the "Northgate Walk" site. I only hope there are reasonable limits to height and density, and sufficient parking for anything that remains or is built there.

Thank you again for your time, Mr. Stafford. As you can tell, the Board and the people we represent really do not want this development built even at the "reduced" scale.

.....

Becky Page  
Board President,  
San Rafael Manor, Inc.

# WE OPPOSE THE PLANS FOR THE DEVELOPMENT PROJECT KNOWN AS "NORTHGATE WALK"

The undersigned wish to strongly affirm our continued opposition to the entire project known as "Northgate Walk", proposed for the site of the Sheraton Four Points hotel and the Gateway Gas Station/UPS Store location at the end of Northgate Drive in Terra Linda. The suitability of the location for a project of this scale—even at the "reduced" size of the newest proposal is at issue, in addition to but not limited to the following:

- Traffic
- Lack of suitable/enough parking
- Construction impacts
- Noise after completion
- Nighttime light pollution
- Shade impact
- Single-road egress to and from the proposed site leading to a stoplight
- Height and density
- Size and scale of project on small lots
- Strain on existing infrastructure and natural resources
- Privacy concerns from looming buildings over smaller scale, existing residences
- Proximity to and additional heavy use of proven dangerous roadway intersections
- The threat of SB 827, which could render existing limits and those approved null and void, allowing even larger, more detrimental development past what has been proposed or approved
- The violation of existing legal restrictions on land use and development through Agreement with neighboring property San Rafael Manor

SIGNATURE	NAME	ADDRESS
<i>Debbie Daurer</i>	Debbie Daurer	1076 LOS GAMOS APT D
<i>Thomas Forray</i>	THOMAS FORRAY	1068-C LOS GAMOS RD.
<i>Barun Basu</i>	<del>Barun K. Basu</del>	<del>1070 F LOS GAMOS RD.</del>
<i>Barun K. Basu</i>	BARUN K. BASU, AIA	1070 F LOS GAMOS RD.
<i>Lakshmi Basu</i>	LAKSHMI BASU, M.D.	1070 F LOS GAMOS RD.
<i>Lynne Wallis</i>	LYNNE WALLIS	1060 F LOS GAMOS Rd.
<i>Rebecca A. Payne</i>	Rebecca A. Payne	1070 LOS GAMOS Rd San Rafael CA 94903
<i>Charles Schultz</i>	CHARLES SCHULTZ	1024 LOS GAMOS RD. APC SAN RAFAEL CA 94903
<i>Alan Goldbear</i>	ALAN GOLDBEAR	1004-B LOS GAMOS RD. SAN RAFAEL CA 94903
<i>Corby Smultz</i>	CORBY SMULTZ	1036 D LOS GAMOS RD
<i>Joleen Krueger</i>	JOLEEN KRUEGER	1072A LOS GAMOS Rd
<i>Erin Kane</i>	Erin Kane	1068D LOS GAMOS Rd
<i>Anthony Spinozzi</i>	Anthony Spinozzi	1066 F LOS GAMOS RD
<i>Nancy Coffman</i>	Nancy Coffman	1020-H

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SIGNATURE	NAME	ADDRESS
Josie Wraughan	Josie Wraughan	1009A Los Gamos Rd
Nicole Haberitz	Nicole Haberitz	1032 G Los Gamos Rd
Deborah Robinson	Deborah Robinson	1032 Los Gamos Rd #1
Chris Carter	Chris Carter	10244 Los Gamos Rd
Rose Feeney	Rose Feeney	314 orchard St, CA 94949
Katie Kelly	Katie Kelly	1052 D LOS GAMOS RD
DAVID TALLER	DAVID TALLER	1044-B LOS GAMOS RD.
MERCEDES SYDOWARA-TAYLOR	MERCEDES SYDOWARA-TAYLOR	1010 B LOS GAMOS RD
GARY WILLIAMS REID	GARY WILLIAMS REID	1040-B LOS GAMOS RD
Lynn Robinson	Lynn Robinson	1024-A LOS GAMOS RD
Jennifer Laddish	Jennifer Laddish	1028 G LOS GAMOS
JOHN GUMERA	JOHN GUMERA	1028-G LOS GAMOS RD, 1500
Martha J. Lee	Martha J. Lee	10164 LOS GAMOS RD.
Linda Thompson	Linda Thompson	1040-B LOS GAMOS Rd.

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SIGNATURE	NAME	ADDRESS
<i>Suzanne Martore</i>	Suzanne Martore	1052 Los Gatos Apt. B
<i>Maria Brundige</i>	MARIA BRUNDIGE	140 Orange Blossom Lane
<i>Paula Jones</i>	Paula Jones	140 Orange Blossom Lane
<i>Heather Power</i>	HEATHER POWER	1008-A Los Gatos Rd.
<i>Michelle Raggio</i>	Michelle Raggio	1048 A Los Gatos Rd.
<i>Nicole Love</i>	NICOLE LOVE	43 TAN OAK CIR, SR
<i>Jodie Chase</i>	Jodie Chase	1052 Los Gatos Rd F
<i>Marties Carver</i>	Marties Carver	83 Twelveoak Hill SD
<i>Patrick Buttner</i>	PATRICK BUTTNER	1028-E Los Gatos Rd

## Steve Stafford

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**From:** alwiii@aol.com  
**Sent:** Wednesday, April 04, 2018 4:53 PM  
**To:** Steve Stafford  
**Cc:** ALWIII@aol.com  
**Subject:** Northgate Walk

Steve,

Today a neighbor just handed me a flyer discussing the Northgate Walk with initial comment period ending April 6, 2018 which is 2 days from now. This is the first time I have seen anything on the demolition of the Gateway Gas and some surrounding bldgs at the hotel. The initial public meeting held last year got no favorable reports from those of us living here in Terra Linda. I would like to see the traffic study coming into Terra Linda and hwy 101, as well as the impact on more children going to the Dixie schools.

Regards,

Avard Walker

## Steve Stafford

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**From:** Laurie Pirini <lauriepirini@gmail.com>  
**Sent:** Wednesday, April 04, 2018 6:42 PM  
**To:** Steve Stafford  
**Subject:** High Density Housing Complex (Terra Linda)

Hi Steve:

I received a notice that says this project may be moving forward. YIKES!!! How did that happen?

The location is a terrible spot for the amount of housing they are wanting to put in. Have you tried to get on the 101 South in the morning between 7:30 & 9 at the Freitas pkwy on ramp? If you haven't, you should try. A snail moves quicker. The more this exit backs up, people try to avoid it by going around the mall and try to get on at the Lincoln exit. Traffic backs up to Golden Hinde. Adding another potential 264 cars to this already highly congested area is just insane.

And, coming home between 3:30 & 7 is brutal. At this point, even the carpool lane makes very little difference between Mill Valley & Freitas pkwy.

Our daughter is now at TL. However, I remember clearly how over crowded the classrooms were in our Dixie School District classes. And, only getting worse. I see these units being disastrous for our teachers and the students at both Dixie & TLHS.

I'm not sure where you live, but do you shop at Safeway in Terra Linda? The parking lot is always chock full and then to add another 132 families to shop there?? That's just crazy!!!

Please, please, please stop this development. It is not good for Terra Linda.

Thank you for your time.  
Laurie Pirini

Sent from my iPad

## Steve Stafford

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**From:** Veronica Plasencia <vapr55@yahoo.com>  
**Sent:** Wednesday, April 04, 2018 7:01 PM  
**To:** Steve Stafford  
**Subject:** New housing at four points Terra Linda

To whom it may concern,

I have been living in Terra Linda for the past 18 years. Since then, Terra Linda has gotten way too much traffic, dirtier and we do not need more High density housing in Terra Linda. We already have all the apartments on Nova Albion, which make that area a high density area, full of garbage all over the field next to Vallecito and all kinds of cars parked on the street and Vallecito. I've had to call the police department 3 times already about cars that had been parked for months and turned out to be stolen.

Please listen to the neighbors in Terra Linda, and maybe Ross or Tiburon would be a better place, we already have enough housing buildings in Terra Linda.

Sincerely,

Verónica Plasencia  
Sent from my iPhone

**Steve Stafford**

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**From:** Cindy <ccgardner@earthlink.net>  
**Sent:** Wednesday, April 04, 2018 7:08 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

*We are shocked by the high density housing development proposed for Terra Linda. The amount of traffic that would be generated right at the entrance/exit to Terra Linda is shocking. The only road in/out of here is Freitas Parkway. We already have long delays getting through traffic as it is. With increased traffic I'm not sure a fire truck or ambulance could even make it down Freitas Parkway at peak hours.*

*We hope you will reconsider this awful proposal.  
John & Cindy Gardner*



## Steve Stafford

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**From:** Jeannie Perlite <jmperlite@comcast.net>  
**Sent:** Wednesday, April 04, 2018 8:31 PM  
**To:** Steve Stafford  
**Subject:** Condos at Four Points

Hello:

I have lived in Terra Linda all my life( 52 years)a second generation resident. I am totally against this project. TL is currently too over crowded especially during school hours. The schools are over crowded as well. Terra Linda cannot handle that many more condos and residents. Please find somewhere else for your plans.

Jean

## Steve Stafford

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**From:** Sandra Cadigan <portals63@comcast.net>  
**Sent:** Thursday, April 05, 2018 10:00 AM  
**To:** Steve Stafford  
**Subject:** Condos at Four Points Sheraton, Terra Linda

The ideal of putting this monstrous building 1007 at this location is absurd. Not only will it look terrible but it will have a definite negative impact on the traffic on that location in Terra Linda. What a bad idea.

Tim and Sandra Cadigan  
19 San Mateo Ct.  
San Rafael

## Steve Stafford

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**From:** Bob Stern <rfstern@gmail.com>  
**Sent:** Thursday, April 05, 2018 12:33 PM  
**To:** Steve Stafford  
**Subject:** Four Points Housing Project

I wish to express my negative opinion of increased housing in Terra Linda. Before more housing goes in I would like to know:

1. Where is the water going to come from?
2. Where will the funds for increase in police, fire and other services come from?
3. What will be done to ease traffic at that intersection? It is already backing up beyond the entrance to Northgate almost all the way to the light west of that one.
4. Where will all of the tenants park their second cars?
5. How will mass transit be improved to ease traffic on 101?

Today's IJ ran a front page article on Measure B. From that article I learned that apartment buildings are treated as one parcel regardless of the number of units. That means that the Four Points project will have a very negative impact on the Dixie School District.

Thanks for listening.

Bob Stern  
Whitewood Dr., 94903

## Steve Stafford

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**From:** Tonny Snekkevik <tsnekkevik@yahoo.com>  
**Sent:** Thursday, April 05, 2018 8:11 AM  
**To:** Steve Stafford  
**Subject:** High density housing complexes coming to Terra Linda.

Mr. Stafford,

I don't like to see Northgate Walk project moving forward.  
Just thinking about the traffic, quality of life and housing prices for us who lives in Terra Linda. It will be terrible.

I Vote No

Tonny Snekkevik

Tonny Snekkevik  
Tsnekkevik@yahoo.com

## Steve Stafford

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**From:** William Ferlatte <wferlatte@gmail.com>  
**Sent:** Thursday, April 05, 2018 8:18 AM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

Greetings. I live at 1044 Los Gamos Rd. As you know there exists a land use agreement between the property where this development is planned and San Rafael Manor. Crucial to us is the part that states apartments will not be built on that property. They are building condos not apartments. It would cost us 10s of thousands of dollars to argue this point in court (rather like tilting at windmills).

I object to the Northgate walk development for the following reasons.

They are building multi story buildings because they can. We will have less morning sun in the winter months. We will be impacted by construction noise and dust. We will be impacted by noise and light pollution from the residents who will be right on the property line towering over our homes.

They are not providing adequate parking because they do not have to.

I hope the city is making them address the impact on traffic. The Freitas x Northgate intersection is already dicy and will need to be reconfigured with adequate left turn lanes and signals.

The zoning laws and other regulations allow this to take place without any regard for neighbors and the existing community in Terra Lind as a whole.

Let us not kid ourselves. This is about money, not providing jobs (temporary) or housing.

Regards, Bill Ferlatte

Sent from my iPad

## Steve Stafford

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**From:** Becky <arcana2@pacbell.net>  
**Sent:** Wednesday, March 28, 2018 12:38 PM  
**To:** Polly Shultz; Steve Stafford  
**Subject:** Re: Northgate project

Thanks, Polly!

.....

Becky Page  
rpage@fontmaven.com  
[fontmaven.com](http://fontmaven.com)

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**From:** Polly Shultz <pollycoreyben@gmail.com>  
**To:** steve.stafford@cityofsanrafael.org; Becky Page <arcana2@pacbell.net>  
**Sent:** Wednesday, March 28, 2018 11:40 AM  
**Subject:** Northgate project

Good Afternoon Mr. Stafford,

I would like to let you know that I as a resident of San Rafael Manor and I oppose the Northgate project. Not only because of traffic, construction, noise and light pollution, but I feel that there is not enough parking for the development and the over flow will be parking on Los Gamos Rd. The other part of this issue is the contracts that were signed by both original parties that there should be not apartments on the property (Northgate) which travel with the property and not the sale of the owners.

Thank you for receiving this letter and please add it to the file to be presented to the city council.

Corey and Polly Shultz  
1036 Los Gamos Rd. apt D

## Steve Stafford

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**From:** Barry <bms552@sbcglobal.net>  
**Sent:** Thursday, March 29, 2018 2:19 PM  
**To:** Steve Stafford  
**Subject:** Hotel Sheraton High Density housing

Dear Mr. Stafford

Why does it always have to be in San Rafael. Our property values have dropped considerably because of the train passing by our bedrooms. We fought hard to stop the high Density housing a couple of years ago and now you are back with another high Density housing in San Rafael. Why couldn't our City officials act like the City officials in Southern Marin they didn't let the train go to their Cities, they are not building high Density housing. Please stop developing San Rafael. Is it because of money (Most certainly!). Ok. Lets then beautify the City and make it more attractive to visitors; you can make just as much money and we can still keep Sheraton Hotel for the tourists. There are plenty of lands available for low income housing else where in California.

Thank You

Barry Semnani/ Resident of still beautiful City of San Rafael.

Sent from my iPhone

## Steve Stafford

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**From:** rick sapp <rhsapp@live.com>  
**Sent:** Thursday, April 05, 2018 6:19 PM  
**To:** Steve Stafford  
**Cc:** cynthia gottlieb; lorenpowers@gmail.com  
**Subject:** Proposed apartments and Northgate Drive Intersection

Dear Steve Stafford: I and my wife have been very content residents of upper Terra Linda for 19 years, plus I have worked in Terra Linda, since 1986 when I joined the Department of Psychiatry as a Psychologist. Terra Linda is a lovely area and I can fully understand why more people would like to live near the 101 and the shops and restaurants in the two nearby malls. I support the addition of work force housing in Marin Co. and in San Rafael. I do have serious concerns about the current proposal to construct luxury apartments in a 5 story building. I'm not convinced our community needs luxury apartments and certainly, a five story building is out of context towering above the modest apartments on Los Gamos. So long, morning sunshine for those residents.

My main concern is the impact on traffic and being able to exit and enter Terra Linda. As I understand the proposal, there are no planned changes to the current streets and intersections to improve traffic flow. Adding so many apartments above Los Gamos and surrounding the Four Season Hotel sounds like a traffic jam forming in slow motion. Please, let San Rafael avoid making the same mistake in approving high density housing that Corte Madera made.

A reasonable flow of traffic, or a means of freeing the intersections at Northgate Drive and Las Gallinas is necessary to accommodate emergency vehicles heading to Kaiser Permanente Emergency Room, as well as Paramedics and our own Fire engine # 56 heading down Del Ganado to save lives and put out fires. Intersections blocked won't work.

I do support new housing, work force style, but this proposed project is too large. Please consider a downsize. Thank you, Rick H. Sapp, Ph.D.



## Steve Stafford

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**From:** Elaine Reichert <g.r-elaine@comcast.net>  
**Sent:** Thursday, April 05, 2018 6:29 PM  
**To:** Steve Stafford  
**Subject:** Sheraton Project

This is so out of scale for this area. Eliminates needed local services with bulky overbuilt box housing. Seniors really don't want to end up in places like this.

Keep the gas station! Whole project would add to already congested traffic. Seniors do drive and own cars. Enough is enough.  
Elaine Reichert

## Steve Stafford

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**From:** Rachel Hubbard <rachelbhubbard@aol.com>  
**Sent:** Thursday, April 05, 2018 10:35 PM  
**To:** Steve Stafford  
**Subject:** Housing Project Terra Linda

Hello,

I have been a resident of this community since 2001 and have raised 3 children in public schools in the district (currently have a son at Dixie and 2 older daughters). I teach art at Vallecito Elementary and am extremely concerned not only about the traffic and general infrastructure issues, but mostly about the schools. My classes there have about 27 students, which means that the teachers must attend to the needs and varying learning styles of too many children at once. This number is just too high for these kids to receive the instruction, attention, and level of instruction they deserve, not to mention the strain on their teachers.

Our family is very much opposed to the proposed high density housing that is proposed in Terra Linda (4 Points Sheraton).

Sincerely,

*Rachel Hubbard*  
rachelbhubbard@aol.com

## Steve Stafford

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**From:** Michael <mihalko@comcast.net>  
**Sent:** Thursday, April 05, 2018 10:41 PM  
**To:** Steve Stafford  
**Subject:** Project Northgate Walk

The project is no doubt the spawn of a demented developer and his/her group of investors of similar ilk who have no understanding of Terra Linda dynamics.

184 units will create near grid lock most of the day at intersection of Freitas Pkwy and Northgate Dr. And that's after the construction is completed.

5 stories of residential units completely out of sync with neighborhood; pity the residents on very nearby Los Gamos Rd.

146 units (excluding senior units) providing perhaps a single parcel tax and perhaps up to 100 students may sink the Dixie School District which is struggling to get Measure B passed in May so it can prevent closing school libraries, larger classes and teacher layoffs.

Project Northgate Walk is an absurdity that should not go forward as is.

Thank you, Michael Mihalko

Sent from my iPad

## Steve Stafford

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**From:** Beth Gilligan <gilligan.beth@gmail.com>  
**Sent:** Thursday, April 05, 2018 1:04 PM  
**To:** Steve Stafford  
**Subject:** North gate walk

Hello, we are concerned neighbors in Terra Linda and have just been informed the project has moved forward without letting the public know in an effective way. We do not support this plan. Taking away a hotel that is useful, adding traffic to already congested area with no way of easing and decreasing our quality of work. Please add my name to the citizens against this project.

Thank you,  
Elizabeth Gilligan



## **Terra Linda Homeowners' Association**

P.O. Box 6405  
San Rafael, CA 94903-0405

**Mr. Steve Stafford  
City of San Rafael  
Planning Division  
1400 Fifth Avenue  
San Rafael CA 94901**

**RE: File # ED-16-038; UP16-018; S16-001; LLA16-003; NM16-001; IS16-002;  
PTA16-001 Project: Northgate Walk 1007 Northgate Drive**

**Dear Mr. Stafford;**

**Thank you for the opportunity to respond to the proposed Northgate Walk development located at Northgate Drive and Freitas Parkway in Terra Linda. The TLHOA Community Development Committee has reviewed the records for this project and submits the following concerns and questions.**

- **Has a traffic study been done of the Northgate Drive- Freitas Parkway intersection, and the South 101 exit onto West Freitas Parkway? It has been noted the traffic studies in the Planning Dept. files refer solely to vehicles exiting from 101 North.**
- **The Northgate Drive- Freitas Parkway intersection currently suffers from a poor level of service; it serves 6- way traffic and receives vehicles from Hwy 101 North and South. The Hwy101 South exit has blind curve leading to West Freitas Parkway. In addition, a vehicle navigating this blind exit curve must merge quickly to the left with traffic coming off 101 North. Concomitantly, the driver must be careful to avoid stopped Freitas Parkway traffic waiting for the light. The distance from the end of the blind curve to the intersection in question is short. What is the traffic impact from the proposed development at the intersection of Manuel Freitas and Northgate Drive?**
- **Building 1007's mass is so great that it is an encumbrance on the existing landscape. Building 1007's size and height, a 4-story building, overwhelms the parcel at this location and is too close to Freitas Parkway. In addition, Building**

Officers: President, Reuel Brady  
Vice President, Gina Daly  
Treasurer, Marv Zwerin  
Secretary, Libby Wood



## **Terra Linda Homeowners' Association**

P.O. Box 6405  
San Rafael, CA 94903-0405

**1007 is only 25 feet shorter than the imposing height of existing Office Building 1050 in the development.**

- **There appears to be a discrepancy on the submitted plans. The story heights and elevations on SW Elevation 1, drawing 1007.6, and other elevations, do not correspond.**

**120 ft 6 inches = Total height Bld.1007**  
**- 67 ft 6 inches = Elevation @ bottom of Bld.1007**  
**53 ft 0 inches = Difference between elevations**

**Story heights: 11 ft + 11 ft + 10.4 ft + 10.4 ft = 42 ft 8 inches < 53 ft 0 inches.**  
**Please clarify the height of Building 1007.**

- **Sections marks are needed on the drawings to tie elevation views to the plan views.**
- **Has the Dixie School District and The Las Gallinas Sanitation District assessed the impact of the Project?**
- **Will the Dixie District analysis of the number of students generated by the project be available for the public? Will the increase in students affect classroom size?**
- **Has an environmental Impact Assessment been performed? Will there be a soil toxicity study at the gas station location?**
- **Does the Planning Dept. feel parking for residents, visitors and service vehicles is adequate? If not where will over flow parking be?**
- **Will there be provisions for solar energy and the recycling of water for irrigation purposes?**
- **Are there liberal use of trees to soften and improve existing and new structures?**

Officers: President, Reuel Brady  
Vice President, Gina Daly  
Treasurer, Marv Zwerin  
Secretary, Libby Wood



## **Terra Linda Homeowners' Association**

P.O. Box 6405

San Rafael, CA 94903-0405

- **Will there be an opportunity for public input on the final exterior design of the buildings and exterior paint colors?**
- **The current condition of the landscaping of the south side of Building 1050 abutting Freitas Parkway has deteriorated over the years. The fence is falling, weeds have taken over the sidewalk and hill, there are several incongruous species of trees (palms, eucalyptus, evergreens) crowded together, as well as an aged arbor. Generally, throughout the existing parcel there are stands of dead trees. Will landscape plans include updates to the landscaping, evaluation of trees visible from Freitas Parkway, and provide for care, pruning and removal as necessary at this entrance to Terra Linda?**
- **The density of the project, its multiple uses, and limited accesses (one way in one way out) raises concerns for an orderly and safe evacuation of the area should it be necessary. In the Senior Building are there adequate elevators, ramps and loading zones for assisted transport? Additionally, there will be delivery vehicles responding to the entire development. Are the roadways wide enough for the delivery traffic that will be generated?**
- **Storm water concerns are specific to the volume of the neighboring drainage canal and the addition of the non-permeable structures of the development. Will there be adequate retaining walls to prevent earth movement along the drainage canal?**
- **Will there be wind mapping regarding wind tunnel effects between buildings, especially at the entrance?**
- **The San Rafael Manor co -ops will lose privacy, and experience light, traffic and noise issues due to the location of Building 1007.**
- **Shading Study is inaccurate and show shadows on the wrong side of the buildings given the date and time stamp. Such substantial errors and omissions raise doubts of the accuracy of the entire study. Shading could be considerable during the morning hours for the neighboring Los Gamos Co -Op (San Rafael Manor) and other easterly neighbors.**

Officers: President, Reuel Brady  
Vice President, Gina Daly  
Treasurer, Marv Zwerin  
Secretary, Libby Wood



**Terra Linda Homeowners' Association**  
P.O. Box 6405  
San Rafael, CA 94903-0405

**Terra Linda Home Owners Association  
Community Development Committee**

**Susan Coleman  
Loren Powers  
Patricia Warnock  
Kate Powers**

**Questions: (415)-717-6434**

Officers: President, Reuel Brady  
Vice President, Gina Daly  
Treasurer, Marv Zwerin  
Secretary, Libby Wood



## Steve Stafford

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**From:** Steve & Irene Ager <agerfamily@comcast.net>  
**Sent:** Thursday, April 05, 2018 1:42 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk Opposition

Steve Stafford  
Associate Planner  
City of San Rafael,

Mr. Stafford,

I am a resident of Terra Linda for the last 27 years and have always loved the area and appreciate the feel that community that has maintained over the years. I am writing to state that I am very much opposed to the proposed Northgate Walk project. This project, especially the Gateway Gas site development, is not in fitting with the community that I moved into. The increased traffic at that intersection is already problematic during rush hours, but would be an absolute nightmare if there were to be another 132 units of residents converging at that very small intersection. The Eichler Overlay district was developed by the Planning Department of San Rafael, to maintain the look of a community that was based upon single family residences. There is no way that a 5-Story condominium building fits into that vision! Please reject this project as proposed and let the developers know that the Terra Linda community takes great pride in it and doesn't wish this project.

Thank you,

Steve Ager  
1078 Las Raposas Road  
San Rafael, CA 94903



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[www.avast.com](http://www.avast.com)

## Steve Stafford

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**From:** Deborah Salisbury <deborahsalisbury49@gmail.com>  
**Sent:** Thursday, April 05, 2018 3:05 PM  
**To:** Steve Stafford  
**Subject:** Re: High Density Housing Complexes Coming to Terra Linda

Hello Mr. Stafford,

It is with a heartsick feeling and absolute disgust that I write this email. This is a TERRIBLE AND HORRENDOUS idea for so many reasons, I don't even know where to begin!!!

This entire area cannot even handle the existing traffic, let alone building more residences that would be adding more **cars, population** density and more **pollution**.

This area had once been a beautiful place in which to live. The word "paradise" was once used to describe it. I do realize that times have changed, but I don't think the City Planners are thinking clearly and are seemingly unaware and uncaring about the future ramifications of what such a project would do to all of Marin County, not only within the bounds of Terra Linda.

I beseech you to please immediately stop all the plans for this horrible idea. No good and only harm can come from this urban sprawl. Please rethink and replan this as I am sure there are other, more creative ways in which to accommodate future seniors and future workers in the Bay Area.

Sincerely,

Deborah and Jeff Salisbury

## Steve Stafford

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**From:** Marcy Dubova <mdubova5@gmail.com>  
**Sent:** Thursday, March 29, 2018 12:07 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

Hi Steve,

I'm a home owner on Los Gamos Road and I'm very concerned about the impact that the proposed development at Four Points Hotel Site will be a serious mistake and impact very negatively on the whole community. Unfortunately, I can't make the meeting at the San Rafael Manor clubhouse on either day but I want to voice my concern. This may be a bigger mistake than the huge complex that was built in Larkspur.

Marcy Dubova  
1064 Los Gamos Rd. Unit E  
415-499-8528

--

"I've learned that people will forget what you said, forget what you did, but people will never forget how you made them feel." Maya Angelou

## Steve Stafford

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**From:** Jan Lewis Slavid <jan@relewis.com>  
**Sent:** Thursday, March 29, 2018 11:50 AM  
**To:** Steve Stafford  
**Subject:** Re: last minute information

Dear Steve,

Thank you so much for this information, it makes so much more sense than the flier posted on Nextdoor.com. I will post your information, with your permission, and please add me to the list.

Sincerely

Jan

> On Mar 29, 2018, at 11:04 AM, Steve Stafford <Steve.Stafford@cityofsanrafael.org> wrote:

>

> Hi Jan,

>

> There appears to be misinformation circulating that may be creating misunderstandings. Staff referred the most recent revisions/resubmittal on the Northgate Walk project to other city departments, non-city agencies and neighborhood groups for comments, with a deadline to submit comments by April 6th. The City is not sponsoring or sanctioning these apparent meetings at San Rafael Manor. The project's application submittal is currently incomplete and no meetings or hearings will occur until staff has deemed it 'complete' so that the decision-makers can begin their review of the project. There are multiple opportunities for a resident to participate in the review process of the 'Northgate Walk' project (applicant's naming of project, no staff's). You can submit comments anytime (email and written are best though verbal is also fine). You can attend any of the public hearings on the project, which have not been scheduled, and provide comments during the appropriate time during the meeting or hearing (confirm that you would like to receive notice and I'll add you to the list). Lastly, you can submit comments through your neighborhood group, who may provide a more unified 'voice' with the other comments received from your fellow neighbors. Hope this is helpful.

>

> Steve

>

> Steve Stafford

> COMMUNITY DEVELOPMENT DEPARTMENT

> Senior Planner

>

> City of San Rafael

> 1400 Fifth Avenue

> P.O. Box 151560

> San Rafael, CA 94915-1560

> 415.458.5048 (o)

> 415.485.3184 (f)

>

> Did you know San Rafael zoning information is available on-line. Please go to [www.cityofsanrafael.org/zoning](http://www.cityofsanrafael.org/zoning)

>

>

>

> -----Original Message-----

> From: Jan Lewis Slavid [mailto:jan@relewis.com]  
> Sent: Wednesday, March 28, 2018 8:55 PM  
> To: Steve Stafford <Steve.Stafford@cityofsanrafael.org>  
> Subject: last minute information

>

> Dear Mr. Stafford,

>

> Are you hoping that no one will be aware of the latest threat of a huge development in Terra Linda? I just saw a notice about it on Nextdoor.com, on Wednesday, March 28th, saying that if we want to know anything about it, we should visit the Clubhouse on Los Gamos, for two hours on two days this weekend.

>

> Public comment ends April 6th. So we have two days notice of the 4 hour time frame this weekend, and then a few days to comment, why??

>

> What is the rush? Will anyone be at the Clubhouse to answer questions?

>

> As you know, the more people who find out about this, the louder the protests will be!!

>

> Sincerely,

>

> Jan Lewis Slavid  
> 841 Montecillo Rad  
> San Rafael, C 94903  
> (415) 819-6670

## Steve Stafford

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**From:** Chris Busch <chris\_b\_busch@yahoo.com>  
**Sent:** Thursday, March 29, 2018 7:34 AM  
**To:** Steve Stafford  
**Subject:** support for four points housing project from resident at 7 Corte La Paz

Hello, I write to offer community support for the four points housing project at Northgate.

This project is well located to help take advantage of the new SMART train station.

I believe it will also help upgrade offerings at Northgate mall.

i support.

Chris Busch  
415.308.1405

**Steve Stafford**

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**From:** Gavin Blair <Gavin.Blair@unionbank.com>  
**Sent:** Thursday, March 29, 2018 8:13 AM  
**To:** Steve Stafford  
**Subject:** Housing Project: High Density Housing Terra Linda

Dear Mr. Stafford:

I am very concerned about the high density housing project being proposed for the TL Four Points area. This is a project that is out of scope for the area and would result in too much congestion and a significant increase in traffic in an already overly busy part of the city. Furthermore, it would cause a greater burden on our schools that currently suffer from inadequate budgeting and large class sizes. Additionally, the four story proposal is too big for this location. It would be an obstruction and would grossly not fit the character of the neighborhood.

Overall, this is an excellent project for the developers. The developers again will benefit from exploiting our communities and will make millions off this deal. Also, they will not be affected by the ramifications of this project and the problems caused to the community and our schools since they do not live in our neighborhood and nor do their children attend our schools.

In good conscious and in the spirit of doing the right thing, the City needs to reject this building proposal and instead go with something that truly benefits and enhances our community and everyone's quality of life.

Thank you - Gavin  
415-342-6958

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## Steve Stafford

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**From:** TONI <tlobsenz@comcast.net>  
**Sent:** Thursday, March 29, 2018 9:39 AM  
**To:** Steve Stafford  
**Subject:** High Density Housing

Hello Mr Stafford,

I have lived in San Rafael for 8 years now and am a home owner in Terra Linda. I am writing to you to oppose the building of high density housing at 4 Points. This would be a traffic nightmare in an already congested area. I have seen the traffic here grow worse and worse over the years I have lived here. The recent construction caused grave inconvenience to many, like myself, who do not have alternate routes to go to and from home. I urge you to seriously consider the impact this would have on local tax payers.

Thank you,  
Toni Lobsenz

Sent from XFINITY Connect App



## Steve Stafford

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**From:** Jerry O'Connell <oconnell39@gmail.com>  
**Sent:** Thursday, March 29, 2018 11:17 AM  
**To:** Steve Stafford  
**Subject:** Four Points Development

Dear Mr. Stafford:

I have been a resident of Terra Linda for over 32 years and have watched the neighborhood change and grow over that time. As the economy has improved and as housing costs have climbed many families are now forced to have two wage earners to maintain a reasonable lifestyle. Consequently, our traffic and its consequential environmental damage has worsened dramatically over the years. The recent nightmare of construction on the Las Gallinas and Freitas is a perfect example of how much traffic flows through that intersection and how it can be so disruptive to the environment and enjoyment of this suburban lifestyle.

Therefore, I am not a proponent of adding to the already burdened choke point of Freitas Parkway, Las Gallinas and Northgate Drive by rezoning and developing the Four Points hillside with additional housing. I believe it is a very short-sighted idea and will transform Terra Linda into a less desirable suburban neighborhood, only enriching the developers. I understand there is always pressure to create a denser community but unless the City takes clear steps to envision better arterial traffic flows, mitigate backups onto the ONLY north/south bound freeway (101) and better understand environmental impact (restricting fossil fuel-driven vehicles) of such development then I vote NO on further development in the Freitas Parkway corridor.

Sincerely,

Gerard O'Connell  
685 Knocknaboul Way  
San Rafael, CA 94903

## Steve Stafford

---

**From:** Kathy Flynn <kflynn1234@gmail.com>  
**Sent:** Thursday, March 29, 2018 11:34 AM  
**To:** Steve Stafford  
**Subject:** construction at Four Points

I was disappointed to see that construction plans for Four Points in Terra Linda are back on the agenda. The area is too small for such grandiose plans. The traffic is already bad at that intersection and constant construction equipment would back up the exit ramp onto the freeway. The freeway is so congested during commute times that adding thousands of cars and trucks after the jobs are completed would cause complete grid lock. The small construction project at Freitas Parkway and Las Gallinas caused long delays and frustrated motorists and it is small in comparison to these plans.

Why can't the existing buildings be used rather than add more construction that will be too dense for the area.

Please do not approve this massive construction plan.

Kathy Flynn

## Steve Stafford

---

**From:** Cynda Vyas <cyndavyas@gmail.com>  
**Sent:** Wednesday, March 28, 2018 9:08 PM  
**To:** Steve Stafford  
**Subject:** Terra Linda high density housing

Dear Mr. Stafford,

I understand that high density housig is again proposed for the Four Points Hotel area and the nearby gas station area. Will this housing be "affordable" or at market rate? How many units are planned?

I am very concerned about the amount of traffic that will flow through the Freitas Parkway intersection. For 6-8 months this past year we experienced long delays while work was being done on the Freitas/Las Gallinas intersection. I definitely do not want to again experience the significant amount of time it added to my commute. How much added traffic is expected?

I am also concerned about keeping the building size commensurate with our community of low rise buildings. I moved here partly because of the proximity to views and nature. I do not want to lose this connection because of high rise buildings at the entrance of our community. I hope a balance can be achieved between the need for more housing and keeping our small town community feeling.

Thank you,  
Cynda

## Steve Stafford

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**From:** Kate McDonald <kate@katelcsw.com>  
**Sent:** Wednesday, March 28, 2018 10:19 PM  
**To:** Steve Stafford  
**Subject:** Multi-complex in Terra Linda: NO

Greetings, Steve!

I am a resident of Terra Linda. Our family moved into this community 23 years ago, are raising our son, and my husband takes public transit into the city for work; our son attends Terra Linda. We are vested here and have a community.

Our family always uses the UPS and gateway gas. They are convenient and the gas is cheap. If we don't go to that station, we will drive to Corte Madera to get gas, not the pricey options nearby. If there is a high-rise, it will take 20 minutes, instead of 10 to get on the freeway.

There is a point where a city is full, and the cities must be responsible in creating business hubs: San Rafael, San Francisco, Petaluma, Santa Rosa....so everyone does not want to live in the same place.

Terra Lindas already hosts numerous half-way houses, and are doing a lot to create more equity; Terra Linda High-School is very diverse. We do not welcome you making Terra Linda high density. That is some businessman's idea, not ours. Why not build smaller 6 plexes in many areas around town. The proposed plan will not give much affordable housing, but will increase density, which the "suits" think is cool, but do they live in a high density situation?

Terra Linda said no to this once, and if we have to, we will organize to stop this development.

Even if you think people will take public transit, I beg to differ.

What about Saturday when 200 extra people go to Starbucks or Safeway, or during the week when getting on the freeway is impossible? What about the people who send their kids to our schools, and flood our district?

Terra Linda is already cash strapped and we are a basic aid district and get no extra money for more kids. The owner will say that the complex is for singles and couples, but so many people like these schools, expect a much higher population number than anticipated to flood all of our services and roads.

Look, I think we could use affordable housing, but don't push this megaplex on our community. If you got our community together, perhaps we could come up with our own solutions for that, solutions that are good for Terra Linda and the kids here, something that would integrate new families into our community, not some business guy who wants to force us to have these inconvenient buildings and originates from another community that is not dense. I say NO to these proposed monster-plexes.

Thanks,

Kathleen McDonald, LCSW

**Steve Stafford**

---

**From:** Chris Carvalho <chris\_p\_carvalho@yahoo.com>  
**Sent:** Wednesday, March 28, 2018 5:41 PM  
**To:** Steve Stafford  
**Subject:** Concerned about Potential High Density Project in Terra Linda

Mr. Stafford,

I have lived in Terra Linda for 16 years and I'm very concerned about a proposed plan to develop a high density housing project at the Four Points, including a 4 story building where the gas station is.

My family opposes this proposed project as we think the additional traffic to the area will significantly impact the quality of life for the community.

Please let me know if this moves forward.

Best,

Chris Carvalho  
566 Heather Way  
San Rafael, CA 94903  
415-794-4275

## Steve Stafford

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**From:** Carole Kammen <ckammen@pathwaysinstitute.com>  
**Sent:** Wednesday, March 28, 2018 6:42 PM  
**To:** Steve Stafford  
**Subject:** Proposed Construction at 4 Points

Steve,

As a long time Terra Linda resident and home owner I'm appalled at the construction being proposed. NO construction should be done without a fully outlined strategy for dealing with the actual impact such as project will have on all the surrounding infrastructures and environment.

Carole Kammen  
415 845-0045

## Steve Stafford

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**From:** James McCurdy <jrmccurdy@gmail.com>  
**Sent:** Wednesday, March 28, 2018 7:31 PM  
**To:** Steve Stafford  
**Subject:** Proposed Construction at Northgate

Dear Steve:

I am writing to register my opposition to the proposed Four Points Bldg. construction and the bldg. construction to replace the current UPS and gas station. As a resident of San Rafael Park since 1985, and a resident of Marinwood prior to that, I have witnessed untenable traffic congestion at Northgate, the surrounding neighborhood, Highway 101. No increase in traffic congestion can be tolerated.

Also, instead of constructing new buildings, I would suggest all efforts be centered on use of the empty Sears building and adjacent former Sears garden center building, for residential and/or merchant use.

Thank you,

James R. McCurdy, M.D.  
111 Lucas Park Drive, SR

## Steve Stafford

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**From:** Polly Shultz <pollycoreyben@gmail.com>  
**Sent:** Wednesday, March 28, 2018 11:40 AM  
**To:** Steve Stafford; Becky Page  
**Subject:** Northgate project

Good Afternoon Mr. Stafford,

I would like to let you know that I as a resident of San Rafael Manor and I oppose the Northgate project. Not only because of traffic, construction, noise and light pollution, but I feel that there is not enough parking for the development and the over flow will be parking on Los Gamos Rd.

The other part of this issue is the contracts that were signed by both original parties that there should be not apartments on the property (Northgate) which travel with the property and not the sale of the owners.

Thank you for receiving this letter and please add it to the file to be presented to the city council.

Corey and Polly Shultz  
1036 Los Gamos Rd. apt D



April 9th, 2018

Dear Mr. Steve Stafford,

I usually do not involve myself with local government decisions. However in the case of the proposed project "Northgate Walk" I feel that my opinion needs to be heard.

My family has lived in Marinwood and Terra Linda for over 50 years. In 1967 we moved from San Francisco to Marinwood. One of the main reasons for moving out of San Francisco was to escape the hustle and bustle of the busy city life. We felt very happy and content settling in peaceful Marinwood. For the past 15 years, we have been living in Terra Linda, just off Freitas Parkway.

My main concern about the proposed "Northgate Walk" project is the traffic impact that it would have on the already jammed up Freitas Parkway and Highway 101 on ramp. I drive these streets on a daily basis. I see the gridlock on East Bound Freitas Parkway and South Bound Highway 101 On Ramp.

With a project of this magnitude, these undersized surface streets and single lane on ramps will not be able to accommodate the influx of increased traffic.

I hope that you will please consider this while planning for this project and come to the realization that Terra Linda is not a suitable location for a project of this size.

Thank you for taking the time to read my opinion.

Sincerely,



Michael Probst  
385 Hibiscus Way  
San Rafael, CA 94903

RECEIVED

APR 13 2018

PLANNING

## Steve Stafford

---

**From:** J Betz <heyjude.betz@gmail.com>  
**Sent:** Monday, April 02, 2018 4:59 PM  
**To:** Steve Stafford  
**Subject:** high density housing

I can't come to the meeting this Friday, but wanted to let you know I disagree with the proposal. I'm a teacher and believe in AFFORDABLE housing but I don't agree with high density when there are already tooooooo many cars in the area.

I walk miles a week to get where I'm going and and disgusted with the amount of single driver cars. If you put a transportation system into place first (the train is unaffordable for people like me. again, a teacher) and the buses limited in the schedules. Consequently, I've become a biking person, walk to work person.

Please, don't do this. More cars is no good for anyone and you know with every apt rented out a car or two is coming along with the tenants.

## Steve Stafford

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**From:** Paula Jones <jones.paula@gene.com>  
**Sent:** Monday, April 02, 2018 1:57 PM  
**To:** Steve Stafford  
**Cc:** Paula Jones  
**Subject:** Northgate Walk

Dear Mr Stafford:

I am writing to offer comments on the development proposed for the Four Points Sheraton site in Terra Linda. I own a house just around the corner from this site and am opposed to its going forward. While the developers have scaled back their original plans to construct almost 300 units and changed the units from apartments to condos, they have done little to alleviate the original concerns about a residential development of this size. They still propose four large residential building for an inappropriate site. Our concerns are - in no particular order - water, traffic, first responder availability and access, noise, increased parking congestion in the surrounding neighborhood and schools. These concerns are magnified by the discussions to add high density housing to the Sears site at the Northgate Mall as well.

Water - one of the reasons that Marin has engaged in such careful growth planning is the lack of water for continuing development. The recent drought, which seems to be an on-going phenomenon, will continue to stretch the county's ability to deliver water from our reservoirs to existing homes and businesses, never mind to new developments of this size.

Traffic - it is almost impossible to get up or down Freitas Parkway most mornings and evenings. The back up stretches all the way up top Scotty's Market some mornings and already causes frustrated drivers to race through residential streets to find a way around it. This is extremely dangerous to school kids who are walking either to school or bus stops during the peak of the traffic. The recent traffic work at Las Gallinas and Freitas has done nothing to alleviate this issue. Pedestrians already are at risk of drivers who are frustrated, speeding to make the lights, and/or do not understand the way the intersection works at Freitas and Northgate. Our neighbor - who had a green light and was in the crosswalk - was severely injured last year by a driver who was hurrying to make a left turn on the green and was not watching out. Accidents happen regularly in this intersection. Adding another 300- 400 cars to that mix is dangerous.

In addition, it is pretty likely that the residents of this site will not be Marin residents, but commuters to SF and beyond who will add even more traffic to already overburdened 101. My commute to South San Francisco has gone from 50 minutes to 90 minutes each morning, primarily because of increased traffic through Larkspur and Corte Madera, where a huge new development (Wincup) has recently come on line. The people who live in market rate housing in Marin are not the people who work in our lower-wage businesses such as retail, restaurant, first responder, school and hospital jobs.

First responders - there are disabled and elderly people in the neighborhood just east of this site who rely on medical help being able to get to them quickly. Again, this development adds pressure on infrastructure with not plan for how to alleviate the impact.

Noise - one of the objections to the last version of the development was the existence of roop top communal space. These buildings would loom over the neighborhood below, creating noise and light pollution for neighbors who are a few feet away - sometimes as little as 30 to 40 feet. These outdoor features remain in the condo plans submitted to the city.

Traffic congestion and parking - in addition to the traffic pressures on Freitas Parkway and the roads that feed into it, we are also concerned about the parking situation. The developers plan parking for

less than 2 cars per unit and very little guest parking. The practical impact is that cars will flow down from the site and around to our immediate neighborhood to park. Los Gamos and Orange Blossom Lane are already stacked up with resident cars and there is little room to accommodate the overflow.

Schools - the Dixie School District is highly regarded and adds to our property values. However, these schools are at the bursting point already. Adding more population into the district could seriously compromise the quality of these schools by overcrowding classrooms without adding any planning for enough space, teachers. Lower property values also mean reassessments and lower tax revenues.

Finally - there is an agreement in place that prohibits development of this type of housing at this site. It clearly contemplated a time when the hotel use might want to change, and spelled out development that was acceptable.

I am not anti-development or housing, but believe it should be in the right place, with all the impacts considered. In my opinion, this development is not the right thing in the right place and should not be approved. Thank you for your consideration of these views.

Paula S. Jones  
140 Orange Blossom Lane  
San Rafael, CA 94903

## Steve Stafford

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**From:** Sarah McClendon <mcclendon.sarah289@gmail.com>  
**Sent:** Monday, April 02, 2018 1:22 PM  
**To:** Steve Stafford  
**Subject:** Four Points High Density Housing

Hi Steve,

I am strongly opposed to this development, as it would create an even greater traffic nightmare on the Freitas Parkway and for the entire Northgate area, negatively affecting all of the businesses in this area. That is the most obvious opposition to me, but I know those who live in this area are extremely opposed to the development for more personal reasons that affect their day to day lives.

Thank you!  
Sarah

Sarah McClendon  
45 Maple Hill Drive  
San Rafael, CA 94903  
415-730-8566  
mcclendon.sarah289@gmail.com

## Steve Stafford

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**From:** Karen Winter <karen.winter@earthlink.net>  
**Sent:** Sunday, April 01, 2018 10:33 AM  
**To:** Steve Stafford  
**Subject:** comment on Northgate development proposal

Hi Steve,

I am a San Rafael homeowner and have lived in the community for 12 years. My husband and I are both Kaiser primary care physicians and we have kids who attend Dixie school.

We are strongly opposed to the proposed development in Northgate at 4 Points Sheraton, the gas station and UPS store.

The traffic on 101 and in Terra Linda has grown significantly in the past 12 years, and already makes it exceptionally difficult to do routine activities such as grocery shopping and driving kids to activities. We are concerned that the proposed development will severely exacerbates this issue. Furthermore, we are concerned that the proposed development does not include adequate safeguards to protect and build public school funding.

As is true for most of my physician colleagues of my generation, I have massive student debt and cannot afford to send my kids to private school. My husband and I chose this community entirely for the quality of the public schools, so anything that affects that drastically affects our ability to stay here. In my profession, we are fortunate enough have the opportunity to find work anywhere in the country. But we love this community (Terra Linda, Marinwood, Lucas Valley) and hope to stay. The proposed development would force us to rethink that choice. I know of several primary care physician colleagues who agree.

Our voices are important. If you consider the fact that most primary care physicians have a panel of 2000+ patients, that we have a critical shortage of primary care physicians in the country, in our county, and in our community (we are struggling to fill high paying positions for new doctors and have been for years), it is important to keep in mind that moving forward with this development will drive primary care physicians out and exacerbate this problem.

So I appeal to you to consider this email carefully from both an individual quality of life perspective, and a local public health/public good perspective.

Sincerely,  
Karen Winter

**Steve Stafford**

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**From:** T M McNicholas <tmmcnichol@gmail.com>  
**Sent:** Saturday, March 31, 2018 4:19 PM  
**To:** Steve Stafford  
**Cc:** Kyra Clarkson  
**Subject:** AGAINST SHERATON FOUR POINTS HOUSING EXPANSION  
**Attachments:** TERRA LINDA 5-19-2016.docx

Mr Steve Stanford  
San Ramon City Project Planner  
PO box 151560  
San Rafael, CA 94915-1560

Dear Mr. Sanford

This note is to request, as a San Rafael Manor resident, that that the proposed expansion of Sheraton's Four Points facility be recognized as an extremely negative issue for our community. I am confident that a detailed value analysis will provide the same result.

Professional developers (i.e. Coastal City Partners ) know all the tricks to achieve their profit motivated objectives; they build, collect from the owner and then essentially disappear. They initially propose an obviously outrageous scope and then graciously scale down to what they want; I can see this strategy with this project. However the basic concept of the project which will create unmanageable traffic and associated community safety and quality of life issues means that it should be taken off the table now in any format.

Thank you  
Thomas McNicholas  
Kyra McNicholas Clarkson  
1012B Los Gamos Rd  
San Rafael, CA 94903

## Steve Stafford

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**From:** A. Goldfarb <goldfarb80@gmail.com>  
**Sent:** Friday, March 30, 2018 12:22 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

Hi Steve,

Here are my comments on the proposed Northgate Walk project:

### Parking and Traffic

The number of parking spaces proposed, while it may meet zoning requirements, significantly underestimates the number needed to prevent overflow to the surrounding neighborhood. For example, for Building 1007, there would be only 22 parking spaces for thirty 1-bedroom units. The real need would be for substantially more, since it is unlikely that there would be only one occupant per unit. Even one occupant, whether a "senior" or not, will need a parking space. That doesn't account for visiting family, friends, and caregivers. There is a bus stop down the hill on Freitas, and the SMART train is within a mile, but that is not a realistic substitute for a car in most cases, especially for shopping, medical appointments, etc. Even elderly individuals don't easily give up their cars. If there is no place to park on-site, the nearest residential street is Los Gamos Rd., which is already parked up near Freitas and beyond.

Additional traffic generated by the project – including commercial and service vehicles – will exacerbate an already congested Northgate area, where intersections experience frequent back-ups despite recent improvements at the corner of Freitas and Las Gallinas.

### Construction Activity

This project could take two years or more to complete. The impacts on the surrounding neighborhoods would be substantial, given the size of the project, the comings and goings of heavy-duty vehicles and equipment, and the single-road access to the steep hilly site. The noise of construction will be constant in what is now a quiet area.

### Density

The latest plan calls for building 136 apartments, which is fewer than the previous proposal, but the developers know that this could be readily increased under current zoning, and that S.B. 827, pending in Sacramento, would allow developers to build "by right" multi-family dwellings up to eight stories high on sites within 1/4 mile of bus stops and within half a mile of SMART train stations. Thus, there is no assurance, if the current plan is approved, that it won't be substantially amended.

### Project Design

The project calls for roof-top gardens for social gathering. Unless these are designed to face away from Los Gamos Rd., the noise impacts would be substantial, since these buildings loom over nearby homes on Los Gamos Rd.

Even if all the project impacts could be ameliorated, the fact remains that the project has no legal basis, given that the construction of apartments on the site is precluded by prior legal agreement.

Thanks for your consideration,



Alan Goldfarb  
1004-B, Los Gamos Rd.  
SaddleRafael, CA 94903  
[goldfarb80@gmail.com](mailto:goldfarb80@gmail.com)  
510-846-7994

## Steve Stafford

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**From:** lynn robinson <gratituteforlife@yahoo.com>  
**Sent:** Friday, March 30, 2018 1:02 PM  
**To:** Steve Stafford  
**Subject:** unsupportable

Dear Mr. Stafford,

I am part of the community in northern San Rafael that lives on Los Gamos Road.

I/we are summarily opposed to the proposed development on the hill where the Four Points Sheraton currently stands.

Having lived here since 1969 (graduating class of 1974), I know the changes that have taken place over the past years. I also know the amount of traffic that happens just around drop off and pick up time at the schools which affects ALL of Terra Linda.

The roadworks alone created havoc, and they are in no way useful for a sudden population growth and the huge amount of auto traffic that would stultify this tiny community.

The light pollution alone would be a monster to contend with, the elevation of sound decibels from many more autos as well as human bodies would make this community uninhabitable. At the Christmas Season there would be back ups all the way onto the highway.....

All of us who live under the shadow of this hill are opposed to an enormous development that would NOT fit into this community. We all moved here to be AWAY from urbanization and raise our children in peaceful beauty.

I urge you NEVER to consider a development such as this one. And if you are pulled in by the "affordable housing" component, please look very deeply. At last presentation there were 12% of units at "below market rate" which is merely 17% below. Not one police person, teacher, nurse or civil servant could afford that!

VOTE NO ON development "northgate walk".

thank you for your help.  
Lynn

*Lynn Robinson, MA, MFT.  
Certified EFT Practitioner & Trainer*

*(415) 472-3273  
[gratituteforlife@yahoo.com](mailto:gratituteforlife@yahoo.com)  
[www.MindfulEFT.com](http://www.MindfulEFT.com)  
Skype: MindfulEFT*

## Steve Stafford

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**From:** Glenda Smith <gglennon10776@aol.com>  
**Sent:** Friday, March 30, 2018 4:24 PM  
**To:** Steve Stafford  
**Subject:** High Density Housing...

I don't like it. To me it means: more traffic, increased water usage in drought-prone area, hospitals & schools & police departments needing to adjust to increased population, ...etc.  
I don't like it at all.

thank you,  
glenda smith  
San Rafael resident

## Steve Stafford

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**From:** Gene and Pat <gallagher1214@aol.com>  
**Sent:** Friday, March 30, 2018 11:41 AM  
**To:** Steve Stafford  
**Subject:** Feedback on development at Four Points property from a 43 year San Rafael resident

Good Morning,

This is a very bad plan that should be eliminated. More development at this location would make an already busy intersection God awful.

We know government covets more opportunities to collect taxes but this plan deserves the trash bin. You need to concentrate on the homeless problem!

Thank You for listening.

Eugene Gallagher

## Steve Stafford

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**From:** Gregory McAllister <greg@gregmcallister.com>  
**Sent:** Friday, March 30, 2018 8:26 AM  
**To:** Steve Stafford  
**Subject:** Extreme concern about Northgate Walk Project in Terra Linda

Steve,

I am a Terra Linda resident, parent, and commuter. This project will dramatically increase area traffic, garbage, power consumption, wear and tear on infrastructure, and wear and tear on the natural surroundings. It will make the lives of existing residents more stressful. Please hold the developers of this proposed project accountable for all the ways this would negatively impact our community and require that they give value back to the community.

Greg

## Steve Stafford

---

**From:** Tony Darren <tonydarren77@yahoo.com>  
**Sent:** Friday, March 30, 2018 8:04 AM  
**To:** Steve Stafford  
**Subject:** Northgate Walk Project

Dear Mr. Stafford,

I am writing to you to please oppose the building of high density housing at 4 Points, specifically the 4 story building at the UPS/Gas Station corner site. This would only add to a traffic nightmare in an already overly congested area. I have lived in Terra Linda for nearly 10 years and I have personally seen the traffic here get worse each year. With the recent construction on Freitas Pkwy over the past year we got a frightening glimpse of the traffic problems that would come. I urge you to please seriously consider the impact this would have on local residents.

Regards,

Tony Darren

## Steve Stafford

---

**From:** Kathleen Swart <kaswart@comcast.net>  
**Sent:** Thursday, March 29, 2018 2:28 PM  
**To:** Steve Stafford  
**Subject:** Four Points High Density Housing

Dear Steve,

Please add our names to the list of residents who are NOT in favor of this high density housing plan. From where do the proponents of this plan think that water comes? I constantly hear the drum beat of "draught," "conserve." Frankly I am getting tired of our elected officials pushing more housing when they are totally uninterested in finding ways to improve our water resources.

Thank you,

John and Kathleen Swart  
San Rafael

## Steve Stafford

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**From:** Stephen Bingham <smbingham@earthlink.net>  
**Sent:** Thursday, March 29, 2018 3:51 PM  
**To:** Steve Stafford  
**Cc:** David Levin  
**Subject:** "Northgate Walk" housing project for Terra Linda

Hi Steve,

I saw your comment in the Terra Linda Next Door feed:

There appears to be misinformation circulating that may be creating misunderstandings. Staff referred the most recent revisions/resubmittal on the Northgate Walk project to other city departments, non-city agencies and neighborhood groups for comments, with a deadline to submit comments by April 6th. The City is not sponsoring or sanctioning these apparent meetings at San Rafael Manor. The project's application submittal is currently incomplete and no meetings or hearings will occur until staff has deemed it 'complete' so that the decision-makers can begin their review of the project. There are multiple opportunities for a resident to participate in the review process of the 'Northgate Walk' project (applicant's naming of project, no staff's). You can submit comments anytime (email and written are best though verbal is also fine). You can attend any of the public hearings on the project, which have not been scheduled, and provide comments during the appropriate time during the meeting or hearing (confirm that you would like to receive notice and I'll add you to the list). Lastly, you can submit comments through your neighborhood group, who may provide a more unified 'voice' with the other comments received from your fellow neighbors. Hope this is helpful. Steve Steve Stafford COMMUNITY DEVELOPMENT DEPARTMENT Senior Planner City of San Rafael 1400 Fifth Avenue P.O. Box 151560 San Rafael, CA 94915-1560 415.458.5048 (o) 415.485.3184 (f)

I am a very strong supporter of more housing in Marin, but only if it includes a *very high* percentage of low and very-low income housing. I was an attorney with Bay Area Legal Aid for 23 years and very aware of the legal impediments to forcing developers to increase the percentage of such housing. I am cc'ing my former colleague there, David Levin, who is currently managing attorney at Legal Aid of Marin.

Please put my name on your list of those interested in receiving all official communications about this proposal. To address the legitimate concerns of neighbors about significant degradation of traffic problems resulting from more housing, I would suggest that the City impose on the developer a fee which would allow an increase in Golden Gate Transit and Marin bus service.

Thanks and best regards,

Steve

Stephen Bingham  
Co-Director  
Sylvia Bingham Fund





## Steve Stafford

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**From:** Gaylyn De Martini <Gaylyn@DataLode.com>  
**Sent:** Thursday, March 29, 2018 4:04 PM  
**To:** Steve Stafford  
**Subject:** Four Points Sheraton

Hi Steve,

As a resident of Terra Linda, I am opposed to the high density housing project at Four Points Sheraton/UPS/Gas station. Traffic getting to the freeway is already bad and many days, cars are backed up on to Freitas Parkway trying to get on the freeway, which is a safety hazard. The infrastructure cannot handle the additional cars and traffic. Furthermore, the new owner of the Northgate mall is talking about renovating and adding housing, our community cannot handle the traffic and the SMART train, has had and will not have any positive impact on the traffic.

Thank you,  
Gaylyn De Martini  
763 Penny Royal Lane

## Steve Stafford

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**From:** Mike Tulper <mtulper1@gmail.com>  
**Sent:** Thursday, March 29, 2018 4:28 PM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

Dear sir:

I am writing to express my utter dismay and disappointment at a proposal to build a four story building in Northgate...

Perhaps you do not live in the area or perhaps you do not need to access Freitas Parkway especially in the mid to late afternoon... The road is packed with autos...I can not imagine allowing an additional influx of vehicles that this "project" would surely bring..

IF Marin had a viable infrastructure that had readily available public transit that might coax folks out of their cars BUT we do not have it and I believe that we never will.

Just so you know I am a retired architect and have worked with large national firms in the past...Please do not consider this email as just another "nimby" but one who believes that practicality and common sense should always come first in planning peoples lives and forming the fabric of a neighborhood.

thank you for your consideration

Michael Tulper  
Mount Shasta dr  
San Rafael, CA

## Steve Stafford

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**From:** Tara Higgins <thigginslaw@msn.com>  
**Sent:** Thursday, March 29, 2018 4:38 PM  
**To:** Steve Stafford  
**Subject:** High density Project at Four Points and UPS store/gas station

Dear Mr. Stafford:

I'm writing in connection to these projects and the detrimental effect it will have on my neighborhood. I own a home at 322 Orchid in Terra Linda which is very close to this proposed project. The location and the number of units proposed will further snarl the traffic at that intersection. Have you ever tried to get on the freeway at Northgate Drive and Freitas Pkwy? Currently it's a parking lot that backs up to Los Gamos. To add additional residents and their multiple household cars will make getting on the freeway a nightmare. An additional concern is parking. These new residents with their multiple cars and guest cars will undoubtedly spill into Los Gamos Dr and surrounding streets. On Orchid Drive there is no parking and often guests have to park on Oleander. Finally, I can't face the construction nightmare and gridlock this project will cause. I've had to endure 2 years of construction at the intersection of Freitas and Las Gallinas and all the traffic that caused. The intersection doesn't look that much different and I don't understand why that project took 2 years.

In summary I object to this project as its not suitable for our neighborhood and the congestions it will create will make living and driving conditions miserable. What is the current status. Has it already been approved? I would appreciate you getting back to me. Thank you

Tara A. Higgins  
Attorney at Law

**\*\*\*NOTICE\*\*\***

*This message is confidential and may contain information that is privileged, attorney work product or otherwise exempt from disclosure under applicable law. It is not intended for transmission to, or receipt by, any unauthorized person. If you have received this message in error, do not read it. Please delete it without copying it, and notify the sender by separate e-mail so that our address record can be corrected. Thank you.*

**Steve Stafford**

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**From:** Dona Novack <dona\_novack@pharmalogic.com>  
**Sent:** Thursday, March 29, 2018 7:36 PM  
**To:** Steve Stafford  
**Subject:** Four Points Housing Project

Dear Steve,

I strongly support the planned housing project at the Four Points area in San Rafael.

I am a decades long resident of Lucas Valley and frequently shop at the commercial firms in the Four Points area.

Creating new housing in Marin County is key to reducing the horrible traffic congestion that we experience each day.

Change and growth are inevitable in our community and I support any approach to intelligent planning.

Sincerely,  
Dona Novack

**Steve Stafford**

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**From:** Charles Schultz <imayrespond@att.net>  
**Sent:** Friday, January 12, 2018 8:52 AM  
**To:** Steve Stafford  
**Cc:** Becky Page; Zach DeLeo; Corey Shultz; Craig Yates; Celena Moreno  
**Subject:** Northgate Walk

2018  
Gamos Rd., Apt C  
CA 94903

December 12,  
1024 Los  
San Rafael,

Good morning Mr. Stafford,

Before the City even considers the construction of the proposed complex on the hill directly across the creek from San Rafael Manor there should be some "Story Poles" erected to show the true height and breadth of the finished product. The community has a right to "see" what is being proposed.

A major omission in the plans and support material is the lack of detail in the shadow study. The photo/shadow overlays do not adequately show the shadow effect. The four examples show shadow castings at noon and 3:00 P.M. when there is not a problem of too much shade as the sun is already further to the west. The days and times shown in the four examples are:

12/21/17	12:00	noon
12/21/17	3:00	PM
6/21/17	12:00	noon
6/21/17	3:00	PM

These renderings show how the shadows fall currently and do not take into account a 48' building blocking the sun for a good part of the day for San Rafael Manor.

On December 26th 2017 the shadow from the one story building at 1030 Los Gamos Road extended 30 feet from the building. An overly tall structure, with a 12 foot "density bonus" reaching 48 feet skyward on the hill above our residences will cast a shadow that will create an icebox on our property for much of the day.

Other concerns: two five story buildings and a four story building will infringe on our residents' privacy because of the location upslope of our structures.

Somehow the traffic study (by W-Trans) led to the conclusion there would be no increase in traffic. Terms in the traffic explanation were not defined....Los B, Los C, and Los D. What do they mean?

In the report it was stated the project may be allowed a concession of reduced parking requirements per state Density Bonus. This makes no sense----more people, more vehicles,--- fewer parking spaces.

Plans include rooftop gardens and an entertainment center. Does this make sense near a freeway and busy surface streets?

The number of units, number of people, increased vehicular traffic, overflow parking in our neighborhood (especially during events at the hotel) and proximity of poor air quality due to the nearness of the freeway will do nothing to improve the quality of our community and neighborhood surroundings.

The residents of San Rafael Manor remain staunchly opposed to the Northgate walk development.

Sincerely,

Chuck Schultz  
Vice-President  
San Rafael Manor, Inc

**Steve Stafford**

---

**From:** Becky <arcana2@pacbell.net>  
**Sent:** Friday, January 12, 2018 9:28 AM  
**To:** Charles Schultz; Steve Stafford  
**Cc:** Zach DeLeo; Corey Shultz; Craig Yates; Celena Moreno  
**Subject:** Re: Northgate Walk

Excellent, Chuck. Thanks for sending everywhere!

.....

Becky Page  
[rpage@fontmaven.com](mailto:rpage@fontmaven.com)  
[fontmaven.com](http://fontmaven.com)

---

**From:** Charles Schultz <imayrespond@att.net>  
**To:** "steve.stafford@cityofsanrafael.org" <steve.stafford@cityofsanrafael.org>  
**Cc:** Becky Page <arcana2@pacbell.net>; Zach DeLeo <zdeleo@gmail.com>; Corey Shultz <coreyshultz1@gmail.com>; Craig Yates <craig.yates@sbcglobal.net>; Celena Moreno <celena.moreno@realmanage.com>  
**Sent:** Friday, January 12, 2018 8:52 AM  
**Subject:** Northgate Walk

2018

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CA 94903

December 12,  
1024 Los  
San Rafael,

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The residents of San Rafael Manor remain staunchly opposed to the Northgate walk development.

Sincerely,

Chuck Schultz  
Vice-President  
San Rafael Manor, Inc

**Steve Stafford**

---

**From:** Celena Moreno <celena.moreno@realmanage.com>  
**Sent:** Friday, January 12, 2018 11:46 AM  
**To:** Becky  
**Cc:** Charles Schultz; Steve Stafford; Zach DeLeo; Corey Shultz; Craig Yates  
**Subject:** Re: Northgate Walk

Yes, this is great Chuck!

I'll include in the Board pack so everyone has a hard copy as well.

Kindest Regards,

**Celena Moreno, CCAM**  
*Community Association Manager*

**RealManage**  
7655 Redwood Blvd, Ste. B  
Novato, CA 94945

Dir: 415-444-1600 ext 1420  
Fax: 415-367-9045  
For after hour emergencies, call 866-473-2573  
[www.realmanage.com](http://www.realmanage.com)

**UPCOMING SCHEDULE**

**I will be out of the office Thursday, January 25 & Friday January 26, 2018 for the Law Seminar.**

On Fri, Jan 12, 2018 at 9:27 AM, Becky <[arcana2@pacbell.net](mailto:arcana2@pacbell.net)> wrote:  
Excellent, Chuck. Thanks for sending everywhere!

.....

Becky Page  
[rpage@fontmaven.com](mailto:rpage@fontmaven.com)  
[fontmaven.com](http://fontmaven.com)

---

**From:** Charles Schultz <[imayrespond@att.net](mailto:imayrespond@att.net)>  
**To:** "steve.stafford@cityofsanrafael.org" <[steve.stafford@cityofsanrafael.org](mailto:steve.stafford@cityofsanrafael.org)>  
**Cc:** Becky Page <[arcana2@pacbell.net](mailto:arcana2@pacbell.net)>; Zach DeLeo <[zdeleo@gmail.com](mailto:zdeleo@gmail.com)>; Corey Shultz <[coreyshultz1@gmail.com](mailto:coreyshultz1@gmail.com)>;  
Craig Yates <[craig.yates@sbcglobal.net](mailto:craig.yates@sbcglobal.net)>; Celena Moreno <[celena.moreno@realmanage.com](mailto:celena.moreno@realmanage.com)>  
**Sent:** Friday, January 12, 2018 8:52 AM  
**Subject:** Northgate Walk

**Steve Stafford**

---

**From:** Becky <arcana2@pacbell.net>  
**Sent:** Saturday, August 05, 2017 5:28 PM  
**To:** Steve Stafford  
**Subject:** San Rafael Manor's Board reiterates its opposition to "Northgate Walk"

Steve Stafford  
Project Planner  
City of San Rafael  
1400 Fifth Avenue, Top Floor  
San Rafael, CA 94901

Dear Mr. Stafford,

I am the President of the Board at San Rafael Manor, Inc., the 13-acre cooperative on Los Gamos Road, directly adjacent to what is currently the Sheraton Four Points Hotel, their parking lot and the gas station location of which is being proposed as the site of a large-scale development project known as Northgate Walk. While the past Board President, Bill Ferlatte, and a number of homeowners here have taken the time to attend meetings and otherwise take action to learn about and oppose this development, I have not yet personally weighed in, though I have attended the meetings thus far held.

Our Board recently met with our land-use attorney Neil Sorenson for a review of the status of this development, and I would like to reiterate our position that the Covenants and Restrictions document between any owner of that site and San Rafael Manor makes development of the type and scale of Northgate Walk in violation of the Agreement. I know that the developer is claiming that they are planning "condominiums" and are claiming they are not "apartments", the latter term being in definite violation of the Agreement. We maintain, with the support of our Attorney's research, that our Agreement predates the word "condominium" as a term in common usage and building lexicon, and I believe the use of the term by this developer describes an "apartment", in that each building in the planned development would be composed of a single large exterior shell with housing units kept "apart" and separate from one another by walls. They are apartment units, whether the occupant rents them or purchases them. Therefore they would be in violation of the Covenant and Restrictions documents that still govern the property.

**Even if this were not so, our community is wholly opposed to this development and the increase in traffic, the noise, the light pollution, the lack of suitable parking for the vehicles to be expected for each proposed apartment unit and the density proposed by this developer.**

Over the years we have had ample evidence of how dangerous and congested the intersections of Del Presidio and Freitas Parkway, Northgate Drive and Freitas Parkway, and Las Gallinas Avenue and Freitas Parkway continue to be—we know of homeowners reporting being hit in the crosswalks and a number of traffic collisions involving our shareholders as well as other community members. I myself was rear-ended at the stoplight at Northgate Drive in 2014—and the existing poor traffic conditions are worsening by the day with the current construction and lane closures, and traffic diverting to "alternate routes" which primarily include our dead-end street of Los Gamos Road and the connecting and adjacent streets of Orris Terrace, Orange Blossom and Oleander. Traffic will be unbearable when school starts once again and the out-of-area drivers again descend. I know of no end to the detriment this proposed development will definitely add to the already nightmarish traffic situation in our residential suburban valley.

If you would be so kind, please provide me with an update on this project that I might present to the Board and our avidly-interested homeowners. If you would care to meet with us, we would welcome that opportunity at your convenience. But I wanted to repeat our continued opposition to the entire project, and I thank you for your time.

.....

Becky Page  
Board President,  
San Rafael Manor, Inc.

1030 Los Gamos Road  
San RAfael, CA 94903

2018

Gamos Rd., Apt C  
CA 94903

December 12,  
1024 Los  
San Rafael,

Good morning Mr. Stafford,

Before the City even considers the construction of the proposed complex on the hill directly across the creek from San Rafael Manor there should be some "Story Poles" erected to show the true height and breadth of the finished product. The community has a right to "see" what is being proposed.

A major omission in the plans and support material is the lack of detail in the shadow study. The photo/shadow overlays do not adequately show the shadow effect. The four examples show shadow castings at noon and 3:00 P.M. when there is not a problem of too much shade as the sun is already further to the west. The days and times shown in the four examples are:

12/21/17	12:00	noon
12/21/17	3:00	PM
6/21/17	12:00	noon
6/21/17	3:00	PM

These renderings show how the shadows fall currently and do not take into account a 48' building blocking the sun for a good part of the day for San Rafael Manor.

On December 26th 2017 the shadow from the one story building at 1030 Los Gamos Road extended 30 feet from the building. An overly tall structure, with a 12 foot "density bonus" reaching 48 feet skyward on the hill above our residences will cast a shadow that will create an icebox on our property for much of the day.

Other concerns: two five story buildings and a four story building will infringe on our residents' privacy because of the location upslope of our structures.

Somehow the traffic study (by W-Trans) led to the conclusion there would be no increase in traffic. Terms in the traffic explanation were not defined....Los B, Los C, and Los D. What do they mean?

In the report it was stated the project may be allowed a concession of reduced parking requirements per state Density Bonus. This makes no sense----more people, more vehicles,--- fewer parking spaces.

Plans include rooftop gardens and an entertainment center. Does this make sense near a freeway and busy surface streets?

The number of units, number of people, increased vehicular traffic, overflow parking in our neighborhood (especially during events at the hotel) and proximity of poor air quality due to the nearness of the freeway will do nothing to improve the quality of our community and neighborhood surroundings.

The residents of San Rafael Manor remain staunchly opposed to the Northgate Walk development.

Sincerely,

Chuck Schultz  
Vice-President  
San Rafael Manor, Inc

[www.realmanage.com](http://www.realmanage.com)

### ***Comprehensive Community Management Solutions***



RealManage is environmentally responsible. Print only if necessary.

## Steve Stafford

---

**From:** Chris Busch <chrisb@energyinnovation.org>  
**Sent:** Tuesday, October 04, 2016 2:35 PM  
**To:** Steve Stafford  
**Subject:** i support NORTHGATE WALK

Hello,

I don't suppose you are the person to write with public comment.

But I live in the neighborhood at 7 Corte la Paz.

I support this development.

Kind regards,

Chris

---

Chris Busch, Ph.D.  
**Energy Innovation: Policy and Technology LLC**  
Desk: 415-799-2164  
Mobile: 415-308-1405  
98 Battery Street, Suite 202  
San Francisco, CA 94111  
[www.energyinnovation.org](http://www.energyinnovation.org)



## Planning Department Northgate Walk

**Title** **Sheraton Complex**

**Description** As a long time resident of San Rafael, I am horrified that with the small amount of open space and the unbelievable traffic that we are all adapting to, the City of San Rafael is still considering the apartment complex at the Sheraton.  
Are we out of money? That's the only reason I can imagine that this proposal is still alive. I have an office on Tamal Plaza, and have seen the traffic mayhem that Tamalpais has become, and that complex has not opened yet.  
**PLEASE RECONSIDER THE IMPACT OF THIS PLAN ON THE RESIDENTS WHO ALREADY LIVE HERE!!**

**Status** **Unopened**

**Address** 5 Golden Hinde Blvd Apt 209  
San Rafael CA 94903-3862

**Assigned Staff** *No staff assigned yet*

3 minutes ago

Alan Montes joined the conversation.

3 minutes ago

Alan Montes added Steve Stafford to the conversation with a note:

Northgate Walk

Less than a minute ago

Steve Stafford posted a message:

Thank you for your comments on the project.

In order to post to this conversation, simply reply to any of the emails you have received concerning it.

This page is powered by [Romulus](#). Click [here](#) to schedule a tour for your office.



## Steve Stafford

---

**From:** stanton kloze <stantonklose@gmail.com>  
**Sent:** Friday, May 20, 2016 11:53 AM  
**To:** Steve Stafford  
**Subject:** Re: Last Night's Merriment

Random Thought: Rebecca Woodbury in Planning occasionally posts a notice on Terra Linda Next Door - an advance notice of local street repaving for example. You might consider using this forum to announce upcoming public events re: Northgate Walk.

BTW, virtually all the posts on Terra Linda Next Door have been in opposition to the development, and some of the information has been incorrect.

Stanton

On Thu, May 19, 2016 at 12:09 PM, Steve Stafford <[Steve.Stafford@cityofsanrafael.org](mailto:Steve.Stafford@cityofsanrafael.org)> wrote:

Hi Stanton,

I remember the name of the gentlemen who spoke, and who was not the project architect or landscape architect, was Brad Djukich. I believe he represented the owner (both sites are under separate LLC ownership but with the same mailing address). I never met him and I do not know if he provided his contact info last night. You are always welcome to provide your comments to me, which I will present in my staff reports to the City's Design Review Board and Planning Commission with the other public correspondence.

Steve

Steve Stafford

COMMUNITY DEVELOPMENT DEPARTMENT

Associate Planner

City of San Rafael

1400 Fifth Avenue

P.O. Box 151560

San Rafael, CA 94915-1560



## **Terra Linda Homeowners' Association**

P.O. Box 6405  
San Rafael, CA 94903-0405

June 23, 2016

Steve Stafford, Associate Planner  
City of San Rafael Community Development Department, Planning Division  
P.O. Box 151560  
San Rafael, CA 94915

Dear Mr. Stafford,

The members of the Terra Linda Homeowners Association (TLHOA) would like to express their concern about the "Northgate Walk" project being considered for 1005 and 1010 Northgate Drive in San Rafael. As we understand it, the project would potentially involve 182 new condominiums.

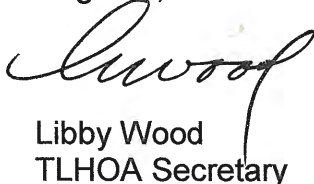
While the development would not be within the boundaries of the TLHOA, we expect that we would be affected by it since Freitas Parkway is our primary connection to Highway 101. Traffic along Freitas at the intersection with Northgate is currently an issue at peak periods and we expect that the additional units would only exacerbate that problem.

Our request is that traffic issues be taken into consideration as this proposal is being evaluated.

Please note that the TLHOA service area covers the area around the Northgate Mall, including Terra Linda High School and the neighborhoods along Freitas Parkway up to the open space area. Approximately 200 households voluntarily pay annual dues to the TLHOA.

We appreciate your efforts on behalf of the City of San Rafael.

Regards,



Libby Wood  
TLHOA Secretary

Officers:      President, Reuel Brady  
                  Treasurer, Amy Probst  
                  Secretary, Libby Wood

June 16, 2016

To: Steve Stafford  
Associate Planner  
City of San Rafael

From: Bill Ferlatte  
Board of Directors  
San Rafael Manor, Inc.  
wferlatte@gmail.com

Dear Mr. Stafford,

As per our email conversation on May 19, 2016, attached are petitions with 143 signatures of Los Gamos Road residents objecting to the proposed Northgate Walk project.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Bill Ferlatte".

Bill Ferlatte

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JUN 16 2016  
PLANNING


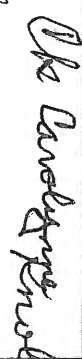


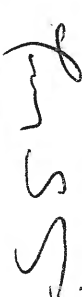

11/17/13  
1/14/13

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.





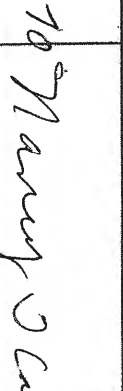
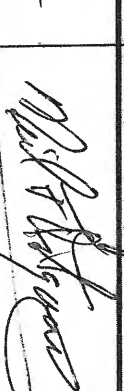
NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
MARCY DUBOVA	1064 Los Gatos Unit E	MDUBOVA 3@gmail.com	415-499-8528	<i>Marcy Dubova</i>
ELIZABETH KESWICK	1064 Pt LOS GATOS RD		415-392-1695	<i>Elizabeth Keswick</i>
Zoe Deleo	1060 Los Gatos RD UNIT E			<i>Zoe Deleo</i>
Allison Deleo	1060 Los Gatos Rd E			<i>Allison Deleo</i>
Penelope Narayan	1064 Los Gatos Rd, L	penelo5@ yahoo.com		<i>Penelope Narayan</i>
Azai Narayan	1064 'L' Los Gatos Rd SAN RAFAEL, CA 94908	azainarayan@ yahoo.com	415-479-1181	<i>Azai Narayan</i>

RECEIVED  
JUN 16 2016  
PLANNING







We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Anne Marie LEBAS	1060 G Los Gamos	masabelle@ gmail.com	415 842-2682	
Lardynne Kniles MARILYNNE FORGUES	1060D Los Gamos 10716C Los Gamos	NO 777	415 479-2950 SAME	 Marilynne Forgues
Amy Benjamin	1060-B Los Gamos rd	<del>amy</del> Abenjamin213 @gmail.com	415 250-2123	
Carolyn Stohler	1060-A Los Gamos rd.	NO	415 472-7218	
TERRY ADAIR	1064 A Los Gamos rd.	<del>no</del> avnatangel@ gmail.com	415 4-	
Ms Betty Jones	1064-A Los Gamos Rd.		415 472-2921	

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Katie Kelly	1052 D	ktkelly@gmail.com	415-497-1814	
Jolie Chase	1052 F		415-577-9589	
Alana Glassco	1052 B		415-497-0061	
Phokilla Jones	1056 D		491-0110	
Mary Day	1056 C two opposite red	maryday@gmail.com	828-5995	
Neil OSTEARDS	1056 K Las Garces Rd	NE1205T@402.com		

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

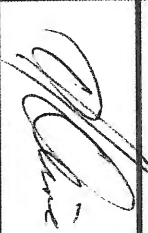
NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Carol Thomas Hoff	1009 Los Gatos Rd E	carol.thomas@scribble.com	415 972 9898	
KAREN MAININI	10009 Los Gatos Rd	KAREN1902@ms.com	415-596-4598	
Sarah Farber	1012 Los Gatos Road apt A	SMLEFARBER@yahood.com	(415) 497-1686	
Ronnie Finkel	1016 A Los Gatos Rd.	RFINKEN@comcast.net	415-479-4663	
Arlene Schully	1016 Los Gatos Rd #	Schully2004@comcast.net	415-507-1570	
Heidi Hoke	1024 B Los Gatos Rd	hholmee@gmail.com	415-686-9296	

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
LINDA THOMPSON	1040-D Los Gatos SAN RAFAEL	lthompson @aol.com	415- 479- 6050	Linda Thompson
LICHEN BROWN	1024-D Los Gatos Rd San Rafael 94903	proprioception28@yahoo.com	415 485-1115	L B
PAULA LORENTE	1012-J LOS GATOS RD SAN RAFAEL CA 94903			Paula Lorente
Carlene Borge	1030 LOS GATOS RD San Rafael CA 94903		415 492 8712	Carlene Borge
Mered Guliprossini	1076 E Los Gatos Rd San Rafael CA 94903	marcys philly@ gmail.com	415 492 1802	Mered Guliprossini
Joanne Ahren	1028 A Los Gatos Rd San Rafael, CA 94903	woeeztt@ net	415-472- 6329	Joanne Ahren



We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
DARRELL RAGGIO	10484 Los Gamos Rd San Rafael CA 94903		415-472-4935	Darrell Raggio
Linda Michels	1032 Los Gamos Rd #E San Rafael CA 94903	LINDA@CHESSWESTPER.COM	415-578-2522	Linda Q. Michels
CHRISTINE MELIAS GEORGE MELIAS	1008 LOS GAMOS #H SAN RAFAEL, CA 94903	PLS@217@SOLVOLUTIONBLADET	-	Christine Melias George Melias
Richard D'iva	1012 Los Gamos Rd. Apt. H San Rafael 94903	011pop@comcast.net	415-259-9198	
Kyrn Clarkson	1012-B Los Gamos Rd. San Rafael CA 94903	kmclarkson@comcast.net	415-521-6761	Kyrn Clarkson
KYRNE WALLIS	1060 F LOS GAMOS RD SAN RAFAEL CA 94903	kywallis@gmail.com	415-299-7494	Kyrne Wallis

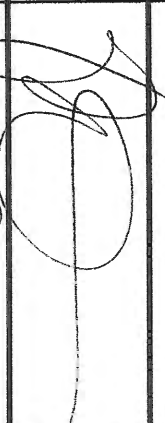

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
W. Ferlatte	1044 Los Gamos Rd. Apt. D San Rafael Ca 94903		415 497-2285	W. Ferlatte
T. Ferlatte	1044 Los Gamos Rd. Apt. D San Rafael CA 94908	tyra.ferlatte@gmail.com		Tyra Ferlatte
Badika Haney	1028 Los Gamos Rd (Apt. C) San Rafael CA 94908	BadikaHaney@gmail.com		Badika Haney
Rebecca Page	1020 Los Gamos Rd C San Rafael CA 94903	arcana2017@pacbell.net		Rebecca Page
Donna Schuchty	1024 LOS GAMOS RD. APT. C San Rafael CA 94903	imayrespond@gmail.com		Donna Schuchty
BARUN BASU	1020 Los Gamos APT F.	barundb12345@gmail.com	80-857 8735	Barun Basu

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Nancy Coffman	1020 Los Gamos Rd Apt H	necoffman@comcast.net	415-785-3830	Nancy Coffman
Barbara Ford Stater	1012 LOS Gamos Rd Apt E	bjford@yahoo.com	415-902-8123	Barbara Ford Stater
John Stater	11 Los Gamos	Johnstater@comcast.net	415-497-2520	John Stater
Jane Gill	1048 F Rd Los Gamos	fgill12@comcast.net	415-306-7117	Jane Gill
BOB CULLINAN	1068 B LOS GAMOS SAN RAFAEL, CA 94903	BOBCULLINAN@GMAIL.COM	415-456-6200	Bob Cullinan
LOREANNE KASBIO	1048 A LOS GAMOS SAN RAFAEL CA 94903	MISREDDY24@GMAIL.COM	415-472-4935	Loreanne Kasbio



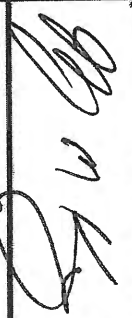

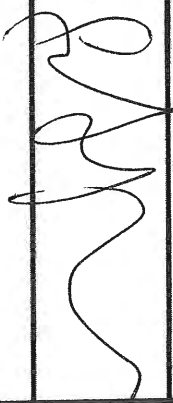

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
PATRICK BUTNER	1028-E Los Gatos San Rafael	-	(415) 479-8101	P. S. Butner
Lakshmi Basu	1020F Los Gatos San Rafael	-	360-961-0108	LB
NONA WONG-KLINE	1056-L LOS GATOS RD SAN RAFAEL	akeline@comcast.net	415 492 0696	
ARLENE GOLDFARB	1004 B LOS GATOS RD SAN RAFAEL	goldfarb80@gmail.com	510.846.1507	Arlene Goldfarb or Alan Goldfarb
ALAN GOLDFARB	1036 D LOS GATOS RD. SAN RAFAEL	POLLY GOLDBERG@gmail.com	510 305 9446	
Julia Wayland	1008 E Los Gatos Rd	JuliaWayland@comcast.net	(415) 925-9840 (415) 479-3941	Julia Wayland
Herta Mrs Creech	1036A Los Gatos Rd.			Herta Mrs Creech


We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Seonaid Allma Alma De Bisschop	1056 J Los Gamos Rd. San Rafael, Cal 94903		415-686-9351	<i>[Signature]</i>
Karen Brovelli	1012 F Los Gamos Rd San Rafael, CA 94903	kmariet52@gmail.com	415-472-7314	<i>[Signature]</i>
Marisa Hubbard	1028 Los Gamos Rd B San Rafael, CA 94903		415 4789	<i>[Signature]</i>
Judy V. Jones	1016 D Los Gamos Rd San Rafael, CA 94903		415-472-6269	<i>[Signature]</i>
Kate Kenyon	1012 C Los Gamos Rd. San Rafael, CA 94903		415-652-3511	<i>[Signature]</i>
Ann J. Davis	1094 J Los Gamos Rd, San Rafael 94903		415 4921762	<i>[Signature]</i>

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
CHARLES SCHULTZ	1024 LOS GANOS RD APT. C San Rafael CA 94903	inayrespond@att.net	415-472-5837	
OTTO Kresling	1072 B LOS GANOS RD San Rafael CA 94903	otto.kresling318@gmail.com	415 350-2004	
JEFF Krieger	1072 C LOS GANOS RD San Rafael CA 94903	jeffkbeam@hotmail.com	415-472-2779	
Shea Morgan	1068 Los Ganos Rd San Rafael CA 94903	sheamorgan.4c@gmail.com	415 324 0000	
Stelamir Srinivasi	1068 F LOS GANOS RD SR 94903	—	—	
Jacob Dimpori	1068 G LOS GANOS RD APT G SAN RAFAEL 94903	JDIMPORI77@gmail.com	209 351 0027	

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Angela Martinez	1056 Los Gamos Rd #H		415 640-6807	Angela Martinez
Darcy Calhoun	1052 Los Gamos Rd #C		415 447 4202	
Julia Rydquist	1052 Los Gamos Rd #C		415 472 2205	Julia Rydquist
Sara McKinnon	1052 Los Gamos Rd #E	Sara.mckinnon @sbcglobal.net	415-492- 8399	Sara McKinnon
David Carnes	1056-M Los Gamos Rd		415-479- 3544	David Carnes
Ana Olive	1012 Los Gamos Rd #A		415-307-3214	Ana Olive

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
MARCEL GUILDFLOSSIAN	1076 - F LOS GAMOS RD SAN RAFAEL CA 94903	marcelg@pacbell.com	415 492- 1302	Marcel
KRIS REILLY	1076 - E LOS GAMOS RD San Rafael	aries121 @att.net	415 306- 7809	Kris Reilly
Franz Reilly	11	11	11	Franz Reilly
Janet Morse	1080 LOS GAMOS SAN RAFAEL	—	415 492- 8712	Janet Morse
ERIC BUSH	1004. LOS LUNAS RD San Rafael CA		415 577 2181	Eric Bush
Marilyn Siddan	10085 LOS GAMOS RD San Rafael, Ca		415 2185302	Marilyn Siddan



We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

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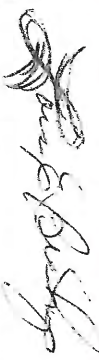



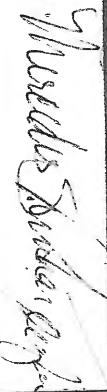

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Wolfgangland	1008 Los Gatos White San Rafael CA 94903	Wolfgangland 79comcast.net	415 925-9840	Wolfgangland
Jim Pinner	1008 A Los Gatos San Rafael, CA 94903		415-414 5465	J.Pinner
Heather Pinner	1008 A Los Gatos #A San Rafael, CA 94903		415-414- 5465	H.Pinner
Karine Lygnet	1004 C. Los Gatos Rd San Rafael CA 94903		415-794- 8840	K.Lygnet
Josie Wraugham	1504 # Los Gatos Bl San Rafael	jwraugham@ yahoo.com		Josie Wraugham
Candace Maddek	1008 D Los Gatos Bl San Rafael	candace@ mca.org		Candace Maddek

PRINT

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Marilyn Annen	1012-D The Terrace Rd San Rafael, CA 94903	N/A	415 4928090	Marilyn Annen
Jim Todd	10 20 - W1 LOS GATOS San Rafael, CA 94903	N/A	<del>415</del>	Jim Todd
Bruce Ballin	10310A LOS GATOS San Rafael, CA 94903		<del>415</del>	Bruce Ballin
DAN D MILNER	1044-D 101 GATOS SAN RAFAEL, CA			D. Milner
Tim Feuell	9020-A LOS GATOS-SR	-	415-478 3119	Tim Feuell
Marky Feuell	" "	-	"	Marky Feuell

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Lois Bishop	1020 LOS GARNOS Unit 5			
Lisa Cosby	1020 LOS GARNOS RD, Apt L	lcm-cosby@yahoo.com	(415) 460-5300	
Winifred Perlickson	1016 + LOS GARNOS #17			
Gary Rainis	1020 GARD GARNOS RD			
MERCEDES HERRERA-SAN RAFAEL	1016 B LOS GARNOS RD SAN RAFAEL CA 94901	msrsmst@earthlink.net		
EILEEN LENNON	1012 - G LOS GARNOS RD SAN RAFAEL CA 94903			

We the undersigned owners of San Rafael Manor wish to  
 express strong opposition in response to the proposal for  
 high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Morris Austin	1076 A Los Gatos	maustm74903 @yahoo.com	(415) 377- 6282	Morris Austin

Meeting Tues 11/17 6:00 PM  
 600 Clark St.


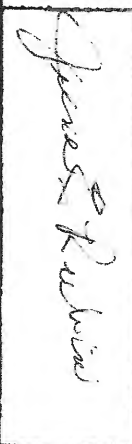
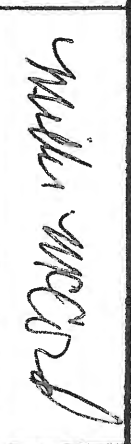


We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

PLEASE PRINT

SIGN

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Carissa Brands	1004 D Los Gamos San RAFAEL, CA 94903	Carissa.Brands@yahoo.com	785 8914	<i>Carissa Brands</i>
George Melas	1008 H Los Gamos Rd. San RAFAEL, CA 94903	-	-	<i>George Melas</i>
<del>ARNEIKSEN</del>	<del>1004 # Los Gamos</del>		<del>415 588 2150</del>	<del><i>A. Arneiksen</i></del>
<del>BE RALD DINE</del>	<del>1004-F Los Gamos Rd. SAN RAFAEL, CA</del>			<del><i>Be Ral Dine</i></del>

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

MARV RUBIN	1032-E LOS GAMOS RD SAN RAFAEL, 94903 569 POWELL ST SALINAS 93907	PAPA_SQUAF_@SBCGLOBAL.NET	(831) 807-2103	
JUNE E. RUBIN	1032E LOS GAMOS RD SAN RAFAEL CA 94903 165 ELHADJ MILLY VALLEY CA	DRAGONLADYJUN@SBCGLOBAL.NET	415-383-5063	
MILLER MCBIRD	1032F LOS GAMOS RD APT F SAN RAFAEL	millerinccord@gmail.com	(415) 730-1808	
Tim Lane Bortell	1028 F Los Gamos Rd San Rafael, CA 94903	lanebortell@att.net	415-747-2135	
LINDA LAWE-BORTELL	1028 F Los Gamos Rd San Rafael, CA 94903	linda@pcsk.net	415-446-4168	

**We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.**

PRINT NAME      ADDRESS      EMAIL      PHONE      SIGNATURES

NAME	ADDRESS	EMAIL	PHONE	SIGNATURES
Lynna Robinson	1024 - A LOS GAVINOS RD SAN RAFAEL, 94903	gratitude for life (415) @gmail.com	415-5870	Lynna Robinson

We the undersigned residents of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Maureen Donohoe	1032 Los Gamos Apt H			Maureen Donohoe
Connie McCaughy Kuhl	1032 Los Gamos Apt. D			Connie Kuhl



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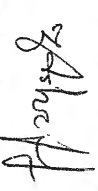
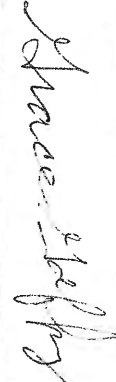

PRINT NAME

ADDRESS



EMAIL

PHONE

SIGNATURE

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
MATEO BOREI	1064 N LOS GARNOS	mkb6@libero.it	415 324 9823	
Zubada Ashcraft	1064 J LOS GARNOS		415 - 879-0424	
GRACE GAFFNEY	1064 G LOS GARNOS		415 472-3793	
MARTHA J LEE	1016 G LOS GARNOS	4parts2016@gmail.com	415 623.2106	

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Skylar Swan	1076 Los Gatos	SwanSkylar@gmail.com	(415)-450-5005	
Christy Swann	1076 Los Gatos	craylswann@comcast.net	(415)-541-6931	

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Grant Stator	1844E Los Gatos Rd		415-479-4779 415-8178- <del>1119</del>	<i>[Signature]</i>
<del>Yvette</del> Bogard	1864 B Los Gatos		415-524-8789	Yvette Bogard
Cynthia Ratts	1048 "D" Los Gatos Rd		415-491-2180	<i>[Signature]</i>
Michelle Raggio	1048 "A" Los Gatos Rd.	Michelle.Raggio@gmail.com	415-307-1675	Michelle Raggio
M. Krimm	1048 E "			M. Krimm
Jane Gill	1048 F "	JGill2@concast.net	415-306-7117	Jane Gill

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

PRINT NAME ADDRESS EMAIL PHONE SIGNATURE

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Roslyn Knight-Helbach	1036 Los Gatos Rd #2		360-630-0519	Roslyn Knight-Helbach
Maioni Saunders	1040 F Los Gatos (472) 2849			Maioni Saunders
Morgan Kelly	1036 E Los Gatos Rd			Morgan Kelly
Brennley Kelly	1036 E Los Gatos Rd			Brennley Kelly
Polly Shultz (Polly Shultz)	1036 D. Los Gatos Rd			Polly Shultz

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Ruthanne J. Meehan	1028 A SAN RAFAEL CA LOS GATOS RD			Ruthanne J. Meehan
Alene Dold	1032 J 280 LOS GATOS R.S.F			Alene Dold
Terri Burt	1032A LOS GATOS Rd SAN RAFAEL			Terri Burt
Joel F. Bertonek	1036 LOS GATOS RD #H			<del>Joel F. Bertonek</del>
Macy Beth Bertonek	1086 LOS GATOS Rd #H San Rafael, CA 94903			m

We the undersigned owners of San Rafael Manor wish to express strong opposition in response to the proposal for high density four story housing on Northgate Drive.

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
SUSAN REYNA	1076 LOS GARNOS APT. B	SURREY@FAMBO	415 - 261-7305	<i>Susan Reyna</i>
JOHN REYNA	1076 LOS GARNOS APT. B	SURREY@FAMBO	415 261-9026	<i>John Reyna</i>
Antonio Alvarez	1080 LOS GARNOS APT. D	alvarez9428 @yahoo.com	415 - 465-0273	<i>Just B</i>
Brenda Feauia	1076 Los Garnos	-	-	<i>[Signature]</i>



CITY OF  
*San Rafael*

MAYOR GARY O. PHILLIPS  
VICE MAYOR ANDREW CUYUGAN MCCULLOUGH  
COUNCILMEMBER MARIBETH BUSHEY  
COUNCILMEMBER KATE COLIN  
COUNCILMEMBER JOHN GAMBLIN

---

COMMUNICATION FROM CITIZENS ADVISORY COMMITTEE ON  
ECONOMIC DEVELOPMENT AND HOUSING

August 11, 2016

Dear Mayor and Councilmembers,

On July 7, the Citizens Advisory Committee (CAC) met with representatives of the project known as Northgate Walk for a second time. The first meeting was back in November and as a follow up to that meeting, the CAC presented you with letter containing the CAC's observations dated January 7<sup>th</sup>, 2016. A copy of that letter is attached for reference.

In this second meeting, the project sponsors presented a revised plan that was different in many respects from the concept seen last November by the CAC. The CAC felt it might be useful to summarize its thoughts in a follow-up letter.

In general, the revisions demonstrated significant changes in response to comments made by the public and the CAC. The consensus of the CAC can be summarized in the following points:

1. The CAC continues to believe that the project is consistent with the goals of San Rafael's North San Rafael and General Plans and is a good opportunity to provide new, modern housing that fits present day needs.
2. The CAC continues to advocate that the project provide additional affordable housing. The CAC believes affordable housing remains an ongoing need and challenge for San Rafael.
3. The CAC is supportive of the developer's concept of providing housing for our aging population. There are not many locations that would be better suited for this purpose in that the project is close to services and transportation.
4. The CAC discussed the relative benefits of the for-sale housing currently proposed vs. the for-rent housing previously proposed. The CAC understands that some members of the community prefer ownership, but it is not convinced this actually best meets the housing needs of the community, as no information was available during the presentation. The CAC would like to see objective information made available by the developer and staff on which type of housing would serve the community best.
5. Members were pleased that the developer seemed to respond to many of the concerns regarding access and visual impact. The addition of paths, moving buildings back from the edges of the property, articulating the structures and adding a shuttle were all noted.
6. It was noted that the developer has reduced the unit count from its initial concept last November from 217 down to 182 units. Assuming traffic concerns are managed and mitigated, the CAC

would prefer to see a higher unit count if the added units are mostly in the affordable range. Given the infill location, close to commercial uses, public transportation, and the freeway, this seems like a good opportunity for higher density if that density can serve the housing needs of the community.

7. Although the CAC does not opine on architectural design, the committee was impressed by the limited visual impact that this relatively large project seems to have.
8. In sum, the CAC continues to be supportive of this project. It is a good example of an innovative infill project that makes efficient use of already developed land and thereby minimizes environmental impacts while providing much needed housing.

Respectfully,

William Carney, CAC Chair



**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]  
**Sent:** Tuesday, June 07, 2016 11:52 AM  
**To:** City Manager  
**Subject:** Copy of General Contact - Building, Planning or Zoning Issue - 9496992

**General Purpose Contact Form**

Reference #: 9496992  
Status: Complete  
Last Update: 2016-06-07 13:51:42  
Start Time: 2016-06-07 13:49:46  
Finish Time: 2016-06-07 13:51:42  
User: 108.83.134.76 (IE 11 - Windows)  
Referrer: <http://www.cityofsanrafael.org/>

# **City of San Rafael General Purpose Contact Form**

Thank you for visiting the City of San Rafael web site. This form is intended for communicating with City staff on a variety of general topics. As an alternative, you may want to use our [Contacts Us listing](#) to identify a specific office by function.

Note that the City of San Rafael considers email to staff as informal communication. Please send a signed letter if you prefer to make your comment/question a matter of public record. Mail formal letters to PO Box 151560, San Rafael, CA, 94915.

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**\* To help us route your message to the correct office, please identify your area of interest (select only one)...**

- Question/comment for City Council
- Question/comment for City Manager
- Question/comment for Fire Department
- Question/comment for the Library
- Question/comment for Police Department
- Question/comment for Parking Services
- Building, Planning or Zoning Issue
- Business Licensing Issue
- Business or Economic Development Issue
- Parks and Recreation Issue
- Road or Traffic Management Issue
- Web Site Technical Question
- Other Topic

**\* First Name**

PATRICIA

**\* Last Name**

WARNOCK

**Address 1**

22 SAN MATEO CT

**Address 2**

-

City  
SAN RAFAEL  
State  
CA  
Zip Code  
94903  
Phone Number  
415-492-9696  
\* Email Address  
[patsquilts@att.net](mailto:patsquilts@att.net)

---

**\* Please enter your questions/comments below**

Re the meeting on May 20 2016 on the proposed apartment development on the property abutting the Sheraton Hotel in Terra Linda: PLEASE READ THE LETTER TO THE EDITOR IN THE IJ OF JUNE 6,2016.

I am really annoyed that the City of San Rafael buries information re such meetings on proposed development on its web site.

We need a list of proposed developments on the City web site with a PDF attachment link. We DO NOT want such information buried in a chatty format. These developments impact us and affect our property values, water usage, traffic and quality of life.

I signed up to be notified of such meetings re the development in question and I did not receive any notice.

Additionally, currently trying to get information from the City web site regarding meeting dates and times is like having to read the Bible first --. One has to wade through pages and pages of gradeau first. Not good. Not representative government.

Whomever is pulling a salary on the organization of the City web site needs to be asked to explain why it is so congested and therefore useless. We needs less words and better organization on the site. Remind the individual of the meaning of the word "cover" -- it means to obscure from vision.

The City of San Rafael has dropped the ball on this one. The proposed development is the wrong proposal in the wrong place. 3 swimming pools ?????!???? 4 and 5 stories ??? Who do these developers think they are?? This was an improvement over their proposals of last Fall???

What has that red- orange sign board on Freitas been advertising this past week?? Something important ? Well here is a news flash: is was too small, too poorly written and too difficult to read when driving.

The Las Gallinas and Freitas intersection just west of the proposed site is a nightmare and will continue to be so EVEN after it is "fixed". You all know that and so do I.

NO APARTMENT DEVELOPMENT IN TERRA LINDA.

**Steve Stafford**

---

**From:** Lauren Crandell on behalf of City Manager  
**Sent:** Tuesday, June 07, 2016 12:18 PM  
**To:** Raffi Boloyan; Paul Jensen  
**Cc:** Steve Stafford  
**Subject:** RE: Copy of General Contact - Building, Planning or Zoning Issue - 9496992

Rebecca is handling the response to this one as she wrote multiple emails to multiple departments. Thanks!

*Lauren Crandell*

Admin. Asst. to the City Manager  
City of San Rafael  
(415) 485-3056  
[lauren.crandell@cityofsanrafael.org](mailto:lauren.crandell@cityofsanrafael.org)

---

**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [[mailto:form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]  
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- Web Site Technical Question
- Other Topic

**\* First Name**  
PATRICIA

**\* Last Name**  
WARNOCK

**Address 1**  
22 SAN MATEO CT

**Address 2**  
-

**City**  
SAN RAFAEL

**State**  
CA

**Zip Code**  
94903

**Phone Number**  
415-492-9696

**\* Email Address**  
[patsquilts@att.net](mailto:patsquilts@att.net)

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NO APARTMENT DEVELOPMENT IN TERRA LINDA.

**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]  
**Sent:** Tuesday, June 07, 2016 9:53 AM  
**To:** City Manager  
**Subject:** Copy of Council Contact - 9496533

The following email was received through the City Council Contact Email Form on the City web site. A copy is being forwarded to each member of the City Council.

**Council Contact Form**

## ***City of San Rafael City Council Contact Form***

Thank you for visiting the City of San Rafael website. This form is available to facilitate contacting our Mayor and Councilmembers concerning topics of interest to the community. Please contact the City Manager's office at 415-485-3070 for any additional assistance.

Note that the City of San Rafael considers email to Councilmembers as an informal and non-confidential method of communication. Please send a signed letter if you would like to make your comment/question a matter of public record. Mail formal letters to San Rafael City Council, PO Box 151560, San Rafael, CA, 94915.

**\* First Name**

Keith

**\* Last Name**

Granger

**Address 1**

116 Golden Hinde Blvd.

**Address 2**

-

**City**

San Rafael (TL)

**State**

CA

**Zip Code**

94903

**Phone Number**

415 479 3829

**\* Email Address**

[keith@omni7.com](mailto:keith@omni7.com)

---

To the City of San Rafael's Mayor and City Councilmembers:

**\* Please enter your questions/comments below**

Northgate Walk – Are we having the right discussions?

Dear Councilmembers and Mayor Philips,

I am writing to express my opposition to the latest development plan for Northgate Walk presented by the developers. Their meager changes have not addressed the main issues of excessive height, number of units, and traffic. I can see 70-80 units fitting up there at most within height limitations and would support that.

I do not believe adequate consideration is being given to the 230 unit hotel that is to remain on the same property. Has anyone wondered why the hotel is so silent on this and why they would allow so many hundreds of people and cars to swamp their facility? Are they planning extended stay residences like the developer in Corte Madera is planning? Are we even having the

right discussions? We need to be looking at this as one big redevelopment and commercial land use case. Is this a housing issue or hotel expansion?

I see absolutely no reason or justification why they should be granted a variance on height, particularly when the location on a hill and the number of units has such impacts. Why do we spend so many millions on a planning department, staff, and developing zoning rules, pay for studies and have public hearings on such - only to consider the idea of putting them aside every time a developer wants to build something? I believe they do have a right to make a case - once - however the community seems to feel the benefits of a few extra units of housing do not outweigh the negatives.

I do not believe the city should not spend any additional time or money on this project or grant the developers another hearing, until they agree to drop the height and drastically reduce the overall number of units. Who will pay for the traffic study that will be needed?

Do we even know that we will get housing, or will the non affordable units be developed as extended stay residences like the developer in Corte Madera is planning to do. There is a big market for this in Marin and Four Seasons is one of the few large hotels without self-catering units.

The developer may have 7 acres of land on paper, however the actual usable land after setbacks, easements, and odd shaped extremities is more like 4, and much of that is taken up by a hotel and parking. Having a suburban hotel without parking facilities and a ballroom/conference space is of little use to the community.

Please do not let them scar our skyline!

Keith Granger  
Terra Linda, CA

## Steve Stafford

---

**From:** Pamela M Harlem <pharlem@gmail.com>  
**Sent:** Friday, June 03, 2016 12:56 PM  
**To:** Steve Stafford  
**Subject:** Fwd: Northgate Walk - 1005 and 1010 Northgate Drive

Mr. Stafford,

Please include me in future notifications about this. Who are the named members of the DRB and of the Planning Commission? With 200 condos and less than 2 designated parking spots per condo, this development will significantly congest Terra Linda.

Regards,

Pamela Harlem

736 Montecillo Road

Begin forwarded message:

**From:** Reuel Brady <1hero1@terralindahoa.com>  
**Subject:** Northgate Walk - 1005 and 1010 Northgate Drive  
**Date:** June 3, 2016 at 11:17:31 AM PDT

The following is information from the city regarding the infill housing proposal by the Sheraton Hotel. Please review the information and join in the public process as this project moves forward. -Reuel

---

There have been no decisions made about this project, either by staff, the Planning Commission or the City Council. This project is in the very early stages and will include a long public process, that will eventually include formal review by the City's Design Review Board and review and a recommendation by the Planning Commission and then ultimate decision by the City Council. All those meetings before those recommending and decision-making boards will be public meetings that will be noticed 15 days in advance by mail and IJ ad, as well being posted on the project site.

As a government body, we are bound to follow state and local planning laws, regulations and processing requirements. We, as a city, do not have the power to not accept applications. I hope you understand that you would not want your government to arbitrarily not accept a project for processing. We have to accept all applications for development, process them and then make a decision on them. The power the City has is to review and decide whether to approve or not approve a project, based on many factors, including compliance with local and state laws, public comments and review of impacts.

The project is still in it's early steps and the following is a history of what has transpired to date.

- In June 2015, the project went through Pre-application review, where City staff and non-City public agencies reviewed and provided technical comments on the project. These comments were on a prior version of the project and our comments focused solely on compliance with technical codes.
- On September 9, 2015, the Design Review Board (DRB) also conducted conceptual review of the project design and provided comments during a public hearing. This conceptual process was a process set up 10 years ago, at the request of neighborhoods, to have public input earlier in the process for larger projects the DRB on design and include public comments, before the project gets too far developed. The neighborhoods had asked for this since before that, formal applications would be submitted, with detailed plans and neighborhoods felt that developers were less likely to make changes since they were so invested in the detailed design. At that time, the DRB provided their feedback based on the City's design policies.



- As the applicant was revising their plans based on the conceptual review, staff had suggested that the applicant do another round of conceptual review based on their revised design, but they instead chose to apply formally, which was their right.
- The project has since been revised and in mid -April, the project was submitted as a formal application to the City.
- We immediately distributed the plans to neighborhood groups to inform them of the new application. We also distributed the plans and application materials to all City Departments and outside utility agencies, to solicit preliminary feedback on the project and determine whether the application contains enough information for their agency to make a decision or recommendation on the project. We are still in that stage, and have since deemed the application incomplete, and identified the additional materials and information we need in order to review the project and make informed decisions.
- On May 19, 2016, the applicant held a Neighborhood Meeting at the site to present their project and answer questions from the public. This Neighborhood Meeting is required by the City, in response to the public's request to be involved early in the review process of the project. Staff assisted with noticing of the meeting and I was present to answer questions on the City's processing of the application.

So, at this point, the application is still in the very early stage of review by staff and the application submittal is not complete enough to move onto the next stage of project review, which is initiating the process of public review and hearings on the project. Staff has provided the applicant with a list of additional information and details still needed to understand and evaluate the project before scheduling hearings on the project. The City is also completing a Preliminary Traffic Analysis on the project.

In addition, the City does not advocate one way or the other on any project. Our role as staff is to make sure the application has all the information and details necessary for the decision-makers to adequately review and comment and make a professional recommendation to the appointed bodies on the project and identify the project's compliance/consistency with the City's General Plan, Zoning Ordinance, environmental laws (CEQA) and other state regulations. At this time, it is premature and disallowed by the Brown Act for the DRB, Planning Commission or City Council to render a decision. Their review and decision must be made at public meetings, that are duly noticed and include acceptance of public comments.

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Thanks,  
Steve

Steve Stafford  
COMMUNITY DEVELOPMENT DEPARTMENT  
Associate Planner

City of San Rafael  
1400 Fifth Avenue  
P.O. Box 151560  
San Rafael, CA 94915-1560  
415.458.5048 (o)  
415.485.3184 (f)

## Steve Stafford

---

**From:** Steve Stafford  
**Sent:** Thursday, June 02, 2016 4:15 PM  
**To:** 'robtcasper@aol.com'; Gary Phillips  
**Cc:** Raffi Boloyan  
**Subject:** RE: Project 1005 and 1010 Northgate

Hi Mr. Casper,

As I've indicated, Planning does not have the ability to prohibit or deny an applicant from submitting an application for land use development. This ensures staff's objectiveness. We review every proposed project for completeness and consistency with the applicable General Plan policies, Zoning Ordinance standards, criteria and guidelines, and environmental impacts. At this time, the Northgate Walk project is incomplete and staff continues to work with the applicants to obtain an application submittal that has the details and information necessary for the decision-makers (City Council with the recommendation of the Planning Commission and Design Review Board) to fully review the proposed project and its potential environmental impacts. I will include your comments, along with the other comments received by staff, to staff's report once the application submittal has been deemed complete by staff and the project begins the public review process. You will also have many opportunities to provide further or updated comments on the project throughout its review by the Design Review Board, Planning Commission and City Council.

Steve

Steve Stafford  
COMMUNITY DEVELOPMENT DEPARTMENT  
Associate Planner

City of San Rafael  
1400 Fifth Avenue  
P.O. Box 151560  
San Rafael, CA 94915-1560  
415.458.5048 (o)  
415.485.3184 (f)



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**From:** robtcasper@aol.com [mailto:robtcasper@aol.com]  
**Sent:** Thursday, June 02, 2016 10:41 AM  
**To:** Steve Stafford; Gary Phillips  
**Cc:** Raffi Boloyan  
**Subject:** Re: Project 1005 and 1010 Northgate

Mr. Stafford,

Thank you so much for your reply. It did answer many of my question and neighborhood questions. But it also raised more questions. You said you "do not have the power to not accept the application", and you said a decision of the project is "premature and disallowed by the Brown Act". When do our elected officials have the "ability" to disallowed the project? If

you were given an application for a golf course on the Freitas and the other hill would that have to go the "process"? When would you as our officials say, no that would not be acceptable to the community?

But when do you and the city council and mayor discuss this project and make a judgment. When do you say this project would change the complexion of Terra Linda. When will you collectively say it would be damaging to our schools with so many new classes. When will you say it would put 600 more cars in our neighborhood and on the streets of TL and that is not acceptable. .

So why would you need to go through all of these "steps when you know it would hurt our way of life. The people have spoken and said they won't want this. The city has not spoken. No member of the city council or mayor where there. When will you hold a meeting with the planning commission, city council and mayor and explain why this is good for us. I have seen many projects in San Rafael that are "good" for the people. Target, Home Depot, McInnis Park and golf course all good for the city. But that don't effect our neighbor or life style.

You must understand my view point when I say the "city" is for this project including the mayor. The reason I think this is because it is progressing when you KNOW we oppose it and KNOW it will be injurious to men, women and children of TL. What else do you want to sere to know the TL residents oppose this. How about a letter from the TLHOA articulating how many oppose this project. But I am sorry to say, I don't think that will matter to the city staff. I told Gary, I just didn't want this to turn into another Marinwood fiasco when neighbors yelled and screamed at public meeting and the county calling us racists and bigots. End this thing before you lose control of it. You are all elected officials and should listen to the voters. The longer this goes on, the more we will think our thought mean nothing to you.

I don't presently know anyone of the TL Homeowners Association but I will send a copy of these correspondence to them, to get them involved. I

Thanks again. you sure know how I feel but regretfully I don't understand how you people really feel about the project.

Bob Casper, SR  
TL.

Steve Stafford <[Steve.Stafford@cityofsanrafael.org](mailto:Steve.Stafford@cityofsanrafael.org)>  
To: robtcasper <[robtcasper@aol.com](mailto:robtcasper@aol.com)>  
Cc: Raffi.Boloyan <[Raffi.Boloyan@cityofsanrafael.org](mailto:Raffi.Boloyan@cityofsanrafael.org)>  
Sent: Thu, Jun 2, 2016 8:22 am  
Subject: FW: Project 1005 and 1010 Northgate

Morning Mr. Casper,

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As a government body, we are bound to follow state and local planning laws, regulations and processing requirements. We, as a city, do not have the power to not accept applications. I hope you understand that you would not want your government to arbitrarily not accept a project for processing. We have to accept all applications for development, process them and then make a decision on them.

The power the City has is to review and decide whether to approve or not approve a project, based on many factors, including compliance with local and state laws, public comments and review of impacts.

The project is still in it's early steps and the following is a history of what has transpired to date.

- In June 2015, the project went through Pre-application review, where City staff and non-City public agencies reviewed and provided technical comments on the project. These comments were on a prior version of the project and our comments focused solely on compliance with technical codes.
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- As the applicant was revising their plans based on the conceptual review, staff had suggested that the applicant do another round of conceptual review based on their revised design, but they instead chose to apply formally, which was their right.
- The project has since been revised and in mid -April, the project was submitted as a formal application to the City.
- We immediately distributed the plans to neighborhood groups to inform them of the new application. We also distributed the plans and application materials to all City Departments and outside utility agencies, to solicit preliminary feedback on the project and determine whether the application contains enough information for their agency to make a decision or recommendation on the project. We are still in that stage, and have since deemed the application incomplete, and identified the additional materials and information we need in order to review the project and make informed decisions.
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Thanks,  
Steve

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**From:** [robtcasper@aol.com](mailto:robtcasper@aol.com)  
**Date:** May 31, 2016 at 12:55:52 PM PDT  
**To:** [stevestafford@cityofsanrafael.org](mailto:stevestafford@cityofsanrafael.org), [gary.phillips@cityofsanrafael.org](mailto:gary.phillips@cityofsanrafael.org)  
**Subject:** Project 1005 and 1010 Northgate

Mr. Stafford,  
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So tell me how the process begins. I always thought that the process this size began when the developer came to town and meets with the mayor, city council and planning commission. My assumption was also that if the council and mayor didn't like the project it was dead on arrival. Am I wrong?

The reason is this. This is a very unpopular project with the TL residents. I was told by friends at the meeting that in no uncertain terms, the residents didn't want this project and I do want to fix responsibility if this project get the approval of the city council, planning commission and mayor. We had a similar problem in Marinwood when supervisor Susan Adams supported a big project in that shopping center. She did lose a reelection bid for not listening to the people who elected her to office.

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When I was president of the TLHOA, I did frequently appear before the City Council and ask how many homeowners did I represent. I recall it was over 500 residents which was over a 1000 people. I will get them involved, I just need to know who the supporting cast is for this project.

Thank you,  
Robert A. Casper, SR  
San Rafael, CA  
415 305-2776

## Steve Stafford

---

**From:** Steve Stafford  
**Sent:** Thursday, June 02, 2016 8:23 AM  
**To:** 'robtcasper@aol.com'  
**Cc:** Raffi.Boloyan@cityofsanrafael.org  
**Subject:** FW: Project 1005 and 1010 Northgate

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**Date:** May 31, 2016 at 12:55:52 PM PDT  
**To:** [stevestafford@cityofsanrafael.org](mailto:stevestafford@cityofsanrafael.org), [gary.phillips@cityofsanrafael.org](mailto:gary.phillips@cityofsanrafael.org)  
**Subject:** **Project 1005 and 1010 Northgate**

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Thank you,  
Robert A. Casper, SR  
San Rafael, CA  
415 305-2776

**Steve Stafford**

---

**From:** form\_engine@fs18.formsite.com on behalf of gary\_novack@pharmalogic.com  
<form\_engine@fs18.formsite.com>  
**Sent:** Monday, May 30, 2016 6:13 PM  
**To:** Community Development  
**Subject:** General Contact Email - Building, Planning or Zoning Issue - 9478812

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**General Purpose Contact Form**

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# ***City of San Rafael General Purpose Contact Form***

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---

**\* To help us route your message to the correct office, please identify your area of interest (select only one)...**

- Question/comment for City Council
- Question/comment for City Manager
- Question/comment for Fire Department
- Question/comment for the Library
- Question/comment for Police Department
- Question/comment for Parking Services
- Building, Planning or Zoning Issue
- Business Licensing Issue
- Business or Economic Development Issue
- Parks and Recreation Issue
- Road or Traffic Management Issue
- Web Site Technical Question
- Other Topic

**\* First Name**  
Gary

**\* Last Name**  
Novack

**Address 1**

17 Bridgegate Drive

**Address 2**

-

**City**

San Rafael

**State**

Ca

**Zip Code**

94903

**Phone Number**

4154722181

**\* Email Address**

[gary\\_novack@pharmalogic.com](mailto:gary_novack@pharmalogic.com)

---

**\* Please enter your questions/comments below**

As a 20+ year resident of nearby Lucas Valley, I am in complete favor of the Four Point Sheraton Development Project in San Rafael. We are in desperate need of affordable housing and this is an ideal location. There is so much rhetoric and anger over this issue that is short-sighted and small-minded. Please pursue this wonderful opportunity to provide much needed housing for our local workers.

**Steve Stafford**

---

**From:** form\_engine@fs18.formsite.com on behalf of dona\_novack@pharmalogic.com  
<form\_engine@fs18.formsite.com>  
**Sent:** Monday, May 30, 2016 5:55 PM  
**To:** Community Development  
**Subject:** General Contact Email - Building, Planning or Zoning Issue - 9478799

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**General Purpose Contact Form**

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**\* First Name**  
Dona

**\* Last Name**  
Novack

**Address 1**

17 Bridgegate Drive

**Address 2**

-

**City**

San Rafael

**State**

CA

**Zip Code**

94903

**Phone Number**

415-472-2185

**\* Email Address**

[dona\\_novack@pharmalogic.com](mailto:dona_novack@pharmalogic.com)

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

From: Craig Anderson [<mailto:craigctw@me.com>]

Sent: Thursday, May 26, 2016 2:27 PM

To: Raffi Boloyan

Subject: Northgate Walk

This idea is absurd. As it is Freitas Pkwy is bumper to bumper mornings and afternoons not to mention the amount of traffic during the day. It is very dangerous to cross as many people decide the lights aren't important and go whenever they please - especially at Freitas & Las Gallinas (turning left).

Where will they put 300 additional cars on that hill? How will they all get in and out of that area on a 2 lane road?

We will need additional water - or hadn't anybody thought about that especially after the last few years of hardly any rain.

Just drive past the lovely structure in Corte Madera - that is what this will become. A joke that nobody wants.

This is not the last time you will hear from me - just think about this. Would you like to move into our neighborhood if something like this is built - I bet not.

**WE DON'T NEED THIS!!!!!!**

Thanks for your consideration along with rest of you committee.

Wendy Anderson

[wendyarose2000@yahoo.com](mailto:wendyarose2000@yahoo.com)



From: Craig Anderson [<mailto:craigctw@me.com>]

Sent: Thursday, May 26, 2016 2:27 PM

To: Raffi Boloyan

Subject: Northgate Walk

This idea is absurd. As it is Freitas Pkwy is bumper to bumper mornings and afternoons not to mention the amount of traffic during the day. It is very dangerous to cross as many people decide the lights aren't important and go whenever they please - especially at Freitas & Las Gallinas (turning left).

Where will they put 300 additional cars on that hill? How will they all get in and out of that area on a 2 lane road?

We will need additional water - or hadn't anybody thought about that especially after the last few years of hardly any rain.

Just drive past the lovely structure in Corte Madera - that is what this will become. A joke that nobody wants.

This is not the last time you will hear from me - just think about this. Would you like to move into our neighborhood if something like this is built - I bet not.

WE DON'T NEED THIS!!!!!!

Thanks for your consideration along with rest of you committee.

Wendy Anderson

[wendyarose2000@yahoo.com](mailto:wendyarose2000@yahoo.com)

**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]  
**Sent:** Wednesday, May 25, 2016 12:09 PM  
**To:** Community Development  
**Subject:** San Rafael Contact Email - 9469161

San Rafael Contact Form

# ***City of San Rafael***

## ***Email Contact Form***

Thank you for visiting the City of San Rafael web site. This form is intended for communicating with City of San Rafael staff. Your input will be forwarded to the appropriate staff member for their attention during regular business hours.

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**\* First Name**

Barbara

**\* Last Name**

Berman

**Address 1**

5 Golden Hinde Blvd., #209

**Address 2**

-

**City**

San Rafael

**State**

Ca

**Zip Code**

94903

**Phone Number**

4158406237

**\* Email Address**

[barbara5209@comcast.net](mailto:barbara5209@comcast.net)

**Send To**

CommunityDevelopment

---

**\* Please enter your questions/comments below**

Have we learned nothing from the Corte Madera disaster on Tamalpais? We do not need more condo's - especially luxury condos - How about mixed income housing with a substantial number of units below market (which is extremely inflated.)

I am disappointed that San Rafael is even considering such a project!

NORTHGATE WALK

1005 & 1010 Northgate Dr

**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]

**Sent:** Saturday, May 28, 2016 9:15 PM

**To:** City Manager

**Subject:** Copy of Council Contact - 9476540

The following email was received through the City Council Contact Email Form on the City web site. A copy is being forwarded to each member of the City Council.

**Council Contact Form**

## ***City of San Rafael City Council Contact Form***

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**\* First Name**

Boukje

**\* Last Name**

Eerkens

**Address 1**

589 Wisteria Way

**Address 2**

-

**City**

San Rafael

**State**

ca

**Zip Code**

94903

**Phone Number**

4153027179

**\* Email Address**

[bouks@juno.com](mailto:bouks@juno.com)

---

To the City of San Rafael's Mayor and City Councilmembers:

**\* Please enter your questions/comments below**

I am writing to say that I am very concerned about the big Terra Linda condo development being proposed by L.A. developers for the gas station / Four Seasons hotel area. We take our child to the other side of the freeway for school, and we already hit a large amount of traffic in the two intersections leading up to the site area. This development would be a nightmare for residents of Terra Linda in terms of traffic. People like us trying to go over the overpass to the other side of Santa Venetia will have enormous congestion. It is a terrible area to add such an enormous development. Drive during rush hour and you will know what we are so concerned about as a community. We have two lanes to work with which are already backed up. It would amount to the same traffic they now have in southern Marin such as Mill Valley and Corte Madera. Please don't crowd us out!

**Sent:** Tuesday, May 24, 2016 11:05 AM  
**To:** City Manager  
**Subject:** Copy of Council Contact - 9465701

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# ***City of San Rafael City Council Contact Form***

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**\* First Name**

Theresa

**\* Last Name**

Brady

**Address 1**

615 Tarragon Drive

**Address 2**

-

**City**

San Rafael

**State**

CA

**Zip Code**

94903

**Phone Number**

415-479-8255

**\* Email Address**

[theresa@baybrady.org](mailto:theresa@baybrady.org)

---

To the City of San Rafael's Mayor and City Councilmembers:

**\* Please enter your questions/comments below**

Hello,

I am a resident of Terra Linda and many of us in this community are concerned about the proposed development, "Terra Linda Walk," near the freeway simply due to traffic congestion. While I personally am in favor of a much smaller development--say 50 units, I will focus on what must be done so that the development does not place undue pressure on the rest of the community.

Almost anyone in TL will agree that the amount of traffic in TL has grown tremendously in the past ten years and it is routinely backed up beyond the main entrance to Northgate 1 for those who are traveling east on Freitas toward 101 south. If significant changes in traffic management are not implemented in conjunction with adding 200 units at what is already a very busy and awkward intersection (Freitas and Northgate Drive), the traffic will become unbearable.

-101 south will need two dedicated lanes

-the very dangerous and often congested left turn onto Redwood Highway on the 101 overpass enroute to 101 north will need to be addressed

-right-hand turners traveling E on Freitas will need dedicated right-turn lanes  
the entrance to Northgate would need to be relocated away from the development's intersection.

-Developers must allot 2 parking spaces per unit. Realistically we all know that the average household contains at least two cars, necessary due to our weak public transportation infrastructure. If two spots per unit are not allotted, the extra cars will congest Los Gamos and Northgate 1 shopping center.

Without proper support from the city of SR to upgrade our infrastructure and also place appropriate demands on the developers, this development will be a disaster for our community.

Final thought: the city planner at the meeting last week said that owners within a 1000' radius of the development were notified of the meeting. In reality, the entire TL valley is impacted by this development because we all rely on Freitas Parkway in order to access the freeway. EVERYONE in TL should be notified by mail of these meetings and discussions. And City Council members should be present at those meetings to demonstrate their interest in and commitment to our community.

Best,  
Theresa Brady

**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]

**Sent:** Thursday, May 19, 2016 9:31 PM

**To:** City Manager

**Subject:** Copy of Council Contact - 9455673

The following email was received through the City Council Contact Email Form on the City web site. A copy is being forwarded to each member of the City Council.

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**\* First Name**

Jan

**\* Last Name**

Slavid

**Address 1**

841 Montecillo Rd.

**Address 2**

-

**City**

San Rafael

**State**

Ca

**Zip Code**

94903

**Phone Number**

4158196670

**\* Email Address**

[jan@relewis.com](mailto:jan@relewis.com)

---

To the City of San Rafael's Mayor and City Councilmembers:

**\* Please enter your questions/comments below**

I am totally against the idea of building 180 apartments, condos, whatever, around the hotel in Terra Linda. I don't see it as a good idea at all, and I know that it is very unhealthy to live near a freeway: higher instances of miscarriages, autism, asthma, the list goes on and on...heart disease, etc. The traffic is already a pain in that area, and will only get worse. I don't want Marin County, and especially San Rafael, to turn into Los Angeles.

**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]

**Sent:** Thursday, May 19, 2016 2:00 PM

**To:** City Manager

**Subject:** Copy of Council Contact - 9455071

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**\* First Name**

aaron

**\* Last Name**

golbus

**Address 1**

235 devon dr

**Address 2**

-

**City**

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**State**

Ca

**Zip Code**

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**Phone Number**

4153025811

**\* Email Address**

[akgolbus@gmail.com](mailto:akgolbus@gmail.com)

---

To the City of San Rafael's Mayor and City Councilmembers:

**\* Please enter your questions/comments below**

I believe the Terra Linda Condo project on the Shareton property will be bad for Terra Linda. It will add to traffic congestion at Friedas and a new school will be needed.

**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]  
**Sent:** Thursday, May 19, 2016 1:07 PM  
**To:** City Manager  
**Subject:** Copy of Council Contact - 9454944

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**\* First Name**

Mary Ann

**\* Last Name**

Gallardo

**Address 1**

1903 Las Gallinas

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-

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CA

**Zip Code**

94903

**Phone Number**

-

**\* Email Address**

[gallardo.m.a@comcast.net](mailto:gallardo.m.a@comcast.net)

---

To the City of San Rafael's Mayor and City Councilmembers:

**\* Please enter your questions/comments below**

I'm a senior in Terra Linda and very concerned about the traffic congestion impact the new high rise buildings will bring to the Freitas Pkwy. by Northgate. It is already congested trying to get on 101 from either directions as well as coming off 101 to Freitas. Please consider our quality of life here. Do we really need such a big development? I'm displeased also that the Gateway Gas may be closed, which is the easiest of all gas stations in this area to enter and exit. Also, I think 40% low to medium income should be offered and first to local residents of Marin before opening applications to outsiders.



## Steve Stafford

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**From:** William Ferlatte <wferlatte@gmail.com>  
**Sent:** Thursday, May 19, 2016 10:39 AM  
**To:** Steve Stafford  
**Subject:** Northgate Walk

To: Steve Stafford  
From: Bill Ferlatte, San Rafael Manor

I live on Los Gamos RD. at San Rafael Manor, a nonprofit cooperative common interest development. There is a Board of Directors but there is no HOA as such. We are 250 (more or less) people who own and reside in 160 apartments in the coop. We vote and pay property taxes just like the folks who live in the Eichlers in Terra Linda.

At the informational meeting on 5/18/16 I asked you if you thought this project would require a full blown EIR. Unfortunately I could not hear your answer because of all the chatter around me. So what do you think about an EIR?

We want to see a shadow study done for 9:00 a.m. on Dec. 21.

On Jan. 26, 2016 I dropped off petitions with 107 signatures of people who live on Los Gamos Rd. objecting to this project. I am wondering if they ever came across your desk.

Thank you for your consideration of my questions and concerns.  
Bill Ferlatte  
Board of Directors, San Rafael Manor Inc.

## Steve Stafford

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**From:** Ms Angela Gott <angelagott@yahoo.com>  
**Sent:** Thursday, May 19, 2016 10:22 AM  
**To:** Steve Stafford  
**Subject:** Comments from last night's meeting re: TL development

I have had a TL address and phone number since 1995. I have lived 3 different places off Freitas Parkway with the PO Box at Scotty's Market and that phone number. I get nextdoor in my email every day and someone put a notice that the meeting was last night and I go in my car and went over there. I got there early and I stayed to the end. I had attended those developers very first meeting /presentation months ago, a year ago? at City Hall Chambers when it was for apartments with rooftop fire pits and those elevator parking spaces for cars.

All I care about is that San Rafael build senior subsidized housing in sufficient numbers to house seniors in the extremely low income and the very low income categories of poverty because we are the ones who need the housing far more than people who do not even live in Marin yet. I have lived in Marin since the mid-80s and I worked for years in retail jobs in NG Mall and usually had 2 or 3 jobs in that mall at the same time so I would go from one job to the next and I also cleaned houses and did whatever else I could do. I lived in rented rooms in houses owned by people who needed roommates and lived off Fritas Parkway.

For 5 years 1999 to 2004 (It closed 12/31/2003) I worked at City Hall at the Mall a police substation under Cory Bytof who oversaw it but it was mostly solo staffed with a community room in the back that nonprofits would use. We had library book pick up and send back/drop off and a lot of other services. It was a great part-time job but didn't pay much and mostly retired seniors worked in those positions. I was the youngest in my early 50s then. Cuts to the City forced closure but by then I was FT at Borders Books. I was a bookseller as I have a MLS in library science among other degrees.

When Borders closed in 2011 as I turned 60, I lost my FT job with benefits and healthcare and I have been extremely poor ever since. Today I am 65. I had to give notice on my apartment of 11 years because I can't afford the rent any longer. I earned \$22,137 in 2015 and \$15,180 went to the rent. I drive a 31 year old car. I have been on the expanded Medicaid for health care since January 2014 (ObamaCare the ACA) but at 65 you have to get off that and sign up for Medicare. I earn too much now for both Medicaid and Food Stamps. So despite the fact just about all I earn goes to rent, I have to get on Medicare and that will be another \$2,000 in premiums, co pays, deductible, etc. a year. The annual rent increase was raising the rent to \$1,400 a month so I just could not do it anymore on what I earn. It took me 3 years to find new employment too. I am in a solo staff position in self-storage. I work 5 days a week but it's only 31 hrs a week.

At age 65, I am truly lucky to have been able to find any work at all. My full retirement age is 66 for Social Security but due to pay disparity my entire life, despite my higher education, I need to maximize my Soc Sec and won't be able to collect until age 70. If I was in subsidized housing though I might be able to since the rent would just be 30% of my income. There are thousands of Marin seniors like me though. Most are on Social Security

and the director of St. Vincent de Paul's is on Youtube Marin IJ Forum What to do about San Rafael's Homeless video saying they are aware of 20,000 Marin seniors living below the federal poverty line which is \$11,880 (2016) a year.

Every day 10,000 more boomers turn 65. The peak year for boomer generation births is 1958 so there will be 7 more years of more and more boomers turning 65. Marin's population is aging. The women of my boomer generation to experience multiple marriages, single motherhood, largely be in and out of the workforce over the course of our lives. Most of our mothers and grandmothers and older sisters never worked outside the home. I was born in 1951 and I was not raised to go to college but was raised to be a wife and mother. It was rare for my age group of women to earn even one college degree and the fact I never married was a red flag too. So I managed to find a way to earn a living but it was always by working multiple jobs.

But most women of my age group who are now 65 and older did not have marriages lasting 10+ years so they will not get to draw spousal support or get survivor's benefits off a former spouse. My 86 year old mother in a southern state-- (I found her when I was 25) gets \$1,400 a month from a dead husband's work history who spent his life working for Chevron. As this generation of seniors born during the great depression dies out, the women coming up will not get checks that large.

What I am saying is there is going to be an avalanche of homeless women seniors because of the way Soc Sec is designed. It is over 35 of the highest earning years and most of these boomer women did not work in jobs that paid into social security over 35 years. Women of my generation were paid very little and way too many are filing at age 62 and there is a lifetime penalty loss of 25% off every check for not waiting to age 66. Those born in 1960 have a FRA of 67 and they will lose 30% off every check if they claim at age 62. Now do you see why I am waiting to age 70? Even then, I will only get about \$1,200 a month, maybe a little more.

Every year I continue to work and earn \$22,000 a year knocks off a lower earning year when I was in graduate school and I was in graduate school from 1973-1982 earning advanced degrees but due to recessions and single status I never could get that first entry level career path job. There was rampant sex discrimination in hiring back then and employers asked me why I had never married, said I was a hiring risk as without a husband or children there was nothing to tie me down. They said I was over qualified and I likely was.

I came to CA from the mid west where I knew no one . Reagan was President. I could always find low paying jobs and I learned to settle for that existence. At Borders Books I could finally use all my degrees but when Borders closed, I was only up to \$10.23/hour after 8 years there. (Believe me I tried repeatedly to get jobs in the San Rafael Library and in the Marin County Library system. ) After 5 years working for City of San Rafael at City Hall at the Mall, I was only up to \$8.83/hour when that closed .

I did not know the magnitude of the problem with affordable housing until 2013 as I turned 62 and called up Marin Housing only to be told the wait list had 8,000 on it age 62 up and had closed in 2008 and they didn't know when it would open again. They opened it for one week in February 2014 and 3,000 more seniors jumped on it and they slammed it shut

again. It is a wait list to nowhere for under 1,700 spaces with 11,000 on it and countless others have reached age 62 since February 2014 too.

So all the wait lists are closed-- there is nothing being designed or planned to address the need for 11,000 seniors on that wait list. More are turning 62 every day. So there is going to be an avalanche of women seniors falling into homelessness soon. No one wants to rent to seniors so once you lose your apartment , if you can't find anyone willing to rent you a room the next step is sleeping in your car. Countless seniors are doing this now. I meet homeless women in their late 50s early 60s all the time now.

None of this is our fault. We need senior subsidized housing to be built for us. The City of San Rafael has got to push for housing for the extremely low and very low income levels. This is where the women boomers fall into. Tam House, Rotary Manor, Martinelli House all have these minimum monthly income streams of \$1,400 a month and women can't meet this. More and more women are going to fall into homelessness. This is a crisis and I do not see City of San Rafael or Marin County doing anything to address this need.

I wrote the piece last night when I got home from the meeting and posted it on nextdoor. The architect from Walnut Creek told me that you all , the city of San Rafael won't allow the 1 bedroom and 2 bedroom apartments to have 2 parking spaces. I told him to cut the 42 senior apartments in half and make them studios. Each would be 550 sq ft. but they will each need 1 parking space. Not having access to assigned parking is a deal breaker. Boomer seniors will be working until they die. They will always need to have some kind of employment. This is the new "retirement", always be working. So they will be driving to/from work and will need a parking space.

I can't imagine anyone buying a 1 bedroom and 2 bedroom Condo without 2 parking spaces. Both in the couples will be working to pay that mortgage and HOA fees, and property taxes, etc. They will need to work. Parking is everything when you get older. Lack of parking is a deal breaker. Youve got to allow more parking for the residents and the senior 42 homes at \$1,100 square feet need to be cut in half and made for extremely low and very low income levels. --each with 1 parking spot.

I managed to find someone willing to rent me a room in Greenbrae as a ghost tenant on the 2nd floor. I have H-Cap plates now and can barely walk and stand due to knees and back pain and get out of breathe too. Yet I will now be climbing a flight of steps as these Bon Air Apartments built in 1952 has somehow never complied with the ADA and Marin County is not making them. There are no ramps, no elevators, no H-Cap designated parking. There is nothing for H-Cap and Seniors and they somehow get away with this. So the City of San Rafael needs to build senior subsidized housing soon--I need something that is H-Cap friendly to live in ASAP.

I am keeping my PO Box at Scotty's Market at TL and will get my mail once a week. I will continue to monitor nextdoor for San Rafael. I hope my time in Greenbrae will be short. I want to move into subsidized senior housing as soon as possible. It is very difficult climbing up steps. I have to pull myself up one step at a time and am winded at the top. Many boomer generation women need housing to be built for us. I can't understand why the city and the county are not proactive in this , with Marin's population aging like it is. It just makes no sense.

Angela Gott  
PO Box 6535 San Rafael, CA 94903

Posted to nextdoor.com for San Rafael and Terra Linda, about 14 neighborhoods all around San Rafael.

"I just came from the meeting and I stayed to the end. I was shocked to find out that most of the project is now going to be Condos, not apartments. I was also shocked to find out that the 1 and 2 bedroom condos only get 1 parking spot. The 3 bedroom condos get 2 spots. Then there is another building down where the gas station is now and that will be designated for 42 "senior homes" of which only 9 is "affordable" and affordable to them is low income and moderate income which means they are NOT affordable to most of the seniors now who are precariously housed as we fall into extremely low and very low income categories. What is also "weird" is they are making the senior homes 1 bedroom but of 1,100 sq.ft. while the 1 bedroom condos will just be 772 sq ft and the 2 bedroom condos will be 900 sq. ft. and the 3 bedroom condos will be 1,300 sq. ft.

I suggested that they cut the senior 1,100 sq ft. senior homes in half and make them studios. I live in a 550 sq. ft 1 bedroom apartment now and it is just perfect. I said there is no way anyone will buy any of these if they do not have 2 parking spaces but the seniors if they were "studios" for extremely low income and very low income, they might then get away with just 1 parking spot for those units. I was concerned about HOA fees too because as condos there is property tax, HOA fees, all kinds of other barriers and there is talk now with the owners to maybe not sell the senior homes as condos but to keep them as apartments and I am all for that, only they need to be cut in half to make twice as many and each needs 1 parking spot for this to fly and they need to be rented to extremely low and very low income seniors. I also suggested they need to figure out a back road over to the 101 so there is not the mass exodus onto Freitas Parkway.

They need to do a bridge over the creek into Marin Commons or some kind of frontage road up to Lucas Valley road for this to ever work. The City of San Rafael only notices people living within 300 feet of the project and this is why most people who reside in Terra Linda still have no idea this is going on, 4 years into the design and review process. Please go out of your way to make certain all of your neighbors know about this project and come to the meetings.

Go door to door if you have to but make your neighbors aware of what is being proposed here. There will be an article in the Marin IJ but not everyone gets the IJ so spread the word and make everyone aware. The developers said the land is zoned for 317 units and they've pared them down to 182 but the main thing everyone is upset about is the traffic on Freitas Parkway because it is already insane now. People are also upset about the impact on Dixie Schools. I do not think this will be a problem because as it exists now, there are only 5 or 6 3 bedroom Condos and single moms will NOT be able to afford the cost of buying a 2 bedroom Condo and couples with small kids won't want the hassle of not having two parking spaces and won't want their kids breathing freeway air either.

I see older couples who have downsized wanting to move into the two bedroom condos but not without two parking spots. I see divorced older singles or widowed singles maybe moving into the 1 bedroom condo but if they have anyone come to visit --there's no parking for them. Oh the developer made a big deal saying there are 26 guest parking spots but those will be snapped up by actual tenants and never available.

The reality is, no one who lives in Terra Linda wants this because of the parking nightmare, the traffic nightmare and it is not affordable for most of the people who need housing. It is not affordable for seniors or workforce so it is filling a need that is NOT there. We do not need people who do not live in Marin to move into a development when there is such a critical need for Senior housing and workforce housing.

We need San Rafael and Marin County to build affordable housing for these two demographics, precariously housed seniors and workforce working in the service industry, not luxury apartments for people who do not even live in Marin at all. We need affordable housing for teachers, nurses, police officers and firemen and people who work in public works and these luxury condos will be above their pay grade. We need to build housing to fill the need we have, not the need we do not have nor want."

## Steve Stafford

---

**From:** david claiborne <david.claiborne@sbcglobal.net>  
**Sent:** Tuesday, May 17, 2016 7:35 PM  
**To:** Steve Stafford  
**Subject:** Gateway 'Walk'

This project is a disaster (and pure greed on the part of the developers). Does anyone seriously think this monstrosity can be squeezed onto a tiny strip of land, and that any but the utmost hearty inhabitants are going to walk the more than 0.5 miles across an exposed freeway overpass to the Civic Center train station in the winter?

## Steve Stafford

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**From:** Susy Miller <susymiller00@hotmail.com>  
**Sent:** Wednesday, April 27, 2016 8:09 PM  
**To:** Steve Stafford  
**Subject:** 181 apartments at Four Point location

Just interested where will they put all the cars  $181 \times 2 + x\%$  visitors plus service vehicles ?

That will increase foot traffic over Freitas: any thought to creating ped overpass? Guessing  $2 \times 100$  and  $4 \times 81$  equals...well you do that math. Traffic is already snarly from there to beyond the freeway entrances without a lot more people crossing the Freitas there.

Not going to attend meetings, but thank you for thinking about processing all the people and vehicles in an already overloaded traffic zone.

Thank you such for inviting comment, questions.

Susy Miller

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

## Steve Stafford

---

**From:** Steve Stafford  
**Sent:** Wednesday, February 10, 2016 11:35 AM  
**To:** 'david.lambert@Imexgs.com'  
**Subject:** FW: Strongly against the development at the Four Points Sheraton

**Importance:** High

Morning David,

No project application has been submitted to the City for this. In September 2015, the City's Design Review Board provided conceptual review on a redevelopment proposal for the site. Since that time, I believe, a new architect has been brought on and some trip generation (traffic) estimates have been proposed. Tonight's meeting is not City-sponsored or -required; it is voluntary outreach by the new architect to show new or revised concept drawings and illicit comments from the closest neighbors, residents of San Rafael Manor. I will include you in the mailing of any future noticing sponsored or required by the City; however, please remember that tonight's meeting does not involve the City. Again, this is a voluntary effort by the new architect to present new design concepts to the most immediate neighbors, which the City does not notice since it is not part of any project review at the moment. Thanks.

Steve

Steve Stafford  
COMMUNITY DEVELOPMENT DEPARTMENT  
Associate Planner

City of San Rafael  
1400 Fifth Avenue  
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Did you know San Rafael zoning information is available on-line. Please go to [www.cityofsanrafael.org/zoning](http://www.cityofsanrafael.org/zoning)



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**From:** David Lambert [<mailto:david.lambert@Imexgs.com>]  
**Sent:** Wednesday, February 10, 2016 10:21 AM  
**To:** planning  
**Subject:** RE: Strongly against the development at the Four Points Sheraton  
**Importance:** High

I understand there is another meeting regarding this proposal for apartments at the Sheraton Four Points tonight. I am planning on being there along with many others from the Terra Linda area.

Is there a way that I can be notified of these meetings regarding this particular proposal so I will not miss anything that is going on regarding this issue?



Thanks

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**From:** David Lambert  
**Sent:** Thursday, October 08, 2015 2:36 PM  
**To:** 'planning@cityofsanrafael.org'  
**Subject:** Strongly against the development at the Four Points Sheraton  
**Importance:** High

I have lived in Terra Linda for over 25 years and I am strongly opposed to the development that is being considered at the Four Points Sheraton for all the reason that "everyone" is upset about.

I will be following this process very closely and will be trying to understand who in the planning commission is for this proposal.

David M. F. Lambert, Jr.  
320 Hyacinth Way  
San Rafael, CA 94903



CITY OF  
*San Rafael*

MAYOR GARY O. PHILLIPS  
VICE MAYOR ANDREW CUYUGAN MCCULLOUGH  
COUNCILMEMBER MARIBETH BUSHEY  
COUNCILMEMBER KATE COLIN  
COUNCILMEMBER JOHN GAMBLIN

ECONOMIC DEVELOPMENT  
PHONE: 415-485-3383  
FAX: 415-485-3175

January 7, 2016

Dear Mayor and Councilmembers,

On November 6, 2015, the CAC met with representatives of the Northgate Walk project. Although the project is in its preliminary stage of design, the CAC is generally enthusiastic about it, with the caveat that there are additional issues to be considered. We did have enough information to review some of the project attributes and make the following observations:

1. The project appears to be in alignment with the North San Rafael Vision and General Plan and supports an innovative way to develop additional housing units using an infill concept. It takes an older property and modifies it to meet new community needs for added, multi-family housing.
2. It is understood that the project would meet minimum affordable housing standards but we would prefer to see more if possible. We recognize that given the age of the vast majority of Marin's housing stock, there is also a strong need for market rate housing units that are modern, accessible and well designed. This is especially the case for our aging population as well as younger people who would like to rent a newer unit and might work for companies in the nearby Northgate office buildings. The project could provide opportunities for those workers to bike or walk to work.
3. The project has the potential to make good use of the proximity to schools, shopping services, SMART, and other public transit. In particular, the design should be oriented to allow non-motorized connections because the ability to walk or bike to nearby services is considered by the CAC to be an important feature of this project. The CAC also suggests:
  - a. Consultation with the school districts and transit agencies to insure that bus or shuttle services can be in reasonable proximity for residents.
  - b. Verifying that pedestrian safety between the project and adjoining retail services can be assured
  - c. Finding ways to facilitate connections between the project and SMART, especially walking or biking.
4. The project seems to minimize environmental impacts by reusing developed land and also reduces neighborhood impacts by being close to the freeway, avoiding additional traffic into Terra Linda.
5. The hilltop location received special mention in the discussion. The concern regarding steepness of the entry road would inhibit pedestrian and bicycle access. We suggest that ways can be found to mitigate this.

One consideration was to study construction of a pedestrian/bike path that wraps around the west and/or north sides of the project and has a gentler slope. This would better integrate the project into the community. If open to the public, it might also enable enhancements and better enjoyment of the nearby creek.

6. It was suggested that ways be found to give the project a neighborhood feel consistent with other parts of North San Rafael. This might be achieved through features like walkways, open spaces, play areas and so on.
7. Parking issues are thought to be important to study. Neighboring businesses and neighborhoods need to be assured that they will not find their parking encroached upon. This is especially important due to the shared parking with the hotel and the adjoining office building. This is an important factor because there are no alternatives for overflow parking once a car arrives on the hill.
8. Although not under the purview of the CAC, members noted that there will be some design challenges. Building height should be reviewed for view impairment and shadows. However, the CAC members also note that project density (i.e. unit count) is an important factor in its economic viability.
9. From a marketing perspective, the CAC thought that access to the hotel amenities and the restaurant would benefit the appeal of the development.

Respectfully,

William Carney, CAC Chair

**Steve Stafford**

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**From:** form\_engine@fs18.formsite.com on behalf of leyla.hill@hos.com  
<form\_engine@fs18.formsite.com>  
**Sent:** Monday, November 30, 2015 1:54 PM  
**To:** Community Development  
**Subject:** General Contact Email - Building, Planning or Zoning Issue - 8981110

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**General Purpose Contact Form**

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## ***City of San Rafael General Purpose Contact Form***

Thank you for visiting the City of San Rafael web site. This form is intended for communicating with City staff on a variety of general topics. As an alternative, you may want to use our [Contacts Us listing](#) to identify a specific office by function.

Note that the City of San Rafael considers email to staff as informal communication. Please send a signed letter if you prefer to make your comment/question a matter of public record. Mail formal letters to PO Box 151560, San Rafael, CA, 94915.

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**\* To help us route your message to the correct office, please identify your area of interest (select only one)...**

- Question/comment for City Council
- Question/comment for City Manager
- Question/comment for Fire Department
- Question/comment for the Library
- Question/comment for Police Department
- Building, Planning or Zoning Issue
- Business Licensing Issue
- Business or Economic Development Issue
- Parks and Recreation Issue
- Road or Traffic Management Issue
- Web Site Technical Question
- Other Topic

**\* First Name**

Leyla

**\* Last Name**

Hill

**Address 1**

30 Indian Road

**Address 2**

**City**  
San Rafael

**State**  
CA

**Zip Code**  
94903

**Phone Number**  
415-479-8737

**\* Email Address**  
[leyla.hill@hos.com](mailto:leyla.hill@hos.com)

---

**\* Please enter your questions/comments below**

Regarding the proposed 217 unit development on Freitas Parkway:

PLEASE, NO! Highway 101 and Las Gallinas/Los Ranchitos/Lincoln are simply too crowded already. A development that large will vastly increase the world-class gridlock traffic jams we already have. We don't need 217 market rate apartments there. We do not need to import more tech workers from San Francisco or points south. We could use 50 or 60 senior affordable units or low to moderate income housing -- IF occupants could be restricted to current Marin stakeholders, i.e., people already living or working in Marin County who have been priced out of market rate alternatives.

## Steve Stafford

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**From:** Brigitte Popenoe <petitions-noreply@moveon.org>  
**Sent:** Friday, October 23, 2015 11:07 AM  
**To:** Steve Stafford  
**Subject:** I'm the 43rd signer: " Proposed development at 1005 Northgate Drive San Rafael"

Dear Steve Stafford,

I just signed a petition addressed to you titled *Proposed development at 1005 Northgate Drive San Rafael*. So far, 43 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://petitions.moveon.org/target\\_talkback.html?tt=tt-100131-custom-62475-20251023-CAthw](http://petitions.moveon.org/target_talkback.html?tt=tt-100131-custom-62475-20251023-CAthw)

The petition states:

"Stop Trachtenberg Architects of Berkeley's proposed 4-story, high-density apartment development in Terra Linda. Prevent the application from being filed with the San Rafael Planning commission."

My additional comments are:

The project is way to large for the area. The buildings to high and the area can't handle the additional traffic.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1652257&target\\_type=custom&target\\_id=62475](http://petitions.moveon.org/deliver_pdf.html?job_id=1652257&target_type=custom&target_id=62475)

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

[http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1652257&target\\_type=custom&target\\_id=62475&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=1652257&target_type=custom&target_id=62475&csv=1)

Brigitte Popenoe  
San Rafael, CA

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*This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email [petitions@moveon.org](mailto:petitions@moveon.org). If you don't want to receive further emails updating you on how many people have signed this petition, click here:* [http://petitions.moveon.org/delivery\\_unsub.html?e=ola72e6odsBXn2InUccY23N0ZXZILnN0YWZmb3JkOQNpdHlvZnNhbnJhZmFlbC5vcmc-&petition\\_id=100131](http://petitions.moveon.org/delivery_unsub.html?e=ola72e6odsBXn2InUccY23N0ZXZILnN0YWZmb3JkOQNpdHlvZnNhbnJhZmFlbC5vcmc-&petition_id=100131).

first_name	last_name	city	state	zip
Brigitte	Popenoe	San Rafael	CA	94903
Karen	Vinton	San Rafael	CA	94903
Ray	Lorber	San Rafael	CA	94903
Carolyn	Lenert	San Rafael	CA	94903
Carol	Mack	San Rafael	CA	94903
Thomas	Schmidt	San Rafael	CA	94903
Sally	Kornhauser	San Rafael	CA	94903
Janet	Shirley	San Rafael	CA	94903
Jo-Ann	Moriyama	San Rafael	CA	94903
Lester	Yagoda	San Rafael	CA	94903
Adele	Modish	San Rafael	CA	94903
Terri	Burt	San Rafael	CA	94903
Sean	O'Donnell	San Rafael	CA	94903
Annie	Buckley	San Rafael	CA	94903
	Magee	San Rafael	CA	94903
Susan	Rosin	San Rafael	CA	94903
Kees	Briggs	San Rafael	CA	94903
Katherine	Peck	San Rafael	CA	94903
Patricia	Gurin	San Rafael	CA	94903
Joe	Long	San Rafael	CA	94903
Tolga	Binyildiz	San Rafael	CA	94903
Steve	Ager	San Rafael	CA	94903
Michael	Probst	San Rafael	CA	94903
Rex and Dianne Wolfe		San Rafael	CA	94903
Joe	Chen	San Rafael	CA	94903
Michelle	Leifer	San Rafael	CA	94903
rteper@orbitdevelop.com		San Rafael	CA	94903
Zoe	Rolland	San Rafael	CA	94903
sara		San Rafael	CA	94903
Bradford	Sharp	San Rafael	CA	94903
Sunil	Krishnan	San Rafael	CA	94903
Ruth	Peregrin	San Rafael	CA	94903
Lisa	Sanfilippo	San Rafael	CA	94903

Harvey	Whitney	San Rafael	CA	94903
Zvika	Greensfield	San Rafael	CA	94903
Yan	Miller	San Rafael	CA	94903
Jeannette	Vaccaro	San Rafael	CA	94903
Paul	Brunell	San Rafael	CA	94903
Paula	Jones	San Rafael	CA	94903
Maria	Brundige	San Rafael	CA	94903
Diane	Zavattero	san rafael	CA	94903
Linda	Gore	san rafael	CA	94901
Michele	Rose	San Rafael	CA	94903



## Steve Stafford

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**From:** Steve Stafford  
**Sent:** Thursday, October 22, 2015 5:52 PM  
**To:** 'Judith Malamut'  
**Cc:** Theresa Wallace  
**Subject:** RE: Northgate Scope of Services

Hi Judy,

I leave it to the bio experts. It will need to be thorough enough to pass the 'straight-face' test for environmental review. Though this is a developed area, it also has an adjacent 'creek'. At the least, some type of biological study should: 1) conduct a site inspection/eval along the entire creek bank on the two sites that comprise the project area, at a time when it would be most likely to spot a protected, threatened or special species; 2) document the location of any protected, threatened or special species encountered and/or their habitat; and 3) identify recommended mitigation measures, if appropriate. Please keep this in mind when coordinating the environmental work for the project (since Planning is): This project continues to create a lot of comments in opposition from both immediate neighbors and greater Terra Linda residents who drive Manuel T. Freitas Pkwy daily. The vast majority of comments concern traffic impact (hence my prior email that everything revolves around the comprehensive traffic report for the project). However, I fully expect a 'shotgun' approach by the public in their comments of opposition to this project; using every opportunity the site provides to create questions and imply impacts unless proven otherwise. So, the biological study should provide the information and details that any environmental document would require and stand up to public scrutiny. Hope this helps.

Steve

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**From:** Judith Malamut [mailto:Judith.Malamut@lsa-assoc.com]  
**Sent:** Thursday, October 22, 2015 5:07 PM  
**To:** Steve Stafford  
**Cc:** Theresa Wallace  
**Subject:** RE: Northgate Scope of Services

Hi Steve,

We are finalizing our scope and our biologists asked a point of clarification. In your comments on a requesting a biological assessment for the area adjacent to the Creek, would a site reconnaissance by a biologist and botanist resulting in a memo report be sufficient, or do you think a formal Biological Assessment, which is more complicated and costly, be required? Because I believe the revised site plan will show an adequate setback from the Creek for the project, I think a site reconnaissance and query of the special-status species databases should be adequate.

Thank you for your help,

Judy

**Judith H. Malamut, AICP**

Principal  
LSA Associates, Inc.  
2215 Fifth Street  
Berkeley, CA 94710  
510-540-7331  
510-540-7344 (fax)

---

**From:** Steve Stafford [<mailto:Steve.Stafford@cityofsanrafael.org>]

**Sent:** Friday, October 16, 2015 11:48 AM

**To:** Judith Malamut

**Subject:** RE: Northgate Scope of Services

Hi Judy,

I had a chance to review your proposal and wish to provide a few comments:

**Phase 1 Environmental Site Assessment.** Unless the current ownership group is self-funded, I'm sure their purchase of the project sites were contingent on a positive review of a Phase 1 Environmental Site Assessment (and a follow-up Phase 2 assessment, if necessary). These environmental site assessments will need to be included in any CEQA review and required clean-up included in proposed mitigation measures.

**Comprehensive Traffic Evaluation.** You've indicated that this will be done separately by W-Trans. I believe you'll agree that this is, by far, will likely be the greatest impact of the project. It is (currently) the consensus number one issue of opposition among the public, the Terra Linda residents, of the project. I believe the traffic study, essentially, 'drives the bus' here; it will help determine the appropriate density and the extent (costs and timeline) of mitigation measures. Due to the proximity of the project site to the US 101 off-and on-ramps, mitigation measures requiring improvements to these Caltrans structures will likely be costly and bureaucratically time-consuming. I strongly recommend all efforts focus on the traffic study now. I strongly urge the project not to seek an Override due to traffic/circulation impacts. It's my understanding in talking to the City Engineer that there is little 'wiggle room' on capacity without significant infrastructure improvements.

**Cultural/Archaeological Resources.** The project sites have a 'medium sensitivity' rating, based on the City of San Rafael Archaeological Sensitivity map, which denotes it is located within 500' of a natural watercourse (i.e. the adjacent North Fork of the Gallinas Creek). Per the adopted San Rafael Archeological Resource Protection regulations, staff will refer the project application both the NWIC and the Federated Indians of Graton Rancheria for review and comment. If either agency determines the project has the potential to impact an archaeological resource, staff will require an Archeological Resource Study, which staff may require to be peer reviewed if necessary. You may wish to accommodate this in your budget proposal.

**Biological Assessment.** Please make sure to conduct a Biological Assessment for the project site as Gallinas Creek is located along the entire west property boundary lines.

**CEQA Document.** Please remember that having the project applicant conduct their own CEQA review and document is not traditionally how the City of San Rafael operates. Staff will review and require modifications/amendments to the CEQA document, which may also include peer review. . You may wish to accommodate this in your budget proposal.

That's it. Enjoy your weekend.  
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**From:** Judith Malamut [<mailto:Judith.Malamut@lsa-assoc.com>]  
**Sent:** Wednesday, October 14, 2015 3:05 PM  
**To:** Steve Stafford  
**Cc:** [Theresa.Wallace@lsa-assoc.com](mailto:Theresa.Wallace@lsa-assoc.com)  
**Subject:** Northgate Scope of Services

Hi Steve,

As we discussed previously, the project applicant (George Saad of Empire USA) for the Northgate Drive Project is hiring LSA to prepare technical studies on the project primarily in response to the City and agency comments included in the pre-application comments letter dated June 17, 2015. We have prepared the attached scope of services (not including traffic analysis to be done by W-Trans under contract to Empire), and I would appreciate it if you could review the scope and let me know if it fits with what is expected by the City.

Thank you for your assistance,  
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**Judith H. Malamut, AICP**  
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Judy

**Judith H. Malamut, AICP**  
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RIVERSIDE  
ROCKLIN  
SAN LUIS OBISPO

September 1, 2015 (Revised October 14, 2015)

George M. Saad  
Empire USA, LLC  
1801 Century Park East, Suite 2400  
Century City, CA 90067-3113

Subject: Proposal for Preparation of Technical Services for the 1005-1020 Northgate Drive Project, San Rafael, CA

Dear George:

LSA Associates, Inc. (LSA) is pleased to provide you with this scope letter to provide technical reports and services for the 1005-1020 Northgate Drive Project (project) in San Rafael, California. As our previous scope letter dated August 3, 2015 introduced LSA and our project team, this scope of services provides a description of tasks and costs to prepare technical reports and memorandums in support of the project and to satisfy the requirements of the City of San Rafael as stated in their letter to David Trachtenberg dated June 17, 2015 (Re: [PA15-002] Pre-application Summary Comments). As we discussed previously, W-Trans is on our team as a subconsultant to LSA for preparation of the transportation and parking report, and their proposal and scope is attached to this letter scope. At this point, we are still reviewing the technical reports that have been prepared previously by other consultants, (Phase 1, geotechnical, hydrology and flooding...), and we are not sure if additional work will be needed for those topics at this time or if the existing reports are sufficient. If we find that we do need additional technical assistance, we will contact you and Trachtenberg Architects to determine the best course of action and subconsultant(s) for the work.

As we let you know previously, **Judith Malamut, AICP, Principal**, will serve as Principal-in-Charge of this effort and **Theresa Wallace, Associate** will service as Project Manager. Other key LSA staff include **Amy Fischer, Associate**, **Tim Lacy, Principal Biological Resources**, **Andrew Pulcheon, Principal Cultural Resources**.

Please note that the City of San Rafael will want to review this scope of services and may make comments and request additional or different tasks. If that is so, LSA will contact the applicant and design team and make adjustments and amendments to the scope and budget accordingly.

## A. SCOPE OF WORK

The following scope of services identifies the tasks and technical reports to be prepared by LSA and W-Trans.

### **Task 1: Project Initiation**

LSA proposes to undertake project initiation tasks including a site visit and preparation of the project description for review by the applicant and design team prior to undertaking the environmental documentation studies.

### **Task 2: Environmental Documentation**

This task describes the technical studies and analysis that LSA will undertake for the Northgate Mixed-Use Project. In addition to LSA staff needed to prepare an air quality health risk assessment, a greenhouse gas emissions study, a noise impact analysis, an arborist report, a cultural resources review, review of other CEQA topics and preparation of an Environmental Checklist to support the CEQA analysis and document to be prepared by the City, we have included W-Trans as a subconsultant to LSA to prepare a traffic and parking study, and their full scope is included as an attachment to this letter proposal.

#### *Task 2.1: Air Quality and GHG Analyses*

The proposed project would generate construction emissions and new vehicle trips in the project vicinity. This increase could contribute to existing air pollution in the San Francisco Bay Area Air Basin and has the potential to exceed regional air emission thresholds established by the Bay Area Air Quality Management District (BAAQMD). Construction activities associated with development, particularly demolition, could increase concentrations of particulate matter and could expose sensitive receptors to toxic air contaminants. The project is also located adjacent to Highway 101 which could expose future residents of the site to toxic air contaminants. The project would also result in the generation of greenhouse gas emissions which could contribute to global climate change.

The Air Quality Impact Analysis would cover all areas of analysis identified in the May 2011 *BAAQMD CEQA Guidelines*, including an assessment of construction and operational health risk impacts and an assessment of the project's greenhouse gas emissions.

Following the BAAQMD's *CEQA Air Quality Guidelines*, LSA will prepare a draft an Air Quality Impact Analysis report to identify existing air quality conditions, potential air quality impacts resulting from the proposed project and air quality impacts to future residents of the project site, by undertaking the following subtasks:

- ***Describe the existing regulatory framework.*** The existing regulatory framework for air quality, including existing air quality laws and regulations and the roles of the local agencies including the California Air Resources Board (ARB), the BAAQMD, and the City of San Rafael will be described.
- ***Obtain and describe air quality monitoring data.*** Project setting meteorological and air quality data developed through the ARB and climatological and air quality profile data gathered by the BAAQMD will be utilized for the description of existing ambient air quality. Most recent published air quality data from air quality monitoring stations in the vicinity of the project site for the past three years will be included to help highlight existing air quality. Other sources such as regulatory documents, professional publications, and past LSA experience in the project area will supplement background information.

- **Assess project construction emissions.** Construction activities associated with the proposed project would generate increased particulate emissions associated with demolition, grading, soil hauling and other construction activities on the project site. Construction equipment exhaust would also be a source of air pollution. LSA will calculate the regional construction emissions using the California Emissions Estimator Model (CalEEMod).
- **Conduct construction health risk screening assessment.** Based on the latest guidance from the BAAQMD, LSA will determine the proposed construction activities potential to expose sensitive receptors to toxic air contaminants using the guidance in the BAAQMD's Construction Risk & Hazard Analysis screening document which would include a write-up on the disclosure requirements for construction toxic contaminants analysis as outlined in the May 2011 BAAQMD CEQA Guidelines. Based on the proximity of the closest sensitive receptors, it is not anticipated that detailed construction health risk assessment modeling would be necessary.
- **Assess project operation-period impacts.** The project would generate new vehicular trips within the region. Emissions associated with long-term operations from vehicle trips will be calculated with CalEEMod. In addition, emissions associated with stationary sources, such as on-site energy consumption or emissions from residential wood combustion devices (if applicable) will be estimated.
- **Conduct project health risk assessment.** LSA will prepare a health risk assessment (HRA) for inclusion in the AQIA to determine the potential effects of roadway emissions on the health of future occupants of the site. The vehicular traffic operating on Highway 101 adjacent to the project site could potentially expose sensitive receptors residing in the proposed project to Toxic Air Contaminants (TACs). LSA will prepare a detailed modeling analysis using site specific data to document potential risks from vehicle emissions in the project vicinity.

LSA will use a BAAQMD approved health risk dispersion model for the analysis. Model inputs including detailed meteorological data for the site will be obtained from the BAAQMD as well as vehicle traffic volumes from the Caltrans traffic data annual report or traffic data from the City traffic engineering staff. The HRA will predict the long-term carcinogenic, chronic and short-term acute health risk levels associated with vehicle emissions of TACs that include diesel particulate matter and volatile organic compounds from Highway 101. The analysis will also incorporate available emissions data from the BAAQMD for all significant stationary sources within 1,000 feet of the project site. The report will document in tabular form the maximum computed cancer risks due to exposure of roadway traffic for different exposure periods including 70-year, 30-year and 9-year. Results will be compared to the BAAQMD's significance criteria. The report will also graphically display the project site, modeled roadways and risk contour lines.

- **Assess greenhouse gas emissions.** LSA will provide a quantitative assessment of greenhouse gas emissions associated with relevant sources related to the project including construction activities, new vehicle trips, natural gas and electricity use, water usage, and generation of solid waste using the BAAQMD approved CalEEMod.
- **Determine the project's consistency with adopted plans.** LSA will review adopted plans related to clean air and the reduction of greenhouse gas emissions in the State of California, City of San Rafael, and the Bay Area and determine the project's consistency with these plans.
- **Identify mitigation measures.** LSA will identify, where necessary, practical mitigation measures to address any significant project or cumulative impacts. Mitigation measures designed to reduce the project's short-term construction and long-term air quality impacts to the extent feasible will



be identified. Mitigation measures established by the BAAQMD for dust suppression will be identified to reduce construction impacts. Both an evaluation of the potential mitigation measures and a discussion of their effectiveness will be provided.

LSA will submit two paper copies and one digital copy of the Draft Air Quality and GHG Impact Analysis to the project team for review. Based on one set of comments, LSA will prepare a final Air Quality and GHG Impact Analysis for submittal to the City.

*Task 2.2: Noise Study*

The proposed project would generate new vehicle trips in the project vicinity which could expose existing residents to an unacceptable increase in noise levels. The project also is located adjacent Highway 101 which could expose future residents of the site to unacceptable noise levels. The Noise Study will be prepared using industry standards and will assess the potential effects of the proposed project on the existing and future noise environments in the project vicinity and the project's land use noise compatibility by undertaking the following subtasks:

- **Describe the existing regulatory framework.** Applicable State of California and City of San Rafael noise and land use compatibility criteria for the project area will be identified. Noise standards including General Plan noise policies and City Noise Ordinance will be discussed.
- **Document existing noise levels.** Existing sources of noise in the proposed project area, such as traffic on adjacent Highway 101 and Manuel T. Freitas Parkway will be identified. Existing noise sensitive land uses in the project vicinity, including residential land uses will be identified using aerial images and a field reconnaissance. An ambient noise monitoring effort will be conducted to establish the existing noise environment for comparison to the City's noise/land use compatibility standards. Three short-term (15-minute) and one long-term (24-hour) ambient noise measurements will be conducted within the project site to establish the existing noise environment.
- **Assess short-term construction impacts.** Noise impacts from construction of the proposed project on adjacent land uses will be analyzed based on the available project specific construction information provided to LSA. EPA recommended noise emission levels will be used for the construction equipment. The construction noise impact will be evaluated in terms of maximum levels ( $L_{max}$ ) and/or hourly equivalent continuous noise levels ( $L_{eq}$ ) and their frequency of occurrence. Impact analysis will be based on the sensitivity of the area and the requirements of the applicable City Noise Ordinances. Avoidance, minimization, and mitigation measures will be identified to address potential adverse project related short-term noise impacts on sensitive receptors.
- **Calculate project and cumulative vehicle impacts.** Traffic noise impacts associated with the project will be qualitatively evaluated. Additional noise impacts from project-related traffic and any other noise sources on both on-site and off-site sensitive land uses will be assessed.
- **Assess project site land use compatibility.** Using the data collected during the noise monitoring effort, LSA will determine if the existing noise environment is compatible with the proposed residential use using City and State noise compatibility criteria.
- **Identify noise reduction measures.** If necessary, LSA will identify practical measures to address any significant project level or cumulative level noise impacts. Measures designed to reduce interior and exterior noise levels to meet applicable standards will be identified as necessary. Any measures required to reduce the project's short-term construction and/or long-term impacts to

acceptable noise levels will also be identified. Both an evaluation of the potential measures and a discussion of their effectiveness will be provided.

LSA will submit two paper copies and one digital copy of the Draft Noise Study to the project team for review. Based on one set of comments, LSA will prepare a final Noise Study for submittal to the City.

*Task 2.3: Arborist Report*

The proposed development may include the removal of trees and associated landscaping on the site. Trees occur along the perimeter of the site, around existing buildings, and in the parking lot islands. Most of the trees on the parcels appear to be planted landscape trees although a few ornamental native trees were also used in the landscaping. To undertake this task, LSA will need a topographic survey base map from the design team, showing the location of the trees for use in preparing the tree map. The design team will need to identify the proposed disposition of each tree (preserved, removed or relocated). Parcel lines should also be clearly identified on the base map. The map can be provided in either CAD or ArcGIS electronic formats. To prepare the arborist report, LSA will conduct the following tasks:

- **Conduct Field Survey of Property.** LSA's certified arborist, Tim Milliken (International Society of Arboriculture [ISA] Certified Arborist WC-5539A), will conduct a field survey of the subject property to identify, map, characterize trees slated for removal or preservation. During the field survey LSA's certified arborist will: (1) identify each tree within the proposed area; (2) map the location of each tree on a base map of the property (plan); (3) measure and record the trunk circumference of each tree at a point 4.5 feet above the natural grade (CBH); (4) note whether individual trees within a stand of trees is dependent on each other for survival; (5) estimate tree canopy driplines; and (6) evaluate the health, structural condition and relative age<sup>1</sup> of each tree.
- **Prepare Draft Arborist Report.** LSA's certified arborist will prepare a Draft Arborist Report which will include information necessary for the Community Development Department review of the project's application (arborist report, tree table, site plan, photographs). A tree table will list all the trees on the parcels, botanical name, common name, CBH, estimated age, evaluation of health, and requested disposition (remove or preserve). The arborist report will provide a description of best management practices which should be implemented to insure the preservation of protected trees throughout the development process.
- **Prepare Final Arborist Report.** LSA will respond to one unified set of comments from the project team and will incorporate the appropriate changes into the Final Arborist Report for submittal to the City.

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<sup>1</sup> Trees relative age will be assigned as either young (less than 20 years old) or old (more than 20 years old).

*Task 2.4: Cultural Resources Study*

LSA will conduct a cultural resources study to address the City's requirement for an Archaeological Resources Assessment, as described in the *Pre-Application Summary Comments* (June 17, 2015). The format and content of the study will conform to Office of Historic Preservation guidelines for archaeological resource management reports.

The project area consists of two sites containing a hotel and gas station, respectively. The gas station will be removed as part of the redevelopment. Based on a preliminary visual review of photographs of the gas station building, it does not appear to be older than 50 years, nor does it possess any distinguishing or unusual architectural features. Therefore, the analysis for the study will not address the gas station because LSA is assuming a lack of potential significance for the building.

To prepare the study to CEQA standards, LSA will identify cultural resources that may meet the definition of historical or unique archaeological resources and that may be impacted by the project. LSA will conduct the following cultural resources identification tasks:

- **Records Search.** A records search will be conducted at the Northwest Information Center of the California Office of Historic Preservation's California Historical Resources Information System. Background research using resources on file at LSA will also be conducted.
- **Field Review.** A field review will be conducted for the project area and adjacent parcels.
- **Contact Commission.** The Native American Heritage Commission will be contacted to request a review of the Sacred Lands File for the project area and vicinity.
- **Prepare Letter Report.** A letter report will be prepared to summarize the results of the study. Should cultural resources be identified, LSA will offer *preliminary* (i.e., informal) recommendations on potential eligibility and the need for additional investigation. Formal evaluations and additional investigations, however, are not included in this scope of work.

*Task 2.5: Traffic and Parking Study*

W-Trans will prepare a traffic and parking study under contract to the applicant and in coordination with the City to evaluate potential traffic impacts associated with proposed redevelopment of the Northgate site.

*Task 2.6: Prepare Draft Environmental Checklist*

LSA understands that the City will prepare the CEQA document (expected to be a Mitigated Negative Declaration) for the project. In order to allow for the most expeditious and efficient review process, LSA proposes to prepare a Draft Environmental Checklist (Appendix G in the *CEQA Guidelines*) for the City's review and use based on the results of the technical reports identified above and those identified below.

- **Policy Consistency.** LSA will review the San Rafael General Plan and the EIR, the Zoning Ordinance and other relevant plans and will document the extent to which the project complies with policies, requirements and General Plan EIR mitigation measures included in those documents:

- ***Aesthetics, Land Use, and Population.*** LSA also will review the project in light of the Environmental Checklist questions regarding aesthetics, land use and population and will identify any requirements or mitigation measures that would need to be incorporated into the project. The results of this task will be incorporated as responses into the Draft Environmental Checklist.
- ***Geology, Hydrology, and Hazardous Materials.*** LSA will review the existing information concerning these topics to determine if sufficient information is available to respond to all questions in the Environmental Checklist and the City's requests for information. Should additional information be needed, LSA will coordinate with the applicant and design team to identify the appropriate subconsultant to supply that information and will amend the scope and budget as necessary.
- ***Public Services and Utilities.*** Based on the project plans and existing information available from the City, LSA will respond to questions concerning these topics in the Environmental Checklist. Based on our review of the City's comments and those made by the Marin Municipal Water District. Should additional information be needed, LSA will coordinate with the applicant and design team to identify the appropriate subconsultant to supply that information and will amend the scope and budget as necessary.
- ***Prepare Draft Environmental Checklist.*** LSA will compile this information into a draft Environmental Checklist.

#### *Task 2.6: Prepare Final Environmental Checklist*

Based on a set of consolidated comments from the City, LSA will revise the Draft Environmental Checklist and the technical reports and will prepare a Final Environmental Checklist and technical reports, as necessary.

#### **Task 3: Management and Coordination**

Judith Malamut and Theresa Wallace will initiate the project, coordinate with the project architects, the applicant, and City planner, as necessary. They will also undertake a variety of general project management tasks throughout the process of preparing the technical reports. Judith will provide input on and monitor the scope, budget, and scheduling of the project. She is also ultimately responsible for quality assurance for all work undertaken. She will review all prepared text, tables, and graphics before these materials are presented as administrative review documents. She will also be available for consultation on CEQA procedural matters and will oversee all technical work on the assignment.

Theresa will coordinate the day-to-day activities associated with the project including regular client contact; subconsultant oversight, schedule coordination; and development of products.

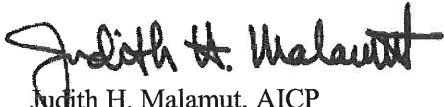
In the event that Judith Malamut or Theresa Wallace would need to attend team meetings or meetings with the City in person or via teleconferences, we have include a small and/or public hearings related to conducting these tasks; therefore, the cost of attending such meetings is not included in this proposal. If requested, meeting attendance would be provided on a time-and-materials basis.

LSA ASSOCIATES, INC.

We look forward to working with you on this assignment. Please feel free to call if you have any questions.

Sincerely,

LSA ASSOCIATES, INC.

  
Judith H. Malamut, AICP  
Managing Principal

  
Theresa Wallace  
Associate/Project Manager

## Steve Stafford

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**To:** Community Development  
**Subject:** RE: No to Big Apartment Complex at Northgate

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**From:** Hunter Marvel [<mailto:hmarvel@clearstream.tv>]  
**Sent:** Thursday, October 22, 2015 11:36 AM  
**To:** Andrew McCullough; John Gamblin; Kate Colin; [mary.busheylang@cityofsanrafael.org](mailto:mary.busheylang@cityofsanrafael.org); Gary Phillips  
**Cc:** planning  
**Subject:** No to Big Apartment Complex at Northgate

Dear Andrew, John, Kate, Mary and Gary,

I am writing to voice my opposition to the proposed apartment complexes at Four Points Sheraton. As a resident of San Rafael and more recently Terra Linda, I believe that this development will negatively impact the neighborhood in so many ways:

- **School impacts.** We moved to Terra Linda for the Dixie Schools and already they are over-crowded. Let's not add more kids to already over-burdoned school system without a plan/ additional budget.
  - Ex. we've been waiting for over a year to get my son into Vallecito aftercare and there's still no space for him and a huge waiting list.
- **Increased traffic to already dangerous intersections** (highway entry backs up during commute times every morning.)
  - Ex. I've personally been involved in a crash in this intersection during commute hours (not at fault).
- **Parking:** Parking is already an issue at Four Points Sheraton during heavy periods and spills into surrounding neighborhoods.
  - Adding a hydraulic lift for parking in a suburban neighborhood is a totally unacceptable solution.
- **Environmental Issues:** Increased pollution, water-use and sewer impact.
- **Esthetic Issues:** Just look at WinCup! Do you want to live next to that monstrosity?

I could keep going on this, but wanted to get this message to you.  
Please reconsider this project as it benefits no-one.

Thanks,  
Hunter

Hunter Marvel, 415.722.8456, [hmarvel@clearstream.tv](mailto:hmarvel@clearstream.tv)



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**Steve Stafford**

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**Subject:** FW: 200 Units at Northgate

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

From: Warner Schmalz [<mailto:w.schmalz@forumdesign.com>]

Sent: Sunday, October 11, 2015 8:41 AM

To: planning

Subject: 200 Units at Northgate

Dear Staff and Commission,

I strongly endorse this proposal. Our city must embrace higher density residential development near the Civic Center, downtown, and at major arterials and SMART stations. The related issues such as traffic and environmental quality can be easily addressed. San Rafael should be the leader in development for high density housing in Marin both market rate and affordable. Community leaders should not be intimidated by the unnecessary hysteria of the anti development forces. Our city needs to plan for the future with strong and articulate education of our community by approving this project and moving forward now with similar developments around our two SMART stations.

Thank you for your consideration,  
Warner Schmalz, Architect  
Marin Lagoon, San Rafael

Sent from my iPhone

## Steve Stafford

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**To:** david.lambert@Imexgs.com  
**Subject:** FW: Strongly against the development at the Four Points Sheraton  
**Importance:** High

**From:** David Lambert [<mailto:david.lambert@Imexgs.com>]  
**Sent:** Thursday, October 08, 2015 2:33 PM  
**To:** planning  
**Subject:** Strongly against the development at the Four Points Sheraton  
**Importance:** High

I have lived in Terra Linda for over 25 years and I am strongly opposed to the development that is being considered at the Four Points Sheraton for all the reason that "everyone" is upset about.

I will be following this process very closely and will be trying to understand who in the planning commission is for this proposal.

David M. F. Lambert, Jr.  
320 Hyacinth Way  
San Rafael, CA 94903



**Steve Stafford**

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**To:** autumnchanges@comcast.net  
**Subject:** FW: Listen to opposition with salt in your ears

**From:** Autumn Wagner [<mailto:autumnchanges@comcast.net>]

**Sent:** Wednesday, October 07, 2015 2:39 PM

**To:** planning

**Subject:** Listen to opposition with salt in your ears

Dear planning department,

I notice that every single time any multi-unit housing is proposed people leap into opposition. We must approve some developments. As long as thoughtfully conceived, we should lean in favor of approval. This is why nobody making less than 100K can afford to live in the county and why the empty nesters among us cannot afford to downsize.

Please take all your constituents, not just the noisy ones into account when considering housing development approvals. We could certainly use more apartments in Terra Linda and elsewhere.

Autumn Wagner  
415 507 0316

## Steve Stafford

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**To:** greeniris21@gmail.com  
**Subject:** FW: 1005 Northgate

**From:** Jennifer Cherry [<mailto:greeniris21@gmail.com>]  
**Posted At:** Tuesday, September 29, 2015 5:27 PM  
**Posted To:** Public Inquiry  
**Conversation:** 1005 Northgate  
**Subject:** 1005 Northgate

Dear Planning Commission,  
I am concerned about the proposal of putting three 4 story buildings for housing at 1005 Northgate, in Terra Linda. I worry that this will bring too many additional people and traffic to an area that is already congested. There is already a problem in this area with poor traffic flow. I encourage you to find a way to scale this development way down.

Sincerely,  
Jennifer Cherry  
Homeowner  
1050 Las Pavadas Ave.  
San Rafael 94903

## Steve Stafford

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**From:** Jane Dumont <dumontj@comcast.net>  
**Sent:** Wednesday, September 30, 2015 8:47 AM  
**To:** Paul Jensen; Raffi Boloyan; Anne Derrick; Kraig Tambornini; Sarjit Dhaliwal; Caron Parker; Steve Stafford  
**Subject:** No High Density Development at Northgate

I strongly oppose the high density development at Northgate mall. Traffic is already a problem there. Plus, if we are already requested to cut back on our water usage by 20%, where is the water going to come from for these new homes? Please, apply some reason and common sense when considering this proposal and don't allow it!

Thank you.

Jane Dumont  
701 Las Ovejas Ave  
San Rafael 94903

**Steve Stafford**

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**To:** Gglennon10776@aol.com  
**Subject:** FW: Proposed Units @ Northgate Drive

**From:** [Gglennon10776@aol.com](mailto:Gglennon10776@aol.com) [mailto:Gglennon10776@aol.com]

**Sent:** Wednesday, September 30, 2015 3:31 PM

**To:** planning

**Subject:** Proposed Units @ Northgate Drive

Bad idea...

- \* 4 stories = too tall, more for a city.
- \* increased water use - in drought?!
- \* traffic - already backs up on Freitas to 101

Please don't let it happen.

Thank you,  
Glenda Smith  
611 Bamboo Terrace, San Rafael (Terra Linda)

## Steve Stafford

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**To:** brian.dempsey@itsourcetek.com  
**Subject:** FW: 1005 Northgate Drive...AKA...DixieCup

**From:** Brian Dempsey [<mailto:brian.dempsey@itsourcetek.com>]  
**Posted At:** Tuesday, September 29, 2015 5:29 PM  
**Posted To:** Public Inquiry  
**Conversation:** 1005 Northgate Drive...AKA...DixieCup  
**Subject:** 1005 Northgate Drive...AKA...DixieCup

Greetings City of Council Members,

I am reaching out (as I am sure many others have) to voice my concerns in a very concise way about the 1005 Northgate drive development...AKA...DixieCup.

Here are my biggest and most valid concerns with the project:

1. **Traffic** – The 101 South exit to Los Gamos is only 300 feet from the Freitas Parkway & Northgate intersection. That intersection is very dangerous with speeding cars coming off the freeway and merging into traffic with just a 'Yield' sign to continue on Freitas Parkway. I have actually been in an accident myself at that very spot because of a merger and was rear-ended. This would be a NIGHTMARE of traffic...and just imagine the traffic to the mall during any kind of shopping holidays!
2. **Traffic (#2)** There is already such a heavy flow of traffic in Terra Linda, that it often takes me 10-20+ minutes to get onto the freeway in the morning commute. Part of this is due to the mass of cars on the freeway, but it is also in part due to the amount of cars within Terra Linda taking kids to school, going to and from Kaiser hospital, etc., etc. If your solution is to put 'metering lights' on that freeway entrance then the developer should foot that bill!
3. **Privacy** – The privacy of the entire Los Gamos neighborhood would be encroached upon because of the 4 stores of apartments looking down directly into bedrooms, bathrooms and backyards!
4. **Parking**- With only one parking place per unit is currently being allocated. There is no consideration for the second person of the household-and guests to park, likely spilling onto streets below. The streets below are already congested with overflow parking from the San Rafael Manor. Can you imagine if there was a party...the kind of overflow parking that would congest that entire neighborhood!
5. **Light Pollution**. the proposed buildings are slated to have "rooftop gardens" with big screen TVs and fire pits for night use. This will have a huge light pollution foot print, changing human sleep patterns, bird migration and the like. This is a typical design for URBAN (SF, East Bay, South Bay) not suburban San Rafael.
6. **Noise**-Proximity of buildings to Los Gamos Road residents. This is a very quiet neighborhood with a high density of elder residence. This would be a crime to punish the people that have lived there for 40+ years.
7. **Blocking of light**. As in the latter proposed section, this building would totally block out morning sunlight for some buildings below
8. **Waterway**- Nature finds a way and even though it is a cement drain basin, this has been a path for Egrets, herons, hawks and ducks to migrate through, feed and lay eggs, with so much development, this would be destroyed in quick succession.

9. **Rentals vs owner occupied**- Not as much investment in property and impact on surrounding community. The residences will not have the same care for the community
10. **School Impacts** – The Dixie School district is arguable the bet in Marin...it won't be if you dump 200+ more kids in addition to the kids that will come with the inevitable Silveira ranch buildout. Terra Linda High is already busting at the seams and needs major improvements in both facilities and educational achievements.

I promise you that the Terra Linda neighborhood will stand up and not allow a Wincup / Dixiecup to be built and destroy the unique character, culture and safety of our community.

Thank You and God Bless,  
Brian

Brian Dempsey  
Manager, Services and Innovation  
Direct Line: (415) 532-8513  
Cell: (415) 505-9987  
Fax: (415) 532-8838  
[www.linkedin.com/in/briandempsey13](http://www.linkedin.com/in/briandempsey13)



[www.itsourcetek.com](http://www.itsourcetek.com)

"If everyone thinks alike, then someone isn't thinking." - General George S. Patton Jr.

**2015: Nominated by HP as Supplier of the Year for WRMSDC/NMSDC**  
**2014: #29 on the HispanicBusiness Fastest Growing 100 / USPAACC Top 10 in West**  
**2013: HispanicBusiness Top 500 / HispanicBusiness Fastest Growing 100 / Inc. Top 500/5000 / Be the Dream Award - Marin County**  
**2012: HispanicBusiness Top 500 / HispanicBusiness Fastest Growing 100 / Inc. Top 500/5000 / USPAACC 100 Fastest Growing**  
**2011: USPAACC "Fast 50" / USPAACC "Top 10" in CA / HispanicBusiness "Top 500"**

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**Steve Stafford**

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**To:** mgblanton@saber.net  
**Subject:** FW: Proposed development in Terra Linda

From: mgblanton [<mailto:mgblanton@saber.net>] Posted At: Monday, September 28, 2015 4:52 PM Posted To: Public Inquiry  
Conversation: Proposed development in Terra Linda  
Subject: Proposed development in Terra Linda

Please consider effects of multi-story apartment buildings on Freitas Parkway traffic conditions before authorizing extent of current proposal, Any buildings should include some percentage of low-cost housing rentals, the greatest unmet real estate need in Marin County. It is time to serve the 99% of our population in the 21st Century.

Thanks for "listening."

Marian Blanton  
155 Roundtree Blvd.  
San Rafael, CA 94903

**Steve Stafford**

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**To:** dave@unicornprintmail.com  
**Subject:** FW: 1005 Northgate Drive proposal

**From:** Dave Brooks [<mailto:dave@unicornprintmail.com>]

**Posted At:** Monday, September 28, 2015 1:42 PM

**Posted To:** Public Inquiry

**Conversation:** 1005 Northgate Drive proposal

**Subject:** 1005 Northgate Drive proposal

As a resident of Marin Lagoon, an area nearby the Four Points Hotel complex, I have been made aware of a proposal to build three four story units in that vicinity.

That area is ALREADY a traffic mess and such construction and development will only exasperbate this crowding.

I strongly object to such a project in that location.

Dave Brooks  
64 Mariners Circle



**Steve Stafford**

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**Subject:** FW: 200 units at 1005 Northgate Drive

**[Steve Stafford] From:** Kristi Durst [<mailto:kdurst@mpms.org>]

**Posted At:** Saturday, September 26, 2015 9:49 PM

**Posted To:** Public Inquiry

**Conversation:** 200 units at 1005 Northgate Drive

**Subject:** 200 units at 1005 Northgate Drive

Dear Planning Commission,

I've been a resident of Terra Linda for 21 years. What I love about our community is a sense of small town quaintness, that doesn't feel like an urban setting. I am opposed to having these 200 units, 3 four-story buildings built at 1005 Northgate Drive. We already have too much traffic on Freitas Parkway as people come and go to work. The traffic is also greatly impacting the flow of Hwy. 101. Please do not allow the building of these units to take place.

Thank you.

Kristi Durst  
443 Cedar Hill Drive  
San Rafael, CA 94903

**Steve Stafford**

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**Subject:** FW: No to huge apartment buildings

**From:** Myra Drotman [<mailto:realtormyra@pacbell.net>]  
**Posted At:** Saturday, September 26, 2015 3:27 PM  
**Posted To:** Public Inquiry  
**Conversation:** No to huge apartment buildings  
**Subject:** No to huge apartment buildings

Huge apartments buildings make developers money and do not provide affordable housing. Even Dick Spotswood said this is a money making scheme and no help for affordable housing.

Wincup is 180 units with only 18 rent restricted units. The other 162 units use sewer, water, create traffic and impact schools.

The developers are trying to make this a metropolitan area with toms of apartments where they can make loads of money. Marin is a suburban rural area where home ownership has always been the rule. Tenants do not directly pay for the taxes they vote in. Building should be on a low level with small single family homes and condos where home ownership is promoted.

**NO TO  
DEVELOPERS!!!!!!!!!!!!!!!!!!!!!!!!!!!!  
!!!!!!!!!!!!**

Myra Drotman  
Presidents Club 2014  
Bradley Real Estate  
(415) 601-5445 (cell)  
(415) 209-9090 (vm)  
[www.MyraDrotman.BradleyRealEstate.com](http://www.MyraDrotman.BradleyRealEstate.com)  
BRE License: 01305621

**Steve Stafford**

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**Subject:** FW: Stop the project in Terra Linda

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

From: Judson Allen [<mailto:juddnbee@icloud.com>] Posted At: Saturday, September 26, 2015 6:21 AM Posted To: Public Inquiry

Conversation: Stop the project in Terra Linda

Subject: Stop the project in Terra Linda

Sent from my iPad

**Steve Stafford**

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**Subject:** FW: Northgate dvp

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

From: ToniDavid [<mailto:grimescohen@gmail.com>] Posted At: Friday, September 25, 2015 9:33 PM Posted To: Public Inquiry

Conversation: Northgate dvp

Subject: Northgate dvp

I think the planned dvp is great spot but too large. Perfect for 1-2 bedrooms family-college students. Food transportation etc very convenient Toni

Sent from Toni's iPhone

**Steve Stafford**

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**Subject:** FW: four points development-opposed

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

From: Joe Long [<mailto:elijoe@sbcglobal.net>] Posted At: Friday, September 25, 2015 5:44 PM Posted To: Public Inquiry  
Conversation: four points development-opposed  
Subject: four points development-opposed

I am a resident of Terra Linda. I am opposed to the proposed development at the current four points location. I cite increased congestion, lack of water resources, impact to public schools and infrastructure as my primary reasons for objection to the project.

Thank you  
J.Long  
422 Cedar Hill drive  
94903

**Steve Stafford**

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**Subject:** FW: 4 story units

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

From: Rose Appel [<mailto:rowzy1@comcast.net>] Posted At: Friday, September 25, 2015 3:46 PM Posted To: Public Inquiry

Conversation: 4 story units

Subject: 4 story units

I am deeply opposed to this building. Freitas parkway and the freeway are clogged enough. I just read in the IJ that our freeway system is the busiest in the nation, and the transportation commission is

currently working to fix this problem. We don't need more traffic which would occur if this project gets built along with increased water usage by the tenants. I hope you will take my feelings under advisement!

Thank you.  
Rose Appel

**Steve Stafford**

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**Subject:** FW: NO ON PROPOSED DEVELOPMENT

**From:** Jeremiah Treacy [<mailto:jtreacy@resinglobal.com>]

**Posted At:** Sunday, September 27, 2015 5:10 PM

**Posted To:** Public Inquiry

**Conversation:** NO ON PROPOSED DEVELOPMENT

**Subject:** NO ON PROPOSED DEVELOPMENT

Please register my opposition to the Four Points Hotel location/Gateway Gas and UPS Tractenberg Architects of Berkeley on behalf of San Rafael Hillcrest LLC and San Rafael Commercial LLC.

This makes no sense and I would love to see a NIR (Neighborhood Impact Report) as well as the EIR.

No to the continued pillaging of this area - a few years ago it was Susan Adams and her ill timed and poorly planned "Sheriff's extension" building monstrosity.

No to this as well.

Jeremiah Treacy  
10 Washington Avenue  
San Rafael, CA 949403

## Steve Stafford

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**From:** Steve Stafford  
**Sent:** Friday, September 25, 2015 2:37 PM  
**To:** Steve Stafford (Steve.Stafford@cityofsanrafael.org)  
**Subject:** RE: Terra Linda Development

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

From: joni zunino [<mailto:jlzunino@msn.com>] Posted At: Friday, September 25, 2015 12:05 PM Posted To: Community Development Internet Mail  
Conversation: Terra Linda Development  
Subject: Terra Linda Development

Proposed high density development at the Four Points Sheraton site is in need of a SERIOUS SLOWDOWN to consider the ramifications. The developer's profit motive is neither the only, nor the most important, consideration.

Foremost is impact on the community.

1- area roads are already crowded arteries to the mall, local offices, and the freeway. Have you experienced these roads during rush hours, during the county fair days, and during the winter holiday season? It's insane!

- public transportation to/from the area is very limited.

2- we are experiencing a severe drought. There are no additional water resources available for hundreds more people in the area.

3- crime: theft and vandalism - is already on the upswing in the area. More people will cause crime to rise further.

Please CONSIDER MORE THAN A DEVELOPER'S PROFIT. No high density development at Four Points.

Joni L Zunino  
Quail Hill  
Sent from my iPhone



## Steve Stafford

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**From:** Steve Stafford  
**Sent:** Friday, September 25, 2015 2:40 PM  
**To:** Steve Stafford (Steve.Stafford@cityofsanrafael.org)  
**Subject:** FW: The proposed

**From:** Bob Chapman [<mailto:bob@marchantchapman.com>]  
**Posted At:** Friday, September 25, 2015 1:00 PM  
**Posted To:** Community Development Internet Mail  
**Conversation:** The proposed  
**Subject:** The proposed

Dear planning commision members,

I am a resident of terra linda with concerns about the large development at the corner of Freiatas Parkway and Northgate Drive. All I have seen to date is an advanced presentation regarding the size and scope of the project. It is much too tall and densely populated for the area. There are areas where this type of mega development would fit more appropriately. While I am not adverse to seeing the land developed this project is simply outrageous. While there were few details about the plan, the height and proximity to neighboring two story housing is ominous, The proposal as it was presented was simply a formula put on a piece of paper with the maximum number of benefits for the developer with no consideration for anything but the bottom line. That is the least of my concerns, That there is no guest parking. no consideration for the neighbors, or the community, infrastructure upgrades, quality of life offsets, is most uncomfortable. The only developer considerations are for a minimum bonus to the city for low and moderate income housing as a for a trade off against considerably more units, reduced height restrictions, and reduced parking requirements. This is simply a plan based on a formula that only favors a over zealous developer. I would like to know what the minimum density is for that land; and could that be presented as the communities first negotiated position. The next proposal might take some of the communities considerations, a better place to start negotiating.

Sincerely  
Bob Chapman  
Marchant Chapman Realtors

## Steve Stafford

---

**From:** Alan Montes  
**Sent:** Friday, September 25, 2015 8:32 AM  
**To:** Steve Stafford  
**Subject:** FW: 1005 Northgate Drive High Density Development

**From:** Maria [<mailto:mebrundige@aol.com>]  
**Posted At:** Thursday, September 24, 2015 5:06 PM  
**Posted To:** Community Development Internet Mail  
**Conversation:** 1005 Northgate Drive High Density Development  
**Subject:** 1005 Northgate Drive High Density Development

To the San Rafael Planning Commission Staff  
Re: 1005 Northgate Drive High Density Apartment Development

I am writing to urge you to make this project and all related planning meetings more widely known to the public, specifically to the residents of Terra Linda.

While I have read on your website that notification is only required within 300 feet, given the location and potential impact of this project, it would be irresponsible *not* to provide more *visible and timely* notification to the community.

I attended the Design Review Board meeting on September 9, 2015 with my spouse and several neighbors who just happened to see the public notice sign and/or spread the word via word of mouth.

My spouse and I are two of many people in the neighborhood (Los Gamos, Orange Blossom Lane, Orris Terrace, area) immediately west of this property who would be most impacted by a development at this location.

After hearing the proposal, we are extremely concerned about the outrageous size and urban nature of its design as well as a clear lack of care about environmental, traffic, educational, and aesthetic issues it presents. We oppose this project as it is currently proposed because of the negative impact it would have on our quality of life.

The larger Terra Linda community, most of whom use Freitas Parkway to access the freeway, deserves the opportunity to express their views about this project.

Sincerely,

Maria Brundige

## Steve Stafford

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**From:** Alan Montes  
**Sent:** Friday, September 25, 2015 8:32 AM  
**To:** Steve Stafford  
**Subject:** FW: Northgate Project

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

From: David [<mailto:calmensch@yahoo.com>] Posted At: Thursday, September 24, 2015 8:22 PM Posted To: Community Development Internet Mail  
Conversation: Northgate Project  
Subject: Northgate Project

I'm sure you're aware of the opposition to the perspective project at Northgate drive. I have lived in Terra Linda since 1964 since I was six years old.

I moved away for a few years when I was younger. I moved back to T.L. In 1993.

I walk several times a week right by the location of the project. Something much,much smaller could work.

There is a lot of traffic here and many people walking. I feel it would be best to consider that.

Thank you,

David

Sent from my iPhone

## Steve Stafford

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**From:** Alan Montes  
**Sent:** Friday, September 25, 2015 8:32 AM  
**To:** Steve Stafford  
**Subject:** FW: Stop the 1005 Northgate Drive High Density Apartment Development!

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**From:** Joanne Bowman [<mailto:jbfoodie@tastibits.com>]  
**Posted At:** Thursday, September 24, 2015 8:36 PM  
**Posted To:** Community Development Internet Mail  
**Conversation:** Stop the 1005 Northgate Drive High Density Apartment Development!  
**Subject:** Stop the 1005 Northgate Drive High Density Apartment Development!

To the Planning Commission of the City of San Rafael,

I am extremely concerned about the outrageous size and urban nature of the new apartment development design as well as a clear lack of care or thought about environmental, traffic, educational and aesthetic issues it presents. I oppose this project as it is currently proposed due to the negative impact it would have on our quality of life. I will vote against any elected officials that sanction this development. Traffic is absolutely horrible now for residents trying to get out to the freeway. With drought concerns in mind, we have no business developing any land now or in the foreseeable future.

Joanne Bowman,  
728 Montecillo Road  
San Rafael, CA 94903

## Steve Stafford

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**From:** Raffi Boloyan  
**Sent:** Friday, September 25, 2015 9:36 AM  
**To:** Steve Stafford (Steve.Stafford@cityofsanrafael.org)  
**Subject:** FW: Terra Linda Housing Development

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Raffi Boloyan  
**CITY OF SAN RAFAEL**  
*Planning Manager*

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1400 5<sup>th</sup> Ave  
SAN RAFAEL, CA 94901

TEL: (415) 485-3095  
FAX: (415) 485-3184

---

**From:** Kristi Fish [<mailto:kfish@rossvalleyschools.org>]  
**Posted At:** Friday, September 25, 2015 9:25 AM  
**Posted To:** Community Development Internet Mail  
**Conversation:** Terra Linda Housing Development  
**Subject:** Terra Linda Housing Development

Hello,

I would like to voice my concerns and opposition to the High Density Housing proposal in Terra Linda. The proposal is outrageous in its size and has an urban nature of its design. There is also a clear lack of care about environmental, traffic, educational, and aesthetic issues.

We oppose this project as it is currently proposed because of the negative impact it would have on our quality of life. Reconsideration is necessary.

Regards,

Kristi Fish  
Resident  
422 Hibiscus Way  
San Rafael, CA 94903

## Steve Stafford

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**From:** Alan Montes  
**Sent:** Friday, September 25, 2015 8:33 AM  
**To:** Steve Stafford  
**Subject:** FW: 1005 Northgate Drive Apartment Project

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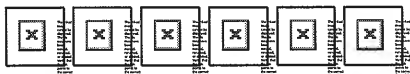
**From:** Anna Pennington Boucher [mailto:Anna@WorldClassProperties.com]  
**Posted At:** Friday, September 25, 2015 7:50 AM  
**Posted To:** Community Development Internet Mail  
**Conversation:** 1005 Northgate Drive Apartment Project  
**Subject:** 1005 Northgate Drive Apartment Project

I would like to know if there will be affordable housing offered and as much information as possible. On my [Nextdoor.com](http://Nextdoor.com) there are many negative comments and I would like to have information from you to formulate my own opinion.

Thank you.

**Anna K. Pennington Boucher**  
**BRE License: 01136504**  
**Today Sotheby's International Realty**  
**[www.WorldClassProperties.com](http://www.WorldClassProperties.com)**  
1250 San Carlos Ave  
San Carlos, CA 94070  
Direct: (415) 860-1399  
Fax: (650) 597-1205

In the words of Ralph Waldo Emerson, "Success: To laugh often and much, to win the respect of intelligent people and the affection of children, to appreciate beauty, to find the best in others, to leave the world a bit better, whether by a healthy child, a garden patch, or a redeemed social condition, to know even one life has breathed easier because you have lived. This is to have succeeded."



**Steve Stafford**

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**From:** Raffi Boloyan on behalf of Community Development  
**Sent:** Tuesday, September 22, 2015 11:02 AM  
**To:** Steve Stafford (Steve.Stafford@cityofsanrafael.org)  
**Subject:** FW: General Contact Email - Building, Planning or Zoning Issue - 8745209

Public comments re 1005/1010 Northgate

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Raffi Boloyan  
**CITY OF SAN RAFAEL**  
*Planning Manager*

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1400 5<sup>th</sup> Ave  
SAN RAFAEL, CA 94901

TEL: (415) 485-3095  
FAX: (415) 485-3184

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**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [mailto:[form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]  
**Sent:** Saturday, September 19, 2015 10:34 AM  
**To:** Community Development  
**Subject:** General Contact Email - Building, Planning or Zoning Issue - 8745209

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**General Purpose Contact Form**

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# ***City of San Rafael General Purpose Contact Form***

Thank you for visiting the City of San Rafael web site. This form is intended for communicating with City staff on a variety of general topics. As an alternative, you may want to use our [Contacts Us listing](#) to identify a specific office by function.

Note that the City of San Rafael considers email to staff as informal communication. Please send a signed letter if you prefer to make your comment/question a matter of public record. Mail formal letters to PO Box 151560, San Rafael, CA, 94915.

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**\* To help us route your message to the correct office, please identify your area of interest (select only one)...**

- Question/comment for City Council
- Question/comment for City Manager
- Question/comment for Fire Department
- Question/comment for the Library
- Question/comment for Police Department
- Building, Planning or Zoning Issue
- Business Licensing Issue
- Business or Economic Development Issue
- Parks and Recreation Issue
- Road or Traffic Management Issue
- Web Site Technical Question
- Other Topic

**\* First Name**

Robert

**\* Last Name**

Langenhan

**Address 1**

324 Orange Blossom Lane

**Address 2**

-

**City**

San Rafael

**State**

CA

**Zip Code**

94903

**Phone Number**

415-305-5698

**\* Email Address**

[r.langenhan@comcast.net](mailto:r.langenhan@comcast.net)

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**\* Please enter your questions/comments below**

Planning Commission: We were unable to attend the 9/9/15 public hearing concerning the proposed 217 units for Terra Linda.

You already see what a travesty the WinCup development has created in Corte Madera? Everyone against this project has already voiced traffic, noise, water shortages, and crowded neighborhoods. 217 units are being offered as a "Wish List" and if the final number becomes 75-who wins? Rather than upheave established neighborhoods, why not build a neighborhood out in the sticks and get the infamous Smart Train to service it?



## Steve Stafford

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**From:** Tess Giannotti <tessgiannotti@comcast.net>  
**Sent:** Monday, September 21, 2015 4:46 PM  
**To:** Paul Jensen; Raffi Boloyan; Anne Derrick; Kraig Tambornini; Sarjit Dhaliwal; Caron Parker; Steve Stafford; Thomas Ahrens; steve.buffenbarger@cityofsanrafael.org; Brian Sheridan; Lee Johnson; Robert Geno; Pat Nolan  
**Subject:** 217 units in Terra Linda

Dear City of San Rafael Community Development Department,

As a Terra Linda resident and Realtor I ask you, PLEASE DO NOT LET THIS PROJECT GO FORWARD. 217 UNITS in the proposed area, which I drove the other day is a ridiculous density for the acreage and will cause a major traffic nightmare.

Thank you,

**Tess Giannotti, Realtor ®**  
**Broker, Marin and Beyond Realty**  
**CA Brokers Lic # 00892331**  
**415 472 0513**  
**415 847 4890 cell**  
**tessgiannotti@comcast.net**

## Steve Stafford

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**From:** Lauren Crandell on behalf of City Manager  
**Sent:** Monday, September 21, 2015 10:13 AM  
**To:** mbleifer3@gmail.com  
**Subject:** RE: Copy of Council Contact - All City Councilmembers - 8746738

Dear Michelle,

Thank you for contacting the City Council regarding the proposed development for 1005 and 1010 Northgate Drive. The Council has received your message and values the opinions of residents. They have asked me to respond on their behalf from a staff perspective.

At this point, this project is in its early stages, so your comments are appreciated and will be considered by the Design Review Board (DRB). The City has a requirement for large projects to first go through a Conceptual Design Review process, before they develop the more detailed plans and technical studies that are required for a full submittal. This requirements was adopted by the City some years ago, at the request of the public, since the public felt that many projects and applicant were too far developed to listen or entertain public comments and many times applicants were not willing to listen to concerns or changes.

As you may be aware, at their September 9<sup>th</sup> meeting, the City's Design Review Board provided a conceptual review of the project. This review is a pre-application process intended to identify relevant issues and significant concerns and to provide comments early on in the review process on the appropriateness of the conceptual design of a project, and was focused on the design related matter of a project, i.e. bulk, mass, site planning, design, architecture, etc. During the Conceptual Review, comments were provided by the DRB and the public to inform the applicant's revisions to the project prior to submittal for formal project review. Should the developer then choose to pursue a formal application for the project, more detailed plans, information and technical studies will be required; and additional public comment opportunities will be provided through several more meetings before the DRB and hearings before the City's Planning Commission.

The City will provide public notice to all property owners, residents, businesses and neighborhood groups within 300 feet of the project site. The City will also post the site with a notice of public hearing board, 15 days prior to any public meeting. If you are outside that 300 ft. radius and would like to be added to the mailing list for this project, please feel freer to notify the project planner listed below.

You are welcome to stop by the Community Development Department to review the project plans during open counter hours (Mondays and Thursdays, 8:30 a.m. – 5 p.m.; Tuesdays,

Wednesdays and Fridays, 8:30 a.m. – 12:45 p.m.) You are also welcome to provide comments at any time during the project's review to the project planner, Steve Stafford at [steve.stafford@cityofsanrafael.org](mailto:steve.stafford@cityofsanrafael.org) or (415) 458-5048. Please note, if you would like to speak with the project planner if you stop by the planning department, it is advisable to call or email 3-4 days ahead of time to make an appointment, as planners have many prior appointments, meetings and commitments, as well as dozens of other projects with deadlines that they are concurrently working on.

Best,

*Lauren Crandell*

Admin. Asst. to the City Manager

City of San Rafael

(415) 485-3056

[lauren.crandell@cityofsanrafael.org](mailto:lauren.crandell@cityofsanrafael.org)

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**From:** form\_engine@fs18.formsite.com [mailto:form\_engine@fs18.formsite.com]

**Sent:** Saturday, September 19, 2015 1:39 PM

**To:** City Manager

**Subject:** Copy of Council Contact - All City Councilmembers - 8746738

The following email was received through the City Council Contact Email Form on the City web site. A copy is being forwarded to each member of the City Council.

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**Council Contact Form**

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## ***City of San Rafael City Council Contact Form***

Thank you for visiting the City of San Rafael website. This form is available to facilitate contacting our Mayor and Councilmembers concerning topics of interest to the community. Please contact the City Manager's office at 415-485-3070 for any additional assistance.

Note that the City of San Rafael considers email to Councilmembers as an informal and non-confidential method of communication. Please send a signed letter if you would like to make your comment/question a matter of public record. Mail formal letters to San Rafael City Council, PO Box 151560, San Rafael, CA, 94915.

\* **First Name**  
michelle

\* **Last Name**  
leifer

**Address 1**  
964 Del Ganado Rd

**Address 2**

**City**  
San Rafael

**State**  
CA

**Zip Code**  
94903

**Phone Number**  
415-215-9394

**\* Email Address**  
[mbleifer3@gmail.com](mailto:mbleifer3@gmail.com)

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**\* Send email to (select one)**  
All City Councilmembers

**\* Please enter your questions/comments below**

Please do not go thru with this huge development in Terra Linda near the freeway. I have lived here off and on for 22 years and it is already outrageous the amount of traffic on Freitas. Also this doesn't address the low cost housing need that we have. The huge water/drought issue. And lastly I'm not certain on the status of the gas station, but typically it has the lowest prices around and is the most convenient location to get to, all the others need to be circled around to and deal with a lot more congestion. I grew up in LA and I came here for the tranquility and still have the wonderful culture of urban areas nearby. thanks for listening, Michelle

## Steve Stafford

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**From:** Susan Sidell <susansidell@icloud.com>  
**Sent:** Sunday, September 20, 2015 4:04 PM  
**To:** Steve Stafford  
**Subject:** Development in TerraLinda

Dear Mr. Stafford,

I plea to you to do everything you can to prevent more development in our lovely Terra Linda. The traffic through Marin is becoming exponentially worse. This impacts my clients who come from north Marin, and Sonoma. It is becoming more and more difficult for them to choose to use my services.

Marin is becoming over crowded.

I grew up in LA, the San Fernando Valley. In my youth it was horse ranches, orange, and walnut orchards. I watched it develop along the 101 corridor, and become an un appealing continuation of cement. Too crowded, and ugly. Please don't let this happen to sweet Terra Linda.

Sincerely,

Susan Sidell

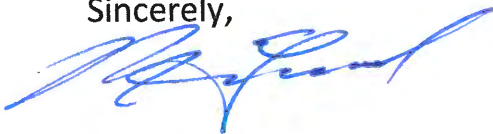
September 19, 2015

Mr. Steve Stafford  
Design Review Board

Dear Mr. Stafford,

I want to go on record as opposing the Sheraton Four Points project.  
We already have too much traffic on Freitas Parkway thanks to Kaiser.  
At times it is bumper to bumper. And we are in a drought so where are they going  
to get the water ?

Sincerely,



Kenneth Franceschi

## Steve Stafford

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**From:** Noel Olson <rnelson@sbcglobal.net>  
**Sent:** Friday, September 18, 2015 9:56 PM  
**To:** Steve Stafford  
**Cc:** Mel Kirchgessner; Laura Slanec  
**Subject:** Development of 4 Pts site

Dear Steve Stafford,

I am dead set against the proposed development of the 7.5 acre site where 4 Points Sheraton and FastGas are located. The traffic nightmare that will occur with the burden of the proposed 300+ more cars will be comparable to the disaster people experience trying to exit the dirt parking lot next to the Marin County Fair every year. Who designed/built this and disappeared??

Terra Linda will not benefit from a huge apartment or condo complex built as luxury housing. I do not want to sacrifice my quality of life to line a developer's pocket. Keep Terra Linda what it is- a quiet, suburban place that values open space and treading lightly on our land. We value what resources we have left.

Sincerely,  
Ray & Noel Olson  
593 Tamarack Drive

Sent from my iPhone

## Steve Stafford

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**From:** Jan Slavid <jan@relewis.com>  
**Sent:** Friday, September 18, 2015 5:17 PM  
**To:** Steve Stafford  
**Subject:** Regarding proposal for 217 apartments in Terra Linda

Dear Mr. Stafford,

I am writing to let you know how inappropriate I think this proposal is for Terra Linda. My first point is that we are a suburban place, not urban, and we do not support urbanization. We do not want to become Los Angeles. The beauty and peacefulness of our community is at risk. The architects who designed this proposed development don't get it, they think smashing 217 apartments into a space near the freeway is such a great idea! They also think having outdoor TVs on the roof is a great idea! The people who live on Los Gamos and the other nearby streets do not agree, they already have to deal with the lights on all night in the parking lot of the hotel. They don't need apartment buildings towering over them as well.

The proposal cites 37 units to be low-income, as if that was 20% of 217. Wrong again, 20% of 217 is 43. No explanation was given for the discrepancy.

I don't trust them at all. They just want to make a lot of money on this development, they don't care about the character of or needs of our community.

Studies have shown that people who live close to freeways have health problems: higher incidences of asthma, miscarriages and autism. This is serious, and it cannot be considered responsible to ignore these facts. Not to mention the freeway noise, and views... they show a large L shaped building right on the freeway, who would want to live like that?? They even show a garden area right on the freeway, it's really unbelievable.

Also, we are in a four year drought. We have all been called upon to cut down our water use by 25%. Where would the water come from, for 217 more households? What about the need for affordable housing? These apartments look luxurious, and no mention is being made of what we might actually need.

The majority are one bedroom apartments, and only one parking place is given per one bedroom apartment. Do they really think there are that many rich single people who plan to stay single? It just makes no sense. If a couple lived in one of these apartments, one of them would have no place to park. If a couple with a child old enough to drive lived in one of the two bedroom apartments, they would have only two parking spaces.

Many people have complained about the traffic problems in the area already. This would just make it much, much worse.

You'll be hearing from many neighbors. By the way, I'm a homeowner in Terra Linda

Jan Slavid  
841 Montecillo Road  
San Rafael, CA 94903



## Steve Stafford

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**From:** Keith Granger <keith@omni7.com>  
**Sent:** Friday, September 18, 2015 9:00 AM  
**To:** Steve Stafford  
**Subject:** Re: For Mr. Summers

Thanks again, Steve.

I know you have to work with the guidelines and procedures you have in front of you, however I believe the impact of the hotel is not being fully accounted for in the Northgate development proposal. Kitchens or not, there are just too many units and people being crammed up on to that hill.

I also have to question that, of the 7 acres they have on paper, only 5 acres are actually usable, buildable land, and much of that is occupied by the hotel. The city should address these rules as we move forward in developing marginal land for development.

The developer does not need a fourth story with height variance to meet his extra unit goals. They can be achieved within the existing 36 foot height limitation by placing the parking underground. Yes that will cost more, but so will a 4th story structure and the parklifts. But that's their problem. It will still be a profitable development.

Regarding your earlier email, I do believe that the Planning Dept. and city officials have to speculate... and question and probe the developer's intentions. We rely on you to look out for our interests. This is looking more and more like a hotel expansion and change of use development shrouded by a housing proposal; getting them an extra 4th story they might not otherwise get. Do we know in fact if all these units will actually be rented to the public for housing, or will the hotel lease 50-80 units for use in their short term stay / vacation rental inventory. I didn't see a rental/management office in the plans, other than the hotel. I can't imagine the hotel allowing such a development to impede their operations and undermine their ability to host large events. and make their guest comfortable.

I look forward to reading about further developments.

Keith Granger  
San Rafael

On 9/11/15 2:50 PM, "Steve Stafford" <Steve.Stafford@cityofsanrafael.org> wrote:

>Hi Keith,

>

>1. You're correct in your assumption. The maximum density of 318 units

>is based on the hotel portion of the site remaining in the project and

>the razing of the hotel. By excising the hotel portion of the site from

>the project, as proposed, the maximum density is reduced to 184 units.

>The conceptual project proposes 183 base density units excluding any

>density bonus. With the maximum allowable density bonus (35%), the

>project would be allowed to increase density to 248, an additional 65

>density units, if they provide the required parking. Instead, the

>conceptual plans indicated a request for additional 33 density units.  
>Hotel uses are commercial uses rather than residential uses due to fact  
>that each hotel unit does not include a kitchen. So, essentially,  
>density limits do not affect the existing hotel. The hotel is an  
>existing approved use (permits approved in 1968 and 1969) and the other  
>portion of the hotel operation requiring study is relocation of the  
>hotel hospitality amenities (restaurant, bar, ballrooms), where the  
>existing use permit on the hotel will need to be amended to allow for  
>it to rebuilt 'offsite', in a new building immediately adjacent to the hotel but on a newly created lot.  
>The conceptual project proposed to replace/relocate the hotel  
>hospitality amenities 'in kind', with the same square footage, and the  
>same replace/relocated parking. As discussed in staff's report, the  
>parking demand for the replaced/relocated hotel hospitality amenities  
>will be determined by a parking study, as measured by the current  
>parking standards and not by the original standards when the hotel was  
>approved in 1968 and 1969, which will need to be submitted at the time  
>of formal project application submittal.  
>2. The project area is located outside the 1/2 mile radius PDA  
>(Priority Development Area) for the Civic Center SMART Station Area  
>Plan. However, the traffic study will need to take into consideration  
>the potential accumulative traffic impacts of the PDA.  
>3. This is a good point. Since the conceptual review for the project  
>has been completed, you would need to David Trachtenberg  
>(http://cp.mcafee.com/d/k-Kr4wUe6zqb32rVEVjKyqejtPrbVEVos76zB4SO-qem77C  
>nPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJISCMzHK-  
>vM04TqkORnqr2eKXV\_00jrJTSreLLZvAmbLCzAsDRXBQQn4-j76zBAsYqeuEyCJtdmZQ-  
>l3PWApM06CQjq9K\_9zzhOUeo7fzDPtPo0estljDY27N8X6NfBYdBvBcC2GGMAeVsSyyMeodwLQzh0bRyq81Kf6y0orll-  
>d3q9EVdRopL8b9D), the project architect/applicant. He is out of Berkeley and is the point of contact for the conceptual  
>project.  
>If the project comes back to the City, either as another follow-up  
>conceptual review or a formal project application submittal, you would  
>provide those comments to me. You'll know if the project returns to the  
>City when your homeowner's group representative contacts you or when  
>receive a copy of the hearing notice directly from us.  
>  
>Enjoy your weekend.  
>  
>Steve  
>  
>Steve Stafford  
>COMMUNITY DEVELOPMENT DEPARTMENT  
>Associate Planner  
>  
>City of San Rafael  
>1400 Fifth Avenue  
>P.O. Box 151560  
>San Rafael, CA 94915-1560  
>415.458.5048 (o)  
>415.485.3184 (f)  
>  
>  
>

>

>-----Original Message-----

>From: Keith Granger [mailto:keith@omni7.com]

>Sent: Friday, September 11, 2015 1:40 PM

>To: Steve Stafford

>Subject: Re: For Mr. Summers

>

>Thanks Steve - I Understand. Your information was helpful.

>

>Is it OK to ask you a few questions, or should I submit comments more  
>formally? I promise only to cover new areas or provide new information!

>I collaborate with various homeowners and associations in Terra Linda.

>

>-----

>

>1) How is the hotel complex taken in to consideration when making  
>housing density calculations? The developer boasted he was building  
>less than the

>316 units he is allowed for that site (7.2 acres times 44 per acre HD I  
>assume) but isn't that true only if he was tearing down the hotel? The

>hotel is staying.

> The Hotel currently has 230 units -- albeit the size of a studio.

>Each of those units have additional shared common space, and people

>generating traffic, parking, and utility needs. Would the Hotel

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>around the SMART train station; Merrydale, Redwood Blvd. Rafael meadow?

>

>

>3) Who can I write to about my concerns that we seem to have all rental

>properties on the table, and no home ownership scenarios. I believe we

>need both condominiums and a few rentals in our housing mix to

>communities sustainable long term.

>

>

>Keith Granger

>116 Golden Hinde Blvd.

>San Rafael

>

>

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>

>On 9/10/15 12:53 PM, "Steve Stafford"

><Steve.Stafford@cityofsanrafael.org>

>wrote:

>

>>Hi Keith.

>>

>>The City's Design Review Board, like the Planning Commission, does not  
>>respond directly to questions submitted by the public on projects;  
>>instead, these volunteer bodies of City government rely on staff to  
>>provide responses. Since I'm the Planner for this project, I am  
>>providing a response to your questions below:

>>1. There is no difference in City review between an apartment or 'rental'  
>>project or a condo or 'for sale' project. A condo project would have  
>>the added requirement of needing a Tentative Condominium Map, This  
>>condo map is usually submitted and approved with the other permits  
>>needed by the project, though it can be conditioned to return for  
>>review and approval after the other permits for the project have been  
>>approved.

>>2. City staff has no idea what assumptions the applicant may have.  
>>While we all know they exist, short-term rentals are not specifically  
>>legal in the City. City codes currently deem a short-term rental as  
>>operating akin to a "Boardinghouse/roominghouse", which are permitted  
>>on the project site with Use Permit approval by the Planning Commission.

>>

>>Hope this helps.

>>Steve

>>

>>Steve Stafford

>>COMMUNITY DEVELOPMENT DEPARTMENT

>>Associate Planner

>>

>>City of San Rafael

>>1400 Fifth Avenue

>>P.O. Box 151560

>>San Rafael, CA 94915-1560

>>415.458.5048 (o)

>>415.485.3184 (f)

>>

>>

>>-----Original Message-----

>>From: Keith Granger [mailto:keith@omni7.com] Posted At: Wednesday,

>>September 09, 2015 11:21 PM Posted To: Community Development Internet

>>Mail

>>Conversation: For Mr. Summers

>>Subject: For Mr. Summers

>>

>>Dear Mr. Summers,

>>

>>

>>Thanks for a good meeting and letting us all speak about Northgate --

>>I wish I did not have such a speech impediment.

>>

>>Your comments on Crescent were impactful.

>>

>>

>>I think the subdivision of Northgate - <sup>3</sup>owned by different LLCs<sup>2</sup> -- is  
>>clearly part of a plan to eventually spin off part or all of the  
>>development in to condos or separate ownership interests.  
>>The hotel will retain that block around them as self catering  
>>apartments for short term vacation rentals - a growing segment of the  
>>market. Others will be converted to condo<sup>1</sup>s when the market is right,  
>>or made in to timeshares for fractional ownership. 1005 is the  
>>sacrificial lamb they will drop out as a bargaining chip to get the  
>>project approved.

>>

>>

>>Two Questions;

>>

>>1) is the design review process any different for an apartment complex  
>>as opposed to a condo development?

>>

>>2) What type of assurances or assumptions do the developers have as to  
>>whether they will be subject to new or existing laws regarding short  
>>term rentals, Air BNB compliance, etc.

>>

>>

>>Keith Granger

>>Terra Linda - Golden Hinde

>>

>>

>

## Steve Stafford

---

**From:** Mel Kirchgessner <melkirchgessner@yahoo.com>  
**Sent:** Friday, September 18, 2015 1:26 PM  
**To:** Steve Stafford; Noel Olson Ray; Laura Slanec  
**Subject:** development of four points area

please know that the intersections in and near that area are already a miserable commute  
the additional traffic will be a burden to all who use Freitas Parkway  
this bottleneck will eventually affect emergency vehicles TO Kaiser and TO freeway responses  
the environmental impact report will be reviewed very carefully with regards to the above

in addition, the increased demand on utilities and storm drainage will be very closely scrutinized  
water, sewer, power and storm drainage, if not originally "loaded" for such new demands will be stretched unacceptably  
thank you for keeping this project in front of the public, and Terra Linda in particular  
our quality of life in this valley may well be changed for the worse  
values of property lowered, and congestion increased.

23 vallejo way, san rafael  
415 479 0763

...mel kirchgessner...

## Steve Stafford

---

**From:** lynn robinson <gratituteforlife@yahoo.com>  
**Sent:** Friday, September 18, 2015 2:27 PM  
**To:** Steve Stafford  
**Cc:** Charles Schultz; Becky; Lynn Robinson; Andrew Nortz; william ferlatte; jordans1@juno.com  
**Subject:** Development of Northgate Drive

Dear Steve,

I am a very long time resident of Terra Linda, since 1969 and particularly San Rafael Manor (Los Gamos Road). As you are likely well aware, the new development proposal that is being visioned for Northgate drive would have an enormous foot print in Terra Linda, and especially Los Gamos Road residents.

For several reasons, there is a hue and cry (myself included) that this would alter the face of Terra Linda-and not for the better.

To avoid taking too much of your time, I will bullet below the impact-some of which will be major, others will be enough to change our quiet life forever.

- Traffic. There is an "on ramp" just a few hundred feet from the turning for Northgate drive. This has historically been a complicated merging process, and it'll be made into a nightmare with 400+ people going to and coming back from work every day
- Traffic. There is already such a heavy flow of traffic in Terra Linda, that it often takes me 20+ minutes to get onto the freeway in the morning commute. Part of this is due to the mass of cars on the freeway, but it is also in part due to the amount of cars within Terra Linda taking kids to school, going to and from Kaiser hospital, etc., etc.
- Light Pollution. the proposed buildings are slated to have "rooftop gardens" with big screen TVs and fire pits for night use. This will have a huge light pollution foot print, changing human sleep patterns, bird migration and the like.
- Noise-it is my experience in living behind the four Points Sheraton for all these years that just people getting into their cars at night wakes up those in the buildings that abut the lower parking lot. One of the buildings proposed would be erected within a couple of hundred feet of many bedroom windows, splashing light and noise down on our quiet community and disrupting many people.
- Blocking of light. As in the latter proposed section, this building would totally block out morning sunlight for those buildings below!
- Waterway-this has been a path for Egrets, herons and ducks to migrate through, feed and lay eggs, with so much development, this would be destroyed in quick succession.
- Farce-this development talks about giving Marinites who have to commute to work, housing. How extraordinarily funny. The rents in these proposed units will be top dollar-no teacher, policeman, fireman or even nurse could afford them. They will bring down property values and create an imbalance in the economy.
- Farce-the proposed "low income" units we know will not be for low income but a possible 20% below market rate. Still hugely unaffordable to seniors on fixed incomes, teachers, policemen, firemen and public workers.
- Farce-below market rate units. They get away with less than 20% of the entire proposition....

- Parking-only one parking place per unit is allowed. How in the heck are people going to park? They'll come and try to use our already full streets. And has anyone thought about guest parking? They have not!
- Rentals vs owner occupied-everyone knows how different rental units are vs owner occupied. Little investment in the beauty, upkeep and consideration of tenants.

Much more issues have been raised in the two meetings (planning and informational). PLEASE help us to have a say in this awful project idea. We don't want our lives destroyed because of big money development!!!

Any solutions/suggestions would be gladly considered.

Thank you for your time,  
Lynn Robinson

*Lynn Robinson, MA, MFT.  
Certified EFT Practitioner & Trainer*

*(415) 472-3273  
[gratituteforlife@yahoo.com](mailto:gratituteforlife@yahoo.com)  
[www.MindfulEFT.com](http://www.MindfulEFT.com)  
Skype: MindfulEFT*



**Steve Stafford**

---

**From:** Raffi Boloyan  
**Sent:** Friday, September 18, 2015 8:26 AM  
**To:** Steve Stafford (Steve.Stafford@cityofsanrafael.org)  
**Subject:** FW: Project at Northgate

For the file

RB

---

Raffi Boloyan  
CITY OF SAN RAFAEL  
Planning Manager

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1400 5th Ave  
SAN RAFAEL, CA 94901

TEL: (415) 485-3095  
FAX: (415) 485-3184

---

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

From: Kate McDonald [<mailto:kate@katelcsw.com>]  
Sent: Friday, September 18, 2015 8:25 AM  
To: Raffi Boloyan  
Subject: Project at Northgate

Dear Mr. Boloyan:

I was heartened that people showed up for the design review of the proposed Northgate apartment complex in Terra Linda. I am sure that many more families would have attended if it had not been the beginning of the school year.

It strikes me that the decision of whether Terra Linda should be urban or suburban, should be left up to the community. If there was a meeting in Terra Linda, or better, a series of meetings, to catch those individuals who are interested but involved in other work or kid sport activities, there could be some actual citizen-driven planning, instead of reaction to a building that citizens find undesirable.

The project was meant for high-tech workers, but what our community needs is more housing for all. Small, even 10 or up to 25 unit buildings, in keeping with the Terra Linda character, should be spread throughout Terra Linda. With each project, there should be an area for kids. I am not against such projects. I am against the high density proposed for this area. We already have shops near-by--often walking or cycling to them. Buildings should be multi-purpose. Even though the intent is for tech workers, families are looking for living spaces to be in this school district. Right now, housing in Terra Linda is becoming quite expensive. If we want to honor diversity, we would have more housing

acceptable for families in the middle/low income range. These could also be used by high-tech workers, and should not be so expensive.

We also need senior housing. We have our son's godmother, who was outpriced from this area, and we wish she could live closer.

An example of effective housing, would be to add living units above Northgate 1. Doing this could add some housing for seniors, or for small families displaced by expensive housing or a divorce. We usually don't need all that parking at Northgate II. Some of that area could be made into a two deck parking ramp for those residents, and those at Northgate.

My husband is a high-tech worker, and I can see the need for high-tech housing, for single people. It seems this would be better placed in Central San Rafael, where there is also a transportation hub easily accessible, and more to do at night. The trend in this group seems to be a small but efficient space, as opposed to the more spacious space, needed for families. Terra Linda is not a hot spot for entertainment.

It is a place that our kids can ride their bikes on the wide streets, where we can walk in open spaces, and where teens can walk/skateboard to the Mall. We already have a community with shops that we can go to without driving. (How about a walk/bike overpass over busy Manuel Freitas, so we don't have to worry about speeders when our kids cross that road?)

Actually, we have a good number of tweens-teens, and could use a center for them and creation of more field space for youth-sports. The formerly proposed complex at McGinnis is too large in scale for the type of neighborhood that we are. We need to care for the residents who are already here, before we expand that picture.

I realize that residents do not always show up for planning, but if the catch phrase was: "Terra Linda to be Urban or Suburban?", I can guarantee you would get a good turnout.

Sincerely,

Kate McDonald, LCSW

ATTN: Steve Stafford City of San Rafael Design Review

9/14/15

Dear Steve:

Attached are the business cards of the San Rafael City engineers who have worked on our traffic problems in Terra Linda specifically the large amount of traffic Freitas Parkway handles. Recall last week I spoke to you re the concerns of Terra Linda residents and the proposed dense development for 1005 and 1010 Northgate Drive. (4 story apartments +).

Additionally, a recent Marin IJ article last week indicated that the office building abutting the parcels in question just sold. This entire area in Terra Linda (around Northgate Drive) requires the City's careful attention as it is an area that will impact traffic in our already crowded valley as well as the flow of traffic off of the Hwy 101 So. Off-ramp and the Freitas Parkway overpass from Hwy 101 No.

Patricia Warnock 22 San Mateo Ct San Rafael, CA 94903 415-717-6434

## Steve Stafford

---

**From:** Keith Granger <keith@omni7.com>  
**Sent:** Monday, September 14, 2015 10:08 AM  
**To:** david@trachtenbergarch.com  
**Cc:** Steve Stafford  
**Subject:** Northgate Walk

Dear David,

I am a Terra Linda resident that attended your proposal on Northgate Walk, and I wanted to say I did very much admire the architectural design; the forms, use of glass, colors and textures. I thought they fit in with the predominately mid-century modern home styles we have in Terra Linda, as well as many of the commercial buildings and multi-family units that have modern lines. I do have to stand with my neighbors however in saying it's to high and large for the area, etc. I do hope to see another proposal from your group that is more in scale with the area. Sixty years ago architects from Eichler and Alliance Homes sat in your seat selling skeptical officials on houses with flat roofs and glass walls, and I'm glad they persisted.

If I may be so bold, I do have a few ideas or insights not mentioned earlier that might make the project more attractive to the community and planners - apart from scale!

1) Rooftop Solar - I actually thought your roof idea was kind of cool, but apart from the problems it creates for many, it won't really be used or benefit residents the way it was pictured (see later). I think a better use for the roof space is a massive solar power array and figure power in to the tenant's rates. Solar will generate good will and PR in local media. Cost recovery would be swift and might generate some profits long run. Those park lifts will use a lot of energy and most of the units will have to run AC and climate control continuously to mitigate the freeway noise, pollution, and Terra Linda heat. I don't think people would object to some roof access, say for a promenade or overlook on the North East edges of such buildings facing the bay. The Solar array would face and tilt Southwest. Separate the promenade with a 6 foot wall and heavy shrubs, a few benches and low lighting, and bring roof access up through center, not on edge where it looks like a 5th story.

2) I do wish the owners/developers would consider an <sup>3</sup>Ownership Based Mixed Housing Development<sup>2</sup> (catchy title) offering ownership-based senior housing, ownership-based low income housing, market rate units for first time buyers, and unrestricted market rate homes. All these phrases have powerful, positive appeal. They will garner good will and PR, and change the narrative. The nature of occupant tenure is a major concern for many activists that oppose low income housing. And all of us know the only way one can make a life in Marin county long term is to have equity in the property they live in. I'm sure Sheraton wants some self catering/short term stay units and even that's part of the mix that is needed. Fine.

Please sell the remaining units. Some market rate units might be bought and put on the rental market if that demand continues, but otherwise they'll be owner occupied.

3) I know many are tempted to call this project <sup>3</sup>Terra Linda's Wincup<sup>2</sup>. I actually think it potentially has more in common with the Serenity Apartments in Larkspur; similar size, next to a major hotel and vibrant shopping complex, one parking space per unit with no adjacent street or guest parking. It's also three stories/36 feet, green space, quiet, shorter walks to night life, walk to SF ferry - yet it still struggles to attract and maintain long term lessees. Turnover is very high. They are having to renovate yet again trying to get up scale tenants. Rates are a few hundred less than posted as they have to make deals. We have a family member there. These places are fun for a while for newcomers and people in transition, and they take dogs, but one cannot build a life in them.

Common spaces are empty (like your rooftops on Northgate Walk would be) because you cannot invite people over for an evening without parking.

Intra complex relationships are few as people are mostly transient.

[http://cp.mcafee.com/d/k-Kr43qb32qrZS3hOqeitPrbVEVos76zB4SO-qem77CnPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJISCMzHK-vM04TqkORnqr2eKXV\\_00jqtTnn7nT-LOaa9EV7etuVtdBO\\_9l6zBNYtORQr8EGTd7b7axVZicHs3jq9J4TvAXTLuZXTKrKr01Q-fMBcJlPZyIEIT7BYOLw26OLOCj1lloi7sKrv7nhdwOlPAOePYQg0bFVkJSyMrVxFn](http://cp.mcafee.com/d/k-Kr43qb32qrZS3hOqeitPrbVEVos76zB4SO-qem77CnPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJISCMzHK-vM04TqkORnqr2eKXV_00jqtTnn7nT-LOaa9EV7etuVtdBO_9l6zBNYtORQr8EGTd7b7axVZicHs3jq9J4TvAXTLuZXTKrKr01Q-fMBcJlPZyIEIT7BYOLw26OLOCj1lloi7sKrv7nhdwOlPAOePYQg0bFVkJSyMrVxFn)

4) I know building parking underground is expensive but I think it really has to be considered for this project. The four story/46' height is something everyone will go to the matt on. As long as it is not higher than what is there now it is more amenable to people.

Thanks you for reading

Keith Granger  
Marketing Communications/Design Consultant  
454 las Gallinas Ave #114  
San Rafael, CA 94903  
415 479 3829

## Steve Stafford

---

**From:** stanton klose <stantonklose@gmail.com>  
**Sent:** Saturday, September 12, 2015 5:42 PM  
**To:** Steve Stafford  
**Subject:** 1005 - 1010: Rent versus Own

Hello Steve,

One issue that wasn't touched on Wednesday evening is why the proposed development is an apartment complex rather than condominiums. All things being equal, the latter would bring stability and a measure of stewardship.

Stanton

## Steve Stafford

---

**From:** stanton klose <stantonklose@gmail.com>  
**Sent:** Saturday, September 12, 2015 5:38 PM  
**To:** Steve Stafford  
**Subject:** Wednesday's Conceptual Design Review for 1005/1010 Northgate Drive

Dear Steve,

Having seen the architect's initial presentation and heard comments from the Design Review Board and members of the community, I offer the following for consideration by all parties.

### **Urban / Suburban / Scale**

I encourage the developer and the the architect to walk Terra Linda's neighborhoods. Despite the general classification of Marin County as an urban area, Terra Linda is clearly suburban in character.

San Rafael Manor, the residential area closest to the proposed redevelopment, consists of twenty one two story buildings. The residential neighborhoods to the west of SRM consist of one and occasionally two story detached single family homes.

Terra Linda Manor and Vineyard's Edge, two apartment complexes on the east side of Nova Albion Way, include ground level two story buildings and two story buildings over garages. These buildings face mostly parking lots and a perpendicular side street.

Northgate Apartment Homes and The Northview include some two story buildings over garages, but they are located along Las Gallinas Avenue opposite Safeway and two medical office buildings.

Quail Hill Townhouses along Northgate Drive face the Sears parking lot. Villa Marin is a four story complex on a hill, but it sits far back from adjacent roadways and is screened by mature trees. It is effectively invisible from many vantage points.

Finally, The Meadows of Terra Linda and Green Oaks, two condominium complexes at the west end of Freitas Parkway, are mostly two story buildings at grade, with some two story units over garages.

There is no precedent for four story apartment blocks in close proximity to a low rise residential neighborhood. These proposed buildings would clearly be out of scale with the rest of the community, more so because they would appear as a sort of citadel on an elevated site.

By contrast, the mixed use five story building which was originally proposed for the expanded Whistlestop Wheels building near the San Rafael Transit Station would, in my opinion, have been a good example of relatively high density housing with excellent proximity to public transit and downtown shopping. And there are no residential areas nearby.

### **Greenbelt**

Despite the idyllic title, the North Fork of Gallinas Creek is in fact a concrete-lined flood canal. If the Department of Public Works could be dissuaded from scraping all the life out of it every year, it would eventually be softened by riparian vegetation, but it's not the sort of place you'd go for a picnic.

The terrain on the east side of the canal is generally quite steep. It might be possible to run a narrow footpath along the slope, but a bike path would entail some serious regrading and retaining walls. Either would require a continuous railing or fence to prevent users from falling into the canal, and both would end ingloriously at the right of way along southbound Highway 101.

### **Roof Areas**

It sounds like there is consensus that using the roofs for social activities wouldn't be appropriate given the proximity to adjacent residential areas. It may be premature to consider sustainability issues, but solar panels might be the best use on at least some of the roof areas. Or roof gardens with some seating and protection from the weather.

Ironically, San Rafael Manor is currently evaluating the feasibility of installing solar panels on carport roofs adjacent to the flood canal. These panels would generate about 70% of SRM's current energy use. They would face southeast, and some might get reduced exposure to morning sunlight if they were shaded by the proposed adjacent apartment blocks.

### **Colors and Materials**

The overall color palette is polite but not very adventurous, and it's been done many many times. I'd vote for a bit more vibrancy. Disclosure: If I never saw another dark bronze anodized window mullion in my life, it would be too soon.

Sincerely,

Stanton Klose  
San Rafael Manor  
1016 F Los Gamos Road



## Steve Stafford

---

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Sincerely,

Stanton Klose  
San Rafael Manor  
1016 F Los Gamos Road

## Steve Stafford

---

**From:** Steve Stafford  
**Sent:** Friday, September 11, 2015 2:51 PM  
**To:** 'Keith Granger'  
**Subject:** RE: For Mr. Summers

Hi Keith,

1. You're correct in your assumption. The maximum density of 318 units is based on the hotel portion of the site remaining in the project and the razing of the hotel. By excising the hotel portion of the site from the project, as proposed, the maximum density is reduced to 184 units. The conceptual project proposes 183 base density units excluding any density bonus. With the maximum allowable density bonus (35%), the project would be allowed to increase density to 248, an additional 65 density units, if they provide the required parking. Instead, the conceptual plans indicated a request for additional 33 density units. Hotel uses are commercial uses rather than residential uses due to fact that each hotel unit does not include a kitchen. So, essentially, density limits do not affect the existing hotel. The hotel is an existing approved use (permits approved in 1968 and 1969) and the other portion of the hotel operation requiring study is relocation of the hotel hospitality amenities (restaurant, bar, ballrooms), where the existing use permit on the hotel will need to be amended to allow for it to rebuilt 'offsite', in a new building immediately adjacent to the hotel but on a newly created lot. The conceptual project proposed to replace/relocate the hotel hospitality amenities 'in kind', with the same square footage, and the same replace/relocated parking. As discussed in staff's report, the parking demand for the replaced/relocated hotel hospitality amenities will be determined by a parking study, as measured by the current parking standards and not by the original standards when the hotel was approved in 1968 and 1969, which will need to be submitted at the time of formal project application submittal.

2. The project area is located outside the 1/2 mile radius PDA (Priority Development Area) for the Civic Center SMART Station Area Plan. However, the traffic study will need to take into consideration the potential accumulative traffic impacts of the PDA.

3. This is a good point. Since the conceptual review for the project has been completed, you would need to David Trachtenberg (<http://trachtenbergarch.com/>), the project architect/applicant. He is out of Berkeley and is the point of contact for the conceptual project. If the project comes back to the City, either as another follow-up conceptual review or a formal project application submittal, you would provide those comments to me. You'll know if the project returns to the City when your homeowner's group representative contacts you or when receive a copy of the hearing notice directly from us.

Enjoy your weekend.

Steve

Steve Stafford  
COMMUNITY DEVELOPMENT DEPARTMENT  
Associate Planner

City of San Rafael  
1400 Fifth Avenue  
P.O. Box 151560  
San Rafael, CA 94915-1560  
415.458.5048 (o)  
415.485.3184 (f)

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

From: Keith Granger [mailto:keith@omni7.com]  
Sent: Friday, September 11, 2015 1:40 PM  
To: Steve Stafford  
Subject: Re: For Mr. Summers

Thanks Steve - I Understand. Your information was helpful.

Is it OK to ask you a few questions, or should I submit comments more formally? I promise only to cover new areas or provide new information! I collaborate with various homeowners and associations in Terra Linda.

-----

1) How is the hotel complex taken in to consideration when making housing density calculations? The developer boasted he was building less than the 316 units he is allowed for that site (7.2 acres times 44 per acre HD I assume) but isn't that true only if he was tearing down the hotel? The hotel is staying.

The Hotel currently has 230 units -- albeit the size of a studio. Each of those units have additional shared common space, and people generating traffic, parking, and utility needs. Would the Hotel property itself be subject to review and environmental impact etc. after the subdivison? The developer is pushing way to many units in there. I believe 100 condos or 125 1br rentals is more appropriate. But they do look nice, I have to say!

2) Is there any plan to evaluate the Northgate development alongside or make provision for other development that will be happening in and around the SMART train station; Merrydale, Redwood Blvd. Rafael meadow?

3) Who can I write to about my concerns that we seem to have all rental properties on the table, and no home ownership scenarios. I believe we need both condominiums and a few rentals in our housing mix to communities sustainable long term.

Keith Granger  
116 Golden Hinde Blvd.  
San Rafael

On 9/10/15 12:53 PM, "Steve Stafford" <Steve.Stafford@cityofsanrafael.org> wrote:

>Hi Keith.

>

>The City's Design Review Board, like the Planning Commission, does not  
>respond directly to questions submitted by the public on projects;  
>instead, these volunteer bodies of City government rely on staff to  
>provide responses. Since I'm the Planner for this project, I am

>providing a response to your questions below:

>1. There is no difference in City review between an apartment or 'rental'  
>project or a condo or 'for sale' project. A condo project would have  
>the added requirement of needing a Tentative Condominium Map, This  
>condo map is usually submitted and approved with the other permits  
>needed by the project, though it can be conditioned to return for  
>review and approval after the other permits for the project have been approved.

>2. City staff has no idea what assumptions the applicant may have.  
>While we all know they exist, short-term rentals are not specifically  
>legal in the City. City codes currently deem a short-term rental as  
>operating akin to a "Boardinghouse/roominghouse", which are permitted  
>on the project site with Use Permit approval by the Planning Commission.

>

>Hope this helps.

>Steve

>

>Steve Stafford

>COMMUNITY DEVELOPMENT DEPARTMENT

>Associate Planner

>

>City of San Rafael

>1400 Fifth Avenue

>P.O. Box 151560

>San Rafael, CA 94915-1560

>415.458.5048 (o)

>415.485.3184 (f)

>

>

>-----Original Message-----

>From: Keith Granger [mailto:keith@omni7.com] Posted At: Wednesday,  
>September 09, 2015 11:21 PM Posted To: Community Development Internet

>Mail

>Conversation: For Mr. Summers

>Subject: For Mr. Summers

>

>Dear Mr. Summers,

>

>

>Thanks for a good meeting and letting us all speak about Northgate -- I  
>wish I did not have such a speech impediment.

>

>Your comments on Crescent were impactful.

>

>

>I think the subdivision of Northgate - <sup>3</sup>owned by different LLCs<sup>2</sup> -- is  
>clearly part of a plan to eventually spin off part or all of the  
>development in to condos or separate ownership interests.  
>The hotel will retain that block around them as self catering  
>apartments for short term vacation rentals - a growing segment of the  
>market. Others will be converted to condo's when the market is right,  
>or made in to timeshares for fractional ownership. 1005 is the  
>sacrificial lamb they will drop out as a bargaining chip to get the project approved.

>

>

>Two Questions;

>

>1) is the design review process any different for an apartment complex  
>as opposed to a condo development?

>

>2) What type of assurances or assumptions do the developers have as to  
>whether they will be subject to new or existing laws regarding short  
>term rentals, Air BNB compliance, etc.

>

>

>Keith Granger

>Terra Linda - Golden Hinde

>

>

**Steve Stafford**

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**From:** Raffi Boloyan  
**Sent:** Thursday, September 10, 2015 10:05 AM  
**To:** Steve Stafford (Steve.Stafford@cityofsanrafael.org)  
**Subject:** FW: terra linda apartments

For the file

RB

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Raffi Boloyan  
**CITY OF SAN RAFAEL**  
*Planning Manager*

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1400 5<sup>th</sup> Ave  
SAN RAFAEL, CA 94901

TEL: (415) 485-3095  
FAX: (415) 485-3184

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**From:** Diana S [mailto:dianaasanti@gmail.com]  
**Posted At:** Wednesday, September 09, 2015 4:06 PM  
**Posted To:** Community Development Internet Mail  
**Conversation:** terra linda apartments  
**Subject:** terra linda apartments

I cannot believe that the City of San Rafael is even allowing such a project to be discussed. A 300 unit apartment building in Terra Linda, REALLY? first of all, the traffic, it's bad enough now, add another 4 or 5 hundred vehicles to the mix and it will take the now residents of Terra Linda a lot of extra time to get to the freeway, and for that matter anywhere around our area. And then there is a matter of WATER, (you know that stuff that is supposed to fall on us during the winter months and collect in our reservoirs?) well, we are running low on that commodity, in fact our State Governor has said we must cut our consumption by 25%, our lawns and our plants are all dying, our wildlife have nothing to drink and are eating our plants to get to water and food. And you want to say OK to a massive construction project such as this? I suggest you think hard about an approval of this disastrous project, it will not only be bad for Terra Linda, but will also affect all of San Rafael.  
**DO NOT GIVE THIS PROJECT A GO AHEAD....it will be a disaster.**

Diana Santi  
Terra Linda resident



**Steve Stafford**

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**From:** Raffi Boloyan on behalf of Community Development  
**Sent:** Thursday, September 10, 2015 10:01 AM  
**To:** Steve Stafford (Steve.Stafford@cityofsanrafael.org)  
**Subject:** FW: General Contact Email - Building, Planning or Zoning Issue - 8707507

For the file

RB

---

Raffi Boloyan  
**CITY OF SAN RAFAEL**  
*Planning Manager*

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1400 5<sup>th</sup> Ave  
SAN RAFAEL, CA 94901

TEL: (415) 485-3095  
FAX: (415) 485-3184

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**From:** [form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com) [[mailto:form\\_engine@fs18.formsite.com](mailto:form_engine@fs18.formsite.com)]  
**Sent:** Thursday, September 10, 2015 8:59 AM  
**To:** Community Development  
**Subject:** General Contact Email - Building, Planning or Zoning Issue - 8707507

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General Purpose Contact Form

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# ***City of San Rafael General Purpose Contact Form***

Thank you for visiting the City of San Rafael web site. This form is intended for communicating with City staff on a variety of general topics. As an alternative, you may want to use our [Contacts Us listing](#) to identify a specific office by function.

Note that the City of San Rafael considers email to staff as informal communication. Please send a signed letter if you prefer to make your comment/question a matter of public record. Mail formal letters to PO Box 151560, San Rafael, CA, 94915.

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\* To help us route your message to the correct office, please identify your area of interest (select only one)...

- Question/comment for City Council
- Question/comment for City Manager
- Question/comment for Fire Department
- Question/comment for the Library
- Question/comment for Police Department
- Building, Planning or Zoning Issue
- Business Licensing Issue
- Business or Economic Development Issue
- Parks and Recreation Issue
- Road or Traffic Management Issue
- Web Site Technical Question
- Other Topic

**\* First Name**

Rieko

**\* Last Name**

Inoue

**Address 1**

304 Orange Blossom Ln.

**Address 2**

-

**City**

San Rafael

**State**

CA

**Zip Code**

94903

**Phone Number**

510-593-6274

**\* Email Address**

[rieiko246@yahoo.com](mailto:rieiko246@yahoo.com)

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**\* Please enter your questions/comments below**

I was unable to participate the public hearing for the high density housing in Terra Linda (around Four Point Hotel/Gateway Gas station) last night. However, I would like to express my concern regarding the development. Terra Linda is way over saturated with traffic with three private schools (Marks, Montessori, St. Isabella), hospitals and other medical offices, shopping center, shopping mall, etc. There often tend to be cars that try to take surface way to avoid freeway jam. Adding a high density residential/commercial development will lower the quality of life in this small neighborhood. Besides main streets, quiet local neighborhood streets are contaminated with traffics (especially, when people take alternative streets to avoid traffic jam on the main streets.)