

Steve Stafford

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

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

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.

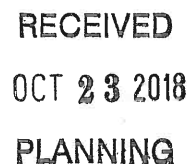
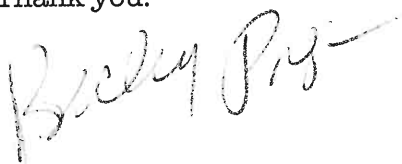
I and the Board, as well as the majority of shareholders of our co-op reiterate our years-long opposition to these plans. I am well aware the project has been changed from "apartments" to "condominiums" in an attempt to circumvent the existing and in-force Restrictions document between any owner of that 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.



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OCT 23 2018
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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

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

[KeepMarinMoving](#)

Steve Stafford

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

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 16th, 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.

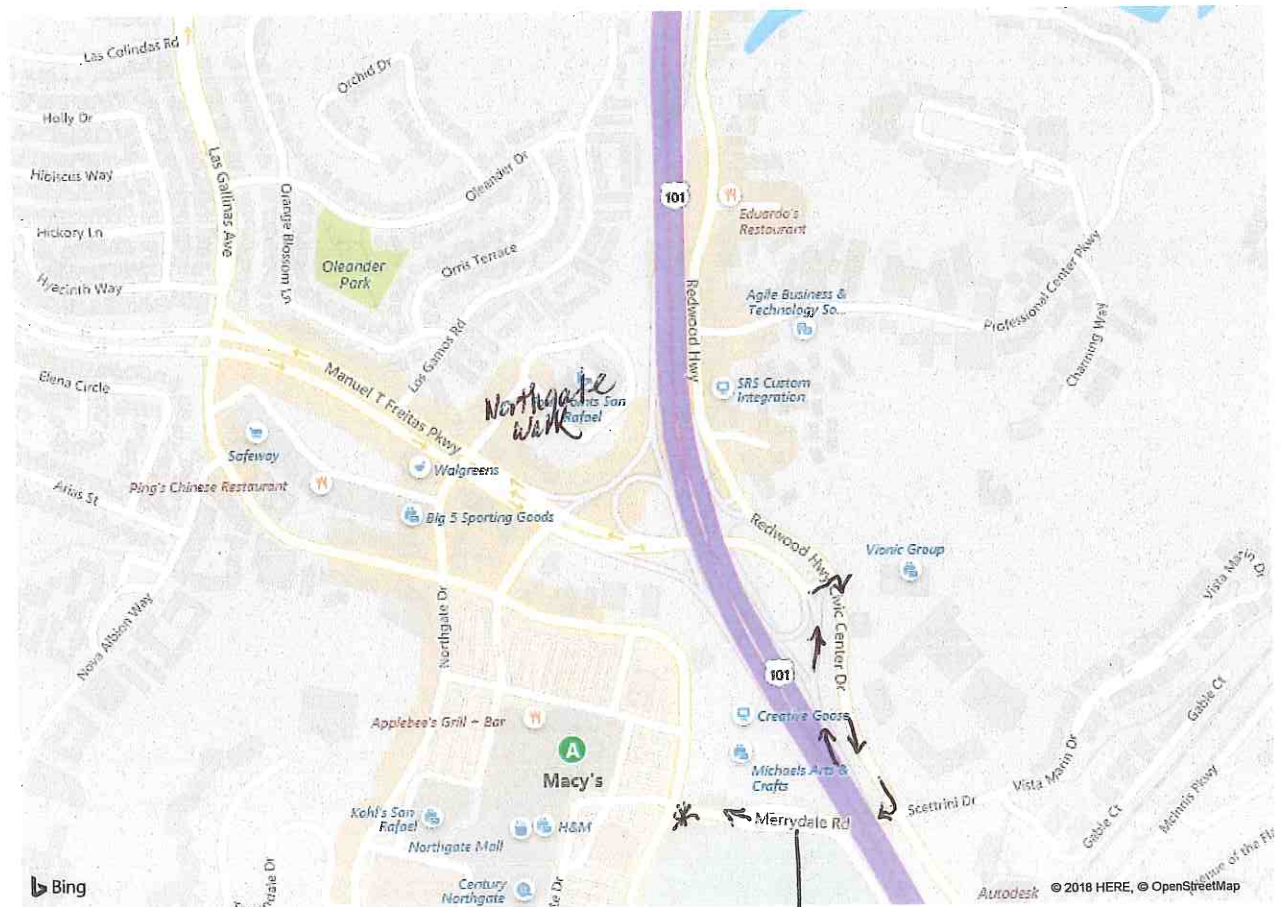
Sincerely,

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.



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

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

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

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

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

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 waling 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



Virus-free. www.avast.com

Steve Stafford

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

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

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 #H San Rafael CA 94903
<i>Joanne McAdams</i>	Joanne McAdams	1028A Los Gamos Rd San Rafael, CA 94903
<i>L. Lane-Bortell</i>	LINDA LANE-BORTELL	1028 F Los Gamos Rd San Rafael, CA 94903
<i>Tim Lane-Bortell</i>	Tim Lane-Bortell	1028 F 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

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

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 Wlak 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sam Rodriguez

Rodriguez Strategic Partners LLC

www.rodriguezstrategicpartners.com

916 849 4300

Steve Stafford

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

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

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

Steve Stafford

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

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

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

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,

--

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

Steve Stafford

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

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

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

Steve Stafford

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

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.

Steve Stafford

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 Doucet</i>	Debbie Doucet	1076 Los Gamos Apt D
<i>Thomas Forray</i>	THOMAS FORRAY	1068-C LOS GAMOS RD.
<i>Barun Basu</i>	Barun K. Basu	1020 F Los Gamos Rd
<i>Barun K. Basu</i>	BARUN K. BASU, AIA	1020 F LOS GAMOS RD.
<i>Lakshmi Basu</i>	LAKSHMI BASU, M.D.	1020 F LOS GAMOS RD.
<i>Lynne Wallis</i>	LYNNE WALLIS	1060 F LOS GAMOS Rd.
<i>Rebecca A. Payne</i>	Rebecca A. Payne	1020 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 Schultz</i>	CORBY SCHULTZ	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
	Jasie Wraughan	1009A Los Gamos Rd
	Nicole Hefeditz	1032 G Los Gamos Rd
	Deborah Robinson	1032 Los Gamos Rd #1
	Chris Carter	10244 Los Gamos Rd
	Rose Feeney	314 orchard St, CA 94909
	Katie Kelly	1052 D LOS GAMOS RD
	DAVID TALLIER	1044-B LOS GAMOS RD.
	MERCEDES SIVADARA TAYLOR	1010 B LOS GAMOS RD
	GARY WILLIAMS	1040-B LOS GAMOS RD
	Lynn Robinson	1024-A LOS GAMOS RD
	Jennifer Laddish	1028 G LOS GAMOS
	JOHN GUMBERT	1028-G LOS GAMOS RD, 1028
	Martha J. Lee	10164 LOS GAMOS RD.
	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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

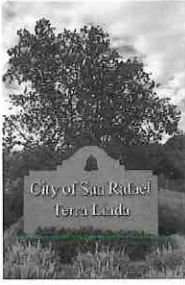
Sent from my iPad

Steve Stafford

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
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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?**

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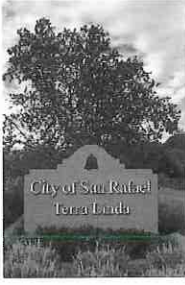


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- **Will there be an opportunity for public input on the final exterior design of the buildings and exterior paint colors?**
- **The current condition of the landscaping of the south side of Building 1050 abutting Freitas Parkway has deteriorated over 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.**

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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

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



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Steve Stafford

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

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

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

>

>

>

> -----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

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

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

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

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

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

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

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

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

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

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

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

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

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
510-846-7994

Steve Stafford

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
www.MindfulEFT.com
Skype: MindfulEFT*

Steve Stafford

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

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

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

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

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

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

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

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

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
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

Gamos Rd., Apt C
CA 94903

December 12,
1024 Los
San Rafael,

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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

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> wrote:
Excellent, Chuck. Thanks for sending everywhere!

.....

Becky Page
rpage@fontmaven.com
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

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

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



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 klose <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> 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

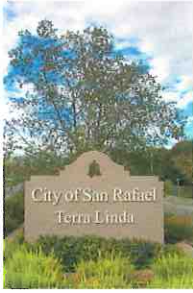
Associate Planner

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.

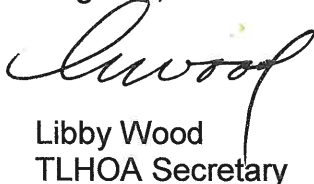
While the development would not be within the boundaries of the TLHOA, we expect that we would be affected by it since Freitas Parkway is our primary connection to Highway 101. Traffic along Freitas at the intersection with Northgate is currently an issue at peak periods and we expect that the additional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