

June 16, 2016

To: Steve Stafford
Associate Planner
City of San Rafael

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

Dear Mr. Stafford,

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

Thank you for your consideration.

A handwritten signature in cursive script that reads "Bill Ferlatte". The signature is written in dark ink and is positioned above the printed name.

Bill Ferlatte

RECEIVED

JUN 16 2016

PLANNING

11/11/13
1/14/13

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




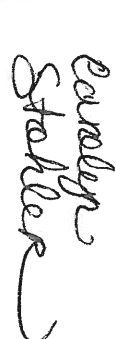
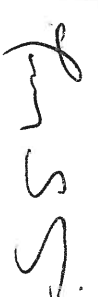
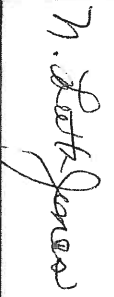
| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------------|---|--------------------------|------------------|-------------------|
| MARCY DUBOVA | 1064 Los Gamos Rd Unit E | MDUBOVA 309mail.com | 415-499- 8528 | Marcy Dubova |
| ELIZABETH KESWICK | 1064 Pt Los Gamos RD | | 415-392 1695 | Elizabeth Keswick |
| Zoe Deleo | 1060 Los Gamos RD Unit E | | | Zoe Deleo |
| Allison Deleo | 1060 Los Gamos Rd E | | | Allison Deleo |
| Penelope Neurman | 1064 Los Gamos Rd, L | penelo5@ yahoo.com | | Penelope Neurman |
| Haei Sarayan | 1064 L, Los Gamos Rd + ramp 15 - SAN RAFAEL CA 94908 | 2094 one 20174000.com | 415-479- 1181 | Haei Sarayan |

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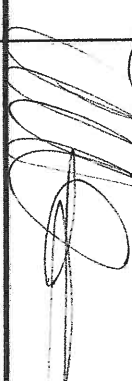


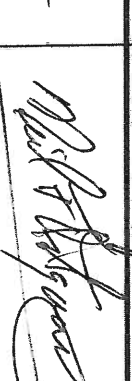
JUN 16 2016

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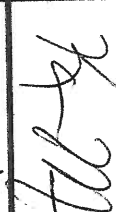




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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|--------------------------------------|-------------------------------------|--|-------------------------|--|
| Anne Marie LEBAS | 1060 G Los Gamos | masabelle@ gmail.com | 415 842-2482 |  |
| Lardynne Knoles MARILYNNE FORGUER | 1060C Los Gamos 10716C Los Gamos | no 777 | 415 449-2950 SAME |  MARILYNNE FORGUER |
| Amy Benjamin | 1060-B Los Gamos rd | no Abenjamin2123 (a)gmail.com | 415 250-2123 |  |
| Carolyn Stohler | 1060-A Los Gamos rd. | NO | 415 472-7218 |  |
| TERRY ADAIR | 1064 A Los Gamos RD. | no avnatang1@ gmail.com | 415 4- |  |
| Ms Betty Jones | 1064-A Los Gamos Rd. | | 415 472-2921 |  |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------|-----------------------|--------------------|--------------|--|
| Katie Kelly | 1052 D | ktkelly@yahoo.com | 415-497-1814 |  |
| Jodie Chase | 1052 F | | |  |
| Amanda Glassco | 1052 B | | 415-577-9589 |  |
| Phyllis Jones | 1056 D | | 415-497-0061 |  |
| Mary Day | 1056 C two garage pet | maryday@yahoo.com | 491-0110 |  |
| Neil OSTEAD | 1056 K has garage AD | NEILOSTEAD@aol.com | 828-5995 |  |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-------------------|----------------------------|--------------------------|----------------|--|
| Craig Thomas Hoff | 1004 Los Gatos Rd E | Craig.Hoff@SRAc66.com | 415-472-4444 |  |
| KAREN MAININI | 10009 Los Gatos Rd | KAREN1905@ms.com | 415-596-4578 |  |
| Sarah Farber | 1012 Los Gatos Road, apt A | SMFARBER@yahoo.com | (415) 497-1686 |  |
| Kerrie Fluker | 10164 Los Gatos Rd. | RELUKEN@RIED.comcast.net | 415-479-4663 |  |
| Julene Schultzy | 10116 Los Gatos Rd # | Schultzy2004@comcast.net | 415-507-1540 |  |
| Heidi Hoke | 1024 Los Gatos Rd | hholme@comcast.net | 415-686-9996 |  |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-----------------|---|---------------------------------|----------------------|-----------------|
| LINDA THOMPSON | 1040-D Los Gatos SAN RAFAEL | lthompson @aol.com | 415- 479- 6050 | Linda Thompson |
| LICHEN BROWN | 1024-D Los Gatos Rd San Rafael 94903 | proprioception28@yahoo.com | 415 485-1115 | L.B. |
| PAULA LORENTE | 1012-J LOS GATOS RD SAN RAFAEL CA 94903 | | | Paula Lorente |
| CRANFORD DORSE | 1030 LOS GATOS RD SAN RAFAEL CA 94903 | — | 415 492 8712 | Cranford Dorse |
| MARCEL GUILLOT | 1076-E Los Gatos Rd SAN RAFAEL CA 94903 | marcel guillot@ gmail.com | 415 482 1802 | Marcel Guillot |
| JOANNE McARTHUR | 1028 A Los Gatos Rd San Rafael, CA 94903 | joannezzz@ att.net | 415-472- 6329 | Joanne McArthur |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|---------------------------------|---|------------------------|-----------------|--------------------------|
| ① ARRELL RAGGIO | 10484 Los Gatos Rd San Rafael CA 94903 | | 415-472 4935 | Arnell Raggio |
| Linda Michels | 1032 Los Gatos Rd #E San Rafael CA 94903 | LINDA@CHESSMEEPER.COM | 415-578-2522 | Linda L. Michels |
| CHRISTINE MEHAS GEORGE MEHAS | 1008 LOS GATOS #H SAN RAFAEL, CA 94903 | PLS@217@500610981.NET | | Christine & George Mehas |
| Richard Oliva | 1012 Los Gatos Rd. Apt. H San Rafael 94903 | olirp@comcast.net | 415 259 9198 | Richard Oliva |
| Kyra Clarkson | 1012-B Los Gatos Rd. San Rafael CA 94903 | kmclarkson@comcast.net | 415 521-6761 | Kyra Clarkson |
| LYNNE WALLIS | 1060 F LOS GATOS RD SAN RAFAEL, CA 94903 | plwallis@comcast.net | 415 295-7494 | Lynne Wallis |


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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-----------------|--|-------------------------|-----------------|-----------------|
| W. Ferlatte | 10444 Los Gamos Rd. Apt. D San Rafael Ca 94903 | | 415 497-2285 | W. Ferlatte |
| T. Ferlatte | 1044 Los Gamos Rd. Apt. D San Rafael CA 94903 | tyra.ferlatte@gmail.com | | Tyra Ferlatte |
| Badriha Hanouy | 1022 Los Gamos Rd (Apt. C) San Rafael - CA - 94903 | Badrihanouy@gmail.com | | Badrihanouy |
| Rebecca Page | 1020 Los Gamos Rd C San Rafael CA 94903 | arcana2017@gmail.com | | Rebecca Page |
| Sherry Schuchty | 1024 Los Gamos Rd. Apt. C San Rafael CA 94903 | imayrespond@gmail.com | | Sherry Schuchty |
| BARUN BASU | 1020 Los Gamos APT F. | borund312345@gmail.com | 800-857 8735 | Barun Basu |

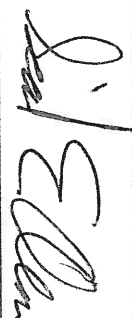
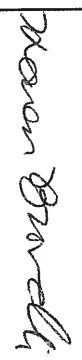

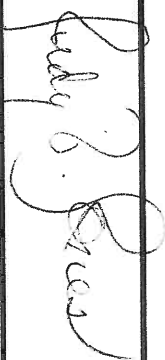


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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|---------------------|---|----------------------------|--------------|---------------------|
| Nancy Coffman | 1020 Los Gatos Rd Apt H | necoffman@comcast.net | 415-785-3830 | Nancy Coffman |
| Barbara Ford Slater | 1012 Los Gatos Rd Apt E | beiford@yahoo.com | 415-902-8123 | Barbara Ford Slater |
| John Slater | 11 | JohnSlater@comcast.net | 415-497-2520 | John Slater |
| Jane Gill | 1048 F Los Gatos Rd | Jgill12@comcast.net | 415-306-7117 | Jane Gill |
| BOB CULINAN | 1068 B LOS GATOS SAN RAFAEL, CA 94903 | BOBCULINAN@MISFEEDBACK.COM | 415-456-6200 | BOB CULINAN |
| LOREANNE KAGGIO | 1048 F Los Gatos Rd San Rafael CA 94903 | MISFEEDBACK@GMAIL.COM | 415-472-4935 | Loreanne Kaggio |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-----------------|-------------------------------------|------------------------------|--|---|
| PATRICK BUTNER | 1028-E Los Grmos San Rafael | — | (415) 479-8101 | P. S. Butner |
| Lakshmi Basu | 1020 F Los Grmos San Rafael | — | 360-961- 0108 | LB |
| NONA MONG-KLINE | 1056-L LOS GRAMOS RD SAN RAFAEL | gabonaa@comcast.net | 415 492 0696 |  |
| ARLENE GOLDFARB | 1004 B LOS GRAMOS RD SAN RAFAEL | goldfarb80@gmail.com | 510.846 1587 | Arlene Goldfarb or Alan Goldfarb |
| ALAN GOLDFARB | 1036 D LOS GRAMOS RD. SAN RAFAEL | POLLY GOLDFARB @gmail.com | 510 305 9446 | Alan Goldfarb |
| COCKEY SAULTZ | 1008 E Los Grmos Rd | julia.wayland@comcast.net | (415) 925- 9840 & (415) 479- 3941 | Julia Wayland |
| Julia Wayland | 1036 A Los Grmos Rd. | | | Heather McCreedy |




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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-----------------------------------|---|----------------------|--------------|--|
| Seonaid Aluma Alma De Bisschop | 1056 J Los Gamos Rd. San Rafael, Cal 94903 | | 415-686-9351 |  |
| Karen Brovelli | 1012 F Los Gamos Rd San Rafael, CA 94903 | kmariet752@gmail.com | 415-472-7314 |  |
| Maria Hubbard | 1008 Los Gamos Rd San Rafael, CA 94903 | | 415-4784 |  |
| Judy V. Jones | 1016 D Los Gamos Rd San Rafael, CA 94903 | | 415-472-6269 |  |
| Kate Kenyon | 1012 C Los Gamos Rd. San Rafael, CA 94903 | | 415-652-3511 |  |
| Ann J. Davis | 1024 J Los Gamos Rd, San Rafael 94903 | | 415-492-1762 |  |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------------|--|-----------------------------|-----------------|-------------------|
| CHARLES SCHULTZ | 1024 LOS GANOS RD APT. C San Rafael CA 94903 | inayrespond@att.net | 415-472-5837 | Charles Schultz |
| OTTO Kriesling | 1072 B Los Ganos RD San Rafael CA 94903 | otto.kriesling318@gmail.com | 415 250-2004 | OTTO |
| JEFF Krieger | 1072 C Los Ganos Rd San Rafael CA 94903 | jeffkrieger@hotmail.com | 415-472-2779 | JEFF |
| Shea Morgan | 1068 Los Ganos Rd San Rafael CA 94903 | sheamorgan4@gmail.com | 415-324-0000 | Shea Morgan |
| Stefano Siniocchi | 1068 F Los Ganos Rd SR 94903 | — | — | Stefano Siniocchi |
| Jacob Dimpori | 1068 G Los Ganos Rd APT G SAN RAFAEL 94903 | JDIMPORI7@gmail.com | 209-351-0027 | Jacob Dimpori |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-----------------|----------------------|---------------------------------|--------------------|---|
| Angela Martinez | 1056 Los Gamos Rd #H | | 415 640-6807 | Angela Martinez |
| Darcy Calhoun | 1052 Los Gamos Rd #C | | 415 447 4202 |  |
| Julia Rydquist | 1052 Los Gamos Rd #C | | 415 412 2205 |  |
| Sara McKinnon | 1052 Los Gamos Rd #E | Sara.mckinnon @abcglobal.net | 415-492- 8349 |  |
| Carol Cuhelo | 1056-M Los Gamos Rd | | 415-479- 3544 | Carol Cuhelo |
| Dina Olive | 1012 Los Gamos Rd #4 | | 415-307-3214 | Dina Olive |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-------------------------|---|------------------------------------|--------------------|-------------------------|
| MARCEL GUILDFLOSSIAN | 1076 - F LOS GATOS RD SAN RAFAEL CA 94903 | marcelg@att.net marcelg@att.net | 415 492 1302 | Marcel GUILDFLOSSIAN |
| Kris Reilly | 1076 - E LOS GATOS RD San Rafael | aries121 @att.net | 415 306 7809 | Kris Reilly |
| Frank Reilly | " | " | " | Frank Reilly |
| Warrence Morse | 1080 LOS GATOS RD SAN RAFAEL | — | 415 492 8712 | Warrence Morse |
| ERIC BRYTH | 1004 LOS GATOS RD San Rafael CA | | 415 577 2181 | Eric Bryth |
| Monty Jordan | 10085 LOS GATOS RD San Rafael, Ca | | 415 2185302 | Monty Jordan |

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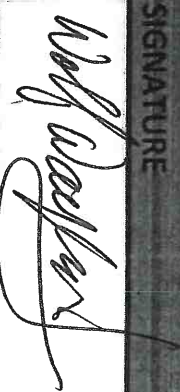

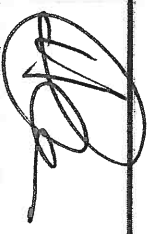

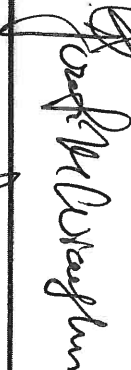

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Sign:


| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------|--|---------------------|--------------|--|
| Wolf Weyland | 1008 Los Gatos Unit E San Rafael CA 94903 | WolfWeyland@aol.com | 415-935-9840 |  |
| Jim Pinner | 1008 A Los Gatos San Rafael, CA 94903 | | 415-414-5465 |  |
| Heather Pinner | 1008 A Los Gatos #A San Rafael, CA 94903 | | 415-414-5465 |  |
| Karine Lygert | 1004 C Los Gatos Rd San Rafael CA 94903 | | 415-794-8840 |  |
| Josie Wraugham | 1504 A Los Gatos El San Rafael | jwraugham@yahoo.com | |  |
| Candace Madley | 1008 D Los Gatos San Rafael | cmadley@comcast.net | |  |

Car

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------|--|-------|-------------------------|----------------|
| Marilyn Gorman | 1012-D The Gorman Rd San Rafael, CA 94903 | N/A | 415 4928090 | Marilyn Gorman |
| Jim Todd | 1020-W Los Gatos San Rafael, CA 94903 | N/A | | Jim Todd |
| Bruce Collin | 1030A Los Gatos San Rafael, CA 94903 | | 415-492-8090 | Bruce Collin |
| DAVID THUR | 1044-D Los Gatos San Rafael, CA | | | D. Thur |
| Tina Feunell | 9020-A Los Gatos - SR | — | 415-478 3119 | Tina Feunell |
| Marky Feunell | " " | — | " | Marky Feunell |



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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|--------------------|--|-----------------------|----------------|--|
| Lois Bishop | 1020 LOS GARNOS Unit J | | |  |
| Lisa Cosby | 1020 LOS GARNOS RD, Apt L | lcm-cosby@yahoo.com | (415) 460-5306 | Lisa Cosby |
| Winifred Derickson | 1016 + LOS GARNOS #17 | | | Winifred Derickson |
| Joan Burns | 1020 LOS GARNOS RD | | | Joan Burns |
| MERCEDES HEARSHAM | 1016 LOS GARNOS RD SAN RAFAEL CA 94901 | merstm1@earthlink.net | | M Mercedes Hearam |
| EILEEN LENNON | 1012 - G LOS GARNOS RD SAN RAFAEL CA 94903 | | | Eileen Lennon |

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PLEASE PRINT

SIGN

| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------------------------|--|----------------------------------|-------------|--|
| Carissa Brands | 1004 D Los Gatos San Rafael, CA 94903 | Carissa- brands@ yahoo.com | 785 8914 |  |
| George Melas | 1008 H Los Gatos Rd. San Rafael, CA 94903 | - | - | George Melas |
| ARNIE EAKEN | #1004 Los Gatos | | 445885 |  |
| GERALD DINE FRANKO | 1004-F Los Gatos Rd. San Rafael, CA | - | - | Franko |
| | | | | |
| | | | | |

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| | | | | |
|--------------------|---|---|-------------------|-----------------|
| MARV RUBIN | 1032-E LOS GARNOS RD SAN RAFAEL, 94903 569 POWELL ST SALINAS, CA 93907 | PAPA_SQUARE_QUEST 66034-807-2103 -NET | (831) | Mary Ann |
| JUNE E. RUBIN | 1032E LOS GARNOS RD SAN RAFAEL CA 94903 165 ELHADOF MILLEVALLEY CA | DRAGONLADYJUN SBC GLOBE.NET | 415-383 5063 | Jessie E. Rubin |
| Miller MCDavid | 1032F LOS GARNOS RD 401 F San Rafael | millerinccord@ gmail.com | (415) 730-1808 | Miller MCDavid |
| Tim LaneBottell | 1028 F Los Garnos Rd San Rafael, CA 94903 | lanebottell@att.net | 415- 747-2135 | Tim Lane |
| LINDA LANE-BOTTELL | 1028 F Los Garnos Rd San Rafael, CA 94903 | linda@cpc@sbkshb.net | 415- 446-4168 | L. Lane-Bottell |

SIGNATURE

[illegible]

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

| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------------|-----------------------|-------|-------|-----------------|
| Mauveen Donohoe | 1032 Los Gamos Apt H | | | Mauveen Donohoe |
| Connie McCauley Kuhl | 1032 Los Gamos Apt. D | | | Connie Kuhl |
| | | | | |
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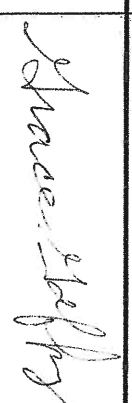

PRINT NAME

ADDRESS


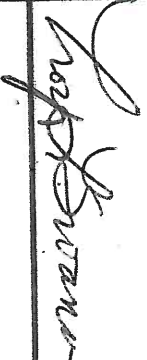
EMAIL

PHONE


SIGNATURE

| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-----------------|------------------|----------------------------|--------------------|--|
| MATEO BOREI | 1064 N LOS GANOS | mkb6@libero.it | 415 324 9823 |  |
| Zubada Ashcraft | 1064 J LOS GANOS | | 415 - 879-0424 |  |
| GRACE GAFFNEY | 1064 G LOS GANOS | | 415 472-3793 |  |
| Martha J. Lee | 1016 G LOS GANOS | 4 parts 2016 @gmail.com | 415 623.2106 |  |
| | | | | |
| | | | | |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|---------------|-------------------|--------------------------|----------------|--|
| Skylar Susan | 1076 Los Gatos Rd | Susan Skylar@comcast.net | (415)-450-5005 |  |
| Christy Susan | 1076 Los Gatos Rd | traylsuane@comcast.net | (415)-541-6931 |  |
| | | | | |
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| | | | | |
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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|----------------------------------|------------------------|---------------------------|----------------------|--|
| Garth Stator | 1044E Los Gatos Rd | | 415-479- 415-8178 |  |
| Vivette Bogard Bogard | 1064B Los Gatos | | 415-524- 415-8789 | Vivette Bogard |
| Cynthia Ratts | 1048" D" Los Gatos Rd | | 415-491-9180 | Cynthia Ratts |
| Michelle Raggio | 1048" A" Los Gatos Rd. | Michelle.Raggio@gmail.com | 415-307- 1075 | Michelle Raggio |
| M. Krimm | 1048 E " | | | M. Krimm |
| Jane Gill | 1048 F " | Jill2@concord.net | 415- 306-7717 | Jane Gill |

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PRINT NAME ADDRESS EMAIL PHONE SIGNATURE

| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|-----------------------------|-----------------------------|-------|--------------|-----------------------|
| Roslyn Knight-Herbach | 1036 Los Gatos Rd #2 | | 360-620-0519 | Roslyn Knight-Herbach |
| Marion Saunders | 1040 F Los Gatos (472) 2849 | | | Marion Saunders |
| Morgan Kelly | 1036 E Los Gatos Rd | | | Morgan Kelly |
| Beverly Kelly | 1036 E Los Gatos Rd | | | Beverly Kelly |
| Polly Shultz (Polly Shultz) | 1036 D. Los Gatos Rd | | | Polly Shultz |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|--------------------|--|-------|-------|---|
| Rubyn T. Morales | 1028 A San Rafael Los Gatos, CA | | | Rubyn T. Morales |
| Alene Dold | 1032 J Los Gatos R.S.F. | | | Alene Dold |
| Terri Burt | 1032A Los Gatos Rd San Rafael | | | Terri Burt |
| Joel E. Bortnick | 1036 Los Gatos Rd #4 | | |  |
| Mary Beth Bortnick | 1036 Los Gatos Rd #4 San Rafael, CA 94903 | | | M |
| | | | | |

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| NAME | ADDRESS | EMAIL | PHONE | SIGNATURE |
|--------------------|---------------------------|---------------------------|------------------|---|
| SUSAN REYNA | 1076 LOS GARNOS APT. B | SUREKEY@YAHOO | 415- 261-7305 | Susan Reyna |
| JOHN REYNA | 1076 LOS GARNOS APT. B | SUREKEY@YAHOO | 415 246-9026 | John Reyna |
| Antonio Alvarez | 1080 Los Garnos APT. D | alvarez9428 @yahoo.com | 415- 465-0273 | Ant 51 |
| Brenda Francis | 1076 Los Garnos | - | - |  |
| | | | | |
| | | | | |



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

COMMUNICATION FROM CITIZENS ADVISORY COMMITTEE ON
ECONOMIC DEVELOPMENT AND HOUSING

August 11, 2016

Dear Mayor and Councilmembers,

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

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

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

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

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

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

Respectfully,

William Carney, CAC Chair

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

General Purpose Contact Form

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

City of San Rafael General Purpose Contact Form

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

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

*** First Name**

PATRICIA

*** Last Name**

WARNOCK

Address 1

22 SAN MATEO CT

Address 2

-

City
SAN RAFAEL
State
CA
Zip Code
94903
Phone Number
415-492-9696
* Email Address
patsquilts@att.net

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

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

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

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

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

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

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

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

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

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

NO APARTMENT DEVELOPMENT IN TERRA LINDA.

Steve Stafford

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

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

Lauren Crandell

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

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]
Sent: Tuesday, June 07, 2016 11:52 AM
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*** First Name**

PATRICIA

*** Last Name**

WARNOCK

Address 1

22 SAN MATEO CT

Address 2

-

City

SAN RAFAEL

State

CA

Zip Code

94903

Phone Number

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*** Email Address**

patsquilts@att.net

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

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know that and so do I.

NO APARTMENT DEVELOPMENT IN TERRA LINDA.

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

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

Council Contact Form

City of San Rafael City Council Contact Form

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

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

*** First Name**

Keith

*** Last Name**

Granger

Address 1

116 Golden Hinde Blvd.

Address 2

-

City

San Rafael (TL)

State

CA

Zip Code

94903

Phone Number

415 479 3829

*** Email Address**

keith@omni7.com

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

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

Northgate Walk – Are we having the right discussions?

Dear Councilmembers and Mayor Philips,

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

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

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

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

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

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

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

Please do not let them scar our skyline!

Keith Granger
Terra Linda, CA

Steve Stafford

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

Mr. Stafford,

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

Regards,

Pamela Harlem

736 Montecillo Road

Begin forwarded message:

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

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

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

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

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

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

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

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

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

During the upcoming meetings (note yet scheduled) before the DRB and Planning Commission and City Council, those bodies will review the application materials, at publicly noticed meetings. The DRB is a 5-member board of San Rafael residents who are also licensed architects, appointed by the City Council. The DRB is a recommending body with the role to review and recommend on a project's consistency with adopted design policies related to architecture, massing, site planning, landscaping and colors/materials and provide their recommendations. They will make their recommendation to the Planning Commission. The Planning Commission is a 7-member Commission of San Rafael residents, appointed by the City Council, charged to review land use matters and review and take action on a project based on public comments and consistency with adopted city policies and standards contained in the General Plan, Zoning Ordinance. The Planning Commission will review the project and make their recommendation to the City Council. Then, the City Council will review the recommendations of the DRB and Planning Commission, hold a public hearing(s) and render the final decision on the project, based on public comment and consistency with local and state laws. These reviews will occur sequentially, with the DRB first, then the Planning Commission and then finally the City Council. No dates have been established for any of the meetings. As I noted, the project is still incomplete and until it is complete, we cannot schedule the first meeting before the DRB. Typically, a project of this size would take 8 months to 2 years from submittal to final decision, so hopefully that will give you some perspective.

The City has also created a project page for the project, which will include updates, tentative hearing dates and includes project plans and studies. This project page may be accessed from the Community Development Department section of the City's web site at: <http://www.cityofsanrafael.org/commdev-planning-proj-ngwalk>.

If you would like to receive notices of future meetings, please contact me at steve.stafford@cityofsanrafael.org or (415) 458-5048.

Thanks,
Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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

Steve Stafford

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

Hi Mr. Casper,

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

Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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



Did you know San Rafael zoning information is available on-line. Please go to www.cityofsanrafael.org/zoning



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

Mr. Stafford,

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

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

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

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

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

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

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

Bob Casper, SR
TL.

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

Morning Mr. Casper,

I never received your first email to the Mayor and I. I have since been forwarded a copy and it appears that my email address was incorrect (missing a "." between my first and last name). For future reference, my email address is steve.stafford@cityofsanrafael.org

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

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Thanks,
Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

City of San Rafael
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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

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

Mr. Stafford,
I am an old associate of Mayor Gary and he is very upset with me writing letters to the IJ "accusing" him of supporting this project. He said he hasn't endorsed it and wonder if you can tell me how the process got this far. Gary and I were both presidents of the TL Homeowners Association and I have lived in TL for 44 years. I do want to clear the air with the major and I do value his friendship.

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

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

I did ask, Gary about his input but he didn't respond. So did he vote to let the project go to the people? Did all city council people vote for the project? Basically, who is the driving force at city hall for this monster. The Marinwood project did cause a lot of problems with the residents. They were called racists, bigots and worse for not allowing this low rent housing in that area. I want to avoid that name calling.

So to reiterate, let me ask who are the supporting cast behind this project. Who voted for it, who abstained and who opposed it in the city council, planning commission and mayors office. If this project continues, I do want to know that cast of characters. Maybe I was wrong in lumping Gary in with that cast but he never told me his stance on the project.

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

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

Steve Stafford

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

Morning Mr. Casper,

I never received your first email to the Mayor and I. I have since been forwarded a copy and it appears that my email address was incorrect (missing a "." between my first and last name). For future reference, my email address is steve.stafford@cityofsanrafael.org

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

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

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

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

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

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

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

During the upcoming meetings (note yet scheduled) before the DRB and Planning Commission and City Council, those bodies will review the application materials, at publicly noticed meetings. The DRB is a 5-member board of San Rafael residents who are also licensed architects, appointed by the City Council. The DRB is a recommending body with the role to review and recommend on a project's consistency with adopted design policies related to architecture, massing, site planning, landscaping and colors/materials and provide their recommendations. They will make their recommendation to the Planning Commission. The Planning Commission is a 7-member Commission of San Rafael residents, appointed by the City Council, charged to review land use matters and review and take action on a project based on public comments and consistency with adopted city policies and standards contained in the General Plan, Zoning Ordinance. The Planning Commission will review the project and make their recommendation to the City Council. Then, the City Council will review the recommendations of the DRB and Planning Commission, hold a public hearing(s) and render the final decision on the project, based on public comment and consistency with local and state laws. These reviews will occur sequentially, with the DRB first, then the Planning Commission and then finally the City Council. No dates have been established for any of the meetings. As I noted, the project is still incomplete and until it is complete, we cannot schedule the first meeting before the DRB. Typically, a project of this size would take 8 months to 2 years from submittal to final decision, so hopefully that will give you some perspective.

The City has also created a project page for the project, which will include updates, tentative hearing dates and includes project plans and studies. This project page may be accessed from the Community Development Department section of the City's web site at:
<http://www.cityofsanrafael.org/commdev-planning-proj-ngwalk>.

If you would like to receive notices of future meetings, please contact me at steve.stafford@cityofsanrafael.org or (415) 458-5048.

Thanks,
Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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



Did you know San Rafael zoning information is available on-line. Please go to www.cityofsanrafael.org/zoning



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

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

Steve Stafford

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

General Purpose Contact Form

City of San Rafael General Purpose Contact Form

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

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

*** First Name**
Gary

*** Last Name**
Novack

Address 1

17 Bridgegate Drive

Address 2

-

City

San Rafael

State

Ca

Zip Code

94903

Phone Number

4154722181

*** Email Address**

gary_novack@pharmalogic.com

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

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

Steve Stafford

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

General Purpose Contact Form

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- ☐ Business Licensing Issue
- ☐ Business or Economic Development Issue
- ☐ Parks and Recreation Issue
- ☐ Road or Traffic Management Issue
- ☐ Web Site Technical Question
- ☐ Other Topic

*** First Name**
Dona

*** Last Name**
Novack

Address 1

17 Bridgegate Drive

Address 2

-

City

San Rafael

State

CA

Zip Code

94903

Phone Number

415-472-2185

*** Email Address**

dona_novack@pharmalogic.com

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

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

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

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

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

To: Raffi Boloyan

Subject: Northgate Walk

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

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

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

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

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

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

Thanks for your consideration along with rest of you committee.

Wendy Anderson

wendyarose2000@yahoo.com

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

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

To: Raffi Boloyan

Subject: Northgate Walk

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

Thanks for your consideration along with rest of you committee.

Wendy Anderson

wendyarose2000@yahoo.com

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]

Sent: Wednesday, May 25, 2016 12:09 PM

To: Community Development

Subject: San Rafael Contact Email - 9469161

San Rafael Contact Form

City of San Rafael

Email Contact Form

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

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

*** First Name**

Barbara

*** Last Name**

Berman

Address 1

5 Golden Hinde Blvd., #209

Address 2

-

City

San Rafael

State

Ca

Zip Code

94903

Phone Number

4158406237

*** Email Address**

barbara5209@comcast.net

Send To

CommunityDevelopment

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

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

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

NORTHGATE WALK

1005 & 1010 Northgate Dr

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]

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

To: City Manager

Subject: Copy of Council Contact - 9476540

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

Council Contact Form

City of San Rafael City Council Contact Form

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*** First Name**

Boukje

*** Last Name**

Eerkens

Address 1

589 Wisteria Way

Address 2

-

City

San Rafael

State

ca

Zip Code

94903

Phone Number

4153027179

*** Email Address**

bouks@juno.com

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

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

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

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

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

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*** First Name**

Theresa

*** Last Name**

Brady

Address 1

615 Tarragon Drive

Address 2

-

City

San Rafael

State

CA

Zip Code

94903

Phone Number

415-479-8255

*** Email Address**

theresa@baybrady.org

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

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

Hello,

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

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

-101 south will need two dedicated lanes

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

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

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

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

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

Best,
Theresa Brady

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]

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

To: City Manager

Subject: Copy of Council Contact - 9455673

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*** First Name**

Jan

*** Last Name**

Slavid

Address 1

841 Montecillo Rd.

Address 2

-

City

San Rafael

State

Ca

Zip Code

94903

Phone Number

4158196670

*** Email Address**

jan@relewis.com

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

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

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

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]

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

To: City Manager

Subject: Copy of Council Contact - 9455071

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

Council Contact Form

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*** First Name**

aaron

*** Last Name**

golbus

Address 1

235 devon dr

Address 2

-

City

san rafael

State

Ca

Zip Code

94903

Phone Number

4153025811

*** Email Address**

akgolbus@gmail.com

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

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

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

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]

Sent: Thursday, May 19, 2016 1:07 PM

To: City Manager

Subject: Copy of Council Contact - 9454944

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

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*** First Name**

Mary Ann

*** Last Name**

Gallardo

Address 1

1903 Las Gallinas

Address 2

-

City

San Rafael

State

CA

Zip Code

94903

Phone Number

-

*** Email Address**

gallardo.m.a@comcast.net

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

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

I'm a senior in Terra Linda and very concerned about the traffic congestion impact the new high rise buildings will bring to the Freitas Pkwy. by Northgate. It is already congested trying to get on 101 from either directions as well as coming off 101 to Freitas. Please consider our quality of life here. Do we really need such a big development? I'm displeased also that the Gateway Gas may be closed, which is the easiest of all gas stations in this area to enter and exit. Also, I think 40% low to medium income should be offered and first to local residents of Marin before opening applications to outsiders.

Steve Stafford

From: William Ferlatte <wferlatte@gmail.com>
Sent: Thursday, May 19, 2016 10:39 AM
To: Steve Stafford
Subject: Northgate Walk

To: Steve Stafford
From: Bill Ferlatte, San Rafael Manor

I live on Los Gamos RD. at San Rafael Manor, a nonprofit cooperative common interest development. There is a Board of Directors but there is no HOA as such. We are 250 (more or less) people who own and reside in 160 apartments in the coop. We vote and pay property taxes just like the folks who live in the Eichlers in Terra Linda.

At the informational meeting on 5/18/16 I asked you if you thought this project would require a full blown EIR. Unfortunately I could not hear your answer because of all the chatter around me. So what do you think about an EIR?

We want to see a shadow study done for 9:00 a.m. on Dec. 21.

On Jan. 26, 2016 I dropped off petitions with 107 signatures of people who live on Los Gamos Rd. objecting to this project. I am wondering if they ever came across your desk.

Thank you for your consideration of my questions and concerns.
Bill Ferlatte
Board of Directors, San Rafael Manor Inc.

Steve Stafford

From: Ms Angela Gott <angelagott@yahoo.com>
Sent: Thursday, May 19, 2016 10:22 AM
To: Steve Stafford
Subject: Comments from last night's meeting re: TL development

I have had a TL address and phone number since 1995. I have lived 3 different places off Freitas Parkway with the PO Box at Scotty's Market and that phone number. I get nextdoor in my email every day and someone put a notice that the meeting was last night and I go in my car and went over there. I got there early and I stayed to the end. I had attended those developers very first meeting /presentation months ago, a year ago? at City Hall Chambers when it was for apartments with rooftop fire pits and those elevator parking spaces for cars.

All I care about is that San Rafael build senior subsidized housing in sufficient numbers to house seniors in the extremely low income and the very low income categories of poverty because we are the ones who need the housing far more than people who do not even live in Marin yet. I have lived in Marin since the mid-80s and I worked for years in retail jobs in NG Mall and usually had 2 or 3 jobs in that mall at the same time so I would go from one job to the next and I also cleaned houses and did whatever else I could do. I lived in rented rooms in houses owned by people who needed roommates and lived off Fritas Parkway.

For 5 years 1999 to 2004 (It closed 12/31/2003) I worked at City Hall at the Mall a police substation under Cory Bytof who oversaw it but it was mostly solo staffed with a community room in the back that nonprofits would use. We had library book pick up and send back/drop off and a lot of other services. It was a great part-time job but didn't pay much and mostly retired seniors worked in those positions. I was the youngest in my early 50s then. Cuts to the City forced closure but by then I was FT at Borders Books. I was a bookseller as I have a MLS in library science among other degrees.

When Borders closed in 2011 as I turned 60, I lost my FT job with benefits and healthcare and I have been extremely poor ever since. Today I am 65. I had to give notice on my apartment of 11 years because I can't afford the rent any longer. I earned \$22,137 in 2015 and \$15,180 went to the rent. I drive a 31 year old car. I have been on the expanded Medicaid for health care since January 2014 (ObamaCare the ACA) but at 65 you have to get off that and sign up for Medicare. I earn too much now for both Medicaid and Food Stamps. So despite the fact just about all I earn goes to rent, I have to get on Medicare and that will be another \$2,000 in premiums, co pays, deductible, etc. a year. The annual rent increase was raising the rent to \$1,400 a month so I just could not do it anymore on what I earn. It took me 3 years to find new employment too. I am in a solo staff position in self-storage. I work 5 days a week but it's only 31 hrs a week.

At age 65, I am truly lucky to have been able to find any work at all. My full retirement age is 66 for Social Security but due to pay disparity my entire life, despite my higher education, I need to maximize my Soc Sec and won't be able to collect until age 70. If I was in subsidized housing though I might be able to since the rent would just be 30% of my income. There are thousands of Marin seniors like me though. Most are on Social Security

and the director of St. Vincent de Paul's is on Youtube Marin IJ Forum What to do about San Rafael's Homeless video saying they are aware of 20,000 Marin seniors living below the federal poverty line which is \$11,880 (2016) a year.

Every day 10,000 more boomers turn 65. The peak year for boomer generation births is 1958 so there will be 7 more years of more and more boomers turning 65. Marin's population is aging. The women of my boomer generation to experience multiple marriages, single motherhood, largely be in and out of the workforce over the course of our lives. Most of our mothers and grandmothers and older sisters never worked outside the home. I was born in 1951 and I was not raised to go to college but was raised to be a wife and mother. It was rare for my age group of women to earn even one college degree and the fact I never married was a red flag too. So I managed to find a way to earn a living but it was always by working multiple jobs.

But most women of my age group who are now 65 and older did not have marriages lasting 10+ years so they will not get to draw spousal support or get survivor's benefits off a former spouse. My 86 year old mother in a southern state-- (I found her when I was 25) gets \$1,400 a month from a dead husband's work history who spent his life working for Chevron. As this generation of seniors born during the great depression dies out, the women coming up will not get checks that large.

What I am saying is there is going to be an avalanche of homeless women seniors because of the way Soc Sec is designed. It is over 35 of the highest earning years and most of these boomer women did not work in jobs that paid into social security over 35 years. Women of my generation were paid very little and way too many are filing at age 62 and there is a lifetime penalty loss of 25% off every check for not waiting to age 66. Those born in 1960 have a FRA of 67 and they will lose 30% off every check if they claim at age 62. Now do you see why I am waiting to age 70? Even then, I will only get about \$1,200 a month, maybe a little more.

Every year I continue to work and earn \$22,000 a year knocks off a lower earning year when I was in graduate school and I was in graduate school from 1973-1982 earning advanced degrees but due to recessions and single status I never could get that first entry level career path job. There was rampant sex discrimination in hiring back then and employers asked me why I had never married, said I was a hiring risk as without a husband or children there was nothing to tie me down. They said I was over qualified and I likely was.

I came to CA from the mid west where I knew no one . Reagan was President. I could always find low paying jobs and I learned to settle for that existence. At Borders Books I could finally use all my degrees but when Borders closed, I was only up to \$10.23/hour after 8 years there. (Believe me I tried repeatedly to get jobs in the San Rafael Library and in the Marin County Library system.) After 5 years working for City of San Rafael at City Hall at the Mall, I was only up to \$8.83/hour when that closed .

I did not know the magnitude of the problem with affordable housing until 2013 as I turned 62 and called up Marin Housing only to be told the wait list had 8,000 on it age 62 up and had closed in 2008 and they didn't know when it would open again. They opened it for one week in February 2014 and 3,000 more seniors jumped on it and they slammed it shut

again. It is a wait list to nowhere for under 1,700 spaces with 11,000 on it and countless others have reached age 62 since February 2014 too.

So all the wait lists are closed-- there is nothing being designed or planned to address the need for 11,000 seniors on that wait list. More are turning 62 every day. So there is going to be an avalanche of women seniors falling into homelessness soon. No one wants to rent to seniors so once you lose your apartment , if you can't find anyone willing to rent you a room the next step is sleeping in your car. Countless seniors are doing this now. I meet homeless women in their late 50s early 60s all the time now.

None of this is our fault. We need senior subsidized housing to be built for us. The City of San Rafael has got to push for housing for the extremely low and very low income levels. This is where the women boomers fall into. Tam House, Rotary Manor, Martinelli House all have these minimum monthly income streams of \$1,400 a month and women can't meet this. More and more women are going to fall into homelessness. This is a crisis and I do not see City of San Rafael or Marin County doing anything to address this need.

I wrote the piece last night when I got home from the meeting and posted it on nextdoor. The architect from Walnut Creek told me that you all , the city of San Rafael won't allow the 1 bedroom and 2 bedroom apartments to have 2 parking spaces. I told him to cut the 42 senior apartments in half and make them studios. Each would be 550 sq ft. but they will each need 1 parking space. Not having access to assigned parking is a deal breaker. Boomer seniors will be working until they die. They will always need to have some kind of employment. This is the new "retirement", always be working. So they will be driving to/from work and will need a parking space.

I can't imagine anyone buying a 1 bedroom and 2 bedroom Condo without 2 parking spaces. Both in the couples will be working to pay that mortgage and HOA fees, and property taxes, etc. They will need to work. Parking is everything when you get older. Lack of parking is a deal breaker. Youve got to allow more parking for the residents and the senior 42 homes at \$1,100 square feet need to be cut in half and made for extremely low and very low income levels. --each with 1 parking spot.

I managed to find someone willing to rent me a room in Greenbrae as a ghost tenant on the 2nd floor. I have H-Cap plates now and can barely walk and stand due to knees and back pain and get out of breathe too. Yet I will now be climbing a flight of steps as these Bon Air Apartments built in 1952 has somehow never complied with the ADA and Marin County is not making them. There are no ramps, no elevators, no H-Cap designated parking. There is nothing for H-Cap and Seniors and they somehow get away with this. So the City of San Rafael needs to build senior subsidized housing soon--I need something that is H-Cap friendly to live in ASAP.

I am keeping my PO Box at Scotty's Market at TL and will get my mail once a week. I will continue to monitor nextdoor for San Rafael. I hope my time in Greenbrae will be short. I want to move into subsidized senior housing as soon as possible. It is very difficult climbing up steps. I have to pull myself up one step at a time and am winded at the top. Many boomer generation women need housing to be built for us. I can't understand why the city and the county are not proactive in this , with Marin's population aging like it is. It just makes no sense.

Angela Gott
PO Box 6535 San Rafael, CA 94903

Posted to nextdoor.com for San Rafael and Terra Linda, about 14 neighborhoods all around San Rafael.

"I just came from the meeting and I stayed to the end. I was shocked to find out that most of the project is now going to be Condos, not apartments. I was also shocked to find out that the 1 and 2 bedroom condos only get 1 parking spot. The 3 bedroom condos get 2 spots. Then there is another building down where the gas station is now and that will be designated for 42 "senior homes" of which only 9 is "affordable" and affordable to them is low income and moderate income which means they are NOT affordable to most of the seniors now who are precariously housed as we fall into extremely low and very low income categories. What is also "weird" is they are making the senior homes 1 bedroom but of 1,100 sq.ft. while the 1 bedroom condos will just be 772 sq ft and the 2 bedroom condos will be 900 sq. ft. and the 3 bedroom condos will be 1,300 sq. ft.

I suggested that they cut the senior 1,100 sq ft. senior homes in half and make them studios. I live in a 550 sq. ft 1 bedroom apartment now and it is just perfect. I said there is no way anyone will buy any of these if they do not have 2 parking spaces but the seniors if they were "studios" for extremely low income and very low income, they might then get away with just 1 parking spot for those units. I was concerned about HOA fees too because as condos there is property tax, HOA fees, all kinds of other barriers and there is talk now with the owners to maybe not sell the senior homes as condos but to keep them as apartments and I am all for that, only they need to be cut in half to make twice as many and each needs 1 parking spot for this to fly and they need to be rented to extremely low and very low income seniors. I also suggested they need to figure out a back road over to the 101 so there is not the mass exodus onto Freitas Parkway.

They need to do a bridge over the creek into Marin Commons or some kind of frontage road up to Lucas Valley road for this to ever work. The City of San Rafael only notices people living within 300 feet of the project and this is why most people who reside in Terra Linda still have no idea this is going on, 4 years into the design and review process. Please go out of your way to make certain all of your neighbors know about this project and come to the meetings.

Go door to door if you have to but make your neighbors aware of what is being proposed here. There will be an article in the Marin IJ but not everyone gets the IJ so spread the word and make everyone aware. The developers said the land is zoned for 317 units and they've pared them down to 182 but the main thing everyone is upset about is the traffic on Freitas Parkway because it is already insane now. People are also upset about the impact on Dixie Schools. I do not think this will be a problem because as it exists now, there are only 5 or 6 3 bedroom Condos and single moms will NOT be able to afford the cost of buying a 2 bedroom Condo and couples with small kids won't want the hassle of not having two parking spaces and won't want their kids breathing freeway air either.

I see older couples who have downsized wanting to move into the two bedroom condos but not without two parking spots. I see divorced older singles or widowed singles maybe moving into the 1 bedroom condo but if they have anyone come to visit --there's no parking for them. Oh the developer made a big deal saying there are 26 guest parking spots but those will be snapped up by actual tenants and never available.

The reality is, no one who lives in Terra Linda wants this because of the parking nightmare, the traffic nightmare and it is not affordable for most of the people who need housing. It is not affordable for seniors or workforce so it is filling a need that is NOT there. We do not need people who do not live in Marin to move into a development when there is such a critical need for Senior housing and workforce housing.

We need San Rafael and Marin County to build affordable housing for these two demographics, precariously housed seniors and workforce working in the service industry, not luxury apartments for people who do not even live in Marin at all. We need affordable housing for teachers, nurses, police officers and firemen and people who work in public works and these luxury condos will be above their pay grade. We need to build housing to fill the need we have, not the need we do not have nor want."

Steve Stafford

From: david claiborne <david.claiborne@sbcglobal.net>
Sent: Tuesday, May 17, 2016 7:35 PM
To: Steve Stafford
Subject: Gateway 'Walk'

This project is a disaster (and pure greed on the part of the developers). Does anyone seriously think this monstrosity can be squeezed onto a tiny strip of land, and that any but the utmost hearty inhabitants are going to walk the more than 0.5 miles across an exposed freeway overpass to the Civic Center train station in the winter?

Steve Stafford

From: Susy Miller <susymiller00@hotmail.com>
Sent: Wednesday, April 27, 2016 8:09 PM
To: Steve Stafford
Subject: 181 apartments at Four Point location

Just interested where will they put all the cars $181 \times 2 + x\%$ visitors plus service vehicles ?

That will increase foot traffic over Freitas: any thought to creating ped overpass? Guessing 2×100 and 4×81 equals...well you do that math. Traffic is already snarly from there to beyond the freeway entrances without a lot more people crossing the Freitas there.

Not going to attend meetings, but thank you for thinking about processing all the people and vehicles in an already overloaded traffic zone.

Thank you such for inviting comment, questions.

Susy Miller

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

Steve Stafford

From: Steve Stafford
Sent: Wednesday, February 10, 2016 11:35 AM
To: 'david.lambert@Imexgs.com'
Subject: FW: Strongly against the development at the Four Points Sheraton
Importance: High

Morning David,

No project application has been submitted to the City for this. In September 2015, the City's Design Review Board provided conceptual review on a redevelopment proposal for the site. Since that time, I believe, a new architect has been brought on and some trip generation (traffic) estimates have been proposed. Tonight's meeting is not City-sponsored or -required; it is voluntary outreach by the new architect to show new or revised concept drawings and illicit comments from the closest neighbors, residents of San Rafael Manor. I will include you in the mailing of any future noticing sponsored or required by the City; however, please remember that tonight's meeting does not involve the City. Again, this is a voluntary effort by the new architect to present new design concepts to the most immediate neighbors, which the City does not notice since it is not part of any project review at the moment. Thanks.

Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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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



From: David Lambert [<mailto:david.lambert@Imexgs.com>]
Sent: Wednesday, February 10, 2016 10:21 AM
To: planning
Subject: RE: Strongly against the development at the Four Points Sheraton
Importance: High

I understand there is another meeting regarding this proposal for apartments at the Sheraton Four Points tonight. I am planning on being there along with many others from the Terra Linda area.

Is there a way that I can be notified of these meetings regarding this particular proposal so I will not miss anything that is going on regarding this issue?

Thanks

From: David Lambert
Sent: Thursday, October 08, 2015 2:36 PM
To: 'planning@cityofsanrafael.org'
Subject: Strongly against the development at the Four Points Sheraton
Importance: High

I have lived in Terra Linda for over 25 years and I am strongly opposed to the development that is being considered at the Four Points Sheraton for all the reason that "everyone" is upset about.

I will be following this process very closely and will be trying to understand who in the planning commission is for this proposal.

David M. F. Lambert, Jr.
320 Hyacinth Way
San Rafael, CA 94903



CITY OF *San Rafael*

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

ECONOMIC DEVELOPMENT
PHONE: 415-485-3383
FAX: 415-485-3175

January 7, 2016

Dear Mayor and Councilmembers,

On November 6, 2015, the CAC met with representatives of the Northgate Walk project. Although the project is in its preliminary stage of design, the CAC is generally enthusiastic about it, with the caveat that there are additional issues to be considered. We did have enough information to review some of the project attributes and make the following observations:

1. The project appears to be in alignment with the North San Rafael Vision and General Plan and supports an innovative way to develop additional housing units using an infill concept. It takes an older property and modifies it to meet new community needs for added, multi-family housing.
2. It is understood that the project would meet minimum affordable housing standards but we would prefer to see more if possible. We recognize that given the age of the vast majority of Marin's housing stock, there is also a strong need for market rate housing units that are modern, accessible and well designed. This is especially the case for our aging population as well as younger people who would like to rent a newer unit and might work for companies in the nearby Northgate office buildings. The project could provide opportunities for those workers to bike or walk to work.
3. The project has the potential to make good use of the proximity to schools, shopping services, SMART, and other public transit. In particular, the design should be oriented to allow non-motorized connections because the ability to walk or bike to nearby services is considered by the CAC to be an important feature of this project. The CAC also suggests:
 - a. Consultation with the school districts and transit agencies to insure that bus or shuttle services can be in reasonable proximity for residents.
 - b. Verifying that pedestrian safety between the project and adjoining retail services can be assured
 - c. Finding ways to facilitate connections between the project and SMART, especially walking or biking.
4. The project seems to minimize environmental impacts by reusing developed land and also reduces neighborhood impacts by being close to the freeway, avoiding additional traffic into Terra Linda.
5. The hilltop location received special mention in the discussion. The concern regarding steepness of the entry road would inhibit pedestrian and bicycle access. We suggest that ways can be found to mitigate this.

One consideration was to study construction of a pedestrian/bike path that wraps around the west and/or north sides of the project and has a gentler slope. This would better integrate the project into the community. If open to the public, it might also enable enhancements and better enjoyment of the nearby creek.

6. It was suggested that ways be found to give the project a neighborhood feel consistent with other parts of North San Rafael. This might be achieved through features like walkways, open spaces, play areas and so on.
7. Parking issues are thought to be important to study. Neighboring businesses and neighborhoods need to be assured that they will not find their parking encroached upon. This is especially important due to the shared parking with the hotel and the adjoining office building. This is an important factor because there are no alternatives for overflow parking once a car arrives on the hill.
8. Although not under the purview of the CAC, members noted that there will be some design challenges. Building height should be reviewed for view impairment and shadows. However, the CAC members also note that project density (i.e. unit count) is an important factor in its economic viability.
9. From a marketing perspective, the CAC thought that access to the hotel amenities and the restaurant would benefit the appeal of the development.

Respectfully,

William Carney, CAC Chair

Steve Stafford

From: form_engine@fs18.formsite.com on behalf of leyla.hill@hos.com
<form_engine@fs18.formsite.com>
Sent: Monday, November 30, 2015 1:54 PM
To: Community Development
Subject: General Contact Email - Building, Planning or Zoning Issue - 8981110

General Purpose Contact Form

City of San Rafael General Purpose Contact Form

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

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

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

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

*** First Name**

Leyla

*** Last Name**

Hill

Address 1

30 Indian Road

Address 2

-

City

San Rafael

State

CA

Zip Code

94903

Phone Number

415-479-8737

*** Email Address**

leyla.hill@hos.com

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

Regarding the proposed 217 unit development on Freitas Parkway:

PLEASE, NO! Highway 101 and Las Gallinas/Los Ranchitos/Lincoln are simply too crowded already. A development that large will vastly increase the world-class gridlock traffic jams we already have. We don't need 217 market rate apartments there. We do not need to import more tech workers from San Francisco or points south. We could use 50 or 60 senior affordable units or low to moderate income housing -- IF occupants could be restricted to current Marin stakeholders, i.e., people already living or working in Marin County who have been priced out of market rate alternatives.

Steve Stafford

From: Brigitte Popenoe <petitions-noreply@moveon.org>
Sent: Friday, October 23, 2015 11:07 AM
To: Steve Stafford
Subject: I'm the 43rd signer: " Proposed development at 1005 Northgate Drive San Rafael"

Dear Steve Stafford,

I just signed a petition addressed to you titled *Proposed development at 1005 Northgate Drive San Rafael*. So far, 43 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-100131-custom-62475-20251023-CAthhw

The petition states:

"Stop Trachtenberg Architects of Berkeley's proposed 4-story, high-density apartment development in Terra Linda. Prevent the application from being filed with the San Rafael Planning commission."

My additional comments are:

The project is way to large for the area. The buildings to high and the area can't handle the additional traffic.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1652257&target_type=custom&target_id=62475

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1652257&target_type=custom&target_id=62475&csv=1

Brigitte Popenoe
San Rafael, CA

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here: http://petitions.moveon.org/delivery_unsub.html?e=ola72e6odsBXn2InUccY23N0ZXZiLnN0YWZmb3JkQGNpdHlvZnNhbnJhZmFlbC5vcmc-&petition_id=100131.

| first_name | last_name | city | state | zip |
|-------------------------|------------|------------|-------|-------|
| Brigitte | Popenoe | San Rafael | CA | 94903 |
| Karen | Vinton | San Rafael | CA | 94903 |
| Ray | Lorber | San Rafael | CA | 94903 |
| Carolyn | Lenert | San Rafael | CA | 94903 |
| Carol | Mack | San Rafael | CA | 94903 |
| Thomas | Schmidt | San Rafael | CA | 94903 |
| Sally | Kornhauser | San Rafael | CA | 94903 |
| Janet | Shirley | San Rafael | CA | 94903 |
| Jo-Ann | Moriyama | San Rafael | CA | 94903 |
| Lester | Yagoda | San Rafael | CA | 94903 |
| Adele | Modish | San Rafael | CA | 94903 |
| Terri | Burt | San Rafael | CA | 94903 |
| Sean | O'Donnell | San Rafael | CA | 94903 |
| Annie | Buckley | San Rafael | CA | 94903 |
| | Magee | San Rafael | CA | 94903 |
| Susan | Rosin | San Rafael | CA | 94903 |
| Kees | Briggs | San Rafael | CA | 94903 |
| Katherine | Peck | San Rafael | CA | 94903 |
| Patricia | Gurin | San Rafael | CA | 94903 |
| Joe | Long | San Rafael | CA | 94903 |
| Tolga | Binyildiz | San Rafael | CA | 94903 |
| Steve | Ager | San Rafael | CA | 94903 |
| Michael | Probst | San Rafael | CA | 94903 |
| Rex and Dianne Wolfe | | San Rafael | CA | 94903 |
| Joe | Chen | San Rafael | CA | 94903 |
| Michelle | Leifer | San Rafael | CA | 94903 |
| rteper@orbitdevelop.com | | San Rafael | CA | 94903 |
| Zoe | Rolland | San Rafael | CA | 94903 |
| sara | | San Rafael | CA | 94903 |
| Bradford | Sharp | San Rafael | CA | 94903 |
| Sunil | Krishnan | San Rafael | CA | 94903 |
| Ruth | Peregrin | San Rafael | CA | 94903 |
| Lisa | Sanfilippo | San Rafael | CA | 94903 |

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|-----------|-------------|------------|----|-------|
| Harvey | Whitney | San Rafael | CA | 94903 |
| Zvika | Greensfield | San Rafael | CA | 94903 |
| Yan | Miller | San Rafael | CA | 94903 |
| Jeannette | Vaccaro | San Rafael | CA | 94903 |
| Paul | Brunell | San Rafael | CA | 94903 |
| Paula | Jones | San Rafael | CA | 94903 |
| Maria | Brundige | San Rafael | CA | 94903 |
| Diane | Zavattero | san rafael | CA | 94903 |
| Linda | Gore | san rafael | CA | 94901 |
| Michele | Rose | San Rafael | CA | 94903 |

Steve Stafford

From: Steve Stafford
Sent: Thursday, October 22, 2015 5:52 PM
To: 'Judith Malamut'
Cc: Theresa Wallace
Subject: RE: Northgate Scope of Services

Hi Judy,

I leave it to the bio experts. It will need to be thorough enough to pass the 'straight-face' test for environmental review. Though this is a developed area, it also has an adjacent 'creek'. At the least, some type of biological study should: 1) conduct a site inspection/eval along the entire creek bank on the two sites that comprise the project area, at a time when it would be most likely to spot a protected, threatened or special species; 2) document the location of any protected, threatened or special species encountered and/or their habitat; and 3) identify recommended mitigation measures, if appropriate. Please keep this in mind when coordinating the environmental work for the project (since Planning is): This project continues to create a lot of comments in opposition from both immediate neighbors and greater Terra Linda residents who drive Manuel T. Freitas Pkwy daily. The vast majority of comments concern traffic impact (hence my prior email that everything revolves around the comprehensive traffic report for the project). However, I fully expect a 'shotgun' approach by the public in their comments of opposition to this project; using every opportunity the site provides to create questions and imply impacts unless proven otherwise. So, the biological study should provide the information and details that any environmental document would require and stand up to public scrutiny. Hope this helps.

Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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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



From: Judith Malamut [mailto:Judith.Malamut@lsa-assoc.com]
Sent: Thursday, October 22, 2015 5:07 PM
To: Steve Stafford
Cc: Theresa Wallace
Subject: RE: Northgate Scope of Services

Hi Steve,

We are finalizing our scope and our biologists asked a point of clarification. In your comments on a requesting a biological assessment for the area adjacent to the Creek, would a site reconnaissance by a biologist and botanist resulting in a memo report be sufficient, or do you think a formal Biological Assessment, which is more complicated and costly, be required? Because I believe the revised site plan will show an adequate setback from the Creek for the project, I think a site reconnaissance and query of the special-status species databases should be adequate.

Thank you for your help,
Judy

Judith H. Malamut, AICP

Principal
LSA Associates, Inc.
2215 Fifth Street
Berkeley, CA 94710
510-540-7331
510-540-7344 (fax)

From: Steve Stafford [<mailto:Steve.Stafford@cityofsanrafael.org>]

Sent: Friday, October 16, 2015 11:48 AM

To: Judith Malamut

Subject: RE: Northgate Scope of Services

Hi Judy,

I had a chance to review your proposal and wish to provide a few comments:

Phase 1 Environmental Site Assessment. Unless the current ownership group is self-funded, I'm sure their purchase of the project sites were contingent on a positive review of a Phase 1 Environmental Site Assessment (and a follow-up Phase 2 assessment, if necessary). These environmental site assessments will need to be included in any CEQA review and required clean-up included in proposed mitigation measures.

Comprehensive Traffic Evaluation. You've indicated that this will be done separately by W-Trans. I believe you'll agree that this is, by far, will likely be the greatest impact of the project. It is (currently) the consensus number one issue of opposition among the public, the Terra Linda residents, of the project. I believe the traffic study, essentially, 'drives the bus' here; it will help determine the appropriate density and the extent (costs and timeline) of mitigation measures. Due to the proximity of the project site to the US 101 off-and on-ramps, mitigation measures requiring improvements to these Caltrans structures will likely be costly and bureaucratically time-consuming. I strongly recommend all efforts focus on the traffic study now. I strongly urge the project not to seek an Override due to traffic/circulation impacts. It's my understanding in talking to the City Engineer that there is little 'wiggle room' on capacity without significant infrastructure improvements.

Cultural/Archaeological Resources. The project sites have a 'medium sensitivity' rating, based on the City of San Rafael Archaeological Sensitivity map, which denotes it is located within 500' of a natural watercourse (i.e. the adjacent North Fork of the Gallinas Creek). Per the adopted San Rafael Archeological Resource Protection regulations, staff will refer the project application both the NWIC and the Federated Indians of Graton Rancheria for review and comment. If either agency determines the project has the potential to impact an archaeological resource, staff will require an Archeological Resource Study, which staff may require to be peer reviewed if necessary. You may wish to accommodate this in your budget proposal.

Biological Assessment. Please make sure to conduct a Biological Assessment for the project site as Gallinas Creek is located along the entire west property boundary lines.

CEQA Document. Please remember that having the project applicant conduct their own CEQA review and document is not traditionally how the City of San Rafael operates. Staff will review and require modifications/amendments to the CEQA document, which may also include peer review. . You may wish to accommodate this in your budget proposal.

That's it. Enjoy your weekend.
Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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



Did you know San Rafael zoning information is available on-line. Please go to www.cityofsanrafael.org/zoning



From: Judith Malamut [<mailto:Judith.Malamut@lsa-assoc.com>]
Sent: Wednesday, October 14, 2015 3:05 PM
To: Steve Stafford
Cc: Theresa.Wallace@lsa-assoc.com
Subject: Northgate Scope of Services

Hi Steve,

As we discussed previously, the project applicant (George Saad of Empire USA) for the Northgate Drive Project is hiring LSA to prepare technical studies on the project primarily in response to the City and agency comments included in the pre-application comments letter dated June 17, 2015. We have prepared the attached scope of services (not including traffic analysis to be done by W-Trans under contract to Empire), and I would appreciate it if you could review the scope and let me know if it fits with what is expected by the City.

Thank you for your assistance,
Judy

Judith H. Malamut, AICP
Principal
LSA Associates, Inc.
2215 Fifth Street
Berkeley, CA 94710
510-540-7331
510-540-7344 (fax)

Steve Stafford

From: Steve Stafford
Sent: Friday, October 16, 2015 11:48 AM
To: 'Judith Malamut'
Subject: RE: Northgate Scope of Services

Hi Judy,

I had a chance to review your proposal and wish to provide a few comments:

Phase 1 Environmental Site Assessment. Unless the current ownership group is self-funded, I'm sure their purchase of the project sites were contingent on a positive review of a Phase 1 Environmental Site Assessment (and a follow-up Phase 2 assessment, if necessary). These environmental site assessments will need to be included in any CEQA review and required clean-up included in proposed mitigation measures.

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Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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From: Judith Malamut [<mailto:Judith.Malamut@lsa-assoc.com>]

Sent: Wednesday, October 14, 2015 3:05 PM

To: Steve Stafford

Cc: Theresa.Wallace@lsa-assoc.com

Subject: Northgate Scope of Services

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Thank you for your assistance,
Judy

Judith H. Malamut, AICP

Principal

LSA Associates, Inc.

2215 Fifth Street

Berkeley, CA 94710

510-540-7331

510-540-7344 (fax)



LSA ASSOCIATES, INC.
2215 FIFTH STREET
BERKELEY, CALIFORNIA 94710

510.540.7331 TEL
510.540.7344 FAX

CARLSBAD
FRESNO

IRVINE
PALM SPRINGS
PT. RICHMOND

RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

September 1, 2015 (Revised October 14, 2015)

George M. Saad
Empire USA, LLC
1801 Century Park East, Suite 2400
Century City, CA 90067-3113

Subject: Proposal for Preparation of Technical Services for the 1005-1020 Northgate Drive Project, San Rafael, CA

Dear George:

LSA Associates, Inc. (LSA) is pleased to provide you with this scope letter to provide technical reports and services for the 1005-1020 Northgate Drive Project (project) in San Rafael, California. As our previous scope letter dated August 3, 2015 introduced LSA and our project team, this scope of services provides a description of tasks and costs to prepare technical reports and memorandums in support of the project and to satisfy the requirements of the City of San Rafael as stated in their letter to David Trachtenberg dated June 17, 2015 (Re: [PA15-002] Pre-application Summary Comments). As we discussed previously, W-Trans is on our team as a subconsultant to LSA for preparation of the transportation and parking report, and their proposal and scope is attached to this letter scope. At this point, we are still reviewing the technical reports that have been prepared previously by other consultants, (Phase 1, geotechnical, hydrology and flooding...), and we are not sure if additional work will be needed for those topics at this time or if the existing reports are sufficient. If we find that we do need additional technical assistance, we will contact you and Trachtenberg Architects to determine the best course of action and subconsultant(s) for the work.

As we let you know previously, **Judith Malamut, AICP, Principal**, will serve as Principal-in-Charge of this effort and **Theresa Wallace, Associate** will service as Project Manager. Other key LSA staff include **Amy Fischer, Associate**, **Tim Lacy, Principal Biological Resources**, **Andrew Pulcheon, Principal Cultural Resources**.

Please note that the City of San Rafael will want to review this scope of services and may make comments and request additional or different tasks. If that is so, LSA will contact the applicant and design team and make adjustments and amendments to the scope and budget accordingly.

A. SCOPE OF WORK

The following scope of services identifies the tasks and technical reports to be prepared by LSA and W-Trans.

Task 1: Project Initiation

LSA proposes to undertake project initiation tasks including a site visit and preparation of the project description for review by the applicant and design team prior to undertaking the environmental documentation studies.

Task 2: Environmental Documentation

This task describes the technical studies and analysis that LSA will undertake for the Northgate Mixed-Use Project. In addition to LSA staff needed to prepare an air quality health risk assessment, a greenhouse gas emissions study, a noise impact analysis, an arborist report, a cultural resources review, review of other CEQA topics and preparation of an Environmental Checklist to support the CEQA analysis and document to be prepared by the City, we have included W-Trans as a subconsultant to LSA to prepare a traffic and parking study, and their full scope is included as an attachment to this letter proposal.

Task 2.1: Air Quality and GHG Analyses

The proposed project would generate construction emissions and new vehicle trips in the project vicinity. This increase could contribute to existing air pollution in the San Francisco Bay Area Air Basin and has the potential to exceed regional air emission thresholds established by the Bay Area Air Quality Management District (BAAQMD). Construction activities associated with development, particularly demolition, could increase concentrations of particulate matter and could expose sensitive receptors to toxic air contaminants. The project is also located adjacent to Highway 101 which could expose future residents of the site to toxic air contaminants. The project would also result in the generation of greenhouse gas emissions which could contribute to global climate change.

The Air Quality Impact Analysis would cover all areas of analysis identified in the May 2011 *BAAQMD CEQA Guidelines*, including an assessment of construction and operational health risk impacts and an assessment of the project's greenhouse gas emissions.

Following the BAAQMD's *CEQA Air Quality Guidelines*, LSA will prepare a draft an Air Quality Impact Analysis report to identify existing air quality conditions, potential air quality impacts resulting from the proposed project and air quality impacts to future residents of the project site, by undertaking the following subtasks:

- ***Describe the existing regulatory framework.*** The existing regulatory framework for air quality, including existing air quality laws and regulations and the roles of the local agencies including the California Air Resources Board (ARB), the BAAQMD, and the City of San Rafael will be described.
- ***Obtain and describe air quality monitoring data.*** Project setting meteorological and air quality data developed through the ARB and climatological and air quality profile data gathered by the BAAQMD will be utilized for the description of existing ambient air quality. Most recent published air quality data from air quality monitoring stations in the vicinity of the project site for the past three years will be included to help highlight existing air quality. Other sources such as regulatory documents, professional publications, and past LSA experience in the project area will supplement background information.

- **Assess project construction emissions.** Construction activities associated with the proposed project would generate increased particulate emissions associated with demolition, grading, soil hauling and other construction activities on the project site. Construction equipment exhaust would also be a source of air pollution. LSA will calculate the regional construction emissions using the California Emissions Estimator Model (CalEEMod).
- **Conduct construction health risk screening assessment.** Based on the latest guidance from the BAAQMD, LSA will determine the proposed construction activities potential to expose sensitive receptors to toxic air contaminants using the guidance in the BAAQMD's Construction Risk & Hazard Analysis screening document which would include a write-up on the disclosure requirements for construction toxic contaminants analysis as outlined in the May 2011 BAAQMD CEQA Guidelines. Based on the proximity of the closest sensitive receptors, it is not anticipated that detailed construction health risk assessment modeling would be necessary.
- **Assess project operation-period impacts.** The project would generate new vehicular trips within the region. Emissions associated with long-term operations from vehicle trips will be calculated with CalEEMod. In addition, emissions associated with stationary sources, such as on-site energy consumption or emissions from residential wood combustion devices (if applicable) will be estimated.
- **Conduct project health risk assessment.** LSA will prepare a health risk assessment (HRA) for inclusion in the AQIA to determine the potential effects of roadway emissions on the health of future occupants of the site. The vehicular traffic operating on Highway 101 adjacent to the project site could potentially expose sensitive receptors residing in the proposed project to Toxic Air Contaminants (TACs). LSA will prepare a detailed modeling analysis using site specific data to document potential risks from vehicle emissions in the project vicinity.

LSA will use a BAAQMD approved health risk dispersion model for the analysis. Model inputs including detailed meteorological data for the site will be obtained from the BAAQMD as well as vehicle traffic volumes from the Caltrans traffic data annual report or traffic data from the City traffic engineering staff. The HRA will predict the long-term carcinogenic, chronic and short-term acute health risk levels associated with vehicle emissions of TACs that include diesel particulate matter and volatile organic compounds from Highway 101. The analysis will also incorporate available emissions data from the BAAQMD for all significant stationary sources within 1,000 feet of the project site. The report will document in tabular form the maximum computed cancer risks due to exposure of roadway traffic for different exposure periods including 70-year, 30-year and 9-year. Results will be compared to the BAAQMD's significance criteria. The report will also graphically display the project site, modeled roadways and risk contour lines.

- **Assess greenhouse gas emissions.** LSA will provide a quantitative assessment of greenhouse gas emissions associated with relevant sources related to the project including construction activities, new vehicle trips, natural gas and electricity use, water usage, and generation of solid waste using the BAAQMD approved CalEEMod.
- **Determine the project's consistency with adopted plans.** LSA will review adopted plans related to clean air and the reduction of greenhouse gas emissions in the State of California, City of San Rafael, and the Bay Area and determine the project's consistency with these plans.
- **Identify mitigation measures.** LSA will identify, where necessary, practical mitigation measures to address any significant project or cumulative impacts. Mitigation measures designed to reduce the project's short-term construction and long-term air quality impacts to the extent feasible will

be identified. Mitigation measures established by the BAAQMD for dust suppression will be identified to reduce construction impacts. Both an evaluation of the potential mitigation measures and a discussion of their effectiveness will be provided.

LSA will submit two paper copies and one digital copy of the Draft Air Quality and GHG Impact Analysis to the project team for review. Based on one set of comments, LSA will prepare a final Air Quality and GHG Impact Analysis for submittal to the City.

Task 2.2: Noise Study

The proposed project would generate new vehicle trips in the project vicinity which could expose existing residents to an unacceptable increase in noise levels. The project also is located adjacent Highway 101 which could expose future residents of the site to unacceptable noise levels. The Noise Study will be prepared using industry standards and will assess the potential effects of the proposed project on the existing and future noise environments in the project vicinity and the project's land use noise compatibility by undertaking the following subtasks:

- ***Describe the existing regulatory framework.*** Applicable State of California and City of San Rafael noise and land use compatibility criteria for the project area will be identified. Noise standards including General Plan noise policies and City Noise Ordinance will be discussed.
- ***Document existing noise levels.*** Existing sources of noise in the proposed project area, such as traffic on adjacent Highway 101 and Manuel T. Freitas Parkway will be identified. Existing noise sensitive land uses in the project vicinity, including residential land uses will be identified using aerial images and a field reconnaissance. An ambient noise monitoring effort will be conducted to establish the existing noise environment for comparison to the City's noise/land use compatibility standards. Three short-term (15-minute) and one long-term (24-hour) ambient noise measurements will be conducted within the project site to establish the existing noise environment.
- ***Assess short-term construction impacts.*** Noise impacts from construction of the proposed project on adjacent land uses will be analyzed based on the available project specific construction information provided to LSA. EPA recommended noise emission levels will be used for the construction equipment. The construction noise impact will be evaluated in terms of maximum levels (L_{max}) and/or hourly equivalent continuous noise levels (L_{eq}) and their frequency of occurrence. Impact analysis will be based on the sensitivity of the area and the requirements of the applicable City Noise Ordinances. Avoidance, minimization, and mitigation measures will be identified to address potential adverse project related short-term noise impacts on sensitive receptors.
- ***Calculate project and cumulative vehicle impacts.*** Traffic noise impacts associated with the project will be qualitatively evaluated. Additional noise impacts from project-related traffic and any other noise sources on both on-site and off-site sensitive land uses will be assessed.
- ***Assess project site land use compatibility.*** Using the data collected during the noise monitoring effort, LSA will determine if the existing noise environment is compatible with the proposed residential use using City and State noise compatibility criteria.
- ***Identify noise reduction measures.*** If necessary, LSA will identify practical measures to address any significant project level or cumulative level noise impacts. Measures designed to reduce interior and exterior noise levels to meet applicable standards will be identified as necessary. Any measures required to reduce the project's short-term construction and/or long-term impacts to

acceptable noise levels will also be identified. Both an evaluation of the potential measures and a discussion of their effectiveness will be provided.

LSA will submit two paper copies and one digital copy of the Draft Noise Study to the project team for review. Based on one set of comments, LSA will prepare a final Noise Study for submittal to the City.

Task 2.3: Arborist Report

The proposed development may include the removal of trees and associated landscaping on the site. Trees occur along the perimeter of the site, around existing buildings, and in the parking lot islands. Most of the trees on the parcels appear to be planted landscape trees although a few ornamental native trees were also used in the landscaping. To undertake this task, LSA will need a topographic survey base map from the design team, showing the location of the trees for use in preparing the tree map. The design team will need to identify the proposed disposition of each tree (preserved, removed or relocated). Parcel lines should also be clearly identified on the base map. The map can be provided in either CAD or ArcGIS electronic formats. To prepare the arborist report, LSA will conduct the following tasks:

- **Conduct Field Survey of Property.** LSA's certified arborist, Tim Milliken (International Society of Arboriculture [ISA] Certified Arborist WC-5539A), will conduct a field survey of the subject property to identify, map, characterize trees slated for removal or preservation. During the field survey LSA's certified arborist will: (1) identify each tree within the proposed area; (2) map the location of each tree on a base map of the property (plan); (3) measure and record the trunk circumference of each tree at a point 4.5 feet above the natural grade (CBH); (4) note whether individual trees within a stand of trees is dependent on each other for survival; (5) estimate tree canopy driplines; and (6) evaluate the health, structural condition and relative age¹ of each tree.
- **Prepare Draft Arborist Report.** LSA's certified arborist will prepare a Draft Arborist Report which will include information necessary for the Community Development Department review of the project's application (arborist report, tree table, site plan, photographs). A tree table will list all the trees on the parcels, botanical name, common name, CBH, estimated age, evaluation of health, and requested disposition (remove or preserve). The arborist report will provide a description of best management practices which should be implemented to insure the preservation of protected trees throughout the development process.
- **Prepare Final Arborist Report.** LSA will respond to one unified set of comments from the project team and will incorporate the appropriate changes into the Final Arborist Report for submittal to the City.

¹ Trees relative age will be assigned as either young (less than 20 years old) or old (more than 20 years old).

Task 2.4: Cultural Resources Study

LSA will conduct a cultural resources study to address the City's requirement for an Archaeological Resources Assessment, as described the *Pre-Application Summary Comments* (June 17, 2015). The format and content of the study will conform to Office of Historic Preservation guidelines for archaeological resource management reports.

The project area consists of two sites containing a hotel and gas station, respectively. The gas station will be removed as part of the redevelopment. Based on a preliminary visual review of photographs of the gas station building, it does not appear to be older than 50 years, nor does it possess any distinguishing or unusual architectural features. Therefore, the analysis for the study will not address the gas station because LSA is assuming a lack of potential significance for the building.

To prepare the study to CEQA standards, LSA will identify cultural resources that may meet the definition of historical or unique archaeological resources and that may be impacted by the project. LSA will conduct the following cultural resources identification tasks:

- **Records Search.** A records search will be conducted at the Northwest Information Center of the California Office of Historic Preservation's California Historical Resources Information System. Background research using resources on file at LSA will also be conducted.
- **Field Review.** A field review will be conducted for the project area and adjacent parcels.
- **Contact Commission.** The Native American Heritage Commission will be contacted to request a review of the Sacred Lands File for the project area and vicinity.
- **Prepare Letter Report.** A letter report will be prepared to summarize the results of the study. Should cultural resources be identify, LSA will offer *preliminary* (i.e., informal) recommendations on potential eligibility and the need for additional investigation. Formal evaluations and additional investigations, however, are not included in this scope of work.

Task 2.5: Traffic and Parking Study

W-Trans will prepare a traffic and parking study under contract to the applicant and in coordination with the City to evaluate potential traffic impacts associated with proposed redevelopment of the Northgate site.

Task 2.6: Prepare Draft Environmental Checklist

LSA understands that the City will prepare the CEQA document (expected to be a Mitigated Negative Declaration) for the project. In order to allow for the most expeditious and efficient review process, LSA proposes to prepare a Draft Environmental Checklist (Appendix G in the *CEQA Guidelines*) for the City's review and use based on the results of the technical reports identified above and those identified below.

- **Policy Consistency.** LSA will review the San Rafael General Plan and the EIR, the Zoning Ordinance and other relevant plans and will document the extent to which the project complies with policies, requirements and General Plan EIR mitigation measures included in those documents:

- ***Aesthetics, Land Use, and Population.*** LSA also will review the project in light of the Environmental Checklist questions regarding aesthetics, land use and population and will identify any requirements or mitigation measures that would need to be incorporated into the project. The results of this task will be incorporated as responses into the Draft Environmental Checklist.
- ***Geology, Hydrology, and Hazardous Materials.*** LSA will review the existing information concerning these topics to determine if sufficient information is available to respond to all questions in the Environmental Checklist and the City's requests for information. Should additional information be needed, LSA will coordinate with the applicant and design team to identify the appropriate subconsultant to supply that information and will amend the scope and budget as necessary.
- ***Public Services and Utilities.*** Based on the project plans and existing information available from the City, LSA will respond to questions concerning these topics in the Environmental Checklist. Based on our review of the City's comments and those made by the Marin Municipal Water District. Should additional information be needed, LSA will coordinate with the applicant and design team to identify the appropriate subconsultant to supply that information and will amend the scope and budget as necessary.
- ***Prepare Draft Environmental Checklist.*** LSA will compile this information into a draft Environmental Checklist.

Task 2.6: Prepare Final Environmental Checklist

Based on a set of consolidated comments from the City, LSA will revise the Draft Environmental Checklist and the technical reports and will prepare a Final Environmental Checklist and technical reports, as necessary.

Task 3: Management and Coordination

Judith Malamut and Theresa Wallace will initiate the project, coordinate with the project architects, the applicant, and City planner, as necessary. They will also undertake a variety of general project management tasks throughout the process of preparing the technical reports. Judith will provide input on and monitor the scope, budget, and scheduling of the project. She is also ultimately responsible for quality assurance for all work undertaken. She will review all prepared text, tables, and graphics before these materials are presented as administrative review documents. She will also be available for consultation on CEQA procedural matters and will oversee all technical work on the assignment.

Theresa will coordinate the day-to-day activities associated with the project including regular client contact; subconsultant oversight, schedule coordination; and development of products.

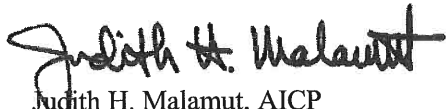
In the event that Judith Malamut or Theresa Wallace would need to attend team meetings or meetings with the City in person or via teleconferences, we have included a small and/or public hearings related to conducting these tasks; therefore, the cost of attending such meetings is not included in this proposal. If requested, meeting attendance would be provided on a time-and-materials basis.

LSA ASSOCIATES, INC.

We look forward to working with you on this assignment. Please feel free to call if you have any questions.

Sincerely,

LSA ASSOCIATES, INC.


Judith H. Malamut, AICP
Managing Principal


Theresa Wallace
Associate/Project Manager

Steve Stafford

To: Community Development
Subject: RE: No to Big Apartment Complex at Northgate

From: Hunter Marvel [<mailto:hmarvel@clearstream.tv>]
Sent: Thursday, October 22, 2015 11:36 AM
To: Andrew McCullough; John Gamblin; Kate Colin; mary.bushey-lang@cityofsanrafael.org; Gary Phillips
Cc: planning
Subject: No to Big Apartment Complex at Northgate

Dear Andrew, John, Kate, Mary and Gary,

I am writing to voice my opposition to the proposed apartment complexes at Four Points Sheraton. As a resident of San Rafael and more recently Terra Linda, I believe that this development will negatively impact the neighborhood in so many ways:

- **School impacts.** We moved to Terra Linda for the Dixie Schools and already they are over-crowded. Let's not add more kids to already over-burdoned school system without a plan/ additional budget.
 - Ex. we've been waiting for over a year to get my son into Vallecito aftercare and there's still no space for him and a huge waiting list.
- **Increased traffic to already dangerous intersections** (highway entry backs up during commute times every morning.)
 - Ex. I've personally been involved in a crash in this intersection during commute hours (not at fault).
- **Parking:** Parking is already an issue at Four Points Sheraton during heavy periods and spills into surrounding neighborhoods.
 - Adding a hydraulic lift for parking in a suburban neighborhood is a totally unacceptable solution.
- **Environmental Issues:** Increased pollution, water-use and sewer impact.
- **Esthetic Issues:** Just look at WinCup! Do you want to live next to that monstrosity?

I could keep going on this, but wanted to get this message to you.
Please reconsider this project as it benefits no-one.

Thanks,
Hunter

Hunter Marvel, 415.722.8456, hmarvel@clearstream.tv



[Click here for Clearstream's asset library for your next presentation.](#)

Steve Stafford

Subject: FW: 200 Units at Northgate

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

From: Warner Schmalz [<mailto:w.schmalz@forumdesign.com>]

Sent: Sunday, October 11, 2015 8:41 AM

To: planning

Subject: 200 Units at Northgate

Dear Staff and Commission,

I strongly endorse this proposal. Our city must embrace higher density residential development near the Civic Center, downtown, and at major arterials and SMART stations. The related issues such as traffic and environmental quality can be easily addressed. San Rafael should be the leader in development for high density housing in Marin both market rate and affordable. Community leaders should not be intimidated by the unnecessary hysteria of the anti development forces. Our city needs to plan for the future with strong and articulate education of our community by approving this project and moving forward now with similar developments around our two SMART stations.

Thank you for your consideration,
Warner Schmalz, Architect
Marin Lagoon, San Rafael

Sent from my iPhone

Steve Stafford

To: david.lambert@Imexgs.com
Subject: FW: Strongly against the development at the Four Points Sheraton
Importance: High

From: David Lambert [<mailto:david.lambert@Imexgs.com>]
Sent: Thursday, October 08, 2015 2:33 PM
To: planning
Subject: Strongly against the development at the Four Points Sheraton
Importance: High

I have lived in Terra Linda for over 25 years and I am strongly opposed to the development that is being considered at the Four Points Sheraton for all the reason that "everyone" is upset about.

I will be following this process very closely and will be trying to understand who in the planning commission is for this proposal.

David M. F. Lambert, Jr.
320 Hyacinth Way
San Rafael, CA 94903

Steve Stafford

To: autumnchanges@comcast.net
Subject: FW: Listen to opposition with salt in your ears

From: Autumn Wagner [<mailto:autumnchanges@comcast.net>].

Sent: Wednesday, October 07, 2015 2:39 PM

To: planning

Subject: Listen to opposition with salt in your ears

Dear planning department,

I notice that every single time any multi-unit housing is proposed people leap into opposition. We must approve some developments. As long as thoughtfully conceived, we should lean in favor of approval. This is why nobody making less than 100K can afford to live in the county and why the empty nesters among us cannot afford to downsize.

Please take all your constituents, not just the noisy ones into account when considering housing development approvals. We could certainly use more apartments in Terra Linda and elsewhere.

Autumn Wagner
415 507 0316

Steve Stafford

To: greeniris21@gmail.com
Subject: FW: 1005 Northgate

From: Jennifer Cherry [mailto:greeniris21@gmail.com]
Posted At: Tuesday, September 29, 2015 5:27 PM
Posted To: Public Inquiry
Conversation: 1005 Northgate
Subject: 1005 Northgate

Dear Planning Commission,
I am concerned about the proposal of putting three 4 story buildings for housing at 1005 Northgate, in Terra Linda. I worry that this will bring too many additional people and traffic to an area that is already congested. There is already a problem in this area with poor traffic flow. I encourage you to find a way to scale this development way down.

Sincerely,
Jennifer Cherry
Homeowner
1050 Las Pavadas Ave.
San Rafael 94903

Steve Stafford

From: Jane Dumont <dumontj@comcast.net>
Sent: Wednesday, September 30, 2015 8:47 AM
To: Paul Jensen; Raffi Boloyan; Anne Derrick; Kraig Tambornini; Sarjit Dhaliwal; Caron Parker; Steve Stafford
Subject: No High Density Development at Northgate

I strongly oppose the high density development at Northgate mall. Traffic is already a problem there. Plus, if we are already requested to cut back on our water usage by 20%, where is the water going to come from for these new homes? Please, apply some reason and common sense when considering this proposal and don't allow it!

Thank you.

Jane Dumont
701 Las Ovejas Ave
San Rafael 94903

Steve Stafford

To: Gglennon10776@aol.com
Subject: FW: Proposed Units @ Northgate Drive

From: Gglennon10776@aol.com [[mailto: Gglennon10776@aol.com](mailto:Gglennon10776@aol.com)]

Sent: Wednesday, September 30, 2015 3:31 PM

To: planning

Subject: Proposed Units @ Northgate Drive

Bad idea...

- * 4 stories = too tall, more for a city.
- * increased water use - in drought?!
- * traffic - already backs up on Freitas to 101

Please don't let it happen.

Thank you,
Glenda Smith
611 Bamboo Terrace, San Rafael (Terra Linda)

Steve Stafford

To: brian.dempsey@itsourcetek.com
Subject: FW: 1005 Northgate Drive...AKA...DixieCup

From: Brian Dempsey [mailto:brian.dempsey@itsourcetek.com]

Posted At: Tuesday, September 29, 2015 5:29 PM

Posted To: Public Inquiry

Conversation: 1005 Northgate Drive...AKA...DixieCup

Subject: 1005 Northgate Drive...AKA...DixieCup

Greetings City of Council Members,

I am reaching out (as I am sure many others have) to voice my concerns in a very concise way about the 1005 Northgate drive development...AKA...DixieCup.

Here are my biggest and most valid concerns with the project:

1. **Traffic** – The 101 South exit to Los Gatos is only 300 feet from the Freitas Parkway & Northgate intersection. That intersection is very dangerous with speeding cars coming off the freeway and merging into traffic with just a 'Yield' sign to continue on Freitas Parkway. I have actually been in an accident myself at that very spot because of a merger and was rear-ended. This would be a NIGHTMARE of traffic...and just imagine the traffic to the mall during any kind of shopping holidays!
2. **Traffic (#2)** There is already such a heavy flow of traffic in Terra Linda, that it often takes me 10-20+ minutes to get onto the freeway in the morning commute. Part of this is due to the mass of cars on the freeway, but it is also in part due to the amount of cars within Terra Linda taking kids to school, going to and from Kaiser hospital, etc., etc. If your solution is to put 'metering lights' on that freeway entrance then the developer should foot that bill!
3. **Privacy** – The privacy of the entire Los Gatos neighborhood would be encroached upon because of the 4 stores of apartments looking down directly into bedrooms, bathrooms and backyards!
4. **Parking**- With only one parking place per unit is currently being allocated. There is no consideration for the second person of the household-and guests to park, likely spilling onto streets below. The streets below are already congested with overflow parking from the San Rafael Manor. Can you imagine if there was a party...the kind of overflow parking that would congest that entire neighborhood!
5. **Light Pollution**. the proposed buildings are slated to have "rooftop gardens" with big screen TVs and fire pits for night use. This will have a huge light pollution foot print, changing human sleep patterns, bird migration and the like. This is a typical design for URBAN (SF, East Bay, South Bay) not suburban San Rafael.
6. **Noise**-Proximity of buildings to Los Gatos Road residents. This is a very quiet neighborhood with a high density of elder residence. This would be a crime to punish the people that have lived there for 40+ years.
7. **Blocking of light**. As in the latter proposed section, this building would totally block out morning sunlight for some buildings below
8. **Waterway**- Nature finds a way and even though it is a cement drain basin, this has been a path for Egrets, herons, hawks and ducks to migrate through, feed and lay eggs, with so much development, this would be destroyed in quick succession.

9. **Rentals vs owner occupied**- Not as much investment in property and impact on surrounding community. The residences will not have the same care for the community
10. **School Impacts** – The Dixie School district is arguable the bet in Marin...it won't be if you dump 200+ more kids in addition to the kids that will come with the inevitable Silveira ranch buildout. Terra Linda High is already busting at the seams and needs major improvements in both facilities and educational achievements.

I promise you that the Terra Linda neighborhood will stand up and not allow a Wincup / Dixiecup to be built and destroy the unique character, culture and safety of our community.

Thank You and God Bless,
Brian

Brian Dempsey
Manager, Services and Innovation
Direct Line: (415) 532-8513
Cell: (415) 505-9987
Fax: (415) 532-8838
www.linkedin.com/in/briandempsey13



www.itsourcetek.com

"If everyone thinks alike, then someone isn't thinking." - General George S. Patton Jr.

2015: Nominated by HP as Supplier of the Year for WRMSDC/NMSDC
2014: #29 on the HispanicBusiness Fastest Growing 100 / USPAACC Top 10 in West
2013: HispanicBusiness Top 500 / HispanicBusiness Fastest Growing 100 / Inc. Top 500/5000 / Be the Dream Award - Marin County
2012: HispanicBusiness Top 500 / HispanicBusiness Fastest Growing 100 / Inc. Top 500/5000 / USPAACC 100 Fastest Growing
2011: USPAACC "Fast 50" / USPAACC "Top 10" in CA / HispanicBusiness "Top 500"

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by replying to brian.dempsey@itsourcetek.com and delete the message immediately. Thank you.

Steve Stafford

To: mgblanton@saber.net
Subject: FW: Proposed development in Terra Linda

From: mgblanton [<mailto:mgblanton@saber.net>] Posted At: Monday, September 28, 2015 4:52 PM Posted To: Public Inquiry

Conversation: Proposed development in Terra Linda

Subject: Proposed development in Terra Linda

Please consider effects of multi-story apartment buildings on Freitas Parkway traffic conditions before authorizing extent of current proposal, Any buildings should include some percentage of low-cost housing rentals, the greatest unmet real estate need in Marin County. It is time to serve the 99% of our population in the 21st Century.

Thanks for "listening."

Marian Blanton
155 Roundtree Blvd.
San Rafael, CA 94903

Steve Stafford

To: dave@unicornprintmail.com
Subject: FW: 1005 Northgate Drive proposal

From: Dave Brooks [<mailto:dave@unicornprintmail.com>]

Posted At: Monday, September 28, 2015 1:42 PM

Posted To: Public Inquiry

Conversation: 1005 Northgate Drive proposal

Subject: 1005 Northgate Drive proposal

As a resident of Marin Lagoon, an area nearby the Four Points Hotel complex, I have been made aware of a proposal to build three four story units in that vicinity.

That area is ALREADY a traffic mess and such construction and development will only exasperbate this crowding.

I strongly object to such a project in that location.

Dave Brooks
64 Mariners Circle

Steve Stafford

Subject: FW: 200 units at 1005 Northgate Drive

[Steve Stafford] From: Kristi Durst [<mailto:kdurst@mpms.org>]

Posted At: Saturday, September 26, 2015 9:49 PM

Posted To: Public Inquiry

Conversation: 200 units at 1005 Northgate Drive

Subject: 200 units at 1005 Northgate Drive

Dear Planning Commission,

I've been a resident of Terra Linda for 21 years. What I love about our community is a sense of small town quaintness, that doesn't feel like an urban setting. I am opposed to having these 200 units, 3 four-story buildings built at 1005 Northgate Drive. We already have too much traffic on Freitas Parkway as people come and go to work. The traffic is also greatly impacting the flow of Hwy. 101. Please do not allow the building of these units to take place.

Thank you.

Kristi Durst
443 Cedar Hill Drive
San Rafael, CA 94903

Steve Stafford

Subject: FW: No to huge apartment buildings

From: Myra Drotman [<mailto:realtormyra@pacbell.net>]

Posted At: Saturday, September 26, 2015 3:27 PM

Posted To: Public Inquiry

Conversation: No to huge apartment buildings

Subject: No to huge apartment buildings

Huge apartments buildings make developers money and do not provide affordable housing. Even Dick Spotswood said this is a money making scheme and no help for affordable housing.

Wincup is 180 units with only 18 rent restricted units. The other 162 units use sewer, water, create traffic and impact schools.

The developers are trying to make this a metropolitan area with tons of apartments where they can make loads of money. Marin is a suburban rural area where home ownership has always been the rule. Tenants do not directly pay for the taxes they vote in. Building should be on a low level with small single family homes and condos where home ownership is promoted.

**NO TO
DEVELOPERS!!!!!!!!!!!!!!!!!!!!!!
!!!!!!!!!!!!**

Myra Drotman

Presidents Club 2014

Bradley Real Estate

(415) 601-5445 (cell)

(415) 209-9090 (vm)

www.MyraDrotman.BradleyRealEstate.com

BRE License: 01305621

Steve Stafford

Subject: FW: Stop the project in Terra Linda

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

From: Judson Allen [<mailto:judnbee@icloud.com>] Posted At: Saturday, September 26, 2015 6:21 AM Posted To: Public Inquiry

Conversation: Stop the project in Terra Linda

Subject: Stop the project in Terra Linda

Sent from my iPad

Steve Stafford

Subject: FW: Northgate dvp

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

From: ToniDavid [<mailto:grimescohen@gmail.com>] Posted At: Friday, September 25, 2015 9:33 PM Posted To: Public Inquiry

Conversation: Northgate dvp

Subject: Northgate dvp

I think the planned dvp is great spot but too large. Perfect for 1-2 bedrooms family-college students. Food transportation etc very convenient Toni

Sent from Toni's iPhone

Steve Stafford

Subject: FW: four points development-opposed

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

From: Joe Long [<mailto:ellijoe@sbcglobal.net>] Posted At: Friday, September 25, 2015 5:44 PM Posted To: Public Inquiry
Conversation: four points development-opposed
Subject: four points development-opposed

I am a resident of Terra Linda. I am opposed to the proposed development at the current four points location. I cite increased congestion, lack of water resources, impact to public schools and infrastructure as my primary reasons for objection to the project.

Thank you
J.Long
422 Cedar Hill drive
94903

Steve Stafford

Subject: FW: 4 story units

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

From: Rose Appel [<mailto:rowzy1@comcast.net>] Posted At: Friday, September 25, 2015 3:46 PM Posted To: Public Inquiry

Conversation: 4 story units

Subject: 4 story units

I am deeply opposed to this building. Freitas parkway and the freeway are clogged enough. I just read in the IJ that our freeway system is the busiest in the nation, and the transportation commission is

currently working to fix this problem. We don't need more traffic which would occur if this project gets built along with increased water usage by the tenants. I hope you will take my feelings under advisement!

Thank you.
Rose Appel

Steve Stafford

Subject: FW: NO ON PROPOSED DEVELOPMENT

From: Jeremiah Treacy [<mailto:jtreacy@resinglobal.com>]

Posted At: Sunday, September 27, 2015 5:10 PM

Posted To: Public Inquiry

Conversation: NO ON PROPOSED DEVELOPMENT

Subject: NO ON PROPOSED DEVELOPMENT

Please register my opposition to the Four Points Hotel location/Gateway Gas and UPS Tractenberg Architects of Berkeley on behalf of San Rafael Hillcrest LLC and San Rafael Commercial LLC.

This makes no sense and I would love to see a NIR (Neighborhood Impact Report) as well as the EIR.

No to the continued pillaging of this area - a few years ago it was Susan Adams and her ill timed and poorly planned "Sheriff's extension" building monstrosity.

No to this as well.

Jeremiah Treacy
10 Washington Avenue
San Rafael, CA 949403

Steve Stafford

From: Steve Stafford
Sent: Friday, September 25, 2015 2:37 PM
To: Steve Stafford (Steve.Stafford@cityofsanrafael.org)
Subject: RE: Terra Linda Development

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

From: joni zunino [<mailto:jlzunino@msn.com>] Posted At: Friday, September 25, 2015 12:05 PM Posted To: Community Development Internet Mail
Conversation: Terra Linda Development
Subject: Terra Linda Development

Proposed high density development at the Four Points Sheraton site is in need of a SERIOUS SLOWDOWN to consider the ramifications. The developer's profit motive is neither the only, nor the most important, consideration.

Foremost is impact on the community.

1- area roads are already crowded arteries to the mall, local offices, and the freeway. Have you experienced these roads during rush hours, during the county fair days, and during the winter holiday season? It's insane!

- public transportation to/from the area is very limited.

2- we are experiencing a severe drought. There are no additional water resources available for hundreds more people in the area.

3- crime: theft and vandalism - is already on the upswing in the area. More people will cause crime to rise further.

Please CONSIDER MORE THAN A DEVELOPER'S PROFIT. No high density development at Four Points.

Joni L Zunino
Quail Hill
Sent from my iPhone

Steve Stafford

From: Steve Stafford
Sent: Friday, September 25, 2015 2:40 PM
To: Steve Stafford (Steve.Stafford@cityofsanrafael.org)
Subject: FW: The proposed

From: Bob Chapman [<mailto:bob@marchantchapman.com>]
Posted At: Friday, September 25, 2015 1:00 PM
Posted To: Community Development Internet Mail
Conversation: The proposed
Subject: The proposed

Dear planning commision members,

I am a resident of terra linda with concerns about the large development at the corner of Freiatas Parkway and Northgate Drive. All I have seen to date is an advanced presentation regarding the size and scope of the project. It is much too tall and densely populated for the area. There are areas where this type of mega development would fit more appropriately. While I am not adverse to seeing the land developed this project is simply outrageous. While there were few details about the plan, the height and proximity to neighboring two story housing is ominous, The proposal as it was presented was simply a formula put on a piece of paper with the maximum number of benefits for the developer with no consideration for anything but the bottom line. That is the least of my concerns, That there is no guest parking. no consideration for the neighbors, or the community, infrastructure upgrades, quality of life offsets, is most uncomfortable. The only developer considerations are for a minimum bonus to the city for low and moderate income housing as a for a trade off against considerably more units, reduced height restrictions, and reduced parking requirements. This is simply a plan based on a formula that only favors a over zealous developer. I would like to know what the minimum density is for that land; and could that be presented as the communities first negotiated position. The next proposal might take some of the communities considerations, a better place to start negotiating.

Sincerely
Bob Chapman
Marchant Chapman Realtors

Steve Stafford

From: Alan Montes
Sent: Friday, September 25, 2015 8:32 AM
To: Steve Stafford
Subject: FW: 1005 Northgate Drive High Density Development

From: Maria [<mailto:mebrundige@aol.com>]
Posted At: Thursday, September 24, 2015 5:06 PM
Posted To: Community Development Internet Mail
Conversation: 1005 Northgate Drive High Density Development
Subject: 1005 Northgate Drive High Density Development

To the San Rafael Planning Commission Staff
Re: 1005 Northgate Drive High Density Apartment Development

I am writing to urge you to make this project and all related planning meetings more widely known to the public, specifically to the residents of Terra Linda.

While I have read on your website that notification is only required within 300 feet, given the location and potential impact of this project, it would be irresponsible *not* to provide more *visible and timely* notification to the community.

I attended the Design Review Board meeting on September 9, 2015 with my spouse and several neighbors who just happened to see the public notice sign and/or spread the word via word of mouth.

My spouse and I are two of many people in the neighborhood (Los Gamos, Orange Blossom Lane, Orris Terrace, area) immediately west of this property who would be most impacted by a development at this location.

After hearing the proposal, we are extremely concerned about the outrageous size and urban nature of its design as well as a clear lack of care about environmental, traffic, educational, and aesthetic issues it presents.

We oppose this project as it is currently proposed because of the negative impact it would have on our quality of life.

The larger Terra Linda community, most of whom use Freitas Parkway to access the freeway, deserves the opportunity to express their views about this project.

Sincerely,

Maria Brundige

Steve Stafford

From: Alan Montes
Sent: Friday, September 25, 2015 8:32 AM
To: Steve Stafford
Subject: FW: Northgate Project

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

From: David [<mailto:calmensch@yahoo.com>] Posted At: Thursday, September 24, 2015 8:22 PM Posted To: Community Development Internet Mail
Conversation: Northgate Project
Subject: Northgate Project

I'm sure you're aware of the opposition to the perspective project at Northgate drive. I have lived in Terra Linda since 1964 since I was six years old.

I moved away for a few years when I was younger. I moved back to T.L. In 1993.

I walk several times a week right by the location of the project. Something much, much smaller could work.

There is a lot of traffic here and many people walking. I feel it would be best to consider that.

Thank you,

David

Sent from my iPhone

Steve Stafford

From: Alan Montes
Sent: Friday, September 25, 2015 8:32 AM
To: Steve Stafford
Subject: FW: Stop the 1005 Northgate Drive High Density Apartment Development!

From: Joanne Bowman [<mailto:jbfoodie@tastibits.com>]
Posted At: Thursday, September 24, 2015 8:36 PM
Posted To: Community Development Internet Mail
Conversation: Stop the 1005 Northgate Drive High Density Apartment Development!
Subject: Stop the 1005 Northgate Drive High Density Apartment Development!

To the Planning Commission of the City of San Rafael,

I am extremely concerned about the outrageous size and urban nature of the new apartment development design as well as a clear lack of care or thought about environmental, traffic, educational and aesthetic issues it presents. I oppose this project as it is currently proposed due to the negative impact it would have on our quality of life. I will vote against any elected officials that sanction this development. Traffic is absolutely horrible now for residents trying to get out to the freeway. With drought concerns in mind, we have no business developing any land now or in the foreseeable future.

Joanne Bowman,
728 Montecillo Road
San Rafael, CA 94903

Steve Stafford

From: Raffi Boloyan
Sent: Friday, September 25, 2015 9:36 AM
To: Steve Stafford (Steve.Stafford@cityofsanrafael.org)
Subject: FW: Terra Linda Housing Development

Raffi Boloyan
CITY OF SAN RAFAEL
Planning Manager

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1400 5th Ave
SAN RAFAEL, CA 94901

TEL: (415) 485-3095
FAX: (415) 485-3184

From: Kristi Fish [<mailto:kfish@rossvalleyschools.org>]
Posted At: Friday, September 25, 2015 9:25 AM
Posted To: Community Development Internet Mail
Conversation: Terra Linda Housing Development
Subject: Terra Linda Housing Development

Hello,

I would like to voice my concerns and opposition to the High Density Housing proposal in Terra Linda. The proposal is outrageous in its size and has an urban nature of its design. There is also a clear lack of care about environmental, traffic, educational, and aesthetic issues.

We oppose this project as it is currently proposed because of the negative impact it would have on our quality of life. Reconsideration is necessary.

Regards,

Kristi Fish
Resident
422 Hibiscus Way
San Rafael, CA 94903

Steve Stafford

From: Alan Montes
Sent: Friday, September 25, 2015 8:33 AM
To: Steve Stafford
Subject: FW: 1005 Northgate Drive Apartment Project

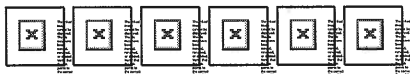
From: Anna Pennington Boucher [mailto:Anna@WorldClassProperties.com]
Posted At: Friday, September 25, 2015 7:50 AM
Posted To: Community Development Internet Mail
Conversation: 1005 Northgate Drive Apartment Project
Subject: 1005 Northgate Drive Apartment Project

I would like to know if there will be affordable housing offered and as much information as possible. On my Nextdoor.com there are many negative comments and I would like to have information from you to formulate my own opinion.

Thank you.

Anna K. Pennington Boucher
BRE License: 01136504
Today Sotheby's International Realty
www.WorldClassProperties.com
1250 San Carlos Ave
San Carlos, CA 94070
Direct: (415) 860-1399
Fax: (650) 597-1205

In the words of Ralph Waldo Emerson, "Success: To laugh often and much, to win the respect of intelligent people and the affection of children, to appreciate beauty, to find the best in others, to leave the world a bit better, whether by a healthy child, a garden patch, or a redeemed social condition, to know even one life has breathed easier because you have lived. This is to have succeeded."



Steve Stafford

From: Raffi Boloyan on behalf of Community Development
Sent: Tuesday, September 22, 2015 11:02 AM
To: Steve Stafford (Steve.Stafford@cityofsanrafael.org)
Subject: FW: General Contact Email - Building, Planning or Zoning Issue - 8745209

Public comments re 1005/1010 Northgate

Raffi Boloyan
CITY OF SAN RAFAEL
Planning Manager

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1400 5th Ave
SAN RAFAEL, CA 94901

TEL: (415) 485-3095
FAX: (415) 485-3184

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]
Sent: Saturday, September 19, 2015 10:34 AM
To: Community Development
Subject: General Contact Email - Building, Planning or Zoning Issue - 8745209

General Purpose Contact Form

City of San Rafael General Purpose Contact Form

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

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

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

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

*** First Name**

Robert

*** Last Name**

Langenhan

Address 1

324 Orange Blossom Lane

Address 2

-

City

San Rafael

State

CA

Zip Code

94903

Phone Number

415-305-5698

*** Email Address**

r.langenhan@comcast.net

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

Planning Commission: We were unable to attend the 9/9/15 public hearing concerning the proposed 217 units for Terra Linda.

You already see what a travesty the WinCup development has created in Corte Madera? Everyone against this project has already voiced traffic, noise, water shortages, and crowded neighborhoods. 217 units are being offered as a "Wish List" and if the final number becomes 75-who wins? Rather than upheave established neighborhoods, why not build a neighborhood out in the sticks and get the infamous Smart Train to service it?

Steve Stafford

From: Tess Giannotti <tessgiannotti@comcast.net>
Sent: Monday, September 21, 2015 4:46 PM
To: Paul Jensen; Raffi Boloyan; Anne Derrick; Kraig Tambornini; Sarjit Dhaliwal; Caron Parker; Steve Stafford; Thomas Ahrens; steve.buffenbarger@cityofsanrafael.org; Brian Sheridan; Lee Johnson; Robert Geno; Pat Nolan
Subject: 217 units in Terra Linda

Dear City of San Rafael Community Development Department,

As a Terra Linda resident and Realtor I ask you, PLEASE DO NOT LET THIS PROJECT GO FORWARD. 217 UNITS in the proposed area, which I drove the other day is a ridiculous density for the acreage and will cause a major traffic nightmare.

Thank you,

Tess Giannotti, Realtor ®
Broker, Marin and Beyond Realty
CA Brokers Lic # 00892331
415 472 0513
415 847 4890 cell
tessgiannotti@comcast.net

Steve Stafford

From: Lauren Crandell on behalf of City Manager
Sent: Monday, September 21, 2015 10:13 AM
To: mbleifer3@gmail.com
Subject: RE: Copy of Council Contact - All City Councilmembers - 8746738

Dear Michelle,

Thank you for contacting the City Council regarding the proposed development for 1005 and 1010 Northgate Drive. The Council has received your message and values the opinions of residents. They have asked me to respond on their behalf from a staff perspective.

At this point, this project is in its early stages, so your comments are appreciated and will be considered by the Design Review Board (DRB). The City has a requirement for large projects to first go through a Conceptual Design Review process, before they develop the more detailed plans and technical studies that are required for a full submittal. This requirements was adopted by the City some years ago, at the request of the public, since the public felt that many projects and applicant were too far developed to listen or entertain public comments and many times applicants were not willing to listen to concerns or changes.

As you may be aware, at their September 9th meeting, the City's Design Review Board provided a conceptual review of the project. This review is a pre-application process intended to identify relevant issues and significant concerns and to provide comments early on in the review process on the appropriateness of the conceptual design of a project, and was focused on the design related matter of a project, i.e. bulk, mass, site planning, design, architecture, etc. During the Conceptual Review, comments were provided by the DRB and the public to inform the applicant's revisions to the project prior to submittal for formal project review. Should the developer then choose to pursue a formal application for the project, more detailed plans, information and technical studies will be required; and additional public comment opportunities will be provided through several more meetings before the DRB and hearings before the City's Planning Commission.

The City will provide public notice to all property owners, residents, businesses and neighborhood groups within 300 feet of the project site. The City will also post the site with a notice of public hearing board, 15 days prior to any public meeting. If you are outside that 300 ft. radius and would like to be added to the mailing list for this project, please feel freer to notify the project planner listed below.

You are welcome to stop by the Community Development Department to review the project plans during open counter hours (Mondays and Thursdays, 8:30 a.m. – 5 p.m.; Tuesdays,

Wednesdays and Fridays, 8:30 a.m. – 12:45 p.m.) You are also welcome to provide comments at any time during the project's review to the project planner, Steve Stafford at steve.stafford@cityofsanrafael.org or (415) 458-5048. Please note, if you would like to speak with the project planner if you stop by the planning department, it is advisable to call or email 3-4 days ahead of time to make an appointment, as planners have many prior appointments, meetings and commitments, as well as dozens of other projects with deadlines that they are concurrently working on.

Best,

Lauren Crandell

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

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]
Sent: Saturday, September 19, 2015 1:39 PM
To: City Manager
Subject: Copy of Council Contact - All City Councilmembers - 8746738

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

Council Contact Form

City of San Rafael City Council Contact Form

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

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

* **First Name**
michelle

* **Last Name**
leifer

Address 1
964 Del Ganado Rd

Address 2**City**

San Rafael

State

CA

Zip Code

94903

Phone Number

415-215-9394

*** Email Address**

mbleifer3@gmail.com

*** Send email to (select one)**

All City Councilmembers

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

Please do not go thru with this huge development in Terra Linda near the freeway. I have lived here off and on for 22 years and it is already outrageous the amount of traffic on Freitas. Also this doesn't address the low cost housing need that we have. The huge water/drought issue. And lastly I'm not certain on the status of the gas station, but typically it has the lowest prices around and is the most convenient location to get to, all the others need to be circled around to and deal with a lot more congestion. I grew up in LA and I came here for the tranquility and still have the wonderful culture of urban areas nearby. thanks for listening, Michelle

Steve Stafford

From: Susan Sidell <susansidell@icloud.com>
Sent: Sunday, September 20, 2015 4:04 PM
To: Steve Stafford
Subject: Development in TerraLinda

Dear Mr. Stafford,

I plea to you to do everything you can to prevent more development in our lovely Terra Linda. The traffic through Marin is becoming exponentially worse. This impacts my clients who come from north Marin, and Sonoma. It is becoming more and more difficult for them to choose to use my services.

Marin is becoming over crowded.

I grew up in LA, the San Fernando Valley. In my youth it was horse ranches, orange, and walnut orchards. I watched it develop along the 101 corridor, and become an un appealing continuation of cement. Too crowded, and ugly. Please don't let this happen to sweet Terra Linda.

Sincerely,
Susan Sidell

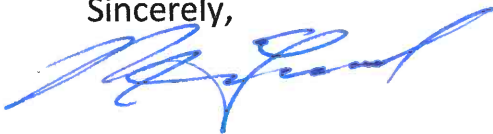
September 19, 2015

Mr. Steve Stafford
Design Review Board

Dear Mr. Stafford,

I want to go on record as opposing the Sheraton Four Points project.
We already have too much traffic on Freitas Parkway thanks to Kaiser.
At times it is bumper to bumper. And we are in a drought so where are they going
to get the water ?

Sincerely,



Kenneth Franceschi

Steve Stafford

From: Noel Olson <rneolson@sbcglobal.net>
Sent: Friday, September 18, 2015 9:56 PM
To: Steve Stafford
Cc: Mel Kirchgessner; Laura Slanec
Subject: Development of 4 Pts site

Dear Steve Stafford,

I am dead set against the proposed development of the 7.5 acre site where 4 Points Sheraton and FastGas are located. The traffic nightmare that will occur with the burden of the proposed 300+ more cars will be comparable to the disaster people experience trying to exit the dirt parking lot next to the Marin County Fair every year. Who designed/built this and disappeared??

Terra Linda will not benefit from a huge apartment or condo complex built as luxury housing. I do not want to sacrifice my quality of life to line a developer's pocket. Keep Terra Linda what it is- a quiet, suburban place that values open space and treading lightly on our land. We value what resources we have left.

Sincerely,
Ray & Noel Olson
593 Tamarack Drive

Sent from my iPhone

Steve Stafford

From: Jan Slavid <jan@relewis.com>
Sent: Friday, September 18, 2015 5:17 PM
To: Steve Stafford
Subject: Regarding proposal for 217 apartments in Terra Linda

Dear Mr. Stafford,

I am writing to let you know how inappropriate I think this proposal is for Terra Linda. My first point is that we are a suburban place, not urban, and we do not support urbanization. We do not want to become Los Angeles. The beauty and peacefulness of our community is at risk. The architects who designed this proposed development don't get it, they think smashing 217 apartments into a space near the freeway is such a great idea! They also think having outdoor TVs on the roof is a great idea! The people who live on Los Gamos and the other nearby streets do not agree, they already have to deal with the lights on all night in the parking lot of the hotel. They don't need apartment buildings towering over them as well.

The proposal cites 37 units to be low-income, as if that was 20% of 217. Wrong again, 20% of 217 is 43. No explanation was given for the discrepancy.

I don't trust them at all. They just want to make a lot of money on this development, they don't care about the character of or needs of our community.

Studies have shown that people who live close to freeways have health problems: higher incidences of asthma, miscarriages and autism. This is serious, and it cannot be considered responsible to ignore these facts. Not to mention the freeway noise, and views... they show a large L shaped building right on the freeway, who would want to live like that?? They even show a garden area right on the freeway, it's really unbelievable.

Also, we are in a four year drought. We have all been called upon to cut down our water use by 25%. Where would the water come from, for 217 more households? What about the need for affordable housing? These apartments look luxurious, and no mention is being made of what we might actually need.

The majority are one bedroom apartments, and only one parking place is given per one bedroom apartment. Do they really think there are that many rich single people who plan to stay single? It just makes no sense. If a couple lived in one of these apartments, one of them would have no place to park. If a couple with a child old enough to drive lived in one of the two bedroom apartments, they would have only two parking spaces.

Many people have complained about the traffic problems in the area already. This would just make it much, much worse.

You'll be hearing from many neighbors. By the way, I'm a homeowner in Terra Linda

Jan Slavid
841 Montecillo Road
San Rafael, CA 94903

Steve Stafford

From: Keith Granger <keith@omni7.com>
Sent: Friday, September 18, 2015 9:00 AM
To: Steve Stafford
Subject: Re: For Mr. Summers

Thanks again, Steve.

I know you have to work with the guidelines and procedures you have in front of you, however I believe the impact of the hotel is not being fully accounted for in the Northgate development proposal. Kitchens or not, there are just too many units and people being crammed up on to that hill.

I also have to question that, of the 7 acres they have on paper, only 5 acres are actually usable, buildable land, and much of that is occupied by the hotel. The city should address these rules as we move forward in developing marginal land for development.

The developer does not need a fourth story with height variance to meet his extra unit goals. They can be achieved within the existing 36 foot height limitation by placing the parking underground. Yes that will cost more, but so will a 4th story structure and the parklifts. But that's their problem. It will still be a profitable development.

Regarding your earlier email, I do believe that the Planning Dept. and city officials have to speculate... and question and probe the developer's intentions. We rely on you to look out for our interests. This is looking more and more like a hotel expansion and change of use development shrouded by a housing proposal; getting them an extra 4th story they might not otherwise get. Do we know in fact if all these units will actually be rented to the public for housing, or will the hotel lease 50-80 units for use in their short term stay / vacation rental inventory. I didn't see a rental/management office in the plans, other than the hotel. I can't imagine the hotel allowing such a development to impede their operations and undermine their ability to host large events. and make their guest comfortable.

I look forward to reading about further developments.

Keith Granger
San Rafael

On 9/11/15 2:50 PM, "Steve Stafford" <Steve.Stafford@cityofsanrafael.org> wrote:

>Hi Keith,

>

>1. You're correct in your assumption. The maximum density of 318 units

>is based on the hotel portion of the site remaining in the project and

>the razing of the hotel. By excising the hotel portion of the site from

>the project, as proposed, the maximum density is reduced to 184 units.

>The conceptual project proposes 183 base density units excluding any

>density bonus. With the maximum allowable density bonus (35%), the

>project would be allowed to increase density to 248, an additional 65

>density units, if they provide the required parking. Instead, the

>conceptual plans indicated a request for additional 33 density units.
>Hotel uses are commercial uses rather than residential uses due to fact
>that each hotel unit does not include a kitchen. So, essentially,
>density limits do not affect the existing hotel. The hotel is an
>existing approved use (permits approved in 1968 and 1969) and the other
>portion of the hotel operation requiring study is relocation of the
>hotel hospitality amenities (restaurant, bar, ballrooms), where the
>existing use permit on the hotel will need to be amended to allow for
>it to rebuilt 'offsite', in an new building immediately adjacent to the hotel but on a newly created lot.
>The conceptual project proposed to replace/relocate the hotel
>hospitality amenities 'in kind', with the same square footage, and the
>same replace/relocated parking. As discussed in staff's report, the
>parking demand for the replaced/relocated hotel hospitality amenities
>will be determined by a parking study, as measured by the current
>parking standards and not by the original standards when the hotel was
>approved in 1968 and 1969, which will need to be submitted at the time
>of formal project application submittal.
>2. The project area is located outside the 1/2 mile radius PDA
>(Priority Development Area) for the Civic Center SMART Station Area
>Plan. However, the traffic study will need to take into consideration
>the potential accumulative traffic impacts of the PDA.
>3. This is a good point. Since the conceptual review for the project
>has been completed, you would need to David Trachtenberg
>(http://cp.mcafee.com/d/k-Kr4wUe6zqb32rVEVjKyqejtPrbVEVos76zB4SO-qem77C
>nPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJlSCMzHK-
vM04TqkORnqr2eKXV_00jrJTSreLLZvAmbLCzAsDRXBQQn4-j76zBAsYqeuEyCJtdmZQ-
l3PWApM06CQjq9K_9zzhOUeo7fzDPtPo0estljDY27N8X6NfBYdBvBcC2GGMAeVsSyyMeodwLQzh0bRyq81Kf6y0orll-
d3q9EVdRopL8b9D), the project architect/applicant. He is out of Berkeley and is the point of contact for the conceptual
project.
>If the project comes back to the City, either as another follow-up
>conceptual review or a formal project application submittal, you would
>provide those comments to me. You'll know if the project returns to the
>City when your homeowner's group representative contacts you or when
>receive a copy of the hearing notice directly from us.
>
>Enjoy your weekend.
>
>Steve
>
>Steve Stafford
>COMMUNITY DEVELOPMENT DEPARTMENT
>Associate Planner
>
>City of San Rafael
>1400 Fifth Avenue
>P.O. Box 151560
>San Rafael, CA 94915-1560
>415.458.5048 (o)
>415.485.3184 (f)
>
>
>

>

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

>From: Keith Granger [mailto:keith@omni7.com]

>Sent: Friday, September 11, 2015 1:40 PM

>To: Steve Stafford

>Subject: Re: For Mr. Summers

>

>Thanks Steve - I Understand. Your information was helpful.

>

>Is it OK to ask you a few questions, or should I submit comments more
>formally? I promise only to cover new areas or provide new information!

>I collaborate with various homeowners and associations in Terra Linda.

>

>-----

>

>1) How is the hotel complex taken in to consideration when making
>housing density calculations? The developer boasted he was building
>less than the

>316 units he is allowed for that site (7.2 acres times 44 per acre HD I
>assume) but isn't that true only if he was tearing down the hotel? The
>hotel is staying.

> The Hotel currently has 230 units -- albeit the size of a studio.
>Each of those units have additional shared common space, and people
>generating traffic, parking, and utility needs. Would the Hotel
>property itself be subject to review and environmental impact etc.
>after the subdivision? The developer is pushing way to many units in
>there. I believe
>100 condos or 125 1br rentals is more appropriate. But they do look
>nice, I have to say!

>

>

>2) Is there any plan to evaluate the Northgate development alongside or
>make provision for other development that will be happening in and
>around the SMART train station; Merrydale, Redwood Blvd. Rafael meadow?

>

>

>3) Who can I write to about my concerns that we seem to have all rental
>properties on the table, and no home ownership scenarios. I believe we
>need both condominiums and a few rentals in our housing mix to
>communities sustainable long term.

>

>

>Keith Granger
>116 Golden Hinde Blvd.
>San Rafael

>

>

>

>

>

>On 9/10/15 12:53 PM, "Steve Stafford"

><Steve.Stafford@cityofsanrafael.org>

>wrote:

>

>>Hi Keith.

>>

>>The City's Design Review Board, like the Planning Commission, does not
>>respond directly to questions submitted by the public on projects;
>>instead, these volunteer bodies of City government rely on staff to
>>provide responses. Since I'm the Planner for this project, I am
>>providing a response to your questions below:

>>1. There is no difference in City review between an apartment or 'rental'
>>project or a condo or 'for sale' project. A condo project would have
>>the added requirement of needing a Tentative Condominium Map, This
>>condo map is usually submitted and approved with the other permits
>>needed by the project, though it can be conditioned to return for
>>review and approval after the other permits for the project have been
>>approved.

>>2. City staff has no idea what assumptions the applicant may have.
>>While we all know they exist, short-term rentals are not specifically
>>legal in the City. City codes currently deem a short-term rental as
>>operating akin to a "Boardinghouse/roominghouse", which are permitted
>>on the project site with Use Permit approval by the Planning Commission.
>>

>>Hope this helps.

>>Steve

>>

>>Steve Stafford

>>COMMUNITY DEVELOPMENT DEPARTMENT

>>Associate Planner

>>

>>City of San Rafael

>>1400 Fifth Avenue

>>P.O. Box 151560

>>San Rafael, CA 94915-1560

>>415.458.5048 (o)

>>415.485.3184 (f)

>>

>>

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

>>From: Keith Granger [mailto:keith@omni7.com] Posted At: Wednesday,
>>September 09, 2015 11:21 PM Posted To: Community Development Internet
>>Mail

>>Conversation: For Mr. Summers

>>Subject: For Mr. Summers

>>

>>Dear Mr. Summers,

>>

>>

>>Thanks for a good meeting and letting us all speak about Northgate --
>>I wish I did not have such a speech impediment.

>>

>>Your comments on Crescent were impactful.

>>

>>

>>I think the subdivision of Northgate - ³owned by different LLCs² -- is

>>clearly part of a plan to eventually spin off part or all of the

>>development in to condos or separate ownership interests.

>>The hotel will retain that block around them as self catering

>>apartments for short term vacation rentals - a growing segment of the

>>market. Others will be converted to condo's when the market is right,

>>or made in to timeshares for fractional ownership. 1005 is the

>>sacrificial lamb they will drop out as a bargaining chip to get the

>>project approved.

>>

>>

>>Two Questions;

>>

>>1) is the design review process any different for an apartment complex

>>as opposed to a condo development?

>>

>>2) What type of assurances or assumptions do the developers have as to

>>whether they will be subject to new or existing laws regarding short

>>term rentals, Air BNB compliance, etc.

>>

>>

>>Keith Granger

>>Terra Linda - Golden Hinde

>>

>>

>

Steve Stafford

From: Mel Kirchgessner <melkirchgessner@yahoo.com>
Sent: Friday, September 18, 2015 1:26 PM
To: Steve Stafford; Noel Olson Ray; Laura Slanec
Subject: development of four points area

please know that the intersections in and near that area are already a miserable commute
the additional traffic will be a burden to all who use Freitas Parkway
this bottleneck will eventually affect emergency vehicles TO Kaiser and TO freeway responses
the environmental impact report will be reviewed very carefully with regards to the above

in addition, the increased demand on utilities and storm drainage will be very closely scrutinized
water, sewer, power and storm drainage, if not originally "loaded" for such new demands will be stretched unacceptably
thank you for keeping this project in front of the public, and Terra Linda in particular
our quality of life in this valley may well be changed for the worse
values of property lowered, and congestion increased.

23 vallejo way, san rafael
415 479 0763

...mel kirchgessner...

Steve Stafford

From: lynn robinson <gratituteforlife@yahoo.com>
Sent: Friday, September 18, 2015 2:27 PM
To: Steve Stafford
Cc: Charles Schultz; Becky; Lynn Robinson; Andrew Nortz; william ferlatte; jordans1@juno.com
Subject: Development of Northgate Drive

Dear Steve,

I am a very long time resident of Terra Linda, since 1969 and particularly San Rafael Manor (Los Gamos Road). As you are likely well aware, the new development proposal that is being visioned for Northgate drive would have an enormous foot print in Terra Linda, and especially Los Gamos Road residents.

For several reasons, there is a hue and cry (myself included) that this would alter the face of Terra Linda-and not for the better.

To avoid taking too much of your time, I will bullet below the impact-some of which will be major, others will be enough to change our quiet life forever.

- Traffic. There is an "on ramp" just a few hundred feet from the turning for Northgate drive. This has historically been a complicated merging process, and it'll be made into a nightmare with 400+ people going to and coming back from work every day
- Traffic. There is already such a heavy flow of traffic in Terra Linda, that it often takes me 20+ minutes to get onto the freeway in the morning commute. Part of this is due to the mass of cars on the freeway, but it is also in part due to the amount of cars within Terra Linda taking kids to school, going to and from Kaiser hospital, etc., etc.
- Light Pollution. the proposed buildings are slated to have "rooftop gardens" with big screen TVs and fire pits for night use. This will have a huge light pollution foot print, changing human sleep patterns, bird migration and the like.
- Noise-it is my experience in living behind the four Points Sheraton for all these years that just people getting into their cars at night wakes up those in the buildings that abut the lower parking lot. One of the buildings proposed would be erected within a couple of hundred feet of many bedroom windows, splashing light and noise down on our quiet community and disrupting many people.
- Blocking of light. As in the latter proposed section, this building would totally block out morning sunlight for those buildings below!
- Waterway-this has been a path for Egrets, herons and ducks to migrate through, feed and lay eggs, with so much development, this would be destroyed in quick succession.
- Farce-this development talks about giving Marinites who have to commute to work, housing. How extraordinarily funny. The rents in these proposed units will be top dollar-no teacher, policeman, fireman or even nurse could afford them. They will bring down property values and create an imbalance in the economy.
- Farce-the proposed "low income" units we know will not be for low income but a possible 20% below market rate. Still hugely unaffordable to seniors on fixed incomes, teachers, policemen, firemen and public workers.
- Farce-below market rate units. They get away with less than 20% of the entire proposition....

- Parking-only one parking place per unit is allowed. How in the heck are people going to park? They'll come and try to use our already full streets. And has anyone thought about guest parking? They have not!
- Rentals vs owner occupied-everyone knows how different rental units are vs owner occupied. Little investment in the beauty, upkeep and consideration of tenants.

Much more issues have been raised in the two meetings (planning and informational). PLEASE help us to have a say in this awful project idea. We don't want our lives destroyed because of big money development!!!

Any solutions/suggestions would be gladly considered.

Thank you for your time,
Lynn Robinson

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

*(415) 472-3273
gratituteforlife@yahoo.com
www.MindfulEFT.com
Skype: MindfulEFT*

Steve Stafford

From: Raffi Boloyan
Sent: Friday, September 18, 2015 8:26 AM
To: Steve Stafford (Steve.Stafford@cityofsanrafael.org)
Subject: FW: Project at Northgate

For the file

RB

Raffi Boloyan
CITY OF SAN RAFAEL
Planning Manager

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1400 5th Ave
SAN RAFAEL, CA 94901

TEL: (415) 485-3095
FAX: (415) 485-3184

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

From: Kate McDonald [<mailto:kate@katelcsw.com>]
Sent: Friday, September 18, 2015 8:25 AM
To: Raffi Boloyan
Subject: Project at Northgate

Dear Mr. Boloyan:

I was heartened that people showed up for the design review of the proposed Northgate apartment complex in Terra Linda. I am sure that many more families would have attended if it had not been the beginning of the school year.

It strikes me that the decision of whether Terra Linda should be urban or suburban, should be left up to the community. If there was a meeting in Terra Linda, or better, a series of meetings, to catch those individuals who are interested but involved in other work or kid sport activities, there could be some actual citizen-driven planning, instead of reaction to a building that citizens find undesirable.

The project was meant for high-tech workers, but what our community needs is more housing for all. Small, even 10 or up to 25 unit buildings, in keeping with the Terra Linda character, should be spread throughout Terra Linda. With each project, there should be an area for kids. I am not against such projects. I am against the high density proposed for this area. We already have shops near-by--often walking or cycling to them. Buildings should be multi-purpose. Even though the intent is for tech workers, families are looking for living spaces to be in this school district. Right now, housing in Terra Linda is becoming quite expensive. If we want to honor diversity, we would have more housing

acceptable for families in the middle/low income range. These could also be used by high-tech workers, and should not be so expensive.

We also need senior housing. We have our son's godmother, who was outpriced from this area, and we wish she could live closer.

An example of effective housing, would be to add living units above Northgate 1. Doing this could add some housing for seniors, or for small families displaced by expensive housing or a divorce. We usually don't need all that parking at Northgate II. Some of that area could be made into a two deck parking ramp for those residents, and those at Northgate.

My husband is a high-tech worker, and I can see the need for high-tech housing, for single people. It seems this would be better placed in Central San Rafael, where there is also a transportation hub easily accessible, and more to do at night. The trend in this group seems to be a small but efficient space, as opposed to the more spacious space, needed for families. Terra Linda is not a hot spot for entertainment.

It is a place that our kids can ride their bikes on the wide streets, where we can walk in open spaces, and where teens can walk/skateboard to the Mall. We already have a community with shops that we can go to without driving. (How about a walk/bike overpass over busy Manuel Freitas, so we don't have to worry about speeders when our kids cross that road?)

Actually, we have a good number of tweens-teens, and could use a center for them and creation of more field space for youth-sports. The formerly proposed complex at McGinnis is too large in scale for the type of neighborhood that we are. We need to care for the residents who are already here, before we expand that picture.

I realize that residents do not always show up for planning, but if the catch phrase was: "Terra Linda to be Urban or Suburban?", I can guarantee you would get a good turnout.

Sincerely,

Kate McDonald, LCSW

ATTN: Steve Stafford City of San Rafael Design Review

9/14/15

Dear Steve:

Attached are the business cards of the San Rafael City engineers who have worked on our traffic problems in Terra Linda specifically the large amount of traffic Freitas Parkway handles. Recall last week I spoke to you re the concerns of Terra Linda residents and the proposed dense development for 1005 and 1010 Northgate Drive. (4 story apartments +).

Additionally, a recent Marin IJ article last week indicated that the office building abutting the parcels in question just sold. This entire area in Terra Linda (around Northgate Drive) requires the City's careful attention as it is an area that will impact traffic in our already crowded valley as well as the flow of traffic off of the Hwy 101 So. Off-ramp and the Freitas Parkway overpass from Hwy 101 No.

Patricia Warnock 22 San Mateo Ct San Rafael, CA 94903 415-717-6434

Steve Stafford

From: Keith Granger <keith@omni7.com>
Sent: Monday, September 14, 2015 10:08 AM
To: david@trachtenbergarch.com
Cc: Steve Stafford
Subject: Northgate Walk

Dear David,

I am a Terra Linda resident that attended your proposal on Northgate Walk, and I wanted to say I did very much admire the architectural design; the forms, use of glass, colors and textures. I thought they fit in with the predominately mid-century modern home styles we have in Terra Linda, as well as many of the commercial buildings and multi-family units that have modern lines. I do have to stand with my neighbors however in saying it's too high and large for the area, etc. I do hope to see another proposal from your group that is more in scale with the area. Sixty years ago architects from Eichler and Alliance Homes sat in your seat selling skeptical officials on houses with flat roofs and glass walls, and I'm glad they persisted.

If I may be so bold, I do have a few ideas or insights not mentioned earlier that might make the project more attractive to the community and planners - apart from scale!

1) Rooftop Solar - I actually thought your roof idea was kind of cool, but apart from the problems it creates for many, it won't really be used or benefit residents the way it was pictured (see later). I think a better use for the roof space is a massive solar power array and figure power in to the tenant's rates. Solar will generate good will and PR in local media. Cost recovery would be swift and might generate some profits long run. Those park lifts will use a lot of energy and most of the units will have to run AC and climate control continuously to mitigate the freeway noise, pollution, and Terra Linda heat. I don't think people would object to some roof access, say for a promenade or overlook on the North East edges of such buildings facing the bay. The Solar array would face and tilt Southwest. Separate the promenade with a 6 foot wall and heavy shrubs, a few benches and low lighting, and bring roof access up through center, not on edge where it looks like a 5th story.

2) I do wish the owners/developers would consider an ³Ownership Based Mixed Housing Development² (catchy title) offering ownership-based senior housing, ownership-based low income housing, market rate units for first time buyers, and unrestricted market rate homes. All these phrases have powerful, positive appeal. They will garner good will and PR, and change the narrative. The nature of occupant tenure is a major concern for many activists that oppose low income housing. And all of us know the only way one can make a life in Marin county long term is to have equity in the property they live in. I'm sure Sheraton wants some self catering/short term stay units and even that's part of the mix that is needed. Fine.

Please sell the remaining units. Some market rate units might be bought and put on the rental market if that demand continues, but otherwise they'll be owner occupied.

3) I know many are tempted to call this project ³Terra Linda's Wincup². I actually think it potentially has more in common with the Serenity Apartments in Larkspur; similar size, next to a major hotel and vibrant shopping complex, one parking space per unit with no adjacent street or guest parking. It's also three stories/36 feet, green space, quiet, shorter walks to night life, walk to SF ferry - yet it still struggles to attract and maintain long term lessees. Turnover is very high. They are having to renovate yet again trying to get up scale tenants. Rates are a few hundred less than posted as they have to make deals. We have a family member there. These places are fun for a while for newcomers and people in transition, and they take dogs, but one cannot build a life in them.

Common spaces are empty (like your rooftops on Northgate Walk would be) because you cannot invite people over for an evening without parking.

Intra complex relationships are few as people are mostly transient.

<http://cp.mcafee.com/d/k-Kr43qb32qrZS3hOqeitPrbVEVos76zB4SO->

[qem77CnPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJISCMzHK-vM04TqkORnqr2eKXV_00jqtTnn7nT-](http://cp.mcafee.com/d/k-Kr43qb32qrZS3hOqeitPrbVEVos76zB4SO-qem77CnPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJISCMzHK-vM04TqkORnqr2eKXV_00jqtTnn7nT-)

[LOaa9EV7etuVtdBO_9I6zBNYtORQr8EGTd7b7axVZicHs3jq9J4TvAXTLuZXTKrKr01Q-](http://cp.mcafee.com/d/k-Kr43qb32qrZS3hOqeitPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJISCMzHK-vM04TqkORnqr2eKXV_00jqtTnn7nT-LOaa9EV7etuVtdBO_9I6zBNYtORQr8EGTd7b7axVZicHs3jq9J4TvAXTLuZXTKrKr01Q-)

[fMBcJIPZyIEIT7BY0Lw26OLOCj1lloi7sKrv7nhdwOlPAOePYQg0bFVkJSyMrVxFn](http://cp.mcafee.com/d/k-Kr43qb32qrZS3hOqeitPrbVEVos76zBASOUPuXX8UTivCvWAZttH505mBcJISCMzHK-vM04TqkORnqr2eKXV_00jqtTnn7nT-LOaa9EV7etuVtdBO_9I6zBNYtORQr8EGTd7b7axVZicHs3jq9J4TvAXTLuZXTKrKr01Q-fMBcJIPZyIEIT7BY0Lw26OLOCj1lloi7sKrv7nhdwOlPAOePYQg0bFVkJSyMrVxFn)

4) I know building parking underground is expensive but I think it really has to be considered for this project. The four story/46' height is something everyone will go to the mat on. As long as it is not higher than what is there now it is more amenable to people.

Thanks you for reading

Keith Granger

Marketing Communications/Design Consultant

454 las Gallinas Ave #114

San Rafael, CA 94903

415 479 3829

Steve Stafford

From: stanton klose <stantonklose@gmail.com>
Sent: Saturday, September 12, 2015 5:42 PM
To: Steve Stafford
Subject: 1005 - 1010: Rent versus Own

Hello Steve,

One issue that wasn't touched on Wednesday evening is why the proposed development is an apartment complex rather than condominiums. All things being equal, the latter would bring stability and a measure of stewardship.

Stanton

Steve Stafford

From: stanton klose <stantonklose@gmail.com>
Sent: Saturday, September 12, 2015 5:38 PM
To: Steve Stafford
Subject: Wednesday's Conceptual Design Review for 1005/1010 Northgate Drive

Dear Steve,

Having seen the architect's initial presentation and heard comments from the Design Review Board and members of the community, I offer the following for consideration by all parties.

Urban / Suburban / Scale

I encourage the developer and the architect to walk Terra Linda's neighborhoods. Despite the general classification of Marin County as an urban area, Terra Linda is clearly suburban in character.

San Rafael Manor, the residential area closest to the proposed redevelopment, consists of twenty one two story buildings. The residential neighborhoods to the west of SRM consist of one and occasionally two story detached single family homes.

Terra Linda Manor and Vineyard's Edge, two apartment complexes on the east side of Nova Albion Way, include ground level two story buildings and two story buildings over garages. These buildings face mostly parking lots and a perpendicular side street.

Northgate Apartment Homes and The Northview include some two story buildings over garages, but they are located along Las Gallinas Avenue opposite Safeway and two medical office buildings.

Quail Hill Townhouses along Northgate Drive face the Sears parking lot. Villa Marin is a four story complex on a hill, but it sits far back from adjacent roadways and is screened by mature trees. It is effectively invisible from many vantage points.

Finally, The Meadows of Terra Linda and Green Oaks, two condominium complexes at the west end of Freitas Parkway, are mostly two story buildings at grade, with some two story units over garages.

There is no precedent for four story apartment blocks in close proximity to a low rise residential neighborhood. These proposed buildings would clearly be out of scale with the rest of the community, more so because they would appear as a sort of citadel on an elevated site.

By contrast, the mixed use five story building which was originally proposed for the expanded Whistlestop Wheels building near the San Rafael Transit Station would, in my opinion, have been a good example of relatively high density housing with excellent proximity to public transit and downtown shopping. And there are no residential areas nearby.

Greenbelt

Despite the idyllic title, the North Fork of Gallinas Creek is in fact a concrete-lined flood canal. If the Department of Public Works could be dissuaded from scraping all the life out of it every year, it would eventually be softened by riparian vegetation, but it's not the sort of place you'd go for a picnic.

The terrain on the east side of the canal is generally quite steep. It might be possible to run a narrow footpath along the slope, but a bike path would entail some serious regrading and retaining walls. Either would require a continuous railing or fence to prevent users from falling into the canal, and both would end ingloriously at the right of way along southbound Highway 101.

Roof Areas

It sounds like there is consensus that using the roofs for social activities wouldn't be appropriate given the proximity to adjacent residential areas. It may be premature to consider sustainability issues, but solar panels might be the best use on at least some of the roof areas. Or roof gardens with some seating and protection from the weather.

Ironically, San Rafael Manor is currently evaluating the feasibility of installing solar panels on carport roofs adjacent to the flood canal. These panels would generate about 70% of SRM's current energy use. They would face southeast, and some might get reduced exposure to morning sunlight if they were shaded by the proposed adjacent apartment blocks.

Colors and Materials

The overall color palette is polite but not very adventurous, and it's been done many many times. I'd vote for a bit more vibrancy. Disclosure: If I never saw another dark bronze anodized window mullion in my life, it would be too soon.

Sincerely,

Stanton Klose
San Rafael Manor
1016 F Los Gamos Road

Steve Stafford

From: stanton klose <stantonklose@gmail.com>
Sent: Saturday, September 12, 2015 5:38 PM
To: Steve Stafford
Subject: Wednesday's Conceptual Design Review for 1005/1010 Northgate Drive

Dear Steve,

Having seen the architect's initial presentation and heard comments from the Design Review Board and members of the community, I offer the following for consideration by all parties.

Urban / Suburban / Scale

I encourage the developer and the architect to walk Terra Linda's neighborhoods. Despite the general classification of Marin County as an urban area, Terra Linda is clearly suburban in character.

San Rafael Manor, the residential area closest to the proposed redevelopment, consists of twenty one two story buildings. The residential neighborhoods to the west of SRM consist of one and occasionally two story detached single family homes.

Terra Linda Manor and Vineyard's Edge, two apartment complexes on the east side of Nova Albion Way, include ground level two story buildings and two story buildings over garages. These buildings face mostly parking lots and a perpendicular side street.

Northgate Apartment Homes and The Northview include some two story buildings over garages, but they are located along Las Gallinas Avenue opposite Safeway and two medical office buildings.

Quail Hill Townhouses along Northgate Drive face the Sears parking lot. Villa Marin is a four story complex on a hill, but it sits far back from adjacent roadways and is screened by mature trees. It is effectively invisible from many vantage points.

Finally, The Meadows of Terra Linda and Green Oaks, two condominium complexes at the west end of Freitas Parkway, are mostly two story buildings at grade, with some two story units over garages.

There is no precedent for four story apartment blocks in close proximity to a low rise residential neighborhood. These proposed buildings would clearly be out of scale with the rest of the community, more so because they would appear as a sort of citadel on an elevated site.

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Sincerely,

Stanton Klose
San Rafael Manor
1016 F Los Gamos Road

Steve Stafford

From: Steve Stafford
Sent: Friday, September 11, 2015 2:51 PM
To: 'Keith Granger'
Subject: RE: For Mr. Summers

Hi Keith,

1. You're correct in your assumption. The maximum density of 318 units is based on the hotel portion of the site remaining in the project and the razing of the hotel. By excising the hotel portion of the site from the project, as proposed, the maximum density is reduced to 184 units. The conceptual project proposes 183 base density units excluding any density bonus. With the maximum allowable density bonus (35%), the project would be allowed to increase density to 248, an additional 65 density units, if they provide the required parking. Instead, the conceptual plans indicated a request for additional 33 density units. Hotel uses are commercial uses rather than residential uses due to fact that each hotel unit does not include a kitchen. So, essentially, density limits do not affect the existing hotel. The hotel is an existing approved use (permits approved in 1968 and 1969) and the other portion of the hotel operation requiring study is relocation of the hotel hospitality amenities (restaurant, bar, ballrooms), where the existing use permit on the hotel will need to be amended to allow for it to rebuilt 'offsite', in a new building immediately adjacent to the hotel but on a newly created lot. The conceptual project proposed to replace/relocate the hotel hospitality amenities 'in kind', with the same square footage, and the same replace/relocated parking. As discussed in staff's report, the parking demand for the replaced/relocated hotel hospitality amenities will be determined by a parking study, as measured by the current parking standards and not by the original standards when the hotel was approved in 1968 and 1969, which will need to be submitted at the time of formal project application submittal.
2. The project area is located outside the 1/2 mile radius PDA (Priority Development Area) for the Civic Center SMART Station Area Plan. However, the traffic study will need to take into consideration the potential accumulative traffic impacts of the PDA.
3. This is a good point. Since the conceptual review for the project has been completed, you would need to David Trachtenberg (<http://trachtenbergarch.com/>), the project architect/applicant. He is out of Berkeley and is the point of contact for the conceptual project. If the project comes back to the City, either as another follow-up conceptual review or a formal project application submittal, you would provide those comments to me. You'll know if the project returns to the City when your homeowner's group representative contacts you or when receive a copy of the hearing notice directly from us.

Enjoy your weekend.

Steve

Steve Stafford
COMMUNITY DEVELOPMENT DEPARTMENT
Associate Planner

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

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

From: Keith Granger [mailto:keith@omni7.com]

Sent: Friday, September 11, 2015 1:40 PM

To: Steve Stafford

Subject: Re: For Mr. Summers

Thanks Steve - I Understand. Your information was helpful.

Is it OK to ask you a few questions, or should I submit comments more formally? I promise only to cover new areas or provide new information! I collaborate with various homeowners and associations in Terra Linda.

1) How is the hotel complex taken in to consideration when making housing density calculations? The developer boasted he was building less than the 316 units he is allowed for that site (7.2 acres times 44 per acre HD I assume) but isn't that true only if he was tearing down the hotel? The hotel is staying.

The Hotel currently has 230 units -- albeit the size of a studio.
Each of those units have additional shared common space, and people generating traffic, parking, and utility needs. Would the Hotel property itself be subject to review and environmental impact etc. after the subdivison? The developer is pushing way to many units in there. I believe 100 condos or 125 1br rentals is more appropriate. But they do look nice, I have to say!

2) Is there any plan to evaluate the Northgate development alongside or make provision for other development that will be happening in and around the SMART train station; Merrydale, Redwood Blvd. Rafael meadow?

3) Who can I write to about my concerns that we seem to have all rental properties on the table, and no home ownership scenarios. I believe we need both condominiums and a few rentals in our housing mix to communities sustainable long term.

Keith Granger
116 Golden Hinde Blvd.
San Rafael

On 9/10/15 12:53 PM, "Steve Stafford" <Steve.Stafford@cityofsanrafael.org> wrote:

>Hi Keith.

>

>The City's Design Review Board, like the Planning Commission, does not
>respond directly to questions submitted by the public on projects;
>instead, these volunteer bodies of City government rely on staff to
>provide responses. Since I'm the Planner for this project, I am

>providing a response to your questions below:

>1. There is no difference in City review between an apartment or 'rental'
>project or a condo or 'for sale' project. A condo project would have
>the added requirement of needing a Tentative Condominium Map, This
>condo map is usually submitted and approved with the other permits
>needed by the project, though it can be conditioned to return for
>review and approval after the other permits for the project have been approved.

>2. City staff has no idea what assumptions the applicant may have.
>While we all know they exist, short-term rentals are not specifically
>legal in the City. City codes currently deem a short-term rental as
>operating akin to a "Boardinghouse/roominghouse", which are permitted
>on the project site with Use Permit approval by the Planning Commission.

>

>Hope this helps.

>Steve

>

>Steve Stafford

>COMMUNITY DEVELOPMENT DEPARTMENT

>Associate Planner

>

>City of San Rafael

>1400 Fifth Avenue

>P.O. Box 151560

>San Rafael, CA 94915-1560

>415.458.5048 (o)

>415.485.3184 (f)

>

>

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

>From: Keith Granger [mailto:keith@omni7.com] Posted At: Wednesday,
>September 09, 2015 11:21 PM Posted To: Community Development Internet

>Mail

>Conversation: For Mr. Summers

>Subject: For Mr. Summers

>

>Dear Mr. Summers,

>

>

>Thanks for a good meeting and letting us all speak about Northgate -- I
>wish I did not have such a speech impediment.

>

>Your comments on Crescent were impactful.

>

>

>I think the subdivision of Northgate - ³owned by different LLCs² -- is

>clearly part of a plan to eventually spin off part or all of the

>development in to condos or separate ownership interests.

>The hotel will retain that block around them as self catering

>apartments for short term vacation rentals - a growing segment of the

>market. Others will be converted to condo's when the market is right,

>or made in to timeshares for fractional ownership. 1005 is the

>sacrificial lamb they will drop out as a bargaining chip to get the project approved.

>

>

>Two Questions;

>

>1) is the design review process any different for an apartment complex

>as opposed to a condo development?

>

>2) What type of assurances or assumptions do the developers have as to

>whether they will be subject to new or existing laws regarding short

>term rentals, Air BNB compliance, etc.

>

>

>Keith Granger

>Terra Linda - Golden Hinde

>

>

Steve Stafford

From: Raffi Boloyan
Sent: Thursday, September 10, 2015 10:05 AM
To: Steve Stafford (Steve.Stafford@cityofsanrafael.org)
Subject: FW: terra linda apartments

For the file

RB

Raffi Boloyan
CITY OF SAN RAFAEL
Planning Manager

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1400 5th Ave
SAN RAFAEL, CA 94901

TEL: (415) 485-3095
FAX: (415) 485-3184

From: Diana S [<mailto:dianaasanti@gmail.com>]
Posted At: Wednesday, September 09, 2015 4:06 PM
Posted To: Community Development Internet Mail
Conversation: terra linda apartments
Subject: terra linda apartments

I cannot believe that the City of San Rafael is even allowing such a project to be discussed. A 300 unit apartment building in Terra Linda, REALLY? first of all, the traffic, it's bad enough now, add another 4 or 5 hundred vehicles to the mix and it will take the now residents of Terra Linda a lot of extra time to get to the freeway, and for that matter anywhere around our area. And then there is a matter of WATER, (you know that stuff that is supposed to fall on us during the winter months and collect in our reservoirs?) well, we are running low on that commodity, in fact our State Governor has said we must cut our consumption by 25%, our lawns and our plants are all dying, our wildlife have nothing to drink and are eating our plants to get to water and food. And you want to say OK to a massive construction project such as this? I suggest you think hard about an approval of this disastrous project, it will not only be bad for Terra Linda, but will also affect all of San Rafael.
DO NOT GIVE THIS PROJECT A GO AHEAD....it will be a disaster.

Diana Santi
Terra Linda resident

Steve Stafford

From: Raffi Boloyan on behalf of Community Development
Sent: Thursday, September 10, 2015 10:01 AM
To: Steve Stafford (Steve.Stafford@cityofsanrafael.org)
Subject: FW: General Contact Email - Building, Planning or Zoning Issue - 8707507

For the file

RB

Raffi Boloyan
CITY OF SAN RAFAEL
Planning Manager

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1400 5th Ave
SAN RAFAEL, CA 94901

TEL: (415) 485-3095
FAX: (415) 485-3184

From: form_engine@fs18.formsite.com [mailto:form_engine@fs18.formsite.com]
Sent: Thursday, September 10, 2015 8:59 AM
To: Community Development
Subject: General Contact Email - Building, Planning or Zoning Issue - 8707507

General Purpose Contact Form

City of San Rafael General Purpose Contact Form

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

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

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

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

*** First Name**

Rieko

*** Last Name**

Inoue

Address 1

304 Orange Blossom Ln.

Address 2

-

City

San Rafael

State

CA

Zip Code

94903

Phone Number

510-593-6274

*** Email Address**

rieiko246@yahoo.com

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

I was unable to participate the public hearing for the high density housing in Terra Linda (around Four Point Hotel/Gateway Gas station) last night. However, I would like to express my concern regarding the development. Terra Linda is way over saturated with traffic with three private schools (Marks, Montessori, St. Isabella), hospitals and other medical offices, shopping center, shopping mall, etc. There often tend to be cars that try to take surface way to avoid freeway jam. Adding a high density residential/commercial development will lower the quality of life in this small neighborhood. Besides main streets, quiet local neighborhood streets are contaminated with traffics (especially, when people take alternative streets to avoid traffic jam on the main streets.)