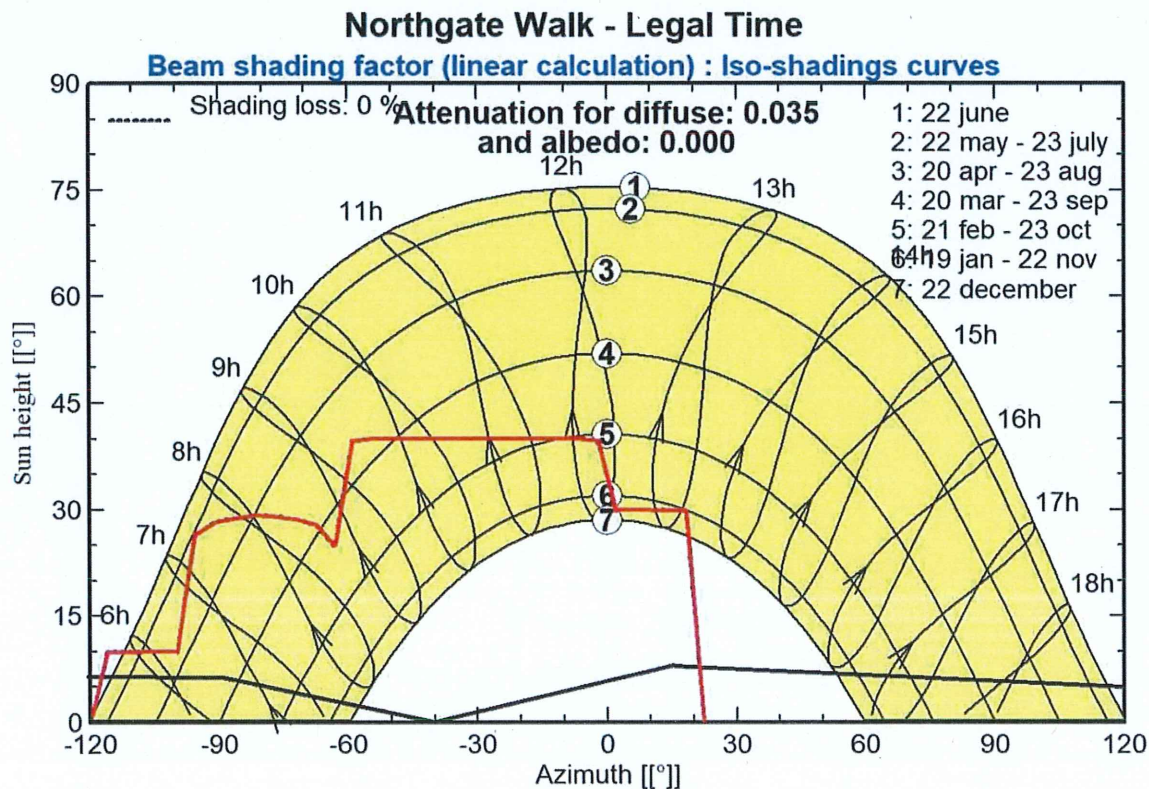


All times of year beneath the red line represent shade impact to the Neighbors living immediately Northwest of the proposed Northgate Walk site. The shade plot represents a case study focusing on a garden level worst case apartment and adjacent gardens.

The shading impacts are estimated as follows and represent times when the apartment will be in complete 100% shade caused by the development (please note the results could be scaled back 30 minutes based on dimension tolerances).

- December 21 – sunrise till 12:30pm (5.5 hrs lost)
- Jan 19 - sunrise till 12:15pm (4.75 hrs lost)
- Feb 21 – sunrise till 12:00pm (4.5 hrs lost)
- Mar 20 – sunrise till 8:40am and again from 9am till 10am (2.25 hrs lost)
- April 20 – sunrise till 8:00am (1.5 hrs lost)
- May 22 - sunrise till 6am (5 minutes lost)
- June 22 – sunrise till 5:50am (5 minutes lost)
- July 23 – sunrise till 5:50am (5 minutes lost)
- Aug 23 – sunrise till 8:00am (1.5 hrs lost)
- Sep 23 – sunrise till 8:30am and again from 8:45am till 9:45am (2.25 hrs lost)
- Oct 23 – sunrise till 11:15am (4.5 hrs lost)
- Nov 22 – sunrise till 12:00pm (4.75 hrs lost)

On Dec 21, the horizon line due to neighboring terrain places the location in shade starting at 4pm rather than 4:54pm. Therefore, on Dec 21 this individual has lost ~5.5 hrs. out of the previously available 8.5 hrs. This is a 64% reduction in available solar access. All periods of the year below the redline represent the resident being 100% shaded. The Blackline represents the pre-project shade line inherent to the horizon shading



This study was performed based on the limited information provided.

May 21, 2019

Dear Design Review Board,

Thank you for the opportunity to comment on the Northgate Walkway Project.

Please request the applicant to provide the following in order for the Commission and the public best understand the project and, in particular, how it will impact the neighbors as well as Gallinas Creek.

1) Again I request, as I did in my 1-23-19 letter to the DRB, simulation photos of the project that show the project from many vantage points from north and south Los Gamos and Oleander Park. The project has shown images from other areas but none for the nearest neighbors. At the January 23, 2019 Design Review meeting, the applicant verbally agreed to do this but has not done so.

2) Story poles for the project are needed, especially to reveal the size of it from the San Rafael Manor Co-op and the nearby neighbors. The impact of the project on the neighbors' privacy, shadowing, or views is impossible to determine from the drawings.

3) Analysis of the noise that may be created from the Projects community decks, condo decks, outdoor patio, coffee bar, the community entertainment area, and the pool area is needed. These areas are above the surrounding neighborhood and have a likely potential of breaking the San Rafael noise ordinance. Every effort must be taken to mitigate the outdoor areas via the materials used and the vegetation surrounding.

N-2 of the 2020 General Plan page 292 "The exterior noise standard for backyards and/common areas in new residential development is up to Ldn of 60 dB.

Also, San Rafael needs to consider the impact of these rooftop play areas before allowing them to be built. There is no precedent to inform the city as to the impact. This falls outside the General Plan guidelines. I request a noise analysis be done before construction to

give a baseline level and then after construction to impartially provide adequate noise analysis.

Please note our current General Plan requirements:

4) Page 16 LU-2a: "Project related traffic will not cause the level of service established in the Circulation Element to be exceeded." Circulation C-5 page 166-169: Freitas at Civic Center/Redwood Highway is designated as level of service, LOS E delay at 80 seconds during peak AM and PM hours. The current delay is often well above this threshold at 120-180 seconds. The traffic engineer must reexamine the impact of traffic at the Freitas and Northgate intersection with the added homes in the proposed project. Many more people live in Terra Linda due to increase of rent forcing many people to live in one household. Many more people drive their children to school than in the past. The Northgate Mall will continue to draw traffic especially as it is revamped.

5) Page 24 LU12 Building Height Side Bar: The height of a building is determined by the methods in the latest edition of the Uniform Building Code adopted by the City, except for hillside homes, where height is determined by the methods in the "Hillside Design Guidelines".

Parcel 1007 is relatively flat on the southern portion of the parcel; however, the middle and upper portion are on a VERY steep hillside slope of 47 degrees that sits directly above the San Rafael Manor Co-op and the Gallinas Creek.

Protection of Gallinas Creek is vital to the health of our waterways. The concrete and piping infrastructure are nearly aged out. The Creek must be protected during and after construction. It must especially be protected from any contamination from the existing 50-year-old gas station.

6) Will smoking be allowed on the decks or on the walkway near the other neighborhood? This is a health hazard to neighbors.

7) Please confirm that the Project will include infrastructure for each parking place to be ready to provide adequate level of electricity for level 2 electric vehicle charging.

8) Require the applicant to clarify how they will calculate low income or affordable housing. Common sheet 1 uses both terms.

9) Require that no pesticides (this term includes pesticides, insecticides, herbicides and rodenticides) be used that can runoff into the creek or infiltrate the ground water, or impact people or animals.

10) Require Gallinas Creek water to be monitored before, during and after construction to ensure no leakage from the gas station infrastructure or from the construction of the Project.

Sincerely,

Pamela Reaves

Terra Linda resident

Former 2040 General Plan Steering Committee member

Former 2030 Climate Change Action Plan Committee member

To: Steve Stafford

steve.stafford@cityofsanrafael.org

San Rafael Planning Department

Re: The Northgate Walk and Design Review Board scheduled for May 21, 2019

Dear Members of the San Rafael Design Review Board:

The Northgate Walk Project remains one of considerable concern for residents of Terra Linda for many reasons. We are addressing one of the most disturbing design problems with this Project and that is the mass, size and location Building 1007 at the corner of Freitas parkway and Northgate Drive.

We have viewed the plans and have the following questions.

- 1) Which rendering on which page shows what we will be seeing as we wait at the stop sign or drive by 1007 on Northgate and Manuel Freitas Parkway?
- 2) The development appears be more architecturally varied and attractive on the sides of the parcel that no one will see. Note 1020.8, elevation "East" and "North". Compare this with 1007.6, the building that is visible to all who enter Terra Linda. In the renderings of 1020.8 there appears to be some attempt to break up a large, flat, imposing façade.
- 3) On what page are the renderings of the landscaping proposed for Building 1007, i.e. the building that literally becomes the entrance to Terra Linda?
- 4) Is it correct that there are no renderings for landscaping this critical corner (Building 1007) of the project, except for "planters" shown on pg. 11 1007.4?

It appears the building 1007 is so massive for the parcel at that location the developer hasn't any room left for landscaping of trees that would soften, hide, and break up the project at that point. *If this*

is so, it incumbent upon the Design Review Board to correct this situation. The structure at Building 1007 is too massive for this location of the development. Lack of trees make it more so.

- 5) In regard to # 4 above, it is noted in your accompanying letter that landscaping is amended in the following way: "The tree species palette proposed in the Landscape Plan needs to be re-evaluated, particularly the Texas Privet and Deodar Cedar " What exactly is meant by that phrase? What has been amended? Cedrus deodara trees are evergreen, stately, tall, and soften a monotonous surface. Hopefully, trees have not been pulled out of the landscape plan. If there is ONE thing that is needed in this development is the thoughtful and generous use of trees to soften what is considered by Terra Linda residents to be a development that is too dense, too massive, and too imposing, especially Building 1007 at Freitas Parkway and Northgate Drive. **It appears there are only 6 "Green Vase", Zelkova serrata, trees in the development. The only other mention of trees appears to be 42 columnar "Incense Cedar" trees, Calocedrus decurrens for the entire development. Not enough !**

- 6) Trees are needed along the sides of Building 1007 as seen from Freitas Parkway and Northgate Drive to soften the exterior, create a sound barrier, and provide some semblance of natural beauty for the occupants. Occupants of the east and south facing units of Building 1007 will be looking out at the freeway, tar & gravel roofs of the medical building on Northgate Dr., Northgate I and II, and all the concrete buildings that have been built on our hillsides.

Concomitantly, the west side of Buildings 1007 should have landscaping to provide some privacy for the Los Gamos property owners.

- 7) What material will be used on the deck railings/deck sides that make up all deck areas of Building 1007? Specifically, what assurance is there that the material will withstand weather over time, not become delaminated, or compromised in both structure and appearance? Is there any other material, such as wrought iron, or other product, such as Trek that can be used for this purpose?

Exterior Colors, Trim and Doors

Regarding the exterior colors of the project it is hoped thoughtful consideration will be made.

Specifically, it is the wish of many residents of Terra Linda that the use of the outdated 1970's color palette of dark brown and tan not be used on the exterior of the development. Further, pink shades of tan should also be avoided.

All attempts at paint color should be chosen to blend with the natural terrain of Terra Linda during the different seasons of the year. Multiple coordinating and accent colors on doors make for interesting facades, i.e. no brown doors.

- 8) Doors in some areas of the development are more architecturally interesting than doors in other areas. Again Building 1007's two front doors look inexpensive, appear to be an afterthought, and not commensurate with what is the main entrance to the development.
- 9) Within Building 1007 the halls are narrow, parking and handicapped parking is at a minimum and difficult to navigate in places.
- 10) In order to preserve what is left of the privacy and peace and quiet of the Los Gatos residents the Design Board should not allow congregating areas on the roof that will generate noise and excessive lighting after hours.

Sincerely,

Mr. and Mrs. William K Warnock
22 San Mateo CT
San Rafael, CA 94903



May 21, 2019

Design Review Board
Planning Commission
c/o Steve Stafford
Planning Division
City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

RE: 1007, 1010, 1020 & 1030 Northgate Dr.

Dear members of San Rafael's Design Review Board and Planning Commission:

As members of the Terra Linda Homeowners Association's Community Development Committee, we have been tracking the Northgate Walk development over the last few years. We last submitted comments on the project on April 5, 2018. (See attached letter.) We continue to have many of the same concerns. One concern in particular (as referred to in the last bullet of our 4/5/18 letter, page 3) is regarding shading impacts to the San Rafael Manor community on Los Gamos Road from the proposed development and we are responding to recent updates to the shadow studies.

The revised shadow study drawing (SH1.3) dated 3/8/2019 shows significant shading impact to the neighbors adjacent to the Northgate Walk proposed development and we request remediation and a more detailed study. The study provided is limited to three drawings without dimensions or supporting commentary conclusions or mitigation. The results align with the independent impact study provided by Terra Linda resident and engineer Loren Powers, but does so with less hourly granularity, does not include before and after development comparisons and does not establish a case study showing impact to specific tenant(s) within the Los Gamos community. Instead, it depicts without supporting dimensions that many of the Los Gamos high points (the roofs) are free from shade, but does not establish the significant shade inundation impact to decks, entrances, foundations, planters, property or windows. Typically, a shading impact either reflects impact on a flat plane (so reviewers are not misled) or would establish a more precise and comprehensive worst-case inundation impact on one of the garden level Los Gamos units. It should also be noted that only 9am, noon and 3pm are provided, but no results are shown by the developer to establish when exactly shade leaves the property. The shade has the most impact on morning hours but also has afternoon impact as the shadows traverse the site.

The estimated time that residences on Los Gamos Road are no longer severely impacted on Dec 21st is estimated by Loren Powers to be 11:45 am. Based on the shadow study provided by the developer, we estimate the time to be 11:30 am (showing reasonable alignment between the studies). Therefore, the noon results and depiction of non-shaded roofs may be misleading and not fully support the time duration of impact. Please keep in mind that the study is only one day of the year but represents considerable increased shading impact to the Los Gamos Road neighbors between October through March. The shading will negatively impact the quality of life, maintenance costs and health for those residents and the value of their properties. Further remediation is requested and we rely on the City of San Rafael to hold the developer accountable. We also understand that the Staff has referenced a shading guideline requiring less than 10% shading between noon and 3pm. This guideline is very biased to afternoon sun and should be adapted to acknowledge "solar noon," morning as well as afternoon impact. Taking away sunshine from neighbors for more than 50-60% of the day when they had no shading impact previously is

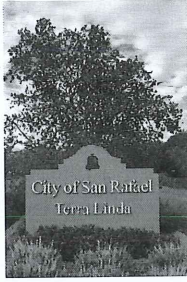
considerable. For example, many other jurisdictions consider the impact to be assessed between 10 am and 2 pm (or a range that includes two hours on either side of "solar noon" to be more precise).

We feel the project parcel should not have been divided in order to file a categorical exemption from CEQA. Environmental review of the project would have determined project impacts and significant effects, analyzed alternatives, and proposed mitigations. The process would have afforded the public a more formal opportunity for their concerns to be addressed and would have typically required a more detailed study with supporting reports and calculations. An argument could be made that the recently revised shadow studies for Northgate Walk show evidence that there are potentially significant impacts from the proposed development regarding solar access on the Los Gamos properties. We believe residences should have solar access protections so that shading impacts are realized and mitigated.

We request that the City address our and our community's continuing concerns about the development, that in particular the solar access impacts on the San Rafael Manor neighborhood be addressed and mitigated, and that San Rafael's 2040 General Plan add solar access protections so that San Rafael keeps up with the many other communities that have enforced standards for years that were developed to protect existing properties from shade inundation.

Kindly,

Loren Powers
Kate Powers
Susan Coleman



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

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

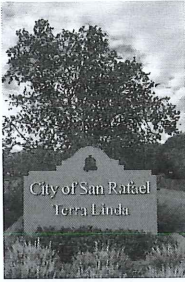
RE: File # ED-16-038; UP16-018; S16-001; LLA16-003; NM16-001; IS16-002;
PTA16-001 Project: Northgate Walk 1007 Northgate Drive

Dear Mr. Stafford;

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

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

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



Terra Linda Homeowners' Association

P.O. Box 6405

San Rafael, CA 94903-0405

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

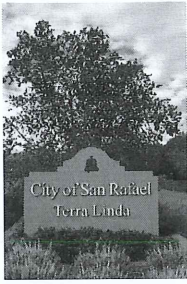
- **There appears to be a discrepancy on the submitted plans. The story heights and elevations on SW Elevation 1, drawing 1007.6, and other elevations, do not correspond.**

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

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

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

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



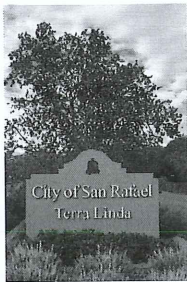
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- **Will there be an opportunity for public input on the final exterior design of the buildings and exterior paint colors?**
- **The current condition of the landscaping of the south side of Building 1050 abutting Freitas Parkway has deteriorated over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

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



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

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

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

Questions: (415)-717-6434

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

Steve Stafford

From: William P. Bacon <williampbacon@gmail.com>
Sent: Tuesday, May 21, 2019 11:13 AM
To: Steve Stafford
Subject: Support for 1005 and 1010 Northgate Drive development project

Dear Mr. Stafford,

I am writing to you to and the Design Review Board of the City of San Rafael to express my strong support for the development proposal at 1005 and 1010 Northgate Drive in Terra Linda.

All cities, San Rafael included, must evolve and change over time if they want to remain vibrant and economically active. Sometimes that means existing buildings are replaced with new buildings that better reflect the needs of today's world. The Bay Area is in the midst of a severe housing crisis and it is time for Terra Linda to help play a role by opening our community to new neighbors. This site is an excellent place to start.

This development is a thoughtful project which will help provide homes to 136 families that would otherwise have to compete for space in our existing limited housing stock. We must take action as a city to help address the housing emergency in the Bay Area and despite some of my NIMBY neighbors exaggerated concerns, this is as good a location as possible in Terra Linda to add higher density homes.

As a millennial homeowner in Terra Linda I hope our community can take a constructive and forward looking approach to the evolution of Terra Linda by supporting more homes, new businesses, and fresh ideas about how to use the existing developed land in our neighborhood.

I strongly encourage the Board to approve this project as submitted and advance it as quickly as possible.

Sincerely,

William Bacon
3 Carroll Court
San Rafael, CA 94903

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William P. Bacon
williampbacon@gmail.com

Steve Stafford

From: Admin PFB <admin@pfbvanish.com>
Sent: Monday, May 20, 2019 9:34 AM
To: Steve Stafford
Cc: beverlyagoodwin@comcast.net; 'Scot Goodwin'
Subject: Tonight's meeting, Gateway Gas, Sheraton area.

Hi Steve,

Unfortunately I am not able to make the meeting tonight. I have "grandmama" duties until 9. But I would like to put in my 2 cents. Would you please send this to the powers that be for tonight's meeting.

I strongly feel that a development of the size proposed is too dense for the area. The area cannot handle any more traffic. Day after day, I sit at the lights and see people run the reds and even block the intersections when we have the green. You can sit at a stop light and watch it turn and turn and not make it through. During the holidays, I dread having to go out because of the traffic and try taking backroads.

I do not have any children in the school system anymore, but I know that back when they were in school, they had to change the school boundaries to accommodate the growing number of children entering the schools in Terra Linda. Last I heard, the Vallecito line was my back fence.

On a smaller note, Safeway, our only main grocery store in Terra Linda, is always packed. Thank you very much for passing this on. Take care.

Beverly Goodwin & Charles "Scot" Goodwin
1024 Las Raposas Rd.
San Rafael, CA 94903
415/259-7031
beverlyagoodwin@comcast.net