

Costco and the future of our community.

Suzanne Brice <[REDACTED]>

Tue 10/15/2019 10:36 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

October 14, 2019

Dear Mr. Boloyan,

I am contacting you regarding my opposition to the plans I hear being discussed with the old Sears space at Northgate Mall.

I have been a voter and home owner resident of Terra Linda for 35 years and consider myself well informed.

I do not see the future of my home town being improved by a Costco box store – that is the PAST. We need to look to the FUTURE of our community. My community is ageing, but in time will cycle into young families. We need services for these people: community spaces for “Bee Hive” startup office spaces. Indoor activity spaces – like a gymnasium or pool or a small concert venue. We need low cost housing for families and the elderly. Small retail spaces for new business. Not another BOX STORE.

But most important, we need to consider the air quality damage from 30 gasoline pumps, with lines of idling car engines.

The future quality of all our lives is first priority.

Thank you for your attention.

Suzanne Brice

[REDACTED]
San Rafael, CA 94903



October 14, 2019

San Rafael Planning Commission
1400 Fifth Avenue
San Rafael, CA 94901

Dear Planning Commissioners,

On behalf of the members of Golden Gate Electric Vehicle Association I urge you to reject the proposed Costco gas station at Northgate Mall.

Allowing a new large gas station to be built in San Rafael is not consistent with the City of San Rafael's Climate Action Plan provisions to reduce fossil fuel use. The gasoline proposed to be sold at this new gas station will contribute to the greenhouse gases emitted by vehicles. Transportation is the major source of greenhouse gases in Marin.

In addition to the 30 gas pumps, the plan includes spaces for 42 cars to wait in line to purchase gasoline. These cars are likely to be idling which will create both air pollution and greenhouse gases. The proposed plan indicates that 2 - 3 large 70 foot long trailer trucks will deliver gasoline every day. These trucks will be diesel trucks that will add additional air pollution and greenhouse gases.

According to data from the County of Marin, Agriculture, Weights and Measures Department, there are already more than 60 gas stations in Marin. There is adequate gasoline supply and competition already available for the drivers in Marin who are still driving gas vehicles. In order to address the Climate Crisis, we need to reduce the amount of gasoline sold in Marin, not increase the amount or the number of facilities selling gasoline.

Golden Gate Electric Vehicle Association is a non-profit, educational, support, and advocacy organization of private citizens working to mitigate the climate crisis by promoting electrification of transportation.

Thank you for carefully considering our request to reject the gas station.

Sincerely,

Dale W. Miller

Dale W. Miller
President

Support of Costco

liz walton [REDACTED]

Tue 10/15/2019 2:27 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

I am sending this email in SUPPORT of the proposed Costco in Terra Linda.

I am a resident of the Quail Hill Townhouses directly behind the Sears area of Northgate where the Costco will go.

Yes, there will be more traffic and activity, but that is in comparison to a dead, decaying, pathetic area where Sears stands now.

Costco is a thriving, well run company which creates good jobs, provides communities with the products they want and adds valuable tax revenue to the City of San Rafael.

Northgate is after all a retail center. Bringing quality retail where none exist is a bonus for everyone.

If you don't want to live by a shopping center, don't buy a house by a shopping center. Please consider the vast amount of people who will not show up or send emails, but do support the Costco at Northgate.

Thank you,

Liz Walton Waska

Quail Hill Townhouses resident

TO PLANNING COMMISSION OF SAN RAFAEL RE: COSTCO AT NORTHGATE NOT CONSISTENT WITH CITY POLICY per GENERAL PLAN 2020, VISION NORTH SAN RAFAEL 2010 AND GENERAL PLAN 2040.

Cecil Nielsen <[REDACTED]>

Tue 10/15/2019 3:04 PM

To: Anne Derrick <Anne.Derrick@cityofsanrafael.org>

Cc: Annabel Song-Hill <[REDACTED]>; Shirley Fischer <[REDACTED]>; [REDACTED] <[REDACTED]>; Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Members of the San Rafael Planning Commission:

COSTCO AT NORTHGATE IS NOT CONSISTENT WITH CITY POLICY per GENERAL PLAN 2020, VISION NORTH SAN RAFAEL 2010 AND GENERAL PLAN 2040

I am addressing you because as a past member for many years of the North San Rafael Vision in Action Committee I feel responsible as a citizen of this community to make sure that the written plans lodged with the City be acknowledged. I would like to remind you that we too worked very hard to create a plan for the City of San Rafael. You should know that we all have been called back to address you. Some of the members are out of the country at the moment and you will be hearing from them in writing or at a future date.

Our committee worked hard to put together a Vision in Action for North San Rafael. We worked days and nights. Many times past dinner time into the late night. We visited other cities to see what they were doing and learn from them. We took notes. Walked every inch of Terra Linda. We were vigilant and worked together well. We held our meetings at City Hall for a while and then ended up having our meetings at the mall.

If it wasn't for our committee, there would be palm trees lining Manuel Freitas. There wouldn't be bike lanes or a promenade. The oak tree in front of Kohls where we have our music events, ice skating events wouldn't be there.

There wouldn't be a kiddie pool at Terra Linda Rec Center, there wouldn't be a skate park, the sign that reads Welcome to Terra Linda, reads that, thanks to us.

We are Terra Linda.

The reason the North San Rafael in Action was formed was to make sure the voices of the community were heard. We held forums and met with residents to see what they wanted to see in their community. You need to know that those ideas are how the General Plan was created. This needs to be respected. We spent countless days and hours. Lets not take that away.

Costco is a **member store**. Many of our residents are seniors. **Costco will not create a community space as identified in the Land Use Element, p. 29/39.** It states: Convenience Shopping: Encourage the retention and improvement of existing retail stores and services in residential neighborhoods that provide needed neighborhood services and reduce traffic.

Land Use Element p. 69/84 NW-10 **Neighborhood Centers: "Support the vitality of attractive, viable neighborhood centers by using incentives to encourage desired mixed-use, local services**

and to create areas for the community to gather."

p. 70/85 NH-14 **Gathering Places and Events:** "To spark social interaction and create a greater sense of community, encourage both daytime and nighttime gathering places and events in appropriate locations, such as cafes, restaurants, outdoor eating places, bookstores, shopping facilities, libraries, ...teen facilities..."

We want people to **get out of their cars**. We don't need more gas pumps. We need to promote green. We want to encourage people to ride their bikes and walk. To feel safe while doing so. That is why we were bullish and created a promenade with pedestrian path and bike path. We had trees planted.

We asked that a Smart Train stop be created near the mall, so people can come to the mall. People will NOT ride the train to Costco.

Costco coming to the Northgate mall **does not meet the San Rafael General Plan 2020 which is the current guide line document for the City to use when approving decisions for San Rafael.**

This **needs to be stopped, re-directed and be addressed immediately.**

Sincerely,

Cecil Nielsen
VIA Committee Member
[REDACTED]
San Rafael, CA 94903

Costco - Not a Fan

James Foley [REDACTED]

Tue 10/15/2019 3:18 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi,

As a long time Terra Lindan (20+ years), myself and my family are very much opposed to the Costco project.

Happy to discuss further if you'd like to give me a call.

Jim Foley

[REDACTED] San Rafael, CA 94903
[REDACTED]

No Costco Northgate

[REDACTED]
Tue 10/15/2019 3:19 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Elected Officials,

I adamantly against the proposed Costco in Terra Linda and stand with Responsible Growth Marin. I live off Smith Ranch Rd.

30 gas pumps is outrageous number!

The roads are already congested enough and there are poorly designed intersections all over Terra Linda.

There is already a Costco less than 8 miles away.

We need white collar jobs in Marin, not more slave wage positions.

As a former retail store owner in Marin, I am very well aware how Big Box kills community character and turns every town into a homogenized environment. Marin is special because we have a unique identity.

Remember, you work for your voters and not big box.

Sincerely,

Karen Tate

Sent from my T-Mobile 4G LTE device