

**From:** Brendon Kraham [REDACTED]

**Sent:** Friday, December 10, 2021 8:45 AM

**To:** Distrib- City Clerk <City.Clerk@cityofsanrafael.org>; JHamilton@migcom.com

**Subject:** Email of Support for " The Neighborhood at Los Gamos"

I'm writing in support of the proposed development ([Los Gamos](#)) being discussed at the Planning Commission Hearing on 12/14/21 at 7pm.

Having read through the materials, it's evident that:

- The project will create much needed housing units during an unprecedented housing crisis in San Rafael and Marin County.
- Furthermore, it will produce 20 low-income units
- Seems like an ideal location for housing – next to jobs, transit, and amenities.
- And great thought has been put into sensitive design. Eg. water conservation elements, solar integration, and sustainable materials and landscaping.

All that so say, encourage you and the commission to support this project.

**From:** Stacy Hart <stacy@sfindmarinhomes.com>

**Sent:** Friday, December 10, 2021 11:30 AM

**To:** JHamilton@migcom.com; Distrib- City Clerk <City.Clerk@cityofsanrafael.org>

**Subject:** The Neighborhood at Los Gamos

To the attention of the San Rafael Planning Commission:

I am writing in support of the development called The Neighborhood at Los Gamos. I have known the developer, Chris Hart (no relation to me) for quite some time and have been privy to some of his recent developments. Not only are they beautifully and thoughtfully designed, but as I local realtor, I have an intimate understanding for need of the type of housing he is proposing. It's a perfect location for multifamily housing, along the 101 Corridor and tucked well under the ridge line. It's beautifully designed and focused on the advancing environmental building applications.

A couple of key points below are of the utmost importance:

- The project will create 192 new housing units during an unprecedented housing crisis in the City of San Rafael and Marin County
- The Neighborhood at Los Gamos will produce 20 low-income units for our workforce
- The 10-acre site is located along the Highway 101 corridor, which is the ideal location for housing – next to jobs, transit, and amenities
- The project is sensitively designed with forward-thinking water conservation elements, solar integration, and sustainable materials and landscaping

The 192 Units and 20 Low Income Units add to the much needed supply of housing and does so while balancing the development on the site, while leaving 50%+ of the site undeveloped. I strongly support this development and encourage the Planning Commission to unanimously approve The Neighborhood at Los Gamos.

Thank you!  
Best Regards,  
Stacy

## **Stacy Hart**

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# SAN RAFAEL CHAMBER

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December 10, 2021,

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City of San Rafael  
Planning Commission  
1400 5<sup>th</sup> Avenue  
San Rafael, CA 94901

Re: Approval of mixed-use project known as The Neighborhood at Los Gamos

Dear Planning Commissioners:

On behalf of the San Rafael Chamber of Commerce which represents nearly 600 Marin County employers with over 26,000 employees across 25 industry sectors, I write to express our support for the mixed-use project known as The Neighborhood at Los Gamos in San Rafael.

The San Rafael Chamber has made the production of new housing units a top priority focus and supports new housing production that is attainable by our local workforce. The Los Gamos project would create 192 apartments, including 20 low-income units, which would increase our housing supply and contribute towards our desperate need for new housing units. Additional features of the project include a neighborhood market for residents and local professionals along Los Gamos, compelling public amenities, and an environmentally sensitive design.

Marin employers repeatedly report they cannot recruit and retain enough employees to grow their businesses. We recognize that the need for more workforce housing is crucial to securing our economic future. The high cost of home sales and rents has forced our workforce to live elsewhere and commute for hours every day to reach their employers. The status quo is no longer sustainable. We have a limited number of large sites that can accommodate residential projects that have the potential to make a dent in our housing crisis. This development is an ideal use of a nearly 11-acre site along the Highway 101 for high density to mid-level residential units. The project's close proximity to jobs, transit, and nearby amenities reflects key elements of good planning principles and thoughtful growth.

As San Rafael continues to recover from the ongoing pandemic, this project also would generate jobs and significant revenue during its construction phase as well as long-term revenue from its future residents. The positive impacts of this development would ripple through our local economy in the form of new sales tax revenue, sales to local businesses, and sizable project-related fees to the city.

# SAN RAFAEL CHAMBER

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After a thorough review of the project's design and the requested approvals from the City, the Chamber urges approval of The Neighborhood at Los Gamos. This project has been in the pipeline for over two years, and we encourage you to take this rare opportunity to create the type of housing that our community badly needs.

Thank you for your consideration.

Sincerely,



Joanne Webster, President and CEO

cc via email: Chamber Board of Directors