



June 23, 2021

Peter Stackpole
Vice-President, LCA Architects
590 Ygnacio Valley Rd., Suite 310
Walnut Creek, CA 94596

**RE: [ED16-038, UP16-018, LLA16-003, S16-001] Automatic Time Extension
1005 and 1010 Northgate Dr. ('Northgate Walk'); APN: 178-240-17 & -21**

Dear Peter:

Due to ongoing economic and administrative challenges created by the COVID-19 pandemic, the State of California has granted an automatic 18-month extension to certain housing development entitlements. Under Assembly Bill (AB) 1561, approvals, permits, and entitlements for housing development projects issued by a state or local agency on or before March 4, 2020 and that would otherwise expire prior to December 31, 2021 are extended for 18 months from their original expiration date. This 18-month permit extension applies to entitlements for housing development projects and mixed-use projects in which at least two-thirds of the square footage is residential. Some limited exceptions apply, including that the protections of AB 1561 do not apply to housing entitlements that were previously extended by at least 18 months by a local agency on or after March 4, 2020 and before September 28, 2020 (the effective date of AB 1561).

Your project has been identified as meeting the requirements for an 18-month automatic time extension. Your entitlements were approved on July 23, 2019 and are set to expire on July 23, 2021. The new expiration date for your project is January 23, 2023. No further action is needed from you; this is an automatic time extension.

Should you have any questions please do not hesitate to contact me at (415) 458-5048 or steve.stafford@cityofsanrafael.org.

Sincerely,



Steve Stafford
CITY OF SAN RAFAEL
Senior Planner

cc: San Rafael Commercial LLC / San Rafael Hillcrest LLC – 1801 Century Park E.,
Suite 2400; Los Angeles, CA 90067
Ashling McAnaney – Ragghianti Freitas LLP (email)