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NOV 9 2022

October 26, 2022

Jayni Allsep
City of San Rafael-Planning Department
1400 Fifth Ave.
San Rafael, CA 94901

Dear Ms Allsep;

I am writing to recommend approval of the proposed development plan at Aldersly. I have been a resident of Aldersly for five and a half years. I moved to Aldersly after considering several other retirement communities in Marin and Sonoma Counties. I chose Aldersly because of its beautiful grounds, its location near businesses and services, and because of the non-institutional, home-like feeling of the community.

Aldersly has survived and thrived for one hundred years. Over that time. adaptations were made to meet changing times. This plan is to meet the same need to adapt to assure Aldersly will be able to provide a home and care for aging residents for the next hundred years.

I believe that Aldersly has been a good neighbor, and the continuing existence of Aldersly represents the best use of this beautiful property.

Thank you for considering approval of this plan.

Sincerely,

Marjorie Schwier

Marjorie Schwier
Aldersly

San Rafael, CA 94901

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NOV 9 2022

Yvonne H. Cotton
Aldersly
326 Mission Avenue
San Rafael, Ca. 94901

October 30, 2022

Jayni Allsep
City of San Rafael Planning Department
1400 – 5th Avenue
San Rafael, Ca. 94901

Dear Ms. Allsep

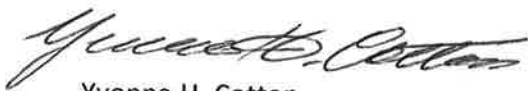
As a five-year contented resident of Aldersly, I feel it is time for our historic 100-year-old home to move forward and leave the past behind.

I am 100% in favor of the 10-year plan of demolition and construction of new buildings on our campus. We need to recognize and meet the demands of Marin's aging population – if we don't, Aldersly may not survive another 100 years.

This "Little Village" campus and its beautiful hillside gardens and views has brought to me and other residents a place of peacefulness, security, new friends, and positive activities. We enjoy the community around us and the consideration and friendliness of our neighbors.

I am looking forward to the re-built Aldersly, the increase of our resident population, and the challenges that change will bring.

Sincerely,



Yvonne H. Cotton



**HOUSING
CRISIS
ACTION**
MARIN COUNTY

HOUSING CRISIS ACTION

...To Create, Build, and Preserve Much-Needed Housing in Marin County

housingcrisisaction@gmail.com | housingcrisisaction.org

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Community Land
Trust Association
of Marin

Homeward Bound
of Marin

League of Women
Voters of Marin

Legal Aid of Marin

Marin County
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Housing
Collaborative

Marin Kids

Michael Barber
Architects

North Bay
Leadership Council

San Geronimo
Affordable
Housing
Association

San Rafael
Chamber of
Commerce

Sustainable Marin

Sustainable San
Rafael

United Educators
Association for
Affordable
Housing

November 13, 2022

Subject: Aldersly Retirement Community

Dear San Rafael Planning Commission,

On behalf of Housing Crisis Action, a robust network of over 800 Marin County housing advocates and 17 organizations working to tackle our housing crisis, we ask for your support of the Aldersly Retirement Community project to phase improvements and increase the total independent living units from 55 to 69 and creating 14 new places for our older adults to call home.

Marin County has a rapidly aging population. Aging in place is something many older adults in Marin hope for – Aldersly, a nonprofit Life Plan Community, Aldersly has unlocked that possibility through offering a continuum of care and housing for over 100 years, including independent living, assisted living, skilled nursing, memory care, extended care, and a sense of community.

Aldersly is seeking to upgrade housing options, accessibility, and amenities in the proposal to keep up with resident needs and market demands. The proposal includes adding larger, more modern independent living apartments and upgrades to outdoor spaces through renovation and new construction. This infill housing with access to specialty care is rare and much needed. The proposed changes will ensure that Aldersly can continue to provide current and prospective residents with quality housing and care, meet market demands, and safeguard the nonprofit's financial sustainability.

This project is an ideal location, community-informed, and well-planned. Aldersly is situated near downtown San Rafael and a short walk from Montecito Plaza; there is ample walkability and proximity to transit, retail, and services. The project team has conducted extensive outreach and collaborated with community members to incorporate feedback into the proposal. Aldersly has a plan to protect current tenants from displacement and will allow residents to choose a new unit as needed.

As a group of business leaders, city planners, union workers, environmental advocates, public servants, and educators, living and working in Marin, we recognize the urgent need to preserve and create housing that will sustain a more livable, inclusive, and thriving Marin. We respectfully ask the Planning Commission to move the project forward for approval by the City Council.

Sincerely,

The Housing Crisis Action Steering Committee

Cynthia Murray

CEO, North Bay Leadership Council

Diana Conti

Trustee, College of Marin

Jeff Bialik

Member, Marin Organizing Committee

Joanne Webster

President and CEO, San Rafael Chamber of Commerce

Larry Kennings

Board member, Marin Environmental Housing Collaborative

Linda Jackson

Program Director, Aging Action Initiative



October 13, 2022

Re: Aldersly Retirement Community housing plan

Dear San Rafael Mayor, Councilmembers and Planning Commissioners:

The League of Women Voters is a supporter of housing to meet the needs of the community. We are writing to comment on the Aldersly Retirement Community Master Plan Amendment and related applications.

Aldersly, a 100+ year institution sits on a hillside site close to the Montecito Center and downtown amenities. To protect its economic viability for the future, Aldersly needs to replace its older, smaller units with more modern, larger and more accessible housing that meets the needs of today's seniors.

More senior housing, including that which can provide memory care, nursing care and assisted living, is critically needed in Marin. Aldersly's plan will deliver more infill housing, increase the number of senior units by 14, and provide residents with food, health and social engagement services.

We urge the Planning Commission to support the project.

Thank you for the opportunity to comment on the Aldersly application. We ask that you forward the project to the City Council with your recommendation for certification of the environmental report and for project approval.

Sincerely,

A handwritten signature in black ink that reads "Ann Wakeley". The signature is written in a cursive style.

Ann Wakeley, President

cc: Peter Schakow, President, Aldersly Board of Directors

SAN RAFAEL CHAMBER

WE ARE ONE COMMUNITY • CELEBRATING 100 YEARS

November 14, 2022

City of San Rafael
Planning Commission
1400 5th Avenue
San Rafael, CA 94901

Subject: Support for Aldersly Retirement Community Master Plan Amendment

Dear San Rafael Planning Commissioners:

On behalf of the San Rafael Chamber of Commerce, which represents over 500 Marin County businesses with over 26,000 employees, I'm writing in support of the Aldersly Retirement Community Master Plan Amendment and related applications. The proposed project offers a significant contribution to the City's senior Housing allotment, and the architecture design team has an outstanding reputation for creating high quality projects.

The Chamber recognizes the need for more infill housing, senior housing and for housing with memory care as our community ages, and an option for homeowners to move into a place with health and social engagement services. We also recognize the challenges of upgrading an older place and the imperatives of sage and accessible access for residential care facilities.

We recognize that Aldersly, a senior residential care community, is a 100+year institution in San Rafael. The campus is on a hillside site and close to Montecito and downtown amenities. To protect its economic viability for the future, Aldersly is proposing to replace its older, smaller units with housing that meets the needs of today's seniors. The master plan amendment is needed to meet the demands of senior living today and in the future. Otherwise, the real estate becomes obsolete, and the current design becomes non-functioning.

Thank you for the opportunity to comment on the Aldersly applications.

We ask that you forward the project to the City Council with your recommendation for certification of the environmental report and for project approval.

Sincerely,



Joanne Webster, President and CEO