

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

Re: Northgate Town Square Study Session November 29, 2022-FOR PUBLIC RECORD

Dear Chairman Privitali and Commissioners,

You are about to evaluate and make recommendations to the City Council about one of the largest development projects in Marin County. There are many aspects of this project that you must consider. I ask that issues of equity be given high priority in your deliberations.

Equity for low-income new residents: This project cannot proceed without detailed plans to ensure that low-income residents have equitable facilities and services with residents in the market-rate housing. Despite San Rafael's commitment to equity and integration of affordable housing [General Plan 2040 H-18], the 96 units for low-income residents are located in a single building managed by EAH, separate from the rest of the housing. Detailed plans for this building are critical and they will not be available until after January 2023. Great care must be taken so that this building does not create a 'mini-ghetto' of segregated second-class housing. Building design, facilities, and amenities need to be comparable to the market-rate housing in this project. Are the units comparable in size and facilities? Is the design of the building similar? If market rate units have balconies or outdoor spaces, do the low-income units also have outdoor spaces? Will there be comparable common spaces? Parking, bike storage, laundry facilities, pool, exercise and recreation facilities? Many promises for programs and services were made in EAH's letter of March 11, 2022, but without detailed plans for this building and warranties for how the promised services will be continued over time, it is not possible to evaluate this portion of the Northgate project. It is your responsibility to ensure that there is housing equity in this project before sending it on to the City Council for approval.

Equity for new residents and the surrounding community: This project must provide for adequate services for the approximately 3500± new residents so that they will not need to travel offsite to satisfy basic needs and so that services in the surrounding community will not be overutilized and degraded. Where will new residents buy their groceries? The project needs to include a substantial food market as well as ongoing provision of pharmacy, household goods, fitness, beauty and personal services, and other essential retail, either onsite or on a neighboring property. These services are essential to provide a sense of community in this large new development and to avoid an increase in vehicle miles traveled. They need to be clearly designated in project plans.

Equity in access to recreation and open space: The developer proposes to supply only 20% of the active outdoor space required in General Plan 2040 and to pay in lieu fees for the remainder of the required area. The property owner needs to work with the City to develop a clear plan and timeline for use of these in lieu fees to create nearby recreation facilities accessible to new residents as well as the neighboring community. This is critical in order to prevent overuse and degradation of existing open space and recreation facilities. The plan and timeline need to be included as part of the project approval and development agreement.

Future open space access: The project currently proposes to actually remove a portion of the on-site open space in the central Town Square area in phase 2. This is totally unacceptable and should be deleted from the proposal. The Town Square open space area needs to be retained or expanded in Phase 2 to accommodate the expanding residential population. Phase 2 plans need to be changed, perhaps accommodating building footprints by utilizing some of the over-abundant surface parking and, if necessary, creating a new on-site parking structure.

Equity in access to transportation: This project will increase the population of North San Rafael by 25%. New and existing residents need equitable access to alternative transportation modes and transit as well as to the road network. The project's traffic studies and development bonuses are predicated on close access to multimodal transportation and public transit. It is essential that this project include development of this access—completing the North San Rafael Promenade around and through the project, including a defined transit center for bus connections, and completing the NSR Promenade to the SMART train station, which currently has a conceptual design but is unfunded for engineering design and construction. These transportation connections need to be part of the project's approval and development agreement and need to be constructed concurrently with the project.

I ask that you give full attention to these matters of equity within and outside this project and ask for appropriated adjustments in the project proposal.

Shirley Fischer

██████████, San Rafael, CA 94903

40-year resident of Terra Linda and member of Responsible Growth in Marin

## Northgate Town Square

Jeffrey Norman [REDACTED]

Wed 11/23/2022 6:57 PM

To: Tricia Stevens tricia.stevens@cityofsanrafael.org

Hi Tricia,

I am against the proposed development project at Northgate.

**Traffic:** The streets and highway on-ramps are already overcrowded. We don't want more traffic in Terra Linda.

**Water:** The Marin Municipal Water District is already under stress in delivering adequate water pressure to the homes in Terra Linda. As of fall 2022 we are in the fourth consecutive year of below average rainfall. I have lived in Marin for 60 years and have never seen this long of a drought before. Kent and Nicasio lakes are well below nominal levels, and with the anticipated continuing dry spell, possibly due to human influenced climate change, the water situation will likely get worse, not better in the coming decades.

Marin has traditionally kept growth under tight control, however due to political trends toward providing cheap (relatively speaking) housing, and the need for Marin to expand its tax base has caused this to change. It seems that housing is being shoe-horned into every nook and cranny that can be found.

We need to resist this in order to preserve the elements which make living in Marin attractive in the first place. i.e. open spaces and low crime in an area of great natural beauty.

Thank you for your attention in this matter.

Yours truly,

Jeffrey R. Norman, CPA

[REDACTED]  
San Rafael, CA 94903

telephone: [REDACTED]  
[REDACTED]

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## Northgate Town Square

Eva Porter [REDACTED]

Wed 11/23/2022 6:07 PM

To: Planning Public Comment PlanningPublicComment@cityofsanrafael.org

Cc: Tricia Stevens <tricia.stevens@cityofsanrafael.org>

ello.

Racing at work to the Holiday I was unable to write but did want to do so now so you have an idea how many people are interested in the development in Terra Linda and the huge support in the community for Responsible Growth . This is an older community of folks and we are all heavily invested in our property value and very open to additional housing. Any development has to hit the mark correctly. There is no point in unthoughtful design when early and thoughtful planning can be much more sustainable. Though Terra Linda appears sleepy we are more than aware of the importance of getting this right. Thank you for your time.

Best,

Eva & Ron Porter

**Eva Porter**

[REDACTED]



# Responsible Growth in Marin

November 23, 2022

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

Re: Northgate Town Square Study Session November 29, 2022 – FOR PUBLIC RECORD

Honorable Commissioners,

Responsible Growth in Marin (RGM) has from the start advocated for the Northgate Mall property to be transformed into a profitable, sustainable mixed-use residential/commercial development. You have the opportunity to make this 20+ year project, the largest residential/commercial development in Marin County, to be an example of a forward-thinking well-planned development and destination for all of Marinites which becomes a model for generations on how the City, Developer and the Community can work together.

As you study the Northgate Town Square project, we ask that you consider it in context: Terra Linda is a suburban community. The property is surrounded by single lane roads. Nearby there are three senior housing facilities, three schools and two daycare centers. Several other housing developments are planned within 1 mile of the Northgate property.

In your recommendations, please consider the 2010 North San Rafael Vision Plan, San Rafael (SF) General Plan 2020, SR General Plan 2040 and previous Design Review Board comments. We ask that you seriously contemplate what the residents of Terra Linda want for the community where they live, work and play.

RGM has condensed those plans and the community's feedback into the 3 C's below for your evaluation:

## CHARACTER

- **Create an attractive, welcoming gateway at the Las Gallinas and Merrydale Road intersection** that makes a strong **civic** statement, draws people into the **Town Square** and reflects the **culture and values** of San Rafael. Reduce the height and size of the apartment blocks along Las Gallinas and relocate to the center.

## COMMUNITY

- **Create sufficient healthy outdoor spaces** that bring **new residents** and the **surrounding neighbors** together in the Town Square for civic, social, retail, and recreational activities

as planned for 30+ years. Include needed **community amenities** such as multi-age play areas, public restrooms, retail, a large grocery store, restaurants, and activities.

- **Increase the amount of open space in Phase 2, including the size of the Town Square,** to create adequate, healthy outdoor space for additional ~1,000 new residents and provide a gravitational center for all North San Rafael, as has been planned for 30+ years.

#### CONNECTIVITY

- **Create a coordinated transportation hub near the Las Gallinas gateway** and enhance safety at related intersections. Northgate Town Square should look to the future for all modes of transportation and be safe for pedestrians and bicycles.
- **Complete the North San Rafael Promenade** encircling the entire site and extending into the Town Square from two directions as well as to the Civic Center SMART Station.

RGM requests that as you examine the Northgate Town Square project plans in context, you provide recommendations that includes the 3C's and take full advantage of this unique opportunity to leave San Rafael with a visionary future legacy.

Respectfully,  
Grace Geraghty, Executive Director  
*Responsible Growth in Marin*  
[info@rgmarin.org](mailto:info@rgmarin.org)

cc: Tricia Stevens

Honorable Commissioners,

The City of San Rafael and the developer have a unique and critical opportunity to bring Northgate back to life and reinvent it into a vibrant Town Square that serves not only North San Rafael but all of Marin county, for many many, many years to come!

I urge the City and the Developer to reconsider the current proposal for a mere 1 acre+ Town Square, not nearly enough space to properly serve the 3600+ new residents, let alone the entire community.

For Northgate Town Square to be vibrant, profitable and significant, it should have a central gathering place that represents the welcoming heart of the community. For over 30 years, the community, through the development of various Plans, has been asking for a well-planned Town Center which should include amenities and recreation for young and old, playgrounds, bathrooms, outdoor cafes, food trucks, a Farmer's Market, a stage, an art walk, picnic areas, outdoor eateries and open space to name a few of the attributes that would contribute to Northgate's success.

The current plans present a small space with minimal amenities surrounded by parking lots, shadowed by an overpowering 7 story apartment building. NOT A WELCOMING, CREATIVE AREA, but a postage sized afterthought. This space will not enhance the quality of life for the new residents nor for our community.

The nearly two-decade timeline for this project negates any excuse for overriding a well-developed and thorough planning process. If necessary to get this right, the City of San Rafael should take a step back and dive deeply into reviewing this current proposal and consider alternative options to make this work.

Let's not neglect the future of our beautiful community with short term ill planned solutions that we will be stuck with for generations.

Your legacy is our future.

Please do not destroy our precious community.

Thank you for your consideration.

With concern,

Laura Silverman  
18 year resident of Terra Linda

## Northgate Town Square For Public Comment

Larry Van Note [REDACTED]

Wed 11/23/2022 11:20 AM

To: Planning Public Comment [planningpubliccomment@cityofsanrafael.org](mailto:planningpubliccomment@cityofsanrafael.org)

Cc: Tricia Stevens <[tricia.stevens@cityofsanrafael.org](mailto:tricia.stevens@cityofsanrafael.org)>

Honorable Commissioners,

We are writing to let you know that we think it is very important to redevelop the Northgate Mall property in a responsible way that meets these objectives:

- Increases the housing stock for low and moderate income families in a way that fits in with the neighborhood
- Provides community gathering spaces that are currently missing from the area,
- Provides an appropriate mix of retail, restaurant, and recreational space

We can and should meet these objectives in a manner that fits in with the existing neighborhood by:

- Not allowing the height and mass of the complex to be completely out of character for the suburban Northgate area, which would be the case if 6- or 7-story buildings were allowed on the site.
- Providing suitable setbacks from surrounding streets, instead of allowing tall buildings very close to Los Ranchitos and Northgate Drive.
- Providing sufficient community open space for this location accounting for the increase in housing being proposed, as opposed to only one acre as proposed.
- Providing sufficient parking so that we don't end up with a sea of cars on adjacent streets

Thank you for considering our views on this important project.

Linda Bell

Larry Van Note  
[REDACTED]

San Rafael, CA 94903  
[REDACTED]



## Concerns about Size of Housing Development at Northgate

Jordan Greene [REDACTED]

Thu 11/24/2022 2:33 PM

To: Tricia Stevens <tricia.stevens@cityofsanrafael.org>

Hi Tricia,

grew up in Novato and recently purchased a home in Mont Marin.

fully support the renovation of Northgate, but I am strongly against the size of the proposed buildings.

5-7 story structures with over 4000 new residents will make the area super congested, traffic unbearable, and noise considerably elevated.

Please advise on how you plan to address these issues.

Best regards,  
Jordan

--

Jordan Greene  
[REDACTED]

## PUBLIC COMMENT Northgate Town Square

Candiece Milford [REDACTED]

Thu 11/24/2022 8:11 AM

To: Planning Public Comment PlanningPublicComment@cityofsanrafael.org ;Tricia Stevens  
<tricia.stevens@cityofsanrafael.org>

Dear Commissioners,

I'm writing to express sincere concern about the proposed redevelopment plan of Northgate Mall. The City of San Rafael and the developer have a once-in-a-lifetime opportunity to create a design that properly reflects the nature of the current neighborhood that will also invigorate and create an inviting Northgate experience. The current design plan does not achieve this.

Here are my concerns

**Height of Buildings:** 6 and 7 story buildings create an enormous wall effect, including the entrance at Los Ranchitos and Merrydale Drive. It creates a claustrophobic corridor entry that is more Silicon Valley appropriate than in a quiet, suburban area with a large elderly population. This includes Alma Via, a community for older adults who have issues with aging. Long shadows at certain times of year will be cast on the adjacent neighborhood which is depressing, particularly for older adults.

**Light Pollution at Night:** The intense mass of these buildings with all the outside and inside lights will change forever the peaceful quality of the area, especially for homeowners who live across from it or up on the hill (Quail Hill Townhomes and Villa Marin). These hundreds of people, many of whom have lived in the area for decades, will permanently have bright lights shining in our eyes requiring shades always being drawn at night.

**Open Space/Size of the Town Square:** One acre designed as a "town square" for all of North San Rafael, as well as those who live in the project does not meet the requirements of San Rafael's General Plan 2040. The likelihood of "in-lieu" payments to excuse the developer from providing the required amount of open and recreational space is not in the interest of the people who live in the community, existing or future. You, the Commissioners we voted in to represent our rights, need to protect the existing community and demand that the requirements of the recently written City of San Rafael General Plan 2040 be followed.

**Traffic:** In that the Northgate project is one of three developments in planning all in the same area, traffic will be impacted very negatively, particularly when High Schoolers and Kaiser personnel hit the streets around 3:00 pm. The sheer number of cars, despite a traffic plan, will overwhelm our local streets and require more stop lights if anyone is ever able to move or even get to the freeway.

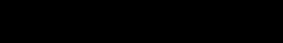
Commissioners, we voted for you and now, you have the duty and power to make this enormous, 20-year project (the largest in Marin County history) one that reflects a suburban lifestyle that enriches the community. We residents are the ones going to support the businesses in the development which will languish without our support.

Likewise, the Developer has a responsibility to the neighborhood to make it right for current and future residents by lowering the height of the buildings and making it a far more inviting place to live, work, and enjoy. The current design does not achieve this at all and will create ill will in the community. Why not make this the "crown jewel" of their portfolio by modifying the grandiosity of the plan? The best PR a company can hope for is the good press that comes from partnering with concerned citizens who will be your future customers.

Sincerely,

Candiece Milford

John Milford



San Rafael, CA 94903

**FW: Northgate Town Square FOR PUBLIC COMMENT**

Planning Public Comment <PlanningPublicComment@cityofsanrafael.org>

Mon 11/28/2022 11:20 AM

To: Tricia Stevens Tricia.Stevens@cityofsanrafael.org

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**From:** Bobbi Ryals [REDACTED]

**Sent:** Thursday, November 24, 2022 2:13 PM

**To:** Planning Public Comment PlanningPublicComment@cityofsanrafael.org

**Cc:** ricia.stevens@cityofsanrafael.org

**Subject:** Re Northgate Town Square FOR PUBLIC COMMENT

Honorable Commissioners,

I am writing to you because I am concerned over the direction that the redevelopment of the Northgate property is taking.

This is the largest development project in Marin and one which will take over 20 years and so I believe that we need to take into consideration how this property will serve the community for years to come.

Having a separate building for low income residents creates a stigma and I suggest that the low income housing be integrated into the retail rate housing so that everyone is treated equally and receives the same amenities and standards.

This will support the health and well-being of Northgate and better serve the community, as it will remove any stigma, as is indicated by various studies.

The City has the responsibility to work to support the development of Northgate into a vibrant destination for all of Marin that serves everyone equally.

Let's make Northgate Square a positive example for the rest of our County and not have any regrets after the fact.

Thank you for your service to our beautiful community and for your consideration.

Best regards,

Bobbi Ryals

A 22 year resident of Terra Linda

## Phase1: 911 units in PHASE 1 (Not 907) Why only 8.5% AFFORDABLE? Northgate Town Square Update

Sat 11/26/2022 12:08 PM

To: Tricia Stevens <tricia.stevens@cityofsanrafael.org>

Cc: Mayor Kate <kate.colin@cityofsanrafael.org>; Maika Llorens Gulati <maika@cityofsanrafael.org>; Eli Hill <eli.hill@cityofsanrafael.org>; Maribeth Bushey <maribeth.bushey@cityofsanrafael.org>; Rachel Kertz <rachel.kertz@cityofsanrafael.org>; INFO@FUTURENORTHGATEMALL.COM <INFO@FUTURENORTHGATEMALL.COM>

TO: Tricia Stevens, Project Planner at [tricia.stevens@cityofsanrafael.org](mailto:tricia.stevens@cityofsanrafael.org)

Hello Tricia,

See attached spreadsheet that shows 911 units in Phase 1 -- not 907 .

Why is there only 8.51% "AFFORDABLE" ( in square feet) .

Where are the Phase 2 numbers?

"Affordable" to who? --- Family of x members and income EXTREMELY LOW / VERY LOW / LOW / MODERATE ?

Which?

How are the "Affordable" units to remain affordable?

And please answer other questions below.

Thanks,

*M. I.*

---

**From:** info@marininfo.org [mailto:info@marininfo.org]

**Sent:** Thursday, November 24, 2022 5:10 PM

**To:** 'info@marininfo.org'; 'INFO@FUTURENORTHGATEMALL.COM'

**Cc:** 'kate.colin@cityofsanrafael.org'; 'maika@cityofsanrafael.org'; 'eli.hill@cityofsanrafael.org'; 'maribeth.bushey@cityofsanrafael.org'; 'rachel.kertz@cityofsanrafael.org'

**Subject:** RE: It is not OK to ONLY provide a FAQ Northgate Town Square Update

Somebody told me of <https://www.cityofsanrafael.org/northgate-town-square/> Why was this link not in the email?

On that page there is a link to a document: "**Northgate Town Square – Residential Northgate Town Square**" Posted on March 18, 2022

This appears to be the only document answering my question -- on Phase 1 only tho.

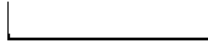
It details a total of **911** units in PHASE 1 (Not **907** as "advertised" )

See attached spreadsheet.

Please explain why all "AFFORDABLE" units are in one parcel?

Why 24 of the 96 "affordable" are 3 bedrooms? ( The only 3 bedroom units in ALL of Phase 1 ! ).





## **NORTHGATE MALL UPDATE**

Dear Neighbors and Community Members,

As we approach the Thanksgiving holiday, we are reaching out to let you know about an upcoming workshop regarding Northgate Town Square

Next Tuesday evening, we will provide an informational update to the San Rafael Planning Commission on the mall redevelopment project. Our team will present the project's evolution over the last few years, which has dramatically shifted from a big box-anchored retail center into the current plan for a mixed-use community surrounding a town square with public amenities. Some of the more recent changes that will be discussed include the expansion of the central town square gathering area, the addition of townhomes, and the integration of bicycle paths and amenities.



At the meeting, there will be no decision on the project but it is another great opportunity to receive feedback. If you are interested in attending, here are the meeting details for your convenience:

**WHAT:** Northgate Town Square Workshop

**WHEN:** Tuesday, November 29, 2022; 7:00 p.m.

**WHERE:**

- In person at City Hall, 1400 Fifth Avenue, San Rafael, CA 94901
- Or via Zoom: <https://tinyurl.com/pc-2022-11-29>; Meeting ID: 883 2384 1452#



On behalf of all of us at Merlone Geier Partners, we wish you a very Happy Thanksgiving!



If you have any project-related questions, please visit [www.futurenorthgatemail.com](http://www.futurenorthgatemail.com) to view our Frequently Asked Questions or reach out to us via email at [info@futurenorthgatemail.com](mailto:info@futurenorthgatemail.com).



Merlone Geier Management | 425 California St., 10th Floor., San Francisco, CA 94104

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November 22, 2022

Honorable Commissioners,

The City of San Rafael and the developer have a once in lifetime opportunity to build housing, entertainment, retail, and bring to life Northgate. Please consider improving the plans by:

### **Height**

\* The developer's plan includes an enormous, large seven-story building along Los Ranchitos Road next to a six-story building on the corner of Los Ranchitos and Northgate Drive. Buildings of this height and mass are completely out of character for the suburban Northgate area. Housing in the area is mainly single story while commercial buildings close to the streets are three-stories at most.

\* The mall currently has buildings higher than three stories, but they are set well back from the streets and surrounded by parking lots. The planned seven-story building will be 77 feet high and the adjacent six-story building 68 feet high. This will result in an oppressive high wall of buildings for the entire length of Los Ranchitos between Merrydale and Northgate Drive. This is not appropriate across from Alma Via – a senior community – and it will be horrible experience for all of us who leisurely stroll or bike along the North San Rafael promenade on Los Ranchitos.

\* The very large seven-story building along Los Ranchitos Road, next to a six-story building on the corner of Los Ranchitos and Northgate Drive are very close to the street. This will create a claustrophobic experience for walkers and cyclists using the North San Rafael promenade. The buildings are allowed to be this high under the law, but just because a developer is allowed to do something that benefits it at the expense of residents doesn't mean it should!

### **Main Entrance at Merrydale**

\* The developer's plan shows that the main entrance opposite the Merrydale overcrossing will be bounded on the south side by a seven-story building, and ultimately on the north side by a five-story building. This will create a fortress impression and would be seen as nothing more than an entrance to a high-density housing project. Do you think this is an inviting entrance? If you don't know anyone who lives there, would you be motivated to enter? For the largest development in Marin, the developer and the City can and should do better.

\* The entrance to Northgate Town Square will be dwarfed by two ugly tall buildings. It should be remembered that the town square is supposed to be a center for North San Rafael and should be welcoming for all Marinites. Making this entrance more attractive will better serve the shops and restaurant businesses by inviting more customers into the town square.

### **Open Space and the Size of the Town Square**

\* The town square as proposed by the developer is only a little bit over 1 acre. This is supposed to be the central "town square" for all North San Rafael (NSR) as well as being the main outdoor space for the residents of the project. For 30+ years the NSR community has been asking for a central gathering place for the young and old and a place for events. The proposed amount of space allotted to the Town Square as outdoor recreation for several thousand new residents as well as the existing community is completely inadequate.

\* The overall amount of open space is tiny for such the thousands of new residents and does not meet the requirements of San Rafael's General Plan 2040. I understand that the developer will make "in-lieu" payments so that it is excused from providing the required amount of open and recreational space. However, this smacks of a powerful developer using loopholes to provide a sub-standard quality of life for the people who will live there. I expect the Planning Commissioners to do right by the community and demand that the requirements of the recently written City of San Rafael General Plan 2040 be followed.

### **Town Square Amenities**

\* The developer touts the town square as being almost 48,000 square feet in size. This includes a dog park, rock walls, a nature play area, seating areas and a fountain. The open lawn area available for recreation or events is therefore much smaller than this. Additionally, there is no provision for dedicated children's playground or a separate seating area for use by older residents, and most importantly, there appears to be no provision for public restrooms.

\* The placement of the dog park is also less than ideal – right next to the open lawn area. A dog park, while welcome in the grand scheme, can be a noisy and smelly place.

\* Additionally, adjacent to the town square, the developer proposes an area including a bike repair station and firepits. No matter what type of fuel they use, fire pits pollute the atmosphere and are not "green."

The new Northgate can – and should – be a jewel in San Rafael's crown for decades to come. Cutting corners, building out-of-place humungous apartment blocks that do not fit the surroundings, and skimping on recreational open space needed for the thousands of residents does not achieve the required goal. This is about the quality of life of San Rafael and, particularly, Terra Linda residents. It is essential we get it right now!

Pat Waskiewicz  
Quail Hill

## Strong support for Northgate Town Square

William P. Bacon [REDACTED]

Mon 11/28/2022 11:59 AM

To: Planning Public Comment PlanningPublicComment@cityofsanrafael.org ;Tricia Stevens  
<tricia.stevens@cityofsanrafael.org>

Dear Members of the Planning Commission and Staff,

My name is Bill Bacon and thank you for the opportunity to share my perspective. Thank you as well for your service to our city I am a millennial resident and homeowner in Terra Linda and I would like to express my strong support for the redevelopment proposal at Northgate Mall and the developer's proposal, Northgate Town Square.

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 and uses 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, San Rafael, and Marin County in general to help play a role by opening our community to new neighbors This project site is an excellent place to start.

This development is a thoughtful project which will help provide homes to over a thousand families that would otherwise have to compete for space in our existing limited housing stock That this project designates at least 96 of its units as below market-rate makes this an even more critical project to the continued health and vitality of our community We must take action as a city to help address the housing emergency in the Bay Area and despite some of my neighbors exaggerated concerns as expressed since this project was first proposed, 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 Planning Commission to continue to support this project and advance it as quickly as possible.

Thank you,

William Bacon

[REDACTED]  
San Rafael, CA 94903

## Northgate Town Square FOR PUBLIC COMMENT

Eric Caindec [REDACTED]

Mon 11/28/2022 10:17 AM

To: Planning Public Comment PlanningPublicComment@cityofsanrafael.org

Cc: Tricia Stevens <tricia.stevens@cityofsanrafael.org>

Email to PlanningPublicComment@cityofsanrafael.org

cc tricia stevens @cityofsanrafael.org

Subj: Northgate Town Square FOR PUBLIC COMMENT

Honorable Commissioner,

I live a couple of blocks from the mall and have owned my home here for 20 years. I have raised 2 now grown children here, coached youth sports, have many friends in the area, and enjoy the tremendous quality of life we are able to enjoy as residents of Terra Linda. The purpose of this email is to let you know that while I don't want the Northgate Mall property to be empty, I and neighbors I've talked with have concerns:

The developer's plan includes an enormous, large seven-story building along Los Ranchitos Road next to a six-story building on the corner of Los Ranchitos and Northgate Drive. The 6 and 7 story buildings are way too tall and inconsistent with the vibe of the space around them. It feels like you're driving into a billboard wall in the middle of the city of Los Angeles. Buildings of this height and mass are completely out of character for the suburban Northgate area. Housing in the area is mainly single story while commercial buildings close to the streets are three-stories at most.

I have not seen any traffic or opinion or prediction of the impact to water, traffic, school load, water system, electricity, air quality or noise. At what stage of the permitting review process will these be required and completed? What kind of public comment, and the ability to question or get clarification are a part of this requirement?

Seems like there is an under proportionate amount of free space compared to how many people might live there. My understanding is the free space is for the residents, and additionally visitors and guests to the mall for shopping and other on-site activity.

We go to Ounce (local business in the mall now) and meet friends, have a drink and food and listen to music. Seems like there are younger age teenagers hanging about, and kind of loitering, skateboarding and curbside scraping. This is probably going to increase with more residents on site. What are the security camera and other security provisions that will be part of this development?

This is a significant and "irrevocable" project once dirt gets broken and infrastructure gets put in place. Please consider the future of the vision not just for the city's tax base or the mall owner's profit margin, but for the people who live here now and will be significantly impacted by what gets built. It is imperative the city of San Rafael, the developers and the public planners and commissioners exercise fair due diligence, as if they and their families were going to live next door to the mall and feel happy about it.

With much respect, thank you.

Eric Caindec

**FW: Northgate**

Planning Public Comment <PlanningPublicComment@cityofsanrafael.org>

Mon 11/28/2022 11:20 AM

To: Tricia Stevens Tricia.Stevens@cityofsanrafael.org

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**From:** John Chiosso [REDACTED]

**Sent:** Monday, November 28, 2022 10:57 AM

**To:** Planning Public Comment PlanningPublicComment@cityofsanrafael.org

**Subject:** Northgate

Dear Commisioners,

I am writing you as a resident, and homeowner in North San Rafael. My wife and I are supportive of housing at Northgate Mall. We strongly desire that it fit into the character of North San Rafael, and add to our community. Six or seven story buildings do not do that. Multiple projects are planned for North San Rafael which will obviously increase traffic drastically. Our community is not fighting this new housing, but it should be reasonable. The mall owners have been reluctant to include a beautiful and welcoming Town Green. While the current proposal is better than their first, I sincerely hope the Planning and Design Committees will show them a way forward to build a development we can all be proud of.

Best,

John and Ceci Chiosso

[REDACTED] San Rafael