

March 4, 2024

Planning Division
Community Development Department
City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

Re: SB 330 Preliminary Application: Northgate Town Square

Planning Division Staff:

On behalf of Merlone Geier Partners, LLC, please find enclosed an SB 330 Preliminary Application for an alternative mixed-use development project at Northgate Mall in the City of San Rafael. This alternative project represents a zoning-compliant option for transforming Northgate Mall into Northgate Town Square, a vibrant and open-air, mixed-use town center. The future vision for Northgate mixes transit-oriented housing, community gathering spaces, and relevant retail and restaurants that naturally draw people into an active social environment and encourage public interaction.

Submission of this Preliminary Application does not constitute a withdrawal of our pending development application for the Northgate Town Square project. Rather, we ask the City to continue processing our pending application. City review of this Preliminary Application should occur alongside continued review of the pending development application, just as we understand the City recently processed, concurrently, multiple Preliminary Applications for the proposed Dominican Valley housing development project at Magnolia Avenue and Deer Park Avenue.

We also ask the City to evaluate the project identified in this Preliminary Application as an alternative to the proposed project in the Final Environmental Impact Report for the Northgate Mall Redevelopment Project. We will submit further information on this point prior to the conclusion of the public comment period on the Draft Environmental Impact Report. For now, note that we are confident the current environmental review process can—and should—continue without meaningful delay.

Merlone Geier appreciates the City's consideration of our proposed Northgate Town Square projects. Please contact me with any questions you may have.

Sincerely,



David E. Geiser

Enclosures