



SAN RAFAEL
THE CITY WITH A MISSION

**NOTICE OF CITY
COUNCIL HEARING
REGARDING A
PROPOSED PROJECT IN
YOUR NEIGHBORHOOD**

NOV 19 2024

**MARIN COUNTY
CLERK**

5800 Northgate Drive, Northgate Town Square

On December 2, 2024 the City Council will hold public hearing to consider and possibly take an action on (1) A Resolution of the City of San Rafael City Council certifying an Environmental Impact Report, (2) An ordinance of the City of San Rafael City Council making findings of fact to adopt a Statement of Overriding Considerations and adopt a Mitigation Monitoring and Reporting Program for the Northgate Town Square Project, pursuant to the California Environmental Quality Act and adopting a Zoning Amendment (ZC21-001) to establish the Northgate Town Square Planned Development (PD) District, approve the Northgate Town Square Development Plan, and rezone the 44.76 acre Northgate Mall Property from General Commercial to the Northgate PD District consistent with the San Rafael Municipal Code Chapter 14.07 (PLANNED DEVELOPMENT DISTRICT) and Section 14.27.060 to facilitate the phased redevelopment of the Northgate Mall into a mixed use development inclusive of commercial, residential and publicly accessible common space, (3) A Resolution of the City of San Rafael City Council conditionally approving a Vesting Tentative Subdivision Map (TS21-002), Master Use Permit (UP21-007), Environmental and Design Review Permit (ED21-024), and Master Sign Program (SP24-002) to allow for redevelopment of the Northgate Mall to create a mixed use, pedestrian orientated development with interconnectivity to surrounding commercial and residential uses for the comprehensive redevelopment of the existing Northgate Mall at 5800 Northgate Drive into a new, phased mixed-use development with approximately 217,520 square feet of commercial uses and 1,422 residential units on the 44.76-acre site.

If the City Councils waives first reading and refers the Ordinance to second reading five days prior to December 16, 2024, a second reading of the Ordinance will be held on December 16, 2024 on the Consent Calendar.

**MEETING DATE/TIME/LOCATION: Monday, December 2, 2024 and Monday, December 16, 2024;
6:00 p.m.**

This meeting will be held in-person at 1400 Fifth Avenue, San Rafael, California

CEQA: An Environmental Impact Report (EIR) has been prepared for this project. Consideration of the EIR is part of this project at the public hearings.

FOR MORE INFORMATION: For additional information regarding the above, you can contact April Talley, Northgate Project Manager for the City of San Rafael at 415-485-3050 or AprilI@cityofsanrafael.org. Or you can visit the project website at <https://www.cityofsanrafael.org/northgate-town-square>. Office hours are Monday-Friday, 8:30 AM to 5:00 PM. You can also view the staff report after 4:00 p.m. on the Friday before the meeting at <https://www.cityofsanrafael.org/city-council-meetings/>

IF YOU CANNOT ATTEND: You may submit written comments regarding the proposed item by 4:00 p.m. the day of the hearing to Lindsay Lara, City Clerk, City of San Rafael, 1400 Fifth Avenue, San Rafael, CA 94901, or by email to city.clerk@cityofsanrafael.org. You can also hand deliver a letter prior to the public hearing. The City Clerk's office will forward your comments to the City Council and publish correspondence received to the agenda online. Comments received after 4:00 p.m. will be forwarded to the City Council and posted online the following day.

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