

**From:** [REDACTED]  
**Subject:** Re: Canal PDA  
**Date:** Friday, June 12, 2020 1:55:19 PM  
**Attachments:** [REDACTED]

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Thank you Dave for taking the time to participate in the SLR conversation - I thought the format really worked and you are right, more conversation is needed so we can continue to build up folks' knowledge - for those of us who didn't see the floating cars (!).

And appreciate you taking the time to share your input on the proposed PDA for the Canal neighborhood. We need good planning to have the development outcomes we want. Your comment during the SLR event regarding the boundaries should also reflect the rising waters is a good one and make sense to expand the boundaries of the PDA to reflect that future reality. I have shared your thoughts with Staff as well.

Stay safe out there!

Kate Colin  
Vice Mayor, City of San Rafael  
Connect with me! [REDACTED] cell



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**From:** Dave Bonfilio [REDACTED]  
**Sent:** Friday, June 12, 2020 10:09 AM  
**To:** Kate Colin [REDACTED]  
**Subject:** Canal PDA

Kate, first, thank you for the briefing the other night. As you could see by the attendance, there is a great deal of interest in the issue of sea level rise. I have been around long enough that I remember cars floating on Francisco before the pump stations were installed. It was also good to see our neighbor, Cory, presenting.

I want to remind you of my comment about the Canal PDAS. I support the concept. The entire area needs attention. Every problem in the city is amplified in East San Rafael. I see that the proposal does not include Spinnaker/Baypoint. I understand that our two HOA's are somewhat different than the rest of East San Rafael, but we are impacted by and impact the overall problems here.

Please amend the PDA to include Spinnaker/Baypoint. I made comments on the website as instructed, but I see that only emails were included in the staff report to the council.

I'll be on the call for both this issue and the lagoon lighting district.

Thank you for your representation.

Dave Bonfilio

**From:** [REDACTED]  
**Subject:** Re: Please ratify the PDA  
**Date:** Friday, June 12, 2020 1:57:28 PM  
**Attachments:** [Outlook-u2wasme5.png](#)

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Hi Danielle - Thanks so much for taking the time to share your thoughts on the City's potential Letter of Interest regarding PDAs. We've many challenges ahead and I think we all agree that being strategic in addressing those challenges is paramount. We are all in this together and hearing from the community is important every time we think about the future. Thanks again! Stay safe out there.

Warmly,  
Kate

Kate Colin  
Vice Mayor, City of San Rafael  
Connect with me! [REDACTED] cell



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**From:** DANIELLE DINNEMAN [REDACTED]  
**Sent:** Friday, June 12, 2020 8:37 AM  
**To:** Gary Phillips [REDACTED]; Kate Colin [REDACTED];  
John Gamblin [REDACTED]; Andrew McCullough  
[REDACTED] Maribeth Bushey  
[REDACTED]  
**Subject:** Please ratify the PDA

·The PDA requirements have significantly changed since 2013, and PDA designation does not affect the City's control over new development review, zoning, and land use.

·RGM has been influential in getting a program included in San Rafael's General Plan 2040 to create and fund a precise plan for this "town center" area, which Terra Linda residents have sought since 1997. By designating a PDA for the North San Rafael/ Northgate area (NSR), the City can obtain the funding needed to create an integrated plan for Northgate I and III shopping centers, working with the community and the property owner.

·This community-based planning process, funded through the PDA, will determine how much, how high, and how dense housing and other development will be in this area.

·The boundaries of the areas designated in a PDA can change based on the community-driven plan and the City can **withdraw without penalty** and **without**

***returning funds used***, provided the funds were used to create the plan.

·Based on the success of the San Rafael Downtown 2009 PDA, which developed the Downtown Precise Plan through a community-driven process without pressure from or intervention by regional agencies, RGM is confident that a PDA for NSR would be a valuable asset in helping to shape the future of this area to include the vision for a Northgate Town Center.

Thank you all for listening.

Danielle Dinnerman

San Rafael

**From:** [Ethan Guy](#)  
**To:** [Lindsay Lara](#); [Brenna Nurni](#)  
**Subject:** FW: Outreach for North San Rafael clearly one sided, biased and failing to engage  
**Date:** Friday, June 12, 2020 1:14:30 PM  
**Attachments:** [Outlook-r1kwvwl.png](#)

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**From:** Gary Phillips <[GaryPhillips@cityofsanrafael.org](mailto:GaryPhillips@cityofsanrafael.org)>  
**Sent:** Thursday, June 11, 2020 4:05 PM  
**To:** Kate Colin <[KateColin@cityofsanrafael.org](mailto:KateColin@cityofsanrafael.org)>; Richard Hall <[hallsomerset@yahoo.co.uk](mailto:hallsomerset@yahoo.co.uk)>  
**Cc:** John Gamblin <[JohnGamblin@cityofsanrafael.org](mailto:JohnGamblin@cityofsanrafael.org)>; Susan Kirsch <[susankirsch@hotmail.com](mailto:susankirsch@hotmail.com)>; Andrew McCullough <[AndrewMcCullough@cityofsanrafael.org](mailto:AndrewMcCullough@cityofsanrafael.org)>; Maribeth Bushey <[MaribethBushey@cityofsanrafael.org](mailto:MaribethBushey@cityofsanrafael.org)>; Paul Jensen <[PaulJensen@cityofsanrafael.org](mailto:PaulJensen@cityofsanrafael.org)>; Ethan Guy <[EthanGuy@cityofsanrafael.org](mailto:EthanGuy@cityofsanrafael.org)>; Alan C Scotch <[alanscotch@yahoo.com](mailto:alanscotch@yahoo.com)>; Scott Urquhart <[rafaelmeadows123@gmail.com](mailto:rafaelmeadows123@gmail.com)>; Bernick Lea Ann <[lea\\_annb@yahoo.com](mailto:lea_annb@yahoo.com)>; Glenn Bossow <[grbossow@gmail.com](mailto:grbossow@gmail.com)>; Jim Schutz <[JimSchutz@cityofsanrafael.org](mailto:JimSchutz@cityofsanrafael.org)>  
**Subject:** Re: Outreach for North San Rafael clearly one sided, biased and failing to engage

Richard:

I've purposely stayed out of all the back and forth between you and Kate, but that seems to have come to an end - so here's my two cents (subject to Monday's deliberations and public comment). I think you're completely off-base; I've received (and I'm assuming most council members) a number of messages, both email and calls, in support of additional planning for our Terra Linda area. I agree (at this point) with this input as our area is in the middle of significant change, and it seems to me we should carefully consider our way forward. This designation will provide us the necessary funding for such planning that otherwise does not exist.

If you have other thoughts, please share them, but delaying the process is not something I think our community prefers. Of course, we can discuss if you want - since we're in the same neighborhood, we can easily get together.

Gary O Phillips  
Mayor - City of San Rafael  
Member - SMART Board of Directors  
1400 5th Street  
San Rafael, California 94901  
415-485-3074 (office)  
415-812-4802 (cell)

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**From:** Kate Colin <[KateColin@cityofsanrafael.org](mailto:KateColin@cityofsanrafael.org)>  
**Sent:** Thursday, June 11, 2020 8:38:29 AM  
**To:** Richard Hall <[REDACTED]>  
**Cc:** Gary Phillips <[GaryPhillips@cityofsanrafael.org](mailto:GaryPhillips@cityofsanrafael.org)>; John Gamblin <[JohnGamblin@cityofsanrafael.org](mailto:JohnGamblin@cityofsanrafael.org)>; Susan Kirsch <[susankirsch@hotmail.com](mailto:susankirsch@hotmail.com)>; Andrew McCullough <[AndrewMcCullough@cityofsanrafael.org](mailto:AndrewMcCullough@cityofsanrafael.org)>; Maribeth Bushey <[MaribethBushey@cityofsanrafael.org](mailto:MaribethBushey@cityofsanrafael.org)>; Paul Jensen <[PaulJensen@cityofsanrafael.org](mailto:PaulJensen@cityofsanrafael.org)>; Ethan Guy <[EthanGuy@cityofsanrafael.org](mailto:EthanGuy@cityofsanrafael.org)>; Alan C Scotch <[alanscotch@yahoo.com](mailto:alanscotch@yahoo.com)>; Scott Urquhart <[rafaelmeadows123@gmail.com](mailto:rafaelmeadows123@gmail.com)>; Bernick Lea Ann <[lea\\_annb@yahoo.com](mailto:lea_annb@yahoo.com)>; Glenn Bossow <[grbossow@gmail.com](mailto:grbossow@gmail.com)>  
**Subject:** Re: Outreach for North San Rafael clearly one sided, biased and failing to engage

Hi Richard - I recognize that even though you address your email to me, it is input that you'd like the entire Council and staff to hear. I clearly understand your concerns and desire to stop the current conversation around PDAs and I would state that the others copied on this email do as well.

Thank you for being engaged in our city and caring about its future.

Warmly,  
Kate

Kate Colin

Vice Mayor, City of San Rafael

Connect with me! 415 205-3119 cell



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**From:** Richard Hall <[REDACTED]>  
**Sent:** Thursday, June 11, 2020 7:52 AM  
**To:** Kate Colin <[KateColin@cityofsanrafael.org](mailto:KateColin@cityofsanrafael.org)>  
**Cc:** Gary Phillips <[GaryPhillips@cityofsanrafael.org](mailto:GaryPhillips@cityofsanrafael.org)>; John Gamblin <[JohnGamblin@cityofsanrafael.org](mailto:JohnGamblin@cityofsanrafael.org)>; Susan Kirsch <[susankirsch@hotmail.com](mailto:susankirsch@hotmail.com)>; Andrew McCullough <[AndrewMcCullough@cityofsanrafael.org](mailto:AndrewMcCullough@cityofsanrafael.org)>; Maribeth Bushey <[MaribethBushey@cityofsanrafael.org](mailto:MaribethBushey@cityofsanrafael.org)>; Paul Jensen <[PaulJensen@cityofsanrafael.org](mailto:PaulJensen@cityofsanrafael.org)>; Ethan Guy <[EthanGuy@cityofsanrafael.org](mailto:EthanGuy@cityofsanrafael.org)>; Alan C Scotch <[REDACTED]>; Scott Urquhart <[REDACTED]>; Bernick Lea Ann <[REDACTED]>; Glenn Bossow <[REDACTED]>  
**Subject:** Outreach for North San Rafael clearly one sided, biased and failing to engage

Kate,  
Outreach on the North San Rafael PDA has clearly failed, the application for PDA should be delayed until the next Plan Bay Area cycle at the very earliest.

- With such a rushed timeframe, and the twin distractions of BLM and a pandemic, people cannot pay the necessary attention to this important local issue (Nextdoor.com is overrun right now with political posts on other matters)
- Less than 100 people weighed into city Zoom meetings where most had less than 2 days notice to attend meetings during working hours, most attendees were the general plan committee members and local activists. By comparison in 2012-2013 hundreds of regular residents appealed at city hall to rescind the Civic Center PDA
- Even the survey I ran which previously garnered hundreds of responses only garnered 60 votes in 2 weeks, other Northgate polls I ran had 560 and 800+ responses

**CLEAR BIAS DEMONSTRATED ON CITY'S NEIGHBORLAND PDA SITE**

The city's own neighborland site, which I promoted on Nextdoor to thousands of residents, demonstrates a non-representative skew between a single poll question where fewer than 50% supported a

PDA, with 31% opposing and 20% saying they needed more time; yet on Neighborland 6 out of 7 comments (a tiny number of people) are for the PDA. There is clearly a disjoint.

The way the PDA is presented on Neighborland is one-sided, solely promoting benefits while suppressing concerns and reasons to oppose the PDA, it is not balanced. I regret promoting this clearly biased website. It reads like a promotion to readers to support the PDA rather than a balanced pro / con ballot measure.

<https://neighborland.com/sanrafael2040/plan-bay-area-2050-northgate-pda>

**Please do point out how on the Neighborland Northgate PDA page (not in buried long linked documents) exactly how the city has presented the PDA in a balanced, neutral format?** Where is prior loss of local control, shifting PDA definitions and Sacramento's constant, repeated encroachment with laws expanding definitions and intentions mentioned? This demonstrates the city's strong bias during the outreach process.

I realize how this has been predecided upon:

- the city's website demonstrates a clear, strong bias in favor of the PDA and does not display any reasons to oppose it

- once approved, council will shift the conversation to an appointed, non-representative committee like the General Plan committee, to form a precise plan presuming support for the PDA

PLEASE ADD YOUR VOICES TO NEIGHBORLAND whichever side you are on

<https://neighborland.com/sanrafael2040/plan-bay-area-2050-northgate-pda>

Note that the city has now concluded in an accelerated timeframe outreach meetings which concluded yesterday. A council vote is scheduled for June 15th.

(Note I have reversed the options from prior polls to minimize bias, the prior poll presented SUPPORT first).

Choose one:

<input type="radio"/>	I OPPOSE a PDA in North San Rafael, but HAVE NOT commented on Neighborland	23%
<input type="radio"/>	I SUPPORT a PDA in North San Rafael, but HAVE NOT commented on Neighborland	43%
<input checked="" type="radio"/>	I OPPOSE a PDA in North San Rafael, and HAVE commented on Neighborland	8%
<input type="radio"/>	I SUPPORT a PDA in North San Rafael, and HAVE commented on Neighborland	5%
<input type="radio"/>	I would need more information and/or time to form an opinion than has been provided by the city	20%

60 votes

Posted to **15 neighborhoods**

Sincerely,

Richard Hall  
San Rafael