



Date: November 27, 2013

To: ABAG Executive Board

From: Miriam Chion, Planning & Research Director

Subject: **Timeline and Guidelines for Adding, Removing, or Changing PDAs and PCAs**

The ABAG Regional Planning Committee (RPC) will consider this staff proposal at its meeting on December 4, 2013. ABAG staff's presentation to the Executive Board will include a summary of the RPC's comments and recommendations on this proposal.

Summary

During the final stages of developing Plan Bay Area, ABAG staff imposed a moratorium on adding or revising Priority Development Areas (PDAs). This was done to ensure that there was a consistent set of PDAs to incorporate into the final jobs and housing forecasts and to establish eligibility for the One Bay Area Grant (OBAG) funds.

Applications for new Priority Conservation Areas (PCAs) have been open to areas consistent with PCA guidelines in which projects have been proposed for OBAG PCA grant funding, but applications have not been open to other locations. (Agenda item **10-3** of this packet includes proposals for new PCA applications through the OBAG PCA grant program.)

This memo proposes a timeline for accepting applications to add, remove or make changes to PDAs or PCAs. It also includes a more detailed discussion of the process for modifying, adding, or removing PDAs, and the impact that changes will have on Plan Bay Area and OBAG.

PDA and PCA Application Timeline

Now that Plan Bay Area has been adopted, staff would like to establish a period in which local jurisdictions can add, remove, or modify PDAs and PCAs prior to the start of work on the next Sustainable Communities Strategy (SCS).

PDAs

Staff proposes that requests to designate new PDAs, or to modify or remove existing PDAs, be accepted from January 1, 2014 to June 30, 2015. These requests will be based upon existing PDA guidelines and the process described in the next section of this memo.

PCAs

Staff proposes that applications for new PCAs or changes to existing PCAs be accepted from June 1, 2014 to June 30, 2015. Consistent with Plan Bay Area, staff will develop revised PCA guidelines in advance of this period. These guidelines, as well as a process for review and adoption, will be presented to the ABAG Regional Planning Committee (RPC) for adoption before June.

Process for Requests to Add, Remove, or Modify a PDA

Consistent with our approach in the past, staff would present requests for designation of a PDA to the RPC and their recommendations would be forwarded to the ABAG Executive Board for a final decision. Requests for removal of a PDA would be sent to the Executive Board for acceptance. Modifications to an existing PDA (described in more detail below) would be administered by staff.

From January 2014 to June 2015, requests to add a new PDA or remove an existing PDA will be presented at the next meeting of the RPC and Executive Board following receipt of the request. Thus, these requests will be considered on a rolling basis and jurisdictions will not have to wait until June 2015 for action. Similarly, modifications to a PDA that are administered by staff will be handled as they are received.

The following describes the specific approach that staff proposes to use when adding, removing, or making a change to a PDA.

Adding a New PDA

To establish a new PDA, a jurisdiction must submit:

- PDA application
- Resolution by the City Council or Board of Supervisors supporting PDA designation.

Staff recommendations will be presented to the RPC, and the RPC's recommendations will be forwarded to the Executive Board for regional adoption.

Removing a PDA

To remove an existing PDA, a jurisdiction must submit a resolution from the City Council or Board of Supervisors supporting PDA removal. As noted above, removal of a PDA will not impact the adopted Plan Bay Area, but will be incorporated into the next SCS. Removed PDAs will not be eligible for PDA-specific funds. Removal of a PDA will occur once the jurisdiction's request has been confirmed by an action of the Executive Board.

Changes to an Existing PDA

ABAG staff has identified several situations where a jurisdiction might want to modify an existing PDA, including changing the:

- Boundaries
- Designated Place Type
- Local growth forecast
- Status (i.e., moving from Potential to Planned)

To request a change to an existing PDA, the jurisdiction must submit a revised PDA application that notes the purpose of the revision and provides updated information about the modified PDA. A new resolution is not required, unless ABAG staff determines that the revision constitutes a major overhaul of the PDA. Staff will review the proposed change to ensure that the new PDA would remain consistent with the PDA eligibility criteria.

To change the status of a PDA from Potential to Planned, a jurisdiction must adopt a plan for the area. Anything less than adoption by the City Council or Board of Supervisors is not sufficient to meet this requirement.

These types of changes will be accepted by the ABAG Planning and Research Director and do not need to be approved by the RPC or Executive Board.

Impact of PDA Changes

The changes to the existing set of PDAs that are adopted by the Executive Board during this period will not affect the adopted Plan Bay Area, but will be incorporated into the land use analysis for the next SCS, to be adopted in 2017.

After a City Council or Board of Supervisors adopts a resolution to remove a PDA designation, the PDA will no longer be eligible for PDA-specific funding, including the current cycle of OBAG funds for fiscal years 2012/2013 through 2015/2016 and PDA planning funds.

Once a new PDA is adopted by the Executive Board, it will be eligible for regional resources for PDAs, such as planning grant funds; planning and capital funds administered by the county Congestion Management Agencies (CMAs); future rounds of OBAG funding, and any other funding sources that depend on PDA designation.

Requested Action

Staff respectfully requests that the ABAG Executive Board approve the proposed timeline and guidelines for adding, removing, or modifying PDAs and PCAs, consistent with the recommendation of the ABAG Regional Planning Committee.