

Regional Planning Committee Summary Minutes

Joseph P. Bort MetroCenter – Auditorium

101 8th Street, Oakland, California

October 3, 2012

Members Present:

Susan Adams, Supervisor, County of Marin
Shiloh Ballard, Silicon Valley Leadership Group
Ronit Bryant, Councilmember, City of Mountain View
Paul Campos, Sr. Vice President of Government Affairs, BIA Bay Area
Dave Cortese, Supervisor, County of Santa Clara / RPC Chair
Diane Dillon, Supervisor, County of Napa
Pat Eklund, Mayor Pro Tem, City of Novato
Mark Green, Mayor, City of Union City/ABAG Immediate Past President
Scott Haggerty, Supervisor, County of Alameda
John Holtzclaw, Sierra Club
Michael Lane, Policy Directory, Non-Profit Housing Assn. of Northern California
Jeremy Madsen, Executive Director, Greenbelt Alliance
Nate Miley, Supervisor, County of Alameda
Karen Mitchoff, Supervisor, County of Contra Costa
Julie Pierce, Vice Mayor, City of Clayton, ABAG Vice President
Laurel Prevetti, BAPDA
Tiffany Renee, Vice Mayor, City of Petaluma
A. Sepi Richardson, Councilmember, City of Brisbane / RPC Vice Chair
Mark Ross, Vice Mayor, City of Martinez
Pixie Hayward Schickele, California Teachers Association
Linda Seifert, Supervisor, County of Solano
Carol Severin, EBRPD Board of Directors
Allen Fernandez Smith, President & CEO, Urban Habitat
Egon Terplan, Regional Planning Director, SPUR
Beth Walukas, Alameda County Transportation Commission

Members Absent:

Andy Barnes, Policy Chair, Urban Land Institute
Valerie Brown, Supervisor, County of Sonoma
Linda Craig, Bay Area League of Women Voters
Rose Jacobs Gibson, Supervisor, County of San Mateo
Jennifer Hosterman, Mayor, City of Pleasanton
Janet Kennedy, Councilmember, City of Martinez
Nancy Kirshner-Rodriguez, Director External Affairs, San Francisco MTA
Mark Luce, Supervisor, County of Napa, ABAG President
Andrew Michael, Bay Area Council
Nancy Nadel, Councilmember, City of Oakland
Anu Natarajan, Councilmember, City of Fremont
Harry Price, Mayor, City of Fairfield
Jim Sperring, Supervisor, Solano County

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Staff Present:

Miriam Chion, ABAG Interim Planning Director
Sailaja Kurella, ABAG Regional Planner
Johnny Jaramillo, ABAG Regional Planner
Mark Shorett, ABAG Regional Planner
Dayle Farina, ABAG Administrative Specialist

1. Call to Order/Introductions

Chair Cortese called the meeting to order at 1:10 PM.

2. Public Comment

3. Approval of Minutes

4. June 6, 2012
5. July 10, 2012 *Special Meeting*
6. August 1, 2012

It was moved by Committee Member Eklund and seconded by Committee Member Holtzclaw to approve the minutes from June 6, July 10 and August 1, 2012, with the following correction to the minutes of August 1, 2012:

Committee Member Eklund commented that what she had hoped to see was the proposed public participation plan, rather than the EIR Analysis.

The minutes were approved as corrected.

4. Oral Reports/Comments.

A. Committee Members

Committee Member Eklund commented that at the August 1, 2012 meeting she had requested that there be a discussion about the proposed plan for public involvement once the EIR is printed in December.

Miriam Chion, ABAG Interim Planning Director, responded that different options are being evaluated for outreach to the public on the Plan Bay Area and the Regional Transportation Plan (RTP). Currently no decisions have been made for a specific plan. If there is a plan in place by the next RPC meeting, or before, it will be presented at that time.

Committee Member Green congratulated Greenbelt Alliance for supporting Measure B1 on the November 6 election ballot.

B. Staff

5. INFORMATION: PDA Roles & Responsibilities

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Miriam Chion, ABAG Interim Planning Director, introduced Sailaja Kurella, who has recently shifted her geographic area of responsibility from Contra Costa County to Santa Clara County. Ms. Kurella's core area of expertise is focused on Economic Development and Housing Allocation and Housing Production.

Sailaja Kurella, ABAG Regional Planner, provided information and sought committee input on the role of Priority Development Areas (PDAs) and Investment Areas in the various regional planning and implementation efforts to date, and expectations in terms of planning and funding support going forward.

Committee Member Eklund asked for an explanation of the density range for the range of placetypes of moderate to high density.

Ms. Kurella responded that she does not currently have the density ranges but can get them to the committee.

There is mention that the minimum size for a PDA is 100 acres and she did not know this was a requirement. In fact, she thinks there have been PDAs which have been approved on less than 100 acres. Please address discrepancy.

Ms. Kurella explained that this criterion has been in place since the FOCUS Program was established. However, some exceptions have been made when the jurisdiction could provide information supporting that the PDA is in an appropriate area and encompasses a neighborhood.

Committee Member Eklund also commented that she would like some discussion on the shift of PDA management from regional to local (CMA) management.

Ms. Chion responded that this was discussed at the last RPC meeting briefly and that it is being addressed as requested by the counties.

Committee Member Haggerty asked for clarification of Rural Investment Areas.

Mr. Haggerty also asked for clarification on the term 'existing community within the urban footprint'.

Ms. Kurella responded that there is a formal definition for an urban footprint, which may be associated with the level of density. Therefore, if there is development which exceeds the threshold, it creates an urban footprint.

Ms. Chion explained that the intent behind this criterion is to say that the effort is to be placed on existing communities within the designated growth boundaries. Committee Member Terplan added that the definition simply implies urbanized land. This means that it is no longer farming land and is of a certain amount of density.

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Relative to the Transit Designation in PDAs and Employment Investment Areas (EIA), Mr. Terplan asked if there is any type of analysis that shows where the PDAs and EIAs are relative to the metric in the presentation. Mr. Terplan recommended providing this going forward and aggregating it to the regional level.

Committee Member Terplan also encouraged use of more specifics in the definition (i.e., with dedicated funding).

Ms. Chion responded that we could send the links to the documents which provide the specific information.

Committee Member Campos asked what the process is for designating EIAs?

Ms. Chion explained that it is the same process as the PDAs.

Committee Member Madsen asked for clarification on what the plan is for designating more PDAs going forward.

Ms. Kurella explained the process has been to accept applications on a rolling basis and review them quarterly. She clarified that we would like to continue this process.

Mr. Madsen recommended providing the committee with the supporting documentation for each application going forward.

Committee Member Fernandez Smith would like further information regarding the process for assisting CMAs with the growth strategies and investments. In regards to the workshops with the Planning Directors, he asked for more information about what requests and feedback are being raised in these workshops by the CMAs.

Ms. Chion responded that there is quite a bit of concern from the CMAs about this new role. ABAG and MTC are preparing housing report assessments that compile information on housing production and housing policies by city and, to the extent possible, by PDA. There are drafts available for two counties, which have been sent to the CMAs for review and so they can make additions, which will enable them to prepare short reports which are due in May 2013.

Mr. Fernandez Smith asked specifically about investment leading to displacement. He asked if the CMAs are asking for assistance on this particular issue.

Ms. Chion responded that risk of displacement is one of the components stated in the requirements of the One Bay Area Grant. Conversations are happening with the CMAs which address this issue.

Committee Member Prevetti commented that she is not aware of communication back down to local government and requests that the local governments be included in the dialogue.

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Committee Member Green asked why we are adding more PDAs right now when there are nearly 200 currently.

Ms. Chion responded that a proposal for a moratorium was brought to this Body and the response was the Committee wanted more information about the status of current PDAs before considering the moratorium.

Committee Member Eklund asked for clarification on what role the CMAs are playing.

Ms. Chion responded that Marin County has an outline of their “short report” which she will request be sent to Ms. Eklund.

6. INFORMATION: SCS Policies and Strategies

Miriam Chion, ABAG Interim Planning Director introduced staff and provided background on the two reports presented.

a. Housing Report

Johnny Jaramillo, ABAG Regional Planner, presented information and sought input on the region’s future housing needs, including: recent trends and challenges in housing production across the Bay Area; projected housing growth in future decades, including opportunities to better connect homes and jobs and anticipated obstacles to meeting demand across income categories; and strategies to increase housing production and affordability.

Committee Member Eklund asked for the definition of the proposed Linkage Fee. More specifically, is this for commercial development?

Mr. Jaramillo explained that the linkage fee in this case is hypothetical, simply to convey the potential revenue this could provide.

Committee Member Campos asked if ABAG staff has been working selectively with individual groups to develop these policies and proposals.

In addition, Mr. Campos requested that the Committee Members be provided a copy of a study funded by MTC for the City of Berkeley which looked at the feasibility of increasing or adopting an affordable housing impact fee in downtown Berkeley in Jobs and Housing.

Ms. Chion responded that there is currently no process of collaboration in putting this material together. This is the first forum in which this material is being presented.

Committee Member Terplan asked if staff would be running this information through Urban Sim.

Ms. Chion responded that staff will explore the possibility of running this through Urban Sim.

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Committee Member Madsen would like to look more deeply into permit streamlining in the future.

Committee Member Green asked about where the voucher and rehab money would come from for investing in existing neighborhoods.

Mr. Jaramillo responded that the rehab money would come from the regional housing trust fund and that the vouchers figure is a forward projection of the existing level of vouchers that the Bay Area receives.

b. Conservation and Open Space Report

Mark Shorett, ABAG Regional Planner and Laura Thompson, San Francisco Bay Trail Project Manager, presented information and sought input on the Bay Area's network of natural habitat and water resources, agricultural land, and parks and open spaces, including: the elements of the network; present trends; the region's accomplishments; and opportunities for regional agencies to work in partnership with local jurisdictions, special districts, state and federal agencies, stakeholders, and other organizations to preserve and maintain the region's unique natural environment and rural economy.

Committee Member Eklund suggested that this presentation be revisited when the entire committee is present.

Ms. Eklund would also like a discussion, at some point, about taking another look at getting a comprehensive evaluation at which properties are vulnerable and should be preserved.

Committee Member Green also commented that more work needs to be put into not just preservation but utilization of open space.

Committee Member Miley commented that we need to provide incentives to help the Farm land owners keep their property agricultural.

Public Comment:

Liz O'Donahue, Nature Conservancy

ADJOURN:

Vice Chair Richardson adjourned the meeting at 3:18 p.m. The next meeting is scheduled on December 5, 2012

Submitted by:

Dayle Farina

Administrative Specialist