

# SUMMARY MINUTES (DRAFT)

ABAG Regional Planning Committee Meeting  
Wednesday, December 4, 2013  
Joseph P. Bort MetroCenter  
101 8<sup>th</sup> Street, Oakland, California

## 1. CALL TO ORDER

President Mark Luce, Supervisor, County of Napa, called the meeting of the Regional Planning Committee of the Association of Bay Area Governments to order at about 1:15 p.m.

President Luce led the Committee and the public in the Pledge of Allegiance.

A quorum of the committee was not present.

### Members Present

Susan L. Adams, Supervisor  
Desley Brooks, Councilmember  
Ronit Bryant, Councilmember  
Linda Craig  
Pat Eklund, Mayor  
Scott Haggerty, Supervisor  
Erin Hannigan, Supervisor  
John Holtzclaw  
Kristina Lawson, Councilmember  
Mark Luce, Supervisor  
Jeremy Madsen, Executive Director  
Nate Miley, Supervisor  
Karen Mitchoff, Supervisor  
Julie Pierce, Mayor  
Laurel Prevetti, Assistant Planning Director  
Harry Price, Mayor  
Mark Ross, Councilmember  
Pixie Hayward Schickele  
James P. Spering, Supervisor  
Egon Terplan, Planning Director

### Jurisdiction

County of Marin (Public Health)  
City of Oakland  
City of Mountain View  
League of Women Voters--Bay Area  
City of Novato  
County of Alameda  
County of Solano  
Sierra Club (Environment)  
City of Walnut Creek  
County of Napa (ABAG President)  
Greenbelt Alliance (Smart Growth)  
County of Alameda  
County of Contra Costa  
City of Clayton (ABAG Vice President)  
City of San Jose (BAPDA)  
City of Fairfield  
City of Martinez  
California Teachers Association  
County of Solano  
Planning Director SPUR (Urban Development)

### Members Absent

Shiloh Ballard  
Andy Barnes, Policy Chair  
Paul Campos  
Julie Combs, Councilmember  
Dave Cortese, Supervisor  
Diane Dillon, Supervisor  
Linda Jackson, Planning Manager  
  
Michael Lane, Policy Director  
  
Anu Natarajan, Vice Mayor

### Jurisdiction

Silicon Valley Leadership Group  
Urban Land Institute  
Building Industry of America--Bay Area  
City of Santa Rosa  
County of Santa Clara (Chair)  
County of Napa  
Transportation Authority of Marin  
(Congestion Management Agency)  
Non-Profit Housing Association of  
Northern California  
City of Fremont (Vice Chair)

Vu-Bang Nguyen, Associate Director  
Tim Sbranti, Mayor  
Carol Severin, Associate Director

Urban Habitat  
City of Dublin  
Associate Director, East Bay Regional  
Park District (Parks and Recreation)

**2. PUBLIC COMMENT**

There were no public comments.

A quorum of the committee was present.

**3. APPROVAL OF REGIONAL PLANNING COMMITTEE MEETING MINUTES OF OCTOBER 2, 2013**

President Luce recognized a motion by Pat Eklund, Mayor, City of Novato, and seconded by Julie Pierce, Mayor, City of Clayton, to approve the committee minutes of October 2, 2013. The aye votes were: Adams, Brooks, Bryant, Craig, Eklund, Haggerty, Hannigan, Holtzclaw, Lawson, Luce, Madsen, Miley, Mitchoff, Pierce, Prevetti, Price, Ross, Schickele, Spering, Terplan. The nay votes were: none. The motion passed unanimously.

**4. ORAL REPORTS/COMMENTS**

**A. Committee Members**

There were no committee member reports/comments.

**B. Staff**

Brad Paul, ABAG Deputy Executive Director, announced the Growing Smarter Together Awards.

Miriam Chion, ABAG Planning and Research Director, reported that efforts were being made to respond to work demands and staffing changes.

**5. UPDATE ON PRIORITY DEVELOPMENT AREAS (PDAS) AND PRIORITY CONSERVATION AREAS (PCAS)**

**A. Recommended Guidelines for Addition, Removing, or Changing PDAs and PCAs**

**B. Recommendation to Adopt Three New PCAs**

Mark Shorett, ABAG Regional Planner, reported on proposed guidelines for adding, removing, or modifying a PDA or PCA, including a period for the opportunity to change PDAs and PCAs; and impacts of changes. He also reported on three new PCAs proposed for adoption associated with the OBAG PCA grant process, namely, the Pinole Creek Fish Passage Corridor, Office of Education Contra Loma Mar Property, and Suisun Valley.

Members discussed process for resolving disagreements between local jurisdictions and staff about PDA modifications; maps of the three new PCAs; the time period for adding or removing PDAs; potential and planned PDAs; reviewing criteria and guidelines; reviewing changes to PDAs; website status; the removal of the San Rafael PDA; the committee's role in removing PDAs; local jurisdiction's role in removing PDAs; local jurisdictions role in removing PDAs.

Members discussed the Suisun Vally PCA; PCA applications received; PCA guidelines; timeline for submitting PCA applications.

President Luce recognized a motion by Harry Price, Mayor, City of Fairfield, and seconded by Eklund, to recommend to the Executive Board the approval of guidelines for addition, removing, or modifying PDAs and PCAs, with the following amendments and clarifications: RPC and Executive Board members will have an opportunity to revisit both PCA and PDA criteria by Summer 2014; all changes to PDAs and PCAs by June 2015 will be considered in the 2017 Plan Bay Area; the distinction between Planned and Potential Priority Development Areas will be retained for existing PDAs and applicants for new PDAs will indicate whether proposed areas are planned or potential; nominations of Priority Development Areas must come from the jurisdiction with direct land use authority over the area. The aye votes were: Adams, Brooks, Bryant, Craig, Eklund, Haggerty, Hannigan, Holtzclaw, Lawson, Luce, Madsen, Miley, Mitchoff, Pierce, Prevetti, Price, Ross, Schickele, Spring, Terplan. The nay votes were: none. The motion passed unanimously.

President Luce recognized a motion by James Spring, Supervisor, County of Solano, and seconded by Pierce, to recommend to the Executive Board the adoption of three new PCAs, namely, the Pinole Creek Fish Passage Corridor, Office of Education Contra Loma Mar Property, and Suisun Valley. The aye votes were: Adams, Brooks, Bryant, Craig, Eklund, Haggerty, Hannigan, Holtzclaw, Lawson, Luce, Madsen, Miley, Mitchoff, Pierce, Prevetti, Price, Ross, Schickele, Spring, Terplan. The nay votes were: none. The motion passed unanimously.

## **6. PLACEMAKING PANEL DISCUSSION**

Miriam Chion, ABAG Planning and Research Director, stated the objectives of the panel discussion, namely, to inform implementation of Plan Bay Area in the region's Priority Development Areas; understand how infill development contributes to the qualities of streets and public spaces; and identify design and development strategies that can strengthen the unique qualities of each neighborhood. She introduced Gregory Tung, Principal, Freedman, Tung and Sasaki Design, and Meea Kang, President, Domus Development, who each made presentations on opportunities to enhance Bay Area communities through place-making.

Tung presented *Approaches to Placemaking in Priority Development Areas*, included defining placemaking in relation to city patterns, city changes, and placemaking at the small, medium, and broader scales. He reviewed the City of Livermore's Downtown Specific Plan.

Kang presented *Getting it Done with Infill*, which included reviews of Lincoln Court in Oakland, Entrata in Pittsburg, Temple Arts Lofts in Vallejo, La Valentina in Sacramento, Kings Beach, Laurel Terrace in San Pablo. She described barriers to infill development and strategies to getting projects started.

Members discussed challenges and mechanisms for building developments.

President Luce adjourned the Regional Planning Committee meeting at about 3:03 p.m.

## **ADJOURNMENT**

The next meeting of the Regional Planning Committee will be on February 5, 2014.

Submitted:

Fred Castro, Clerk of the Board

Date: December 20, 2013

*For information or to review audio recordings of ABAG Regional Planning Committee meetings, contact Clerk of the Board at (510) 464 7900 or [info@abag.ca.gov](mailto:info@abag.ca.gov).*