

SUMMARY MINUTES

ABAG Regional Planning Committee Meeting
Wednesday, February 4, 2015
Joseph P. Bort MetroCenter
101 8th Street, Oakland, California

1. CALL TO ORDER AND CONFIRM QUORUM

Acting Chair, Julie Pierce, Councilmember , City of Clayton, called the meeting of the Regional Planning Committee of the Association of Bay Area Governments to order at 12:07 p.m.

A quorum of the Committee was not present.

Committee Members Present Jurisdiction

Susan L. Adams	Public Health
Desley Brooks	Councilmember, City of Oakland
Paul Campos	Senior Vice President, Government Affairs, Building Industry of America
Tilly Chang	Executive Director, SFCTA (City of San Francisco)
Pat Eklund	Mayor Pro Tem, City of Novato
Pradeep Gupta	Councilmember, City of South San Francisco (Vice Chair)
Scott Haggerty	Supervisor, County of Alameda
Erin Hannigan	Supervisor, County of Solano
Pixie Hayward Schickele	California Teachers Association
John Holtzclaw	Sierra Club
Nancy Ianni	League of Women Voters--Bay Area
Michael Lane	Policy Director, Non-Profit Housing Association of Northern California
Mark Luce	Supervisor, County of Napa
Jeremy Madsen	Executive Director, Greenbelt Alliance
Nate Miley	Supervisor, County of Alameda
Karen Mitchoff	Supervisor, County of Contra Costa
Julie Pierce	Councilmember, City of Clayton (ABAG President)
Harry Price	Mayor, City of Fairfield
Matt Regan	Bay Area Council
Carlos Romero	Urban Ecology
Mark Ross	Councilmember, City of Martinez
Warren Slocum	Supervisor, County of San Mateo

James P. Spring	Supervisor, County of Solano
Jill Techel	Mayor, City of Napa
Egon Terplan	Planning Director, SPUR
Dyan Whyte	Assist. Exc. Officer, San Francisco Regional Waterboard

Committee Members Absent Jurisdiction

Julie Combs	Councilmember, City of Santa Rosa
Dave Cortese	Supervisor, County of Santa Clara (RPC Chair)
Diane Dillon	Supervisor, County of Napa
Martin Engelmann	Deputy Executive Director of Planning, Contra Costa Transportation Agency
Russell Hancock	Joint Venture Silicon Valley
Eric Mar	Supervisor, City and County of San Francisco
Anu Natarajan	Director of Policy and Advocacy, MidPen Housing
Laurel Prevetti	Assistant Town Manager, Town of Los Gatos, (BAPDA)
David Rabbitt	Supervisor, County of Sonoma, (ABAG Vice President)

2. PUBLIC COMMENT

There were no public comments.

There was no quorum present.

The committee next took up Item 5.

3. APPROVAL OF SUMMARY MINUTES OF DECEMBER 3, 2014

Acting Chair Pierce recognized a motion by Member Susan Adams, Public Health, and a second by Member Harry Price, Mayor, City of Fairfield, to approve the summary minutes of the meeting on December 3, 2014.

There was no discussion.

The motion passed unanimously.

4. ELECTION OF CHAIR AND VICE CHAIR FOR THE REGIONAL PLANNING COMMITTEE

Member Mark Luce, Supervisor, County of Napa, recommended Member Dave Cortese, Supervisor, County of Santa Clara, as Chair and Member Pradeep Gupta, Councilmember, City of South San Francisco, as Vice Chair.

Chair Pierce recognized a motion by Member Mark Luce, Supervisor, County of Napa, and a second by Member Mark Ross, Councilmember, City of Martinez.

There was no discussion.

The motion passed unanimously.

The committee next took up Item 6.

5. ANNOUNCEMENTS

A. COMMITTEE MEMBERS

There were no committee member announcements.

B. STAFF MEMBERS

Ezra Rapport, Executive Director at ABAG, gave an overview of the embezzlement allegations against Clarke Howatt, former Director of Financial Authority for Nonprofits (FAN). He explained the measures that ABAG is taking to resolve this issue.

A quorum of the Committee was present.

The committee next took up Items 3 and 4.

6. SESSION OVERVIEW

Miriam Chion, ABAG Planning and Research Director, provided a session overview and status on Plan Bay Area implementation, including: the State of the Region conference scheduled for March 6, 2015; release of *People, Places and Prosperity, Complete Communities in the Bay Area* in Summer 2015; and the regional forecast for the update to Plan Bay Area at the end of 2015.

Ms. Chion said Dave Cortese is not present but would like the committee to consider changing the time and length of the meetings. After discussion, the committee decided to change the schedule of the meeting to 12:30 PM -2:30 PM and lunch starting at 12:00 PM (noon).

7. ENTITLEMENT EFFICIENCY

Overview of Regional Strategies: Duane Bay, ABAG Assistant Director of Planning and Research, provided an overview of the various efforts to address entitlement efficiency to support the development of Priority Development Areas in the region.

State Initiatives: Chris Calfee discussed current initiatives by the State Office of Planning and Research.

Development and Planning Perspectives: Mark Rhoades, President and CEO of Rhoades Planning Group; Melanie Mintz, Community Development Director, City of El Cerrito; Aaron Aknin, Community Development Director, City of Redwood City; and Alan Talansky, Executive Vice President of Development, EBL&S Development provided in-depth input on the challenges to and opportunities for infill development.

Member Campos observed that everyone agrees that plans need to have implementation in order to receive grant money. He compared job growth and housing availability in the Bay Area to other regions, including the challenges and benefits to the community.

Member Adams asked how do we frame planning for housing in terms of climate change, sea level rise, water challenges, placemaking, transportation and air quality—which are all affected by new developments? How does this all affect the public?

Mr. Aknin responded that each project usually has a 10-year plan in which these issues are covered. It depends on the appetite for change and how desperate the situation is locally. For example, in Redwood City the first plan developed was for the downtown area because it lacked activity; as a result of this timing, it became the community's "living room" where people are happy to gather for concerts and other outdoor activities. The choice is not whether we may or may not grow; it is where will we grow first? Where is public transportation in place already? Before an area is developed all of these issues are taken into consideration combined with projections before the plan is adopted. You build the vision first and then you build the entitlement efficiency to deliver that vision.

Mr. Talansky discussed the San Mateo Rail Corridor Plan. That plan specified parks, open space, transportation, air and water policies. It was all considered in the plan that can be implemented in any area.

Ms. Mintz shared that in El Cerrito the city considers the impact of development on existing single family homes that are near transportation. There is a cost factor to take all of this into consideration, but it is necessary.

Member Holtzclaw thanked everyone for a very interesting presentation. He mentioned that we need more walkability, bike lanes, and good roads. He asked if there are any special credits for addressing, pedestrian and cycle, Level of Service (LOS) requirements, which is a public health benefit. He asked if improved conditions for current residents are taken into account for infill development, which not only improves walk score for new residents but also for present residents and provides many other benefits.

Mr. Calfee answered the question, which is related to the California Environmental Quality Act (CEQA). The focus, under the status quo, is on LOS and auto travel. If there is a delay because of auto travel, the response is to widen the roads and encourage more driving. That has adverse impacts on active transportation like bicycling and walking. The new guidelines are to focus on vehicle miles traveled (VMT).

Mr. Rhoades acknowledged that public health involvement in land use planning has been important. Transit oriented development helps the health of existing and new residents. New residents propel more retail. TOD is a good public health perspective. More housing and secure housing will contribute to good public health.

Ms. Mintz said that at the time of El Cerrito's Environmental Impact Report (EIR) for a plan with 1700 units, they used the standard measurements to do transportation analysis. But in various sections the plan supports biking and walking.

Member Romero asked Mr. Aknin why the plan for Downtown Redwood City did not include a community benefits package. Was that missing from the original plan? The market cannot produce affordable housing.

Mr. Aknin answered that the plan was adopted in 2011 and redevelopment went away in 2012, and with that a lot of money that was expected to be used for community benefits. Four years ago nobody wanted to invest in Redwood City. Therefore there was no certainty in development feasibility. Now that Redwood City is a proven market, we can put public benefits into the second phase of the plan.

Member Romero asked if this contradicts Mr. Aknin's suggestion to have public benefits up front in the specific Plan.

Mr. Aknin responded that it does not because public benefits depend on the presence of a proven market. Redwood City did not have a proven market at the time that the plan was adopted.

Acting Chair Pierce recommended an action to accept the staff's proposed approach to providing technical assistance to jurisdictions that wish to increase entitlement efficiency in PDAs. (In the agenda Item 7 page 6).

Member Eklund said that in the planning process there is a need for certainty; she suggested that there needs to be transparency to the public for a more successful approval process. In terms of streamlining CEQA, help from the OPR would be appreciated in reducing sewer and water development fees. In Item 7 attachment 1 she is concerned why Transit Priority Areas are not included in this document.

Mr. Bay responded that in it is ABAG's approach and staff is planning on getting feedback from the committee, which will provide the basis for adjusting the entitlement efficiency advisory.

Mr. Rapport explained that Transit Priority Areas are an opportunity to take into consideration, not a law.

Member Eklund and **Mr. Rapport** had a short discussion and **Chair Pierce** said it is not mandatory but optional and recommended this to be discussed later due to time restrictions.

Mr. Regan asked if we track projects which are in each PDA.

Mr. Bay answered that staff currently tracks housing projects in PDAs.

Member Terplan indicated that from the discussion he understands that the availability of CEQA exemptions is not the problem, but rather that staff is not utilizing them. Member Terplan asked if field-testing and holding forums is enough to make cities aware of changes to the law.

Chair Pierce answered that one of the outcomes from this meeting is to create a working group of six people, which will work on this kind of subject and how we go forward.

Mr. Rhoades answered that planners are not at fault. It is the political context that they are working in that is what needs to be addressed.

Member Spring wanted to thank staff and panel for great presentation and information. He was very supportive of creating a working group; this group should help communities to deliver their vision to this application. He also highlighted that if MTC or ABAG are investing money into communities and their plan and they do not comply there should be a reimbursement of funds from the communities. He would like this working group to have a discussion about middle-class housing.

Chair Pierce recommended adopting the entitlement efficiency approach proposed by staff and indicated that they will put together a working group that will come back to staff to update the memo with recommendations based on today's meeting and bring it back to RPC. Chair Pierce recognized a motion by Member Chang and a second by Member Eklund to approve the recommendation of Chair Pierce.

There was no discussion.

The motion passed unanimously.

8. HOUSING DATA RELEASE 2015

Gillian Adams, Senior Regional Planner, and Pedro Galvao, Regional Planner, described the results of ABAG's ongoing housing research, including data on housing projects, policies, and opportunity sites.

Member Campos thanked staff for their presentation. He asked if the 2013 housing permitting activity does not include all of the Bay Area's housing permits but only those located in jurisdictions with PDAs.

Mr. Galvao answered yes.

Mr. Campos said this is a misleading survey; it needs to have all of Bay Area's housing permits in PDAs and outside PDAs. He asked could stakeholders make suggestions to housing policies that jurisdiction have and propose new ones?

Mr. Terplan asked can you survey what percentage of the housing permits are in Transportation Priority Areas (TPAs)?

Ms. Adams answered yes, they can do that.

Member Spring asked if TPAs include all transit corridors and, if not, can they get numbers for housing permits in transit corridors. Given major investments in all of these corridors this would be very important.

Mr. Bay answered yes we are working on this information.

Member Gupta thanked everyone for electing him as Vice Chair. He indicated that this is great data. He stated that developers are interested in building moderate to expensive housing. It is hard for cities to push programs which we had in our plan. There needs to be a lot of thought about how we go into the future with low/middle income housing. Building and economic activity are not in sync.

Chair Pierce said there are a lot of suggestions to address Regional Housing Need Allocation (RHNA) law and how to fund affordable housing. We should soon have a memo on this topic.

Member Ross said the conversation should include proximity to schools and industrial areas which are very important to low/medium income families.

Chair Pierce answered that ABAG is considering including Priority Industrial Areas in the update to Plan Bay Area.

Member Regan shared examples about moderate income housing not getting enough consideration.

Chair Pierce requested that all PowerPoint presentations from this meeting be posted on ABAG website.

Member Chang asked if staff will be providing figures regarding housing and job growth, including growth in PDAs.

Ms. Chion explained that the State of the Region Report will be available soon which will show job market increase and housing availability: three hundred thousand jobs and forty thousand units of housing. As Mr. Gupta mentioned, the economic cycle does not match the building cycle.

Chair Pierce asked to finalize the discussion about future meetings. The outcome of this discussion was to have lunch at 12:00 PM and the meeting from 12:30 PM-2:30 PM. Chair Pierce also shared upcoming schedule of conferences and meetings.

9. ADJOURNMENT

Chair Pierce adjourned the meeting of the Regional Planning Committee at 2:45 p.m.

The next meeting of the Committee will be on April 1, 2015.

Submitted:

Miriam Chion, ABAG Planning and Research Director

Date Submitted: March 19, 2015

Approved: TBD

For information or to review audio recordings of ABAG Regional Planning Committee meetings, contact Wally Charles, Administrative Secretary, Planning, at (510) 464 7993 or WallyC@abag.ca.gov.