

SUMMARY MINUTES

ABAG Regional Planning Committee Meeting
Wednesday, April 1, 2015
Joseph P. Bort MetroCenter
101 8th Street, Oakland, California

1. CALL TO ORDER AND CONFIRM QUORUM

Acting Chair, Pradeep Gupta, Councilmember, City of South San Francisco, called the meeting of the Regional Planning Committee of the Association of Bay Area Governments to order at 12:35 p.m.

A quorum of the Committee was 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 Association
Tilly Chang	Executive Director, San Francisco County Transportation Authority
Julie Combs	Councilmember, City of Santa Rosa
Dave Cortese	Supervisor, County of Santa Clara (RPC Chair)
Pat Eklund	Mayor ProTem, City of Novato
Martin Engelmann	Deputy Executive Director of Planning, Contra Costa Transportation Agency
Pradeep Gupta	Councilmember, City of South San Francisco (Vice Chair)
Scott Haggerty	Supervisor, County of Alameda
Russell Hancock	President & CEO, Joint Venture Silicon Valley
Erin Hannigan	Supervisor, County of Solano
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
Eric Mar	Supervisor, City and County of San Francisco
Nate Miley	Supervisor, County of Alameda
Karen Mitchoff	Supervisor, County of Contra Costa
Anu Natarajan	Director of Policy and Advocacy, MidPen Housing

Julie Pierce	Councilmember, City of Clayton (ABAG President)
Laurel Prevetti	Assistant Town Manager, Town of Los Gatos (BAPDA)
Harry Price	Mayor, City of Fairfield
Matt Regan	Senior Vice President of Public Policy, Bay Area Council
Katie Rice	Supervisor, County of Marin
Carlos Romero	Urban Ecology
Mark Ross	Councilmember, City of Martinez
Pixie Hayward Schickele	California Teachers Association
James P. Spering	Supervisor, County of Solano
Jill Techel	Mayor, City of Napa

Committee Members Absent Jurisdiction

Diane Burgis	East Bay Regional Park District
Diane Dillon	Supervisor, County of Napa
Jeremy Madsen	Executive Director, Greenbelt Alliance
Carmen Montano	Vice Mayor, City of Milpitas
David Rabbitt	Supervisor, County of Sonoma (ABAG Vice President)
Warren Slocum	Supervisor, County of San Mateo
Egon Terplan	Planning Director, SPUR
Dyan Whyte	Assist. Exc. Officer, San Francisco Regional Waterboard

2. PUBLIC COMMENT

There were public comments from Zelda Bronstein; Sonja Strauss; Jon Schwank, San Francisco; Pat Sausedo, BIA Bay Area; Ken Bukowski, Videographer; and Brian Haalon. Chair Cortese, Supervisor, County of Santa Clara, assumed the chairmanship.

3. APPROVAL OF SUMMARY MINUTES OF FEBRUARY 4, 2015

Chair Cortese recognized a motion by Member Pat Eklund, Mayor Pro Tem, City of Novato, and a second by Member James P. Spering, Supervisor, County of Solano, to approve the summary minutes of the meeting on February 4, 2015.

Member John Holtzclaw, Sierra Club asked for some correction on the minutes. Member Eklund accepted the changes and Member Spering seconded to approve the changes.

The motion passed unanimously.

4. ANNOUNCEMENTS

A. Committee Members

Chair Cortese introduced new members as follows:

Katie Rice, Supervisor, County of Marin

Russell Hancock, President and CEO of Joint Venture Silicon Valley

B. Staff Members

There were no staff announcements.

5. SESSION OVERVIEW

Miriam Chion, ABAG Planning and Research Director, mentioned that the Regional Planning Committee is still addressing issues related to research and implementation of Plan Bay Area, including several tasks on entitlement efficiency. A working group has been created which will bring their reports to the RPC. At today's session on the regional economy, staff and speakers will discuss specific projects on the ground and efforts at the regional level.

6. REGIONAL ECONOMIC FRAMEWORK AND INDUSTRIAL ACTIVITIES

Information and Action

Miriam Chion provided an overview of a Regional Economic Development framework, focused on industrial jobs and land. Gary Craft, Consultant for the Northern Waterfront Economic Development Initiative, presented about economic development efforts in that area; Gil Kelly, Director of Citywide Planning, and Steve Wertheim from the San Francisco Planning Department presented about San Francisco's Production/Distribution/Repair framework; and Carolyn Clevenger, Principal Planner at MTC, talked about MTC's goods movement study. They solicited input on the proposed regional approach and the role of industrial jobs and land in the region.

Chair David Cortese opened the floor for comments.

Member Campos inquired about the origin of the Industrial Land Study. What is Karen Chapple at UC Berkeley studying, are stakeholders going to be able to be involved in the study, what is ABAG's and MTC's relationship to that study and what is its status?

Ms.Chion replied that it is a joint partnership between the regional agencies and UC Berkeley and that it is just getting started. The confusion is likely due to the different funding sources converging from different agencies. At this point it is collaboration between ABAG, MTC, and UC Berkeley to understand our industrial land and study current regulations, jobs and business activities operating on industrial land. There is a Technical Advisory Committee (TAC) which Johnny Jaramillo can talk about including who is involved. We will bring the preliminary findings of the study, once they are ready, to the RPC for comment.

Mr. Jaramillo responded that the TAC was still being formed. The Goods Movement Study looks at impacts on adjacent communities, but industrial land is not the focus. This is the focus of the Industrial Land Study, which complements the Goods Movement Study. It is a supply - demand study at the regional level of industrial land where goods movement activities are centered, and will review policies that support these lands and activities including looking at industrially zoned land that is no longer needed and could be converted to other uses. Our role to date has been to support the coordination with the Goods Movement Study. It originated as a UC Berkeley Study and we were not involved in the initial scoping of the work.

Member Campos asked for clarification regarding Karen Chapple's scope as it states that she worked with ABAG and MTC to develop the scope of work.

Ms. Chion responded that the funding for the different studies is separate and that ABAG, MTC, and UC Berkeley were now joint partners on the Industrial Land Study. It became apparent that all were working on a similar task and so MTC, ABAG, and UC Berkeley will be coordinating the Goods Movement and Industrial Land studies and working together.

Mr. Campos asked to confirm that it is a joint study and if ABAG/MTC funded it.

Mr. Chion responded no, the funding for the UC Berkeley Study is from Caltrans. The funding for ABAG is our own staff time to assist in the coordination of the two efforts. The UC Berkeley study is contributing to the efforts that MTC and ABAG are working on.

Member Campos asked if ABAG and MTC are now collaborating on the scope of the study.

Ms. Chion responded yes.

Member Spering indicated that he liked San Francisco's balanced approach, looking at both housing and industrial needs, and asked if there was going to be a balanced regional approach to land zoned for housing and industry.

Ms. Chion replied yes, we are pursuing a balanced approach. We are looking at the changes in the types of jobs and industries on this land, and what jobs are stable and growing so that local jurisdictions can make an informed decision.

Member Spering said the Northern Waterfront effort puts pressure on Solano County and hopes we are looking at a balanced approach to jobs and housing.

Ms. Chion responded that housing has been a priority.

Member Haggerty asked about how transit could play a role in helping Goods Movement along key corridors.

Ms. Clevenger responded that we haven't looked at transit as part of the Goods Movement Study, but will when we develop strategies for the corridors.

Member Mitchoff thought Member Sperring had a valid point about balance, but noted that the Concord Naval Weapons Station will supply housing near the Northern Waterfront and that Contra Costa County already has a huge stock of housing.

Member Holtzclaw said as a center for jobs San Francisco needs more housing and has the second highest imbalance after Los Angeles between jobs and housing.

Member Combs said Sonoma doesn't have access to the Bay. We have a train line, but no route to get goods into Contra Costa or Alameda. We have industrial land, but it is hard to get businesses here if we can't get goods to other areas. We have infrastructure and funding needs including rail spurs and road repairs. How do we get better transportation access for our industries?

Chair Cortese said that we can work together on this.

Member Combs asked if there's a way to participate in this committee and subcommittees remotely.

Chair Cortese, said yes possibly.

Member Regan said the number one issue is availability of housing, not availability of land for businesses. The outcome of this effort should not be one size fits all. We do need land for industry, but the outcomes should be balanced. Otherwise housing will lose every time.

Member Natarajan asked if there are studies of Advanced Manufacturing. What are these businesses looking for in terms of space? Are there best practices around zoning codes that could be replicated in other areas? What are the opportunities, challenges, and how do we market the region? The costs of housing, infrastructure, and energy are all factors.

Member Ross said we need to retain light industrial space. As businesses grow they need space for everything from plumbing to cosmetics manufacturing. Small employers are key to the economy, but they need space to grow. He understands those that say housing will lose every time, however we need industrial space for these jobs. You need a reserve of land for incubating small businesses to move out of the garage and into larger space or we risk constraining regional economic growth. How do you preserve this land beyond zoning? At some point, if you want to retain it, you have to reward industrial land owners.

Member Prevetti responded that this is a really important topic that many communities have been struggling with for decades. We appreciate the need for housing, but there is a need for industrial land. The Industrial Land Study is important to better understand industrial land and businesses. We need to be careful not to make sweeping generalizations because in the Bay Area region, housing will not lose every time and there are many places where housing wins every time. Many areas have industrial lands and are looking for ways to support the businesses located on this land and are dealing with these issues including Santa Rosa, Campbell, Silicon Valley, and San Jose. We need to find ways to support these lands and businesses. How can we all be part of the study?

Member Pierce reiterated Laurel Prevetti's point. It is important to find the right balance. We need to look forward not back, both at small businesses that need rollup doors, and at

industrial businesses that can be in higher density buildings, potentially advanced manufacturing. We are trying to get better jobs and housing balance in Contra Costa County, particularly East Contra Costa County as we have lots of homes but not jobs. The Concord Weapons Station PDA will provide lots of housing, but as Gary Craft showed, the Northern Waterfront is linked to PDAs. Without balance, we get congestion.

Member Romero, echoed Member Prevetti. There is a misconception that housing loses out to industry, because housing commands a higher price than industrial uses. We should look to Portland and other areas for preservation policies. We should also look at incentivizing housing development in PDAs. Suburbanization of poverty is a big and growing problem and is related to displacement in the region. It is important to develop these industrial lands like the Northern Waterfront to provide poorer households with greater job opportunities. As long as we deal with the environmental impacts, we need these living wage jobs closer to these communities in Contra Costa.

Member Mar asked Ms. Clevenger about the impacts of Goods Movement on Communities of Concern (COCs) and how we are involving these communities.

Ms. Clevenger responded that we've had multiple meetings and did a recent survey mailed out to those who have participated so far. We are meeting regularly with groups such as Contra Costa Public Health and the Ditching Dirty Diesel Collaborative. The strategies will look at corridors and some communities are more affected than others. We are looking at COCs as we develop strategies.

Member Campos said Oregon has policies that support industrial land, but it is much easier to build housing in Oregon due to different land use policies. It is important to look at the system of regulations as a whole.

Chair Cortese opened the floor to public comment.

There was public comment by Zelda Bronstein, journalist, Sonja Strauss and Pat Sausedo.

Chair Cortese recognized a motion by Member Pierce, Councilmember, City of Clayton and seconded by Member Prevetti, Assistant Town Manager, Town of Los Gatos, to adopt the following: Creation of Regional Economic Strategy subcommittee to identify high consensus strategies, reflecting a diversity of perspectives. This subcommittee will have broad representation from business, economic and research organizations, local jurisdictions, workforce advocates, and other stakeholders.

There was no discussion.

The motion passed unanimously.

7. UPDATE ON REGIONAL PROSPERITY PLAN

Information

Duane Bay and Doug Johnson provided an update on the Regional Prosperity Consortium project. Paul Peninger presented work-in-progress on the capstone report, a primary means

for conveying proposed findings and strategies to consortium member agencies and organizations for consideration of potential implementing actions.

Ms. Chion clarified that what was presented is the work of the Regional Prosperity Consortium, which as Duane Bay described is a very diverse pool of actors; ABAG staff will extract the areas that are most appropriate for ABAG to take the lead and then bring that for your consideration.

Chair Cortese invited public comments.

There was public comment by Zelda Bronstein.

Member Spering asked if there will be an executive summary.

Mr. Bay answered yes.

Member Spering expressed appreciation to everyone who worked as part of the consortium and empathized presenting the results of their work in this report.

Member Regan said economic prosperity strategies and economic security is focusing on ABAG's skill set towards appropriate changes. Low wage residents need to have security for income, life, and jobs. California has a shortage of low income housing. The top 25 percent of California residents spend about 16 percent of their income on housing, while the bottom 25 percent of California residents spend about 67 percent of their income on housing. If our objective is to protect low income residents then we need to help them with housing.

Member Campos said that in one of the last Executive Board meetings there was a discussion on how ABAG was going to move forward on the RPP and EPS strategies. Cindy Chavez requested we avoid euphemisms in presentations. We are hearing very broad statements such as improving working conditions but we are not hearing the highly controversial policies in these documents such as card check unionization legislation or increasing massively the requirements to do labor agreements. He said we needed to be open about what the RPP is proposing.

Member Pierce said that, as a member of the RPP Steering Committee from the beginning, she agrees with Member Spering that there has been a great deal of study with lots of effort. The subjects of the studies were based on HUD's requirements to look at issues of equity. Many of the policies recommended by these studies will most likely not be part of Plan Bay Area because they will not have consensus, but community organizations can implement them.

Chair Cortese explained that there will be other opportunities to discuss the information presented in more detail, and that the presentation today was just an overview and was brief due to time constraints.

Member Romero characterized comments of Member Campos, as being inflammatory by singling out controversial issues and implying they should not even be considered, or implying that ABAG staff was intentionally evading open discussion of them. He stated that

public debate, and the information such as the RPP studies that inform such debate, benefits the Bay Area as a whole as we strive to create a regional economic climate that is profitable, yet equitable for all residents.

8. ADJOURNMENT

Chair Cortese adjourned the meeting of the Regional Planning Committee at 2:58 p.m.
The next meeting of the RPC will be on June 3, 2015.

Submitted:

A handwritten signature in black ink that reads "Miriam Chion". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Miriam Chion, ABAG Planning and Research Director

Date Submitted: April 27, 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.