

SUMMARY MINUTES

ABAG Regional Planning Committee Meeting
Wednesday, June 3, 2015
Joseph P. Bort MetroCenter
101 8th Street, Oakland, California

1. CALL TO ORDER

Dave Cortese, Chair and Supervisor, County of Santa Clara, called the meeting of the Regional Planning Committee of the Association of Bay Area Governments to order at 12:42 PM.

A quorum of the committee was not present.

Members Present

Jurisdiction

Desley Brooks	Councilmember, City of Oakland
Diane Burgis	East Bay Regional Park District
Paul Campos	Senior Vice President, Government Affairs, Building Industry of America
Tilly Chang	Executive Director, SFCTA (County of San Francisco)
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
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
Jeremy Madsen	Executive Director Greenbelt Alliance
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)

Harry Price	Mayor, City of Fairfield
Matt Regan	Senior Vice President of Public, Policy Bay Area Council
Carlos Romero	Urban Ecology
Mark Ross	Councilmember, City of Martinez
Egon Terplan	Planning Director, SPUR
Dyan Whyte	Assist. Exc. Officer, San Francisco Regional Waterboard
Monica E. Wilson	Councilmember, City of Antioch

Members Absent

Jurisdiction

Susan L. Adams	Public Health
Julie Combs	Councilmember, City of Santa Rosa
Diane Dillon	Supervisor, County of Napa
Russell Hancock	President&CEO, Joint Venture Silicon Valley
Mark Luce	Supervisor, County of Napa
Carmen Montano	Vice Mayor, City of Milpitas
Laurel Prevetti	Assistant Town Manager, Town of Los Gatos (BAPDA)
David Rabbitt	Supervisor, County of Sonoma (ABAG Vice President)
Katie Rice	Supervisor, County of Marin
Pixie Hayward Schickele	California Teachers Association
Warren Slocum	Supervisor, County of San Mateo
James P. Sperring	Supervisor, County of Solano
Jill Techel	Mayor, City of Napa

2. PUBLIC COMMENT

There were no public comments.
A quorum was present.

**3. APPROVAL OF REGIONAL PLANNING COMMITTEE MEETING MINUTES OF
APRIL 1, 2015**

Chair Cortese recognized a motion by Julie Pierce, Councilmember, City of Clayton, and seconded by Harry Price, Mayor City of Fairfield, to approve the committee minutes of April 1, 2015.

There was no discussion

The aye votes were: Brooks, Burgis, Campos, Chang, Cortese, Eklund, Engelmann, Gupta, Haggerty, Hannigan, Holtzclaw, Ianni, Lane, Natarajan, Pierce, Price, Regan, Romero, Terplan, Whyte, Wilson.

The nay votes were: None

Abstentions were: Madsen

The motion passed unanimously.

4. ANNOUNCEMENTS

Chair Cortese introduced new Committee members, Diane Burgis Boardmember at East Bay Regional Park District, Monica Wilson Councilmember of City of Antioch,

Member Natarajan made the committee aware of a meeting in Room 171. UC Davis Urban Design is having a presentation of high quality images of its studio focusing on people, places, housing, economic, open spaces, trails and schools.

**5. SESSION OVERVIEW BY MIRIAM CHION, ABAG PLANNING AND RESEARCH
DIRECTOR**

Miriam Chion highlighted agenda items in the packet and gave an overview of the following: Plan Bay Area Open Houses which were held in all nine Counties, ABAG General Assembly which was held in Oakland, Regional Planning Committee (RPC) Subcommittee's development, and upcoming topics for future RPC meetings.

Member Eklund thanked staff for helping with a workshop in Marin County that was a great success.

Chair Cortese mentioned a housekeeping item that will be passed around to indicate how members wish to receive their Agenda Packets in the future.

Ms. Chion introduced Item 6.

6. EAST BAY CORRIDOR OVERVIEW

Information

ABAG Regional Planners Mark Shorett and Christy Leffall presented an overview of the East Bay Corridors Initiative—a Plan Bay Area implementation effort focused on the Priority Development Areas in 13 jurisdictions between Union City and Hercules.

Attachment: Staff memo: PDA Implementation: East Bay Corridor

Attachment 1: Draft East Bay Corridors Initiative Report

The following public speakers expressed their support to Item 6. Everyone was in favor to continue with the development of the East Bay Corridor: Rodrigo Orduna, Senior Planner, Alameda County; Elois Thornton, Senior Planner, City of Oakland.

Member Haggerty expressed that he would like to see the input of the Chambers of Commerce from the cities along this corridor.

Member Miley suggested that the East Bay Greenway included in measure BB could be connected to the corridor project and that the East Bay Greenway also another project of a park alongside this corridor and the Coliseum should be communicated to collaborate infrastructure and public transportation for both projects. He also asked if staff had contacted the tenants of the Coliseum

Member Natarajan said it is a great planning idea and exercise but without funds there is no goal. They need to reach out and find new ways of funding, she agreed with Member Haggerty about involvement of Businesses. The majority of the PDAs seem to be housing, there is a need for more mixed use, and they would like to get feedback about the progress of the PDAs implementation.

Member Pierce said funding is important and they at ABAG are working on funding for all PDAs. They soon will come out with a paper and receive the committee member's feedback on this topic. She is very happy to see the Education Community involved in this program, she would like to see service districts involved: water, sewer, fire etc. Their collaboration will make this more successful.

Member Regan complimented staff on the project. He indicated that lack of affordable housing needs to be a bigger priority in the program.

Member Eklund was impressed with the collaboration of so many cities on this project. On the map of PDAs clusters in the Memo, it should be distinct whether they are planned or potential PDAs. She also pointed out a missing explanation of the report on page three. She asked what could be done about escalated rent other than building more housing. Before more housing is build collaboration with schools needs to be considered.

Member Gupta said the initiative of this program is wonderful and they need to provide more corridors in the same fashion. The modeling is essential to collaborate with infrastructure, businesses and schools. It is a good way to get elective officials of different regions to talk to each other. A lot of effort is made about regional planning and corridors, but there is not enough consideration to the funding in the early planning stage. Analysis of specific issues at the corridor level is very helpful to find comprehensive solutions and serves a model to other sub-regions.

Member Ianni asked what would be the best way to distribute this report, which would be very beneficial to the League of Women Voters of the Bay Area.

Member Romero compared the Grand Boulevard Initiative (GBI) project to the East Bay Corridor (EBC). He said the GBI is moving very slowly due to disagreements on the transit piece of the project. Transportation needs to be agreed on as a very important part of the project.

Member Madsen thanked and congratulated staff and anybody working on this project. It is a step into the right direction. He agreed that the East Bay Corridor is a very similar

project as the GBI. We can look at the project to identify what worked and what could have been done better. The advisory committee of the GBI is a very good diverse mix. He asked why the EBC is from Rodeo to Union City and not to Fremont.

Member Terplan said he echoes the last comment and comments of the previous two speakers. At the GBI everyone was open to the project until they needed to make room for Bus Rapid Transit. He would like to see more the transit agencies involved in the EBCI project. He would like to see East Bay Career Pathways Consortium be a partner in this effort. ABAG could be a great help with data analysis which could be utilized in the Priority Industrial Areas project.

Chair Cortese explained how staff and Miriam all took notes of all committee member comments. He asked Ezra to provide a crisp response.

Mr. Rapport stressed the importance of the committee's feedback. He agreed with Members comments about the importance of businesses and schools involvement in EBCI project. The East Bay Greenway will be tied to the Bay Trail and BART. Regarding funding, ABAG worked with the Strategic Growth Council as it developed its Cap and Trade guidelines describing the East Bay Corridors concept as something that could be funded over 10-15 years and this was favorably received. Staff worked with local jurisdictions to submit applications. An infrastructure district could be created for additional funding; it could be enhanced from state infrastructure bank contributions. We need to raise this legislatively. Regarding schools, staff have contacted school districts and found a lot of interest; this sub-region is very different from the West Bay where schools are overcrowded. In the East Bay some schools are closing; schools are welcoming to a more mixed income school district. Staff had good meetings with service and utility companies who are implementing the growth of the area. Making affordable housing a priority is very important to us; however it will not solve the problem of rising rent. High rent is caused by a great number of high income jobs. We need to find ameliorating members so that communities are not excluded from the growth process. This way amenities that come to neighborhoods become a good thing. We studied rent stabilization in the HUD grant. Rent control cannot be discussed at a regional level because the politics involved. As far as PDA clusters, staff is aware of the clustering impact of employment; they are looking at the spillover from San Francisco, when rents become so high companies may move to the East Bay. We would like the East Bay to be part of that spillover. There is a cluster in Downtown San Leandro led by a local company. Regarding give and take on the corridors, we did not have much give and take because the condition where they welcome private investment, they do not have to give. Everyone lets the market dictate where the projects will go. We help facilitate this corridor and help with application for Cap and Trade, but getting the jurisdictions to sign the MOU was a big win for helping provide the context that is attractive. This area has plenty of space. Grand Boulevard has been slow, but there are a lot of sites developed. The wins here are through Cap and Trade awards. I'm hoping GBI can continue its slow and steady progress about issues such as schools. Getting a new school bond would help unlock some of these issues. About Legal Women Voters, please feel free to distribute this report. About East and West transit, I agree, I hope that Dumbarton Rail will come to the conversation again as part of a systems approach to connect east and west. About Fremont, they may be part of the corridor in the future at the moment Fremont is in a very different position economically than the rest of the corridor; when

this gets going and we can show something good going forward we can bring Fremont in.

Ms. Chion thanked everyone for their input and recognition of the work done by all the cities. There are strong pressing issues on the local level, they are making efforts to collaborate with local presenters. They learned a lot from GBI and are building on that information. Studies and analysis of housing issues and economic development issues need to be better explained. A lot of information will be posted on our web-site as well as hard copies are available. About Fremont, this is based on a lot of conversation at the local level. Fremont and Milpitas have also engaged at some level, they are exploring what will be their part in the EBCI.

Member Haggerty indicated that Fremont is in the process of a new BART station and a lot of new housing, it is important to engage Fremont in the EBCI.

Ms. Chion insured Member Haggerty that they are working with Fremont to engage them in the EBC.

7. PRIORITY INDUSTRIAL AREAS CONCEPT

Action

Based on input from local jurisdictions, ABAG Planning and Research Director Miriam Chion and Regional Planner Johnny Jaramillo described a potential Priority Industrial Areas program. This is a preliminary conversation to explore a place framework that recognizes the importance of industrial land in the regional economy, which would be studied and developed over the next year.

Staff memo and Attachment 1

The following public speakers expressed their support to Item 7. Everyone was in favor to continue with the development of Priority Industrial Areas: Rich Seithel, Alexandra Endress, Jill Rodby, Rich Auerbach, Steve Wertheim, Abbie Wertheim, Margot Lederer Prado, Gary Craft, Louise Auerhan, and Kelly Kline.

Mr. Jaramillo thanked everyone for attending the meeting. The action to Item 7 Priority Industrial Area Concept is as follows: Continue to evaluate a Priority Industrial Area Program for potential adoption next year.

Chair Cortese recognized a motion by Julie Pierce, Councilmember, City of Clayton, and seconded by Harry Price, Mayor City of Fairfield, to approve to continue to evaluate a Priority Industrial Area program for potential adoption next year according to the schedule in the memo of Item 7.

There was a discussion as follows.

Member Haggerty was very excited about PIAs program, also very concerned that funding will be available for the PIAs.

Member Natarajan said that PIAs should not be predominantly housing, and criteria for the PIAs should be compatible with PDAs but distinct.

Member Regan had words of caution to the criteria of the PIAs: there are a lot of different cities with different needs in the Bay Area, and it needs to be considered for the whole region.

Paul Campos expressed his concern for middle class housing for employees in manufacturing jobs. Will there be housing available for new jobs created?

Member Eklund was very excited about this program, suggested considering various type of industrial uses: light, medium, heavy and for defining places for each of these types. The PIA framework could consider 'planned & potential' categories like PDAs. She advised to be careful about clustering because industries are so diverse. She supports Member Haggerty's concern to provide funding for PIAs, allowing people to live closer to their jobs.

Chair Cortese asked the committee members to vote on the motion and include all commands made after the motion due to time and quorum.

The aye votes were: Burgis, Campos, Chang, Cortese, Eklund, Engelmann, Gupta, Haggerty, Hannigan, Holtzclaw, Ianni, Madsen, Mar, Mitchoff, Natarajan, Pierce, Price, Regan, Romero, Ross, Terplan, Whyte, Wilson.

The nay votes were: None

Abstentions were: None

The motion passed unanimously.

Chair Cortese requested that Mr. Rapport bring this Item back to the committee before spring of 2016, with new findings. He also asked Vice Chair Gupta to please continue the meeting.

Member Gupta said that PIAs will cover a lot of different types of industries; each situation needs to be carefully studied. They should not go against the market forces; the market drives the whole economy, and all the jobs. ABAG needs to look at the local transportation problems and incorporate those findings into the PIAs.

Member Romero said that the PIA program needs to be studied until a robust program is created, and each local jurisdiction needs to decide whether they want to use of the PIA's program.

Member Madsen said this is a great opportunity with a lot of challenges. They do need to look at affordable housing while they are in the planning of PIAs program. He would like to see a regional map of PIA and compare it with a PDA regional map. PCAs need to be considered in the study of PIAs.

Member Terplan said there will be complexity in creating this program. Regional and local level needs to be considered. ABAG's role is to bring criteria that is workable, that protects the local areas and guides the market. Transit is very important but does not apply to all situations, and yet the criteria should consider transportation. He ask will this be ready for Plan Bay Area 2017.

Member Ross thanked staff for their work. He pointed out the importance of affordable housing mixed with PIAs. He agreed with previous members about the fact that there are so many different industrial areas; this needs a lot of creativity.

Ms. Chion explained that this is very preliminary stage of the program. They have compiled some of the study information—what industrial businesses and workers are doing, what type of building, space and land is needed, potential approaches to zoning

these areas. We need to keep in mind housing for the workers as much as we need the jobs. Her assessment at this point is that, as a concept we can include this program to Plan Bay Area 2017 but as a designation more discussion has to take place in collaboration with MTC.

Mr. Jaramillo thanked everyone for their comments and input.

8. ADJOURNMENT

Vice Chair Gupta adjourned the Regional Planning Committee at 2:55 PM

The next meeting of the Regional Planning Committee will be on August 5, 2015.

Submitted:

Wally Charles

Date: July 20, 2015

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