

## **Regional Planning Committee Summary Minutes**

Joseph P. Bort MetroCenter – Claremont Conference Room

101 8<sup>th</sup> Street, Oakland, California

April 2, 2008

### **Members Present:**

Diane Dillon, Supervisor, Napa County  
Juliet Ellis, Urban Habitat Program  
Dan Furtado, Mayor, City of Campbell  
Mark Green, Mayor, City of Union City, Chair of RPC/ABAG Vice President  
Scott Haggerty, Supervisor, County of Alameda  
Stana Hearne, Bay Area League of Women Voters  
John Holtzclaw, Sierra Club  
Janet Kennedy, Councilmember, City of Martinez  
Jim Leddy, NCTPA, Bay Area CMA  
Nate Miley, Supervisor, Alameda County  
Nancy Nadel, Councilmember, City of Oakland  
Joseph Perkins, Home Builders Association of Northern California  
Harry Price, Mayor, City of Fairfield  
A. Sepi Richardson, Vice Mayor, City of Brisbane  
Mark Ross, Councilmember, City of Martinez  
Pixie Hayward Schickele, California Teachers Association  
Carol Severin, EBRPD Board of Directors  
Jim Spring, Supervisor, County of Solano

### **Members Absent:**

Susan Adams, Supervisor, County of Marin  
Shiloh Ballard: Silicon Valley Leadership Group  
Andy Barnes, Policy Chair, Urban Land Institute  
Valerie Brown, Supervisor, Sonoma County  
Jose Cisneros, Treasurer, City of San Francisco  
Dave Cortese, Vice Mayor, City of San Jose, ABAG Immediate Past President  
Pat Eklund, Mayor, City of Novato  
Rose Jacobs Gibson, Supervisor, San Mateo County/ABAG President  
Kasie Hildenbrand, Councilmember, City of Dublin  
Jennifer Hosterman, Mayor, City of Pleasanton  
Andrew Michael, Vice President, Bay Area Council  
Jake Mackenzie, Vice Mayor, City of Rohnert Park  
Mike Moore, BAPDA  
Julie Pierce, Vice Mayor, City of Clayton  
Dianne Spaulding, Nonprofit Housing of Northern California

### **ABAG Staff Present:**

Doug Johnson, Planner, MTC  
Ken Kirkey, Planning Director  
Henry Gardner, Executive Director  
Dayle Farina, Administrative Assistant

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### 1. Call to Order/Introductions

Chairperson Green called the meeting to order at 1:10 PM.

Chairperson Green introduced new member Jim Leddy, Executive Director NCTPA, CMA Representative and provided his background

### 2. Public Comment

### 3. Approval of Minutes for February 6, 2008 Meeting.

It was moved and seconded that the minutes be approved.

### 4. Oral Reports/Comments

#### A. Committee Members

Chairman Green announced that Union City is putting a renewal and expansion of public safety parcel tax in June. They are looking at the nearest 10% and 80% bump in its rate in the next 5 years. Some of the money will be dedicated to emergency preparedness on an annual basis.

Committee Member Nadel announced that she is proposing that the City of Oakland, in lieu of percentage increases to City staff across the board, they provide percentage increases to the lower paid employees and that same flat amount to the higher paid employees. She is looking for "agreement" from other Cities, so that the Cities will remain competitive in the salary market.

Committee Member Richardson announced that the Mayor's Association in Santa Clara County is currently looking at exactly this same situation, as the City of Oakland, for the entire county.

#### B. Staff

### 5. FOCUS: Performance Criteria for Priority Development Areas

Mr., Kirkey, Planning Director, provided information and indicated that staff was seeking the Committee's input on three items related to the FOCUS Program.

1. Potential Performance Criteria for Priority Development Areas (PDA). How regional monies would be invested and why.
2. Doug Johnson from MTC presented an overview of joint ABAG and MTC efforts related to Transit Oriented Development (TOD), financing tools and tools that other regions have employed and a general staff recommendation of what might be workable in the Bay Area.

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3. Ted Droettboom from the Joint Policy Committee (JPC) described New Revenue Sources; Looking beyond existing sources of funding for PDAs.

Relative to Potential Performance Criteria the following issues were discussed:

- Is VMT the most appropriate central measure of transportation outcome?

Committee Member Holtzclaw stated that VMT is one of the most important variables and thinks it is very appropriate. He stated that in a growing area VMT Per Capita might be more crucial. Committee Member Furtado asked how given the number of PDAs might VMT be measured? Mr. Kirkey responded that regional agency staff would be working to determine how VMT might be measured. He indicated that there is recent emerging research around different community types; a number of national studies that have looked at transit-served infill communities and how VMT differs in those communities from more auto-dependent communities, which might serve as a way to measure VMT in PDAs.

Committee Member Ellis stated that the categories of supporting criteria are some of the best she's seen related to TOD and that the draft criteria would meet the needs of the groups that Urban Habitat works with around social equity issues. Committee Member Kennedy said that she agreed with Ms. Ellis. She asked if staff was proposing to use the criteria to score each proposal. Mr. Kirkey responded that it was early in process – next step to bring it to FOCUS working group and then to the planning directors from the PDA areas. In the fall it will be brought back to the regional bodies with more concrete recommendations for you to consider at that time.

Committee Member Ross described the importance of considering Air Quality, especially in PDAs that are located near impacted areas or areas where there is a lot of diesel particulate matter. Committee Member Spring questioned whether VMT was a good fit as a criteria for the PDAs. He stated that VMT is a good measurement but that he was unsure if it is a good way to determine if a PDA is successful.

Chairperson Green raised a number of PDA Criteria related questions including how the proposed the supporting criteria might relate to one another in terms of importance and how parking and auto vehicle issues might be part of the criteria. .

Committee Member Holtzclaw described that a good measure of transportation choice would be model split. Land use compatibility gets to the air quality issues. Regarding neighborhood sustainability he asked how it would be measured. Mr. Kirkey replied that there many examples of inclusionary zoning in the Bay Area. However, measuring Equity and mitigating negative equity-related impacts can be challenging. He stated that tools existed that provide a benchmark of when an area is prone to displacement, ,but mitigating potential displacement is one of the challenges we need to work on.

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Committee Member Perkins requested that staff provide clarity regarding the use of VMT as a measure. He stated that he does not agree that the future of land use in the Bay Area should come down to VMTs being the primary criteria for ascertaining the value of one PDA over another. Committee Member Dillon: Ms. Dillon stated that VMTs are about much more than emissions or even how much time you spend on the road.

Chairperson Green summarized that in general the committee is satisfied with the 6 categories staff presented with some refinements to the VMT component,

### **6. Transit Oriented Development Financing**

Doug Johnson, Transportation Planner, MTC presented information and sought RPC guidance pertaining to Transit Oriented Development Financing .

Committee Member Ellis asked if MTC was considering about the opportunity to do land banking in the context of the economy now and moving forward. Doug Johnson stated that MTC is just beginning to explore land banking.

Chairperson Green noted that some PDAs still need planning and others need and are ready for capital infrastructure investments. Mr. Johnson relied that MTC's Station Area Planning program was opened up to the PDAs for the 1<sup>st</sup> time in the current round to support the potential Priority Development Areas that need planning grant assistance.

### **7. FOCUS – New Revenue Sources to Support Priority Development Areas**

Ted Droettboom, Regional Planning Program Director of the Joint Policy Committee presented information and sought RPC guidance pertaining to new revenue sources to support PDAs.

Committee Member Severin stated that a Vehicle License Fee of \$1 isn't much of an impact on most people, perhaps \$5 would make a huge difference. Chairperson Green stated that many jurisdictions with PDAs were pushing forward on the land development front and that the regional agencies were looking for a way to increase the revenue.

Committee Member Richardson suggested attaching a fee to cellular phones as a way of providing funding. Committee Member Nadel responded that perhaps greater fines for those who use cell phones while driving could work. Otherwise it was difficult to see the connection. Committee Member Spering stated that Transportation in the region is very "regional" and that there needs to be a funding source that helps provides resources to ABAG so that the agency has a reliable funding source for regional land-use planning.

Chairman Green adjourned the meeting at 2:30 p.m. The next meeting is on June 4 2008.

Submitted by:

Dayle Farina

Administrative Assistant