

# SUMMARY MINUTES (DRAFT)

ABAG Regional Planning Committee Meeting  
Wednesday, June 4, 2014  
Joseph P. Bort MetroCenter  
101 8<sup>th</sup> Street, Oakland, California

## 1. CALL TO ORDER

ABAG President Julie Pierce, acting Chair of the Regional Planning Committee and Councilmember of City of Clayton, called the meeting to order at 12:15 PM.

Acting Chair Pierce led the Board and the public in the Pledge of Allegiance.

A quorum of the committee was present.

### Committee Members Present

Desley Brooks, Councilmember  
Ronit Bryant, Councilmember  
Paul Campos, Director

Tilly Chang, Executive Director  
Julie Combs, Councilmember  
Diane Dillon, Supervisor  
Pat Eklund, Councilmember  
Pradeep Gupta, Councilmember  
Scott Haggerty, Supervisor  
Erin Hannigan, Supervisor  
John Holtzclaw  
Nancy Ianni

Linda Jackson, Planning Manager

Kristina Lawson, Councilmember  
Mark Luce, Supervisor  
Jeremy Madsen, Executive Director  
Eric Mar, Supervisor  
Nate Miley, Supervisor  
Karen Mitchoff, Supervisor  
Julie Pierce, Councilmember  
(ABAG President)  
Harry Price, Mayor  
Carlos Romero, Director  
Jill Techel, Mayor  
Egon Terplan, Planning Director  
Dyan Whyte, Assist. Exc. Officer

### Members Absent

Susan L. Adams, Supervisor  
Shiloh Ballard

### Jurisdiction

City of Oakland  
City of Mountain View  
Building Industry of America--Bay Area  
SFMTA (City of San Francisco)  
City of Santa Rosa  
County of Napa  
City of Novato  
City of South San Francisco  
County of Alameda  
County of Solano  
Sierra Club  
League of Women Voters--Bay Area  
Transportation Authority of Marin  
(Congestion Management Agency)  
City of Walnut Creek  
County of Napa  
Greenbelt Alliance  
City and County of San Francisco  
County of Alameda  
County of Contra Costa  
City of Clayton  
  
City of Fairfield  
Urban Ecology  
City of Napa  
SPUR  
San Francisco Regional  
Waterboard

### Jurisdiction

County of Marin  
Silicon Valley Leadership Group

Andy Barnes, Policy Chair	Urban Land Institute
Dave Cortese, Supervisor (RPC Chair)	County of Santa Clara
Michael Lane, Policy Director	Non-Profit Housing Association of Northern California
Anu Natarajan, Vice Mayor (RPC Vice Chair)	City of Fremont
Laurel Prevetti, Assistant Town Manager (BAPDA)	Town of Los Gatos
David Rabbitt, Supervisor (ABAG Vice President)	County of Sonoma
Mark Ross, Councilmember	City of Martinez
Pixie Hayward Schickele	California Teachers Association
Carol Severin, Associate Director	East Bay Regional Park District
Warren Slocum, Supervisor	County of San Mateo
James P. Spring, Supervisor	County of Solano

A quorum was present.

**2. PUBLIC COMMENT**

There were public comments from James Bitter of Mill Valley, James Bennett of Santa Rosa, Vivian Warkentin and Wanda Warkentin of Berkeley, Crystal Simons of Berkeley, Ana Ruiz of Los Altos, Bill Keene of Santa Rosa, Gil Kelley of San Francisco, Heather Gass, Aubrey Freedman, Pam, Mem Mitchell, David Ralston of Oakland, Dave Erich, Marey, and Fred Volking.

**3. APPROVAL OF REGIONAL PLANNING COMMITTEE MEETING MINUTES OF FEBRUARY 5, 2014 AND APRIL 2, 2014**

Acting Chair Julie Pierce, Councilmember of City of Clayton, recognized a motion by Councilmember Pat Eklund, of City of Novato, and seconded by Executive Director Jeremy Madsen, Greenbelt Alliance, to approve the committee minutes of February 5, 2014 and April 2, 2014. The motion passed unanimously.

**4. ORAL REPORTS/COMMENTS**

**A. Committee Members**

**Acting Chair Pierce** welcomed and introduced new Regional Planning Committee Members: Mayor Jill Techel, of City of Napa; Deputy Executive Officer Dyan Whyte, of San Francisco Bay Regional Water Quality Control Board; and Ms. Nancy Ianni, League of Women Voters of the Bay Area.

**Member Eklund** shared information from an Air Resources Board (ARB) meeting; she would like to have ABAG look at a new tool that was created by ARB. Member Eklund announced that the Strategic Growth Council approved two grants. SGC will review all MPO efforts in a report; she made some suggestions for future Regional Planning Committee meeting topics.

**B. Staff**

None

**5. SESSION OVERVIEW BY**

**MIRIAM CHION**, ABAG Planning and Research Director

**Ms. Chion** highlighted agenda items in the packet and announced future topics for Regional Planning Committee meetings.

**6. REVISIONS TO PRIORITY CONSERVATION AREA CRITERIA**

Action

**Mark Shorett** and **Laura Thompson**, ABAG staff, provided an overview of Priority Conservation Area (PCA) Criteria, continued from the April 2, 2014 meeting, with details about the proposed update to the PCA program. This overview addressed questions that were raised at the last meeting regarding PCA designations, funding and application process.

**Mr. Shorett** presented Attachments: Staff memo on Priority Conservation Area (PCA) Program Update; Priority Conservation Area Designation Application Form; Table with Current List of PCAs and April 2014 RPC Staff Report

**Member Eklund** noted that in the description under Natural Landscapes, Urban greening, and Regional Recreation there are a lot of “and” and “or”. She asked if it can be one or does it have to be both?

**Mr. Shorett** replied that the idea is to identify key benefits, and there may be more than one.

**Member Eklund** inquired about the relationship between the Urban Greening designation and PCA criteria.

**Ms. Thompson** explained that we will keep the three criteria identified in 2007. ABAG proposes four designations: Natural Landscapes, Agricultural Lands, Urban Greening and Regional Recreation.

**Member Jackson** requested clarification of funding for Urban Greening PCAs in relationship to PDAs.

**Member Haggerty** indicated there needs to be increased funding for PCAs.

**Member Combs** would like to have clarified the difference between Regional Recreation and Urban Greening and multiple designations.

**Ms. Thompson** explained that designations can change over the course of time.

**Member Romero** asked staff to explain the definition of a high need PDA.

**Member Bryant** stated that cities and counties are critical in preparing resolutions.

**Mr. Rapport** explained that open space districts provide more flexibility and that there should not be any confusion over land use authority. PCAs are not land use designations.

**Member Jackson** asked where the owner notification part is in the application.

**Ms. Chion** responded that it is not included; it is left to the local jurisdiction.

**Member Campos** expressed that there should be notification to the landowner and clarification on funding; he feels there are too many misunderstandings about OBAG and PCAs.

**Member Eklund** requested that open space districts be required to go through the City for support for PCA applications. She also made recommendations on Urban

Greening, notification to landowners, existing PCAs and the opt-out option of the PCA application process.

**Member Mitchoff** commented that a resolution of support from the local jurisdiction where the PCA is located needs to involve notification to landowners.

**Member Madsen** indicated that the existing PCA option to opt-out is great, and a resolution on the new PCAs is great, but we do not want to create confusion that PCAs are a land use designation.

**Member Mar** expressed that Urban Greening is so important to the health of the community and especially for our children. It is important for mental health. We are trying to make it a better place for everyone.

**Member Jackson** said we need to have the property owners notified and clarity that it is not a land use designation. There is a continued concern about Urban Greening because of the original purpose to conserve open space and agricultural land.

**Member Gupta** asked ABAG staff to make the paragraph about land use control more clear, and add some legal language to insure a clear understanding for the owner about the land use. He was very supportive of PCA criteria to add Urban Greening. He asked if a PCA has multiple criteria, does that make the PCA better qualified for funding. He felt a resolution is very important.

**Mr. Rapport** explained that the initial PCAs did not go through any approval with local governments. This program was started in 2007 by ABAG. If they go forward and don't look back at the 100 plus PCAs, they will stay on the books without any formal approval eligible for funding. The notification to landowners needs to be done by the local process.

**Member Bryant** also stated her support for a resolution from elected officials and more clarification of Urban Greening.

**Member Hannigan** would like to bifurcate the item before the motion is made.

**Member Dillon** shared her support for a local resolution and suggested that the local jurisdiction should decide notification process before they adopt a PCA. Going back to all current PCAs may not be a good idea.

**Member Terplan** explained the function of PCAs is not to devalue properties but to show special appreciation to these properties. Going back to the current PCAs needs an opt-out choice. Going forward the new PCAs need to have a resolution with local jurisdiction.

**Member Chang** stated that San Francisco supports Urban Greening; she agreed that they need more funds for PCAs and made some suggestions to receive more funds.

**Member Romero** wanted more clarity about what exactly opt-out would mean in detail.

**Ms. Chion** explained it would mean to allow some PCAs to stay on the books without a resolution.

**Member Techel** said the application needs to have a space for notification to the land owners; the language needs to be carefully selected. It is important for the public to know about this.

**Member Combs** had a lot of concern about uncertainty of the funding process of PCAs and PDAs.

**Mr. Rapport** cleared up the confusion about funding.

**Member Whyte** reiterated the meaning and staff's explanation for Urban Greening.

**Member Luce** requested opt-out be an option for local jurisdictions of past and future PCAs.

**Member Ianni** said this is such a great thing to bring to the public.

**Member Eklund**, Councilmember of City of Novato made a motion seconded by **Member Mitchoff**, Supervisor of County of Contra Costa, to approve the PCA application process with the adjustment to notify the landowners.

**Member Luce, Member Mitchoff, Member Eklund, Acting Chair Pierce and Mr. Rapport** had a discussion to clarify the notification process. They agreed that local jurisdiction have to do a public notice.

**Member Madsen** Executive Director of Greenbelt Alliance, made a substitute motion seconded by **Member Combs** Councilmember of City of Santa Rosa, to approve the PCA application process. The motion passed unanimously.

**Member Eklund**, Councilmember of City of Novato made a motion seconded by **Member Hannigan**, Supervisor of County of Solano, to approve the four Categories of the PCAs. The motion passed unanimously

**Member Mitchoff**, Supervisor of County of Contra Costa seconded by **Member Eklund**, Councilmember of City of Novato to approve PCA designation. The motion passed unanimously.

**Member Eklund**, Councilmember City of Novato made a motion seconded by **Member Combs**, Councilmember of City of Santa Rosa to approve funding process for PCAs. The motion passed unanimously.

**Member Combs**, Councilmember of City of Santa Rosa made a motion seconded by **Member Eklund**, Councilmember of City of Novato to move the PCA process to the Executive Board for approval. The motion passed unanimously.

**Acting Chair Pierce** adjourned the Regional Planning Committee at 3:05 PM.

## ADJOURNMENT

The next meeting of the Regional Planning Committee will be on August 6, 2014 at 12:00 PM.

Submitted:

Wally Charles

Date: June 25, 2014

*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](mailto:info@abag.ca.gov).*