

## Regional Planning Committee Summary Minutes

Joseph P. Bort MetroCenter – Auditorium

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

December 5, 2012

### **Members Present:**

Susan Adams, Supervisor, County of Marin  
Andy Barnes, Policy Chair, Urban Land Institute  
Dave Cortese, Supervisor, County of Santa Clara / RPC Chair  
Pat Eklund, Mayor, City of Novato  
Mark Green, Mayor, City of Union City/ABAG Immediate Past President  
Scott Haggerty, Supervisor, County of Alameda  
John Holtzclaw, Sierra Club  
Mark Luce, Supervisor, County of Napa, ABAG President  
Jeremy Madsen, Executive Director, Greenbelt Alliance  
Nate Miley, Supervisor, County of Alameda  
Karen Mitchoff, Supervisor, County of Contra Costa  
Julie Pierce, Mayor, City of Clayton, ABAG Vice President  
Laurel Prevetti, BAPDA  
Harry Price, Mayor, City of Fairfield  
A. Sepi Richardson, Mayor Pro Tem, City of Brisbane / RPC Vice Chair  
Pixie Hayward Schickele, California Teachers Association  
Carol Severin, EBRPD Board of Directors  
Jim Spering, Supervisor, Solano County  
Egon Terplan, Regional Planning Director, SPUR

### **Members Absent:**

Shiloh Ballard, Silicon Valley Leadership Group  
Valerie Brown, Supervisor, County of Sonoma  
Ronit Bryant, Councilmember, City of Mountain View  
Paul Campos, Sr. Vice President of Government Affairs, BIA Bay Area  
Linda Craig, Bay Area League of Women Voters  
Diane Dillon, Supervisor, County of Napa  
Rose Jacobs Gibson, Supervisor, County of San Mateo  
Jennifer Hosterman, Mayor, City of Pleasanton  
Janet Kennedy, Councilmember, City of Martinez  
Michael Lane, Policy Directory, Non-Profit Housing Assn. of Northern California  
Andrew Michael, Bay Area Council  
Nancy Nadel, Councilmember, City of Oakland  
Anu Natarajan, Councilmember, City of Fremont  
Tiffany Renee, Vice Mayor, City of Petaluma  
Mark Ross, Vice Mayor, City of Martinez  
Linda Seifert, Supervisor, County of Solano  
J Allen Fernandez Smith, President & CEO, Urban Habitat  
Beth Walukas, Alameda County Transportation Commission

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### **Staff Present:**

Ezra Rapport, ABAG Executive Director

Miriam Chion, ABAG Interim Planning Director

JoAnna Bullock, ABAG Senior Planner

Danielle Hutchings Mieler, ABAG Earthquake & Hazards Program Coordinator

Mark Shorett, ABAG Regional Planner

Dayle Farina, ABAG Administrative Specialist

### **1. Call to Order/Introductions**

Chair Cortese called the meeting to order at 1:13 PM.

### **2. Public Comment**

### **3. Approval of Minutes**

It was moved by Committee Member Haggerty and seconded by Committee Member Pierce to approve the minutes from October 3, 2012

The minutes were approved as submitted.

### **4. Oral Reports/Comments.**

#### **A. Committee Members**

Committee Member Green expressed his enjoyment in having served on this Committee.

#### **B. Staff**

Ezra Rapport, ABAG Executive Director, recapped information on the Priority Development Area (PDA) Administration and funding. He stated at this time that no final decisions have been made.

Committee Member Spering made an inquiry on the amount of money being considered for the Technical Assistance Program.

Mr. Rapport responded that \$7,000,000 is being considered for the Technical Assistance Program.

Chair Cortese announced a reminder about the 2013 Growing Smarter Together Awards. Applications are due February 8, 2013.

Mr. Rapport commented that there is some discussion by ABAG staff about restructuring this awards program.

Comment and discussion from the Committee members pointed toward keeping the program with some potential revisions.

### **5. INFORMATION: Regional Open Space and Conservation (Recap)**

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Mark Shorett, ABAG Regional Planner, provided a recap of the presentation on regional open space and conservation issues at the October RPC meeting.

Committee Member Eklund made a few comments: 1) Ms. Eklund reiterated that parks are very important in our communities. 2) She supports agricultural lands and providing resources for ABAG involvement (MALT and Soil Conservation Service (SCS)). 3) She asked who makes these nominations. The City of Novato elected officials did not receive notification of nominations. 4) Ms. Eklund recommended that ABAG get involved with the EPA's penalty programs.

Committee Member Green asked what the true economic benefit of each type of agriculture is and how the agricultural trends change over time.

Miriam Chion, ABAG Interim Planning Director, responded that the economic information will be covered in the next paper. The benefits and quality of life issues are addressed in this paper with additional information forthcoming.

Committee Member Haggerty would like to see a mitigation process for land owners of agricultural land, who under a ballot box decision find themselves without funding when needed because of the way their property is zoned.

Committee Member Sperring asked if there is an inventory of the General Plans of the nine bay area counties and if they are consistent with regional objectives and benefits. If so and we want to keep the diversity of the region, we need to invest in it.

Committee Member Haggerty commented that the last time there was a land fill expansion in Alameda County, a \$.75 per ton fee was placed on garbage which is used to preserve open space.

Committee member Luce recommended engaging Parks and Open Space organizations to learn their goals and objectives and what obstacles they are encountering.

Ms. Chion responded that ABAG has been meeting with the Open Space districts, which have started gathering in the past year related to the information needed for the Sustainable Communities Strategy (SCS).

Committee Member Miley asked if we have a uniform definition for Conservation and Open Space. It means different things in different communities. Mr. Miley added that he serves on the Alameda County LOCAL AGENCY FORMATION COMMISSION (LAFCO), which is exploring putting together an agriculture policy relative to annexations. Cities are looking at how to preserve prime agricultural land when annexations occur.

Looking at the accessibility of open space for pedestrian and bicycle traffic should have a high priority as well.

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Committee Member Miley asked if there is a hierarchy of usage within the open space definition. (i.e., golf course vs. cattle grazing)

Committee Member Madsen asked how this will roll into the overall SCS.

Ms. Chion responded that it is still not clear how much of this information will be included in this current SCS and how much will be included in the next. She agreed that the definitions of PCAs do need to be clarified, building toward the next SCS; we need a typology that gets to a more specific identification of the qualities of each PCA.

Committee Member Prevetti commented that updated General Plans include elements of conservation and open space. Ms. Prevetti encouraged ABAG do some outreach to farmers and land owners.

Committee Member Adams added that ABAG also needs to connect to the agencies working on conservation issues.

Committee Member Terplan recommended implementing a program focusing on the transfer of development rights. The basic concept is that a farm or property owner gets some funding in exchange for up-zoning property in more urban settings. This has been working in the Puget Sound region.

Chair Cortese agreed that hierarchy is needed. He also recommended getting regional comment on what the balance should look like.

Mr. Rapport wrapped up with comments about funding and possible future bond issues.

Committee member Holtzclaw added some comments about providing open space within dense areas.

### **6. INFORMATION: Regional Resilience Initiative – Preliminary Findings**

Danielle Hutchings Mieler, ABAG Earthquake and Hazards Program Coordinator presented and sought input on the Regional Resilience Initiative findings and action plan, including policy recommendations to speed regional earthquake recovery through decision making to address recovery of housing, economy and business, and infrastructure.

Committee Member Prevetti recommended changes. Some of the short-term actions, to ensure regional resilience, could be prioritized with a Regional Decision Making as number 1.

Committee Member Green added that the goal should be retrofitting 100% of buildings.

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Committee Member Pierce suggested getting at the issues around regional authority by pursuing federal and/or state designation for ABAG and the RPC to be the authority to implement these actions.

Ms. Pierce also asked what the regional agencies are doing to help the private sector prepare for natural disasters and how we can partner with them to achieve the common goals identified. She also recommended working with the Bay Area Council Economic Institute.

Committee Member Pierce also expressed concern over the jurisdictions which are not doing anything to address these issues due to lack of resources.

Committee Member Terplan told the Committee that SPUR has a report coming out in a few months which will provide preparation steps. This report will be available to the general public.

Mr. Terplan added that the governance structure in the region is not set up to handle sea level rise. He encouraged addressing both issues.

Committee Member Luce stated the importance of ABAG's role as communicator of information and encouraged the agency to continue in that role.

Chair Cortese encouraged building an alliance with the health and hospital industry.

Mr. Rapport closed the conversation by addressing the challenges ABAG has; both functionally and financially, as well as reiterating the reports ABAG staff and SPUR are developing by working together to make sure there is not conflicting information released.

Ms. Chion discussed the next steps, which include the report which has the four sections: Regional Decision Making, Housing, Infrastructure, and Economy & Business. She restated the request of Committee Members to prioritize Communication and Institutional Networks. Ms. Chion invited Committee Members to send an email or letter to ABAG with any additional comments and concerns they may have. The full report will be distributed for comment.

Committee Member Luce added that the major emphasis should be on recovery within 60-90 days.

### **INFORMATION: Plan Bay Area Public Outreach Update**

JoAnna Bullock, ABAG Senior Planner, provided an overview of outreach efforts for Plan Bay Area and final outreach efforts for this RTP (Regional Transportation Plan) cycle, including spring 2013 public workshops and formal hearings, community-based focus groups, and local elected official briefings.

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Committee Member Spering commented that having a retired Judge or law enforcement officer facilitate the meetings is not going to be any better. He recommended that elected officials be facilitators; that there are two podiums and that a timer alarms be used to manage public comment.

Committee Member Mitchoff recommended a Sergeant of Arms.

*Committee Member* Madsen recommended focus groups and encouraged the use of the other tools mentioned in the presentation.

Committee Member Eklund said she understands comment will be sought for both the Environmental Impact Report (EIR) as well as the Sustainable Communities Strategy (SCS).

Mr. Rapport clarified that the meetings being discussed will be exclusively to discuss the SCS. The EIR public engagement will be handled through separate public hearings.

Ms. Eklund expressed concern over the “Open House” format, stating that this format is typically done to defuse comment. She recommended two rounds of meetings for the SCS per county: A meeting comparing and breaking down the alternatives, perhaps followed by an open house on the same day, with comment cards for people to fill out with their questions and comments. A second meeting, using a more formal format, could occur at a later time.

Committee Member Green recommended that each county have two supervisors present and three city council representatives. He also said that he feels law enforcement presence is important for public safety. Mr. Green asked for the timeline for the meetings.

Ms. Chion provided the timeline as late March/early April.

Committee Member Pierce recommended providing the opportunity for community members to RSVP. We would then send them a link to the packet of information prior to the meeting/hearing. This could make it easier for them to be prepared and to come with questions.

### **ADJOURN:**

Chair Cortese adjourned the meeting at 3:28 p.m. The next meeting is scheduled on February 6, 2012

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Submitted by:

Dayle Farina

Administrative Specialist

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