



Joint Policy Committee

Minutes of the Meeting of May 19, 2006 Held at 10:00 AM in the MetroCenter Auditorium, Oakland

Attendance:

ABAG Members:

Jane Brunner
Dave Cortese
Mark Green
Scott Haggerty
Rose Jacobs Gibson
Steve Rabinowitsh
Gwen Regalia

BAAQMD Members:

Chris Daly
Jerry Hill
Michael Shimansky
Pamela Torliatt
Gayle Uilkema

MTC Members:

Bill Dodd
Sue Lempert
John McLemore
Jon Rubin, Ch.
Shelia Young

ABAG Staff:

Gillian Adams
Randy DeShazo
Paul Fassinger
Henry Gardner
Jaqueline Guzman
Janet McBride
Christy Riviere
Jonathan Strunin

BAAQMD Staff:

Jack Broadbent
Henry Hilken
Jean Roggenkamp

MTC Staff:

John Albrecht
Frank Harris
Steve Heminger
Doug Johnson
Valerie Knepper

Other:

Ratna Amin, City of Oakland
Eloise Bodine, Bay Area Monitor
Jerry Grace
Richard Hedges, EDAC
Steve Lowe, WOCA
Peter Lydon, SPUR
Bill Sandbrick, Fremont Chamber of Commerce
Will Travis, Bay Conservation and Development
Commission
Amy Zimpfer, USEPA

JPC Staff:

Ted Droettboom

1. Call to Order

Chair Rubin called the meeting to order.

2. Approval of Joint Policy Committee Meeting Minutes of March 17, 2006

The minutes of the previous meeting were approved.

3. Focusing Our Vision Progress Report

Ted Droettboom summarized the staff report on progress since the last JPC meeting and requested that the discussion on building bridges to local government be combined with that on item 5.

Henry Gardner, Steve Rabinowitsch and BCDC's Will Travis reported on the Blueprint Learning Network session which occurred in Sacramento on May 12th. Also in attendance from the Bay Area were Steve Kinsey, Leon Sompolinsky from Urban Habitat and Jim Wunderman from the Bay Area Council.

Noting that progress is slow and difficult in all regions and that competing regions may have a tendency to hyperbole, the participants were nevertheless impressed with the progress in the other three major metropolitan areas and observed that the Bay Area may have some catching up to do. The relative hiatus after the completion of the *Smart Growth Strategy / Regional Livability Footprint Project* has put us at a little disadvantage, particularly in gaining the commitment of local government to the regional vision. As land-use control remains the prerogative of local government, that commitment is essential, and is central to the current *Focusing Our Vision* effort.

Continuous and adequate funding is critical, both for retaining planning momentum and for providing incentives to smart-growth behavior. SANDAG uses local monies to encourage member municipalities to update plans and pursue TOD and other compact developments. There is nearly a competition to see who can grow smarter.

The growth challenge for the State of California was noted. Over the next couple of decades, California will need to accommodate population growth equivalent to the present population of Texas. Of this growth, the Bay Area's proportion is relatively small and, therefore, in one sense relatively easy to plan for. In another sense, it is difficult in that it requires reversing a trend of spillover into surrounding regions and involves achieving consensus in what may be the state's most geographically and politically diverse region.

Even measuring progress is difficult. The same metrics may not be appropriate for all California regions.

4. Smart Growth and Goods Movement

With the aid of a slide presentation, ABAG's Randy Deshazo summarized the staff memo, highlighting residential/industrial interface issues in three case-study areas. A rich discussion followed.

JPC members expressed concerns about:

- Locating new residential development in environmentally sensitive locations, not just near industry but also near highways and other sources of pollutants and hazards;
- Losing small community-serving businesses, such as auto repair, to residential development;
- Losing land for distribution uses and therefore encouraging more and longer truck trips;
- Not providing enough industrial employment near transit, thus limiting the potential transit-oriented employment destinations for blue-collar residents of transit-oriented residential developments;
- Converting industrial land for affordable housing without guarantees that the housing will remain affordable in perpetuity;
- Industrial lands being land-banked for future higher-order uses and in the short- to medium-term providing neither jobs nor housing;
- Nearly irresistible political pressures to convert land to higher-order uses as land values rise;
- Whether the region was using the right metric to determine what sort of development to incent (should it be reduction in VMT?);
- Uncertainty about how much land the region requires for industrial and distribution uses and whether most historic demand has been replaced by software manufacturing and other activities which more closely resemble office uses than industrial uses;
- Limitations on the ability of regional agencies to influence local land-use decisions

It was moved and seconded, and was the decision of the Committee:

THAT MTC be requested to study the issue of industrial land conversion as part of its evaluation of the Resolution 3434 TOD policy and that it report its conclusions to the JPC.

5. Corridor Planning Program—Opinion-Leader Attitudes Toward Development and Change

Christy Riviere, ABAG Senior Planner, summarized the major themes emerging from a survey of community-based opinion leaders in the San Pablo Avenue, East 14th/International Boulevard, and El Camino Real corridors. Ms. Riviere's slide presentation is on the JPC website.

Committee discussion, which also referenced agenda item 3, focused on the need for honest two-way communication which reached out to people and to local governments in simple, clear, relevant language which was meaningful to the recipients and responded to their needs and concerns. People are not interested in hearing about abstract regional constructs and they want to see action, not just talk. Ultimately a broader constituency than just the regional agencies must buy into and own regional solutions, but this will need to happen on their terms, not the region's.

Intra-regional rivalries and local-government fiefdoms were identified as impediments to regional solutions, as was the tendency for some local-government officials to opt out of the discussion and then complain that they were not consulted when push comes to shove. One member noted that the people of the Bay Area may place greater priority and faith in regional solutions than do their locally-elected officials.

6. Legislative Update

Ted Droettboom briefly summarized the content and status of the four bond issues which the State Legislature approved for submission to the voters in November. He highlighted areas relating to the JPC's interest and mandate and also referenced an initiative bond issue for parks and resource protection which includes funds for "sustainable communities." Other legislation relating to housing and smart growth was also listed. A copy of the slide presentation outlining Mr. Droettboom's remarks is on the JPC website.

7. Other Business

There was no other business.

8. Public Comment

A member of public complained about the public seizing of property belonging to the deceased.

9. Adjournment