

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



FEBRUARY 14, 2025

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PLANNING COMMITTEE

FRIDAY, FEBRUARY 14TH, 2025, 9:40 AM

V. CHAIR MTC PC, EDDIE AHN: I WOULD LIKE TO CALL THE MTC PLANNING COMMITTEE TO ORDER. THIS MEETING IS BEING WEBCAST ON THE MTC WEB SITE. COUNCIL MEMBERS AND MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE RAISED HAND FEATURE OR DIAL STAR NINE. SPEAKERS WILL BE CALLED UPON AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS DUE TO REMOTE COMMITTEE MEMBER PARTICIPATION TODAY. AND WITH THAT, I BELIEVE WE'RE MOVING ON TO AGENDA ITEM TWO, THE MTC PLANNING COMMITTEE ROLL CALL AND CONFIRMATION OF QUORUM. WILL THE MTC CLERK PLEASE CALL THE ROLL AND CONFIRM QUORUM FOR US

CLERK OF THE BOARD: WILL DO. VICE CHAIR AHN?

V. CHAIR MTC PC, EDDIE AHN: HERE .

CLERK OF THE BOARD: CANEPA?

DAVID CANEPA: HERE .



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1 **CLERK OF THE BOARD:** GIACOPINI, NON-VOTING? COMMISSIONER
2 GIACOPINI IS ABSENT AT THE MOMENT. COMMISSION ARE MAHAN?
3 COMMISSIONER MAHAN IS ABSENT. COMMISSIONER MOULTON-PETERS?

4

5 **STEPHANIE MOULTON-PETERS:** HERE.

6

7 **CLERK OF THE BOARD:** COMMISSIONER NOACK?

8

9 **SUE NOACK:** HERE.

10

11 **CLERK OF THE BOARD:** WE HAVE A QUORUM AND I SEE COMMISSIONER
12 GIACOPINI NOW.

13

14 **DORENE M. GIACOPINI:** HERE.

15

16 **CLERK OF THE BOARD:** THANK YOU. WE HAVE A QUORUM.

17

18 **V. CHAIR MTC PC, EDDIE AHN:** THANK YOU WE'RE MOVING TO AGENDA
19 ITEM NUMBER THREE WHICH IS MTC PLANNING COMMITTEE CONSENT
20 CALENDAR. DO I HAVE A MOTION AND A SECOND TO APPROVE THE MTC
21 PLANNING COMMITTEE CONSENT CALENDAR?

22

23 **SUE NOACK:** SO MOVED.

24

25 **DAVID CANEPA:** SECOND.



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1

2 **V. CHAIR MTC PC, EDDIE AHN:** MOTION BY NOACK SECOND CANEPA.
3 PUBLIC COMMENT ON THIS ITEM IF NOT MOVING TO PUBLIC COMMENT.
4 ALL RIGHT PUBLIC COMMENT. MARTHA?

5

6 **CLERK OF THE BOARD:** THERE WAS NO WRITTEN CORRESPONDENCE
7 RECEIVED ON THIS ITEM AND NO ONE IN THE BOARDROOM OR ZOOM
8 WISHING TO SPEAK.

9

10 **V. CHAIR MTC PC, EDDIE AHN:** PLEASE CALL THE VOTE.

11

12 **CLERK OF THE BOARD:** VICE CHAIR AHN.

13

14 **V. CHAIR MTC PC, EDDIE AHN:** YES.

15

16 **CLERK OF THE BOARD:** CANEPA?

17

18 **DAVID CANEPA:** AYE.

19

20 **CLERK OF THE BOARD:** MAHAN IS ABSENT. MOULTON-PETERS?

21

22 **STEPHANIE MOULTON-PETERS:** YES.

23

24 **CLERK OF THE BOARD:** NOACK?

25



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1 **SUE NOACK:** YES.

2

3 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL
4 MEMBERS PRESENT.

5

6 **SPEAKER:** -- [INDISCERNIBLE]

7

8 **V. CHAIR MTC PC, EDDIE AHN:** THANK YOU.

9

10 **CLERK OF THE BOARD:** WHO WAS -- [INDISCERNIBLE]

11

12 **V. CHAIR MTC PC, EDDIE AHN:** OKAY. WITH THAT, THEN, TO BOARD
13 MEMBER ROMERO.

14

15 **V. CHAIR, ABAG AC, CARLOS ROMERO:** THANK YOU. I WOULD LIKE TO
16 CALL THIS MEETING OF THE ABAG ADMINISTRATIVE COMMITTEE TO
17 ORDER. ROLL CALL PLEASE.

18

19 **CLERK OF THE BOARD:** SHARE RAMOS IS ABSENT. VICE CHAIR ROMERO?

20

21 **V. CHAIR, ABAG AC, CARLOS ROMERO:** HERE.

22

23 **CLERK OF THE BOARD:** ECKLUND?

24

25 **PAT ECKLUND:** PRESENT.



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1

2 **CLERK OF THE BOARD:** RABBITT?

3

4 **DAVID RABBITT:** HERE.

5

6 **CLERK OF THE BOARD:** SILVA?

7

8 **CINDY SILVA:** HERE.

9

10 **CLERK OF THE BOARD:** WILLIAMS?

11

12 **WANDA WILLIAMS:** HERE.

13

14 **CLERK OF THE BOARD:** WE DO HAVE A QUORUM.

15

16 **V. CHAIR, ABAG AC, CARLOS ROMERO:** NEXT ITEM IS THE ABAG
17 ADMINISTRATIVE COMMITTEE COMPENSATION ANNOUNCEMENT, ITEM FIVE.

18 WOULD THE CLERK PLEASE GIVE THE COMPENSATION ANNOUNCEMENT?

19

20 **CLERK OF THE BOARD:** YES. ACCORDING TO STATE LAW I AM MAKING
21 THE FOLLOWING ANNOUNCEMENT. THE MEMBERS OF THE ABAG COMMITTEE
22 IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM
23 AN AMOUNT OF \$150 AND PER DIEM IS PROVIDED AS A RESULT OF
24 CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO
25 COLLECT PER DIEM. THANK YOU.



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1

2 **V. CHAIR, CARLOS ROMERO:** THANK YOU VERY MUCH. WITH THAT WE'LL
3 MOVE TO ITEM NUMBER SIX WHICH IS OUR ABAG ADMINISTRATIVE
4 COMMITTEE CONSENT CALENDAR. WE HAVE ONE ITEM. AND, ACTUALLY,
5 I'M SORRY. WE HAVE THREE ITEMS, 6A, THROUGH 6C. ANYONE
6 PULLING? MOTION TO APPROVE?

7

8 **SPEAKER:** MOTION.

9

10 **SPEAKER:** SECOND.

11

12 **V. CHAIR, ABAG AC, CARLOS ROMERO:** MOTION AND SECOND. WHO WAS
13 THAT SECOND? [LAUGHTER] SILVA SECONDS. WILLIAMS ON THE MOTION.
14 LET'S GO TO PUBLIC COMMENTS --

15

16 **SPEAKER:** IT WAS ECKLUND.

17

18 **V. CHAIR, ABAG AC, CARLOS ROMERO:** OH ECKLUND FORGIVE ME. A
19 LITTLE HARD OF HEARING HERE. SORRY FOLKS. [LAUGHTER] TOO MUCH
20 COFFEE. IS THERE PUBLIC COMMENT ON ANY OF THE ITEMS?

21

22 **CLERK OF THE BOARD:** WE HAVE RECEIVED NOTHING IN WRITING FOR
23 THIS ITEM AND THERE IS NO ONE IN THE BOARDROOM OR ZOOM SPACE
24 TO PROVIDE PUBLIC COMMENT.

25



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1 **V. CHAIR, ABAG AC, CARLOS ROMERO:** THANK YOU, BRITTANY. THIS
2 WILL BE A ROLL CALL VOTE, BECAUSE I BELIEVE WE HAVE FOLKS
3 ONLINE WHO ARE VOTING, CORRECT?

4

5 **SPEAKER:** OH, SORRY.

6

7 **CLERK OF THE BOARD:** THE REMOTE LOCATION IS ACTUALLY IN-HOUSE.

8

9 **V. CHAIR, ABAG AC, CARLOS ROMERO:** OH SO, CAN WE JUST VOTE BY
10 ACCLIMATION. ALL THOSE IN FAVOR? [AYES] OPPOSED? MOTION
11 PASSES. THANK YOU. GOING TO HAND IT BACK TO OUR ABLE CHAIR FOR
12 ITEM SEVEN.

13

14 **V. CHAIR MTC PC, EDDIE AHN:** ALL RIGHT. ITEM 7A IS NOW OUR
15 TRANSIT ORIENTED COMMUNITY POLICY AND PLANNING GRANT AWARDS
16 ITEM. WE HAVE KRUTE SINGA PRESENTING ON THIS ITEM, AND DAVE
17 VAUTIN IS GOING TO PROVIDE THE OPENING. PLEASE INTRODUCE THE
18 ITEM, DAVE.

19

20 **DAVE VAUTIN:** GOOD MORNING COMMISSIONERS AND ABAG BOARD
21 MEMBERS. DAVE VAUTIN, PLANNING DIRECTOR. LAST FALL, A
22 INTERDISCIPLINARY TEAM THAT SPANS OUR PLANNING, SUSTAINABLE
23 MOBILITY, AND BAY AREA INFRASTRUCTURE FINANCE AUTHORITY
24 SECTIONS RELEASED COORDINATED CALL FOR PROJECTS TOTALING \$60
25 MILLION TO HELP SUPPORT LOCAL JURISDICTIONS PLANNING AND



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1 IMPLEMENTING MTC'S TRANSIT ORIENTED COMMUNITIES OR TOC POLICY
2 ADOPTED IN 2022. THE TOC POLICY IS A CRITICAL IMPLEMENTATION
3 AVENUE FOR BOTH PLANNED BAY AREA 2050 OUR CURRENT REGIONAL
4 PLAN AS WELL AS SUCCESSOR PLANNED BAY AREA 2050+ UNDER
5 DEVELOPMENT NOW ALCOHOL BE CONSIDERED FOR ADOPTION IN EARLY
6 2026. THIS MORNING WE'RE BRINGING FORWARD AN MTC ACTION ITEM
7 FOR \$20 MILLION FOR TOC PLANNING GRANTS TO SUPPORT SPECIFIC
8 PLANS AND ZONING, HOUSING POLICY, PARKING MANAGEMENT, AND
9 STATION ACCESS, ALCOHOL BE FOLLOWED BY THE REMAINING \$40
10 MILLION ON THE CAPITAL SIDE, LIKELY AT NEXT MONTH'S PLANNING
11 COMMITTEE. THESE MONEYS ARE INTENDED TO HELP ADVANCE
12 INTERCONNECTED MOBILITY, EQUITY, CLIMATE, AND HOUSING GOALS
13 WHILE SUPPORTING LOCAL PARTNERS IN DOING CRITICALLY IMPORTANT
14 WORK. AND IF APPROVED THE MTC ABAG TEAM WOULD BE ABLE TO MOVE
15 FORWARD THIS SPRING IN PARTNERSHIP WITH GRANT AWARDEES TO GET
16 LOCAL PLANNING EFFORTS UNDERWAY BY SUMMER. WITH THAT I'LL TURN
17 IT OVER TO KRUTE SINGA WHO WILL PRESENT ON BEHALF OF THE TOC
18 GRANTS TEAM.

19

20 **KRUTE SINGA:** THANK YOU, DAVE. GOOD MORNING COMMISSIONERS AND
21 BOARD MEMBERS I'M KRUTE SINGA AT MTC ABAG HERE TO SEEK
22 APPROVAL OF THE \$20 MILLION IN GRANTS TO LOCAL JURISDICTIONS
23 TO SUPPORT TRANSIT ORIENTED COMMUNITIES TOC POLICY COMPLIANCE
24 ACROSS FOUR TOC AREAS OF LAND USE DENSITY HOUSING POLICY AND
25 PARKING MANAGEMENT AND STATION ACCESS AND CIRCULATION. NOTE



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1 WHILE I'M MAKING THE PRESENTATION THIS IS A TEAM EFFORT AS
2 DAVE ALLUDED TO I'M JOINED BY COLLEAGUES WHO MANAGED THE
3 DENSITY HOUSING POLICY AND PARKING MANAGEMENT. NEXT SLIDE.
4 LAST SEPTEMBER WE RELEASED COORDINATED CALL FOR TOC COMPLIANCE
5 OR PLANNING AS WELL AS CAPITAL INVESTMENTS TOTALING 60 MILLION
6 IN FUNDING. WE ANNOUNCED THESE CALLS TOGETHER TO MAKE IT
7 EASIER TO APPLY AFTER GETTING REQUESTS FROM OUR PARTNER
8 AGENCIES TO SIMPLIFY OUR GRANT PROCESS AND NOT HAVE MULTIPLE
9 DATES TO LOOK OUT FOR. AS I MENTIONED, THE TOC CALL WAS TO
10 SUPPORT LOCAL GOVERNMENTS TO BECOME COMPLIANT WITH THE TOC
11 REQUIREMENT, AND APPLICATIONS WERE DUE AT THE END OF NOVEMBER.
12 THE CAPITAL CALL FOCUSED ON DESIGN AND INSTALLATION OF
13 TRANSPORTATION ELECTRIFICATION EQUIPMENT, PARKING MANAGEMENT,
14 TECHNOLOGY, MOBILITY HUB ENHANCEMENT AND ACTIVE
15 TRANSPORTATION. DESIGN TECHNICAL ASSISTANCE, AND THE
16 APPLICATIONS WERE DUE AT THE END OF DECEMBER AND AS DAVE
17 MENTIONED, WE WILL LIKELY BE BACK IN MARCH WITH AWARD
18 RECOMMENDATION FOR THAT CALL. NEXT SLIDE PLEASE. NOW, BEFORE
19 GOING INTO THE TOC POLICY RECOMMENDATIONS, I WANT TO PROVIDE
20 BACKGROUND ON THE TOC POLICY. IT WAS ADOPTED IN SEPTEMBER OF
21 2022, AND ITS PURPOSE IS TO SUPPORT THE REGION'S TRANSIT
22 INVESTMENTS BY CREATING COMMUNITIES AROUND TRANSIT STATIONS,
23 AND ALONG TRANSIT CORRIDORS TO SUPPORT TRANSIT RIDERSHIP, AND
24 CREATE PLACES WHERE BAY AREA RESIDENTS OF ALL ABILITIES INCOME
25 LEVELS AND RACIAL AND ETHNIC BACKGROUNDS CAN LIVE AND WORK AND



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1 ACCESS SERVICES WITHIN A HALF MILE OF THE STATION OR STOP. THE
2 POLICY FOCUSES ON THE FOUR ELEMENTS OF LAND USE DENSITY,
3 AFFORDABLE HOUSING, PARKING MANAGEMENT, AND COMPLETE STREETS
4 AND MULTI-MODAL ACCESS. IT APPLIES TO EXISTING FIXED GUIDEWAY
5 TRANSIT STOPS AND STATIONS THAT INCLUDE REGIONAL RAIL,
6 COMMUTER RAIL, LIGHT RAIL, BUS RAPID TRANSIT AND FERRIES. IN
7 ALL OVER 380 STOPS IN JUST OVER 60 JURISDICTIONS. FOLLOWING
8 THE ADOPTION OF THE POLICY, WE WORKED WITH LOCAL GOVERNMENT
9 STAFF, PRACTITIONERS, ADVOCATES, AND POLICY EXPERTISE TO
10 DEVELOP ADMINISTRATIVE GUIDANCE TO EXPLAIN THE DETAILS OF THE
11 POLICY REQUIREMENTS AND HOW JURISDICTIONS CAN SUBMIT
12 COMPLIANCE DOCUMENTATION AND THIS GUIDANCE WAS RELEASED LAST
13 FALL. NEXT SLIDE PLEASE. GETTING BACK TO THE CALL FOR
14 PROJECTS, AGAIN, THE GOAL OF THE \$20 MILLION CALL WAS TO HELP
15 JURISDICTIONS COMPLY WITH THE TOC POLICY. JURISDICTIONS COULD
16 APPLY FOR ONE OR MORE OF THE POLICY AREAS. SO, FOR DENSITY, WE
17 WERE LOOKING FOR APPLICATIONS THAT WILL INCREASE RESIDENTIAL
18 AND COMMERCIAL DENSITIES AROUND TRANSIT STATION AREAS,
19 CONSISTENT WITH THE DENSITY REQUIREMENTS OUTLINED IN THE TOC
20 POLICY. FOR HOUSING WE WERE LOOKING FOR ADOPTION OF
21 PRODUCTION, PRESERVATION, AND OUR PROTECTION POLICIES. AND
22 WITH PARKING MANAGEMENT, WE ARE -- WE WERE LOOKING TO FUND
23 LOCAL JURISDICTIONS IN ADJUSTING MINIMUM AND MAXIMUM PARKING
24 RATIOS, AS WELL AS ADOPTING TRANSPORTATION DEMAND POLICIES TO
25 SUPPORT THESE PARKING RATIOS. AND IN THE FOURTH CATEGORY,



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1 ACCESS AND CIRCULATION, WE ARE LOOKING FOR MULTI-MODAL STATION
2 ACCESS PLANNING AND SUPPORTIVE MOBILITIES HELP YOU
3 INFRASTRUCTURE. NEXT SLIDE PLEASE. SO, JURISDICTIONS WITH A
4 TOC STATION AREA ARE ELIGIBLE TO APPLY AND THOSE WITHOUT A TOC
5 STATION COULD OPT INTO THE POLICY. WE'RE LOOKING FOR
6 APPLICATIONS THAT COULD CONTRIBUTE TOWARD COMPLIANCE ACROSS
7 ONE OR MORE OF THE POLICY AREAS EXAMPLES OF OUTCOMES INCLUDE
8 NEW UPDATED COMPREHENSIVE PLANS AND ADOPTION OF SPECIFIC
9 POLICIES AND ZONING UPDATES. NEXT SLIDE PLEASE. FOLLOWING THE
10 INITIAL CALL FOR PROJECTS ANNOUNCEMENT, WE CONDUCTED EXTENSIVE
11 OUTREACH TO CITIES AND COUNTIES WHO ARE ELIGIBLE FOR THESE
12 FUNDS. WE HELD WEBINARS AS WELL AS MADE PRESENTATIONS AT LOCAL
13 PLANNING COLLABORATIVES AND COLLECTIVELY WE HELD OVER 50
14 OFFICE HOURS WHERE WE TALKED THROUGH PROPOSAL IDEAS WITH
15 JURISDICTIONS INDIVIDUALLY. AND AS I MENTIONED EARLIER, WE
16 STREAMLINED THE APPLICATION PROCESS TO THE EXTENT POSSIBLE TO
17 MAKE APPLYING EASIER. NEXT SLIDE PLEASE. WE RECEIVED 79
18 APPLICATIONS ACROSS ALL FOUR TOC AREAS, TOTAL ALMOST 30
19 MILLION, WHICH WAS LARGER THAN OUR 20 MILLION BUDGET. BOTH THE
20 LAND USE CATEGORY AND THE HOUSING POLICY CATEGORIES WERE
21 OVERSUBSCRIBED. THE PARKING CATEGORY RECEIVED ROUGHLY THE
22 AMOUNT AVAILABLE AND THE STATION ACCESS CATEGORY WAS
23 UNDERSUBSCRIBED BY ABOUT 2 MILLION. NEXT SLIDE PLEASE. SO,
24 AFTER EVALUATING THE APPLICATIONS, WE ARE RECOMMENDING 58
25 AWARDS TO 33 GRANTEES AND GRANTS WILL BE SUPPORTING 40% OF ALL



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1 TOC STATION AREAS AND JUST OVER HALF OF THE JURISDICTIONS WITH
2 TOC POLICY STATIONS. WE EVALUATED THE APPLICATIONS BASED ON A
3 FEW FACTORS, ONE WAS THE IMPACT OF ACHIEVING POLICY GOALS. THE
4 SECOND WAS A DEMONSTRATED ALIGNMENT TO THE TOC PROGRAM TO
5 PLANNED BAY AREA 2050, AND LOCAL GOALS, AND THE LAST WAS
6 PROJECT READINESS TO COMPLETE THE WORK IN A TIMELY MANNER.
7 ADDITIONALLY, TO ASSIST THE LARGEST NUMBER OF APPLICANTS TO
8 ACHIEVE TOC COMPLIANCE IN THE LAND USE DENSITY CATEGORY, WE
9 PRIORITIZED TECHNICAL ASSISTANCE REQUESTS OVER SPECIFIC PLANS
10 AND IN THE HOUSING POLICY CATEGORY WE PRIORITIZED THE
11 APPLICATIONS FOCUSING ON PRESERVATION AND/OR PROTECTION
12 POLICIES, AS WELL AS MULTI-JURISDICTIONAL APPLICATIONS. NEXT
13 SLIDE PLEASE. NOW TO GET INTO SOME SPECIFICS, AS I MENTIONED,
14 WE HAD A BALANCE IN THE ACCESS AND CIRCULATION CATEGORY AND
15 ARE RECOMMENDING THAT THE BALANCE BE USED TO FUND ADDITIONAL
16 APPLICATIONS IN BOTH LAND USE DENSITY AND IN HOUSING POLICY
17 CATEGORY. THIS WILL ALLOW US A TOTAL OF 19 LAND USE DENSITY
18 APPLICATIONS TOTALING 9.5 MILLION WHICH IS 1.5 MILLION OVER
19 THE ORIGINAL \$8 MILLION BUDGET. FOR HOUSING POLICY FUNDING
20 SEVEN APPLICATIONS AND ALLOCATING 225,000 FOR THE REGIONAL
21 HOUSING TECHNICAL ASSISTANCE PROGRAM, WHICH WILL ALLOW US TO
22 BENEFIT A LARGER NUMBER OF JURISDICTIONS IN THEIR HOUSING
23 COMPLIANCE THROUGH THE DEVELOPMENT OF ORDINANCE TEMPLATES. SO
24 THIS BRINGS THE HOUSING AMOUNT TO 425,000 OVER THE \$2 MILLION
25 BUDGET. NEXT SLIDE, PLEASE. FOR PARKING, WE WERE ABLE TO FUND



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1 ALL OF THE 18 APPLICATIONS RECEIVED WITHIN THE BUDGET
2 DESIGNATED FOR THE CATEGORY WHICH IS 4 MILLION. AND, LASTLY,
3 WE'RE RECOMMENDING FUNDING 14 ACCESS AND CIRCULATION
4 APPLICATIONS TOTALING 4.1 MILLION. ADDITIONALLY, WE'RE
5 RECOMMENDING CONDITIONAL AWARDS FOR TWO PROJECTS, FOR THE LAND
6 USE DENSITY APPLICATION, FOR THE HEALDSBURG DEPO, SONOMA-MARIN
7 AREA RAIL TRANSIT STATION AREA PLAN. THE SCOPE DEVELOPMENT IS
8 COORDINATED BETWEEN THE CITY OF HEALDSBURG, SMART, AND THE
9 SONOMA COUNTY TRANSPORTATION AUTHORITY TO ENSURE SHARED
10 UNDERSTANDING OF THE PROJECT BY ALL AGENCIES. AND WE'RE
11 RECOMMENDING CONDITIONING THE MILLBRAE, BART, AND CALTRAIN
12 STATION PARKING AWARD ON THE CITY EXECUTING CONSULTANT AND MTC
13 GRANT AGREEMENTS FOR THE EXISTING PRIORITY DEVELOPMENT AREA
14 PLANNING GRANT THAT WERE AWARDED IN 2023 AND TO DO SO BY
15 SEPTEMBER 2025. YOU CAN FIND SPECIFIC AWARD RECOMMENDATIONS IN
16 ATTACHMENT B OF YOUR PACKET. NEXT SLIDE PLEASE. SO, IN
17 ADDITION TO THESE TOC PLANNING GRANT AWARDS WE'RE PROVIDING A
18 PACKAGE OF SUPPORT FOR TOC POLICY COMPLIANCE THROUGH A NUMBER
19 OF AVENUES. THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM
20 PROVIDES INTERACTIVE TRAININGS COUNTY BASED PLANNING
21 COLLABORATIVES AND DATA TOOLS TO ASSIST IN MEETING STATE AND
22 TOC HOUSING REQUIREMENTS. ALSO PROVIDED PRIORITY DEVELOPMENT
23 AREA AND PRIORITY SITE GRANTS WHICH HELP WITH TOC COMPLIANCE.
24 AND WE'RE IN THE PROCESS OF DEVELOPING ORDINANCE COMPLEX FOR
25 POLICIES ANTICIPATED TO HAVE HIGH ADOPTION RATES LIKE



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1 CONDOMINIUM CONVERSION RESTRICTIONS AND TENANT RELOCATION
2 ASSISTANCE. THIS IS IN ADDITION TO TOC POLICY SPECIFIC
3 TECHNICAL ASSISTANCE WHERE WE'LL BE WORKING WITH JURISDICTIONS
4 WITH ASSEMBLING THE DOCUMENTATION NEEDED TO DEMONSTRATE
5 COMPLIANCE AND ACCESSING WHERE WE NEED ADDITIONAL WORK TO
6 ACHIEVE COMPLIANCE LASTLY DISCUSSING POTENTIAL FOR ADDITIONAL
7 PLANNING FUNDS THROUGH THE UPCOMING FOURTH CYCLE OF THE OBAG
8 GRANT PROGRAM OBAG FOUR. NEXT SLIDE. WE'RE HERE TODAY TO SEEK
9 APPROVAL OF THE RECOMMENDED TOC POLICY PLANNING GRANT AWARDS
10 IF APPROVED IN MARCH WE'LL BEGIN CONTRACTING PROCESS AND
11 SCHEDULE PROJECT KICKOFF IN SUMMER. WE'LL BE PRESENTING AWARD
12 RECOMMENDATIONS FOR OTHER HALF OF THE COORDINATED CALL FOR
13 PROJECTS, CAPITAL CALL LIKELY TO THIS COMMITTEE IN MARCH.
14 THANK YOU VERY MUCH.

15

16 **V. CHAIR MTC PC, EDDIE AHN:** ALL RIGHT. WITH THAT, ANY
17 COMMITTEE MEMBERS WANT TO COMMENT ON THIS ITEM? I SEE
18 COMMISSIONER NOACK?

19

20 **SUE NOACK:** YOU MENTIONED THE FOCUS WAS ON PRODUCTION AND
21 PRESERVATION -- PRESERVATION AND PROTECTION, RATHER THAN
22 PRODUCTION. WHAT WAS THE THOUGHT PROCESS THERE?

23

24 **KRUTE SINGA:** UNDER THE THREE P'S, THE PRESERVATION PROTECTION
25 WORKS DON'T TEND TO HAVE DEDICATED FUNDING SOURCES AND CAN BE



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1 MORE DIFFICULT TO IMPLEMENT. THOSE WERE THE REASONS WE WANTED
2 TO SUPPORT JURISDICTIONS THAT WANTED TO IMPLEMENT THESE
3 POLICIES.

4

5 **DAVID CANEPA:** GREAT. THANK YOU VERY MUCH FOR THIS
6 PRESENTATION. YOU KNOW, I AM REALLY ENTHUSIASTIC ABOUT THIS. I
7 THINK WHAT WE'RE DOING MOVING FORWARD REALLY GOING TO IMPACT
8 CITIES AND CANDIDATES IN SUCH A POSITIVE WAY. CAN YOU SPEAK A
9 LITTLE TO, YOU KNOW, THE PACKAGE OF THE TOC COMPLIANCE
10 SUPPORT, AROUND THE REGIONAL HOUSING TECHNICAL ASSISTANCE? I
11 KNOW THERE ARE A LOT OF CITIES, SOME CITIES ARE SMALLER THAN
12 OTHER CITIES. HOW DOES STAFF INTERFACE WITH LOCAL
13 JURISDICTIONS? IF YOU CAN JUST SPEAK TO THAT A LITTLE BIT?

14

15 **KRUTE SINGA:** SURE. I CAN START AND PERHAPS OTHERS WOULD LIKE
16 TO ADD MORE INFORMATION. SO, WE -- IT'S KIND OF A PACKAGE OF
17 SUPPORT THAT WE OFFER. SO, WE HAVE PLANNING COLLABORATIVES IN
18 EACH OF THE COUNTIES WHERE WE DISCUSS HOUSING POLICY
19 REQUIREMENTS AND COMPLIANCE. WE ALSO HAVE A QUITE EXTENSIVE
20 TECHNICAL ASSISTANCE TOOLKIT, ORDINANCES, TEMPLATES THAT HELP
21 JURISDICTIONS IMPLEMENT POLICIES. AND I'LL HAND IT OVER TO
22 DANIEL TO MAYBE SPEAK SOME MORE.

23

24 **DANIEL SAVER:** GOOD MORNING COMMISSIONERS AND DIRECTORS. DANIEL
25 SAVER DEPUTY EXECUTIVE DIRECTOR FOR HOUSING AND ENERGY. I



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1 WOULD REITERATE WHAT KRUTE SAID, BIG PICTURE THE WAY I WOULD
2 DESCRIBE IT IS GRANTS WE HAVE HERE ARE LARGELY DESIGNED TO GO
3 TO THOSE JURISDICTIONS THAT-ED THESE FOR THEMSELVES TO
4 IMPLEMENT THE POLICIES BUT WE DON'T HAVE ENOUGH MONEY THE
5 PROGRAM IS OVERSUBSCRIBED. WE HAVE THIS PROGRAM BUILT UP OVER
6 THE LAST FIVE YEARS THAT'S DESIGNED TO SUPPORT A BROAD VARIETY
7 OF LOCAL GOVERNMENTS USING EFFICIENCIES AND ECONOMIES OF SCALE
8 OF A REGIONAL APPROACH. SO TOPICS, ORDINANCES TEMPLATES THOSE
9 ARE THINGS WHERE WE DON'T NEED 101 CITY STAFF WRITING THE SAME
10 TEMPLATE WRITING THE SAME MODEL WITH A BIT OF REGIONAL SUPPORT
11 WE CAN TOUCH MANY DIFFERENT JURISDICTIONS WE WERE ATTEMPTING
12 TO BALANCE JURISDICTIONS KNOWING WE HAVE A MORE EFFICIENT
13 REGIONAL APPROACH IN ORDER TO HAVE THE BREADTH OF IMPACT
14 ACROSS MANY JURISDICTIONS.

15

16 **DAVID CANEPA:** DANIEL THIS IS SO VITALLY IMPORTANT AND REALLY
17 THE SUPPORT THAT MTC STAFF PROVIDES TO CITIES AND COUNTIES,
18 IT'S REALLY -- IT'S REALLY NEEDED. SO JUST FROM THE BOTTOM OF
19 MY HEART, ON VALENTINE'S DAY [LAUGHTER] THANK YOU. AND THANK
20 YOU, ANDY, AND OF COURSE, THANK YOU, MATT. SO APPRECIATE ALL
21 OF STAFF'S WORK. THANK YOU.

22

23 **V. CHAIR MTC PC, EDDIE AHN:** COUNSEL, DO WE NEED TO BE WORRIED
24 ABOUT HR THERE?

25



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1 **KATHLEEN KANE:** NOT YET BUT I'LL LET YOU KNOW. [LAUGHTER].

2

3 **V. CHAIR MTC PC, EDDIE AHN:** BOARD MEMBER SILVA?

4

5 **CINDY SILVA:** THANK YOU FOR THE PRESENTATION AND REPEATED
6 ITERATION OF WHAT IS ENTAILED IN THIS. I DO BRING -- MY
7 QUESTIONS ARE FROM THE PERSPECTIVE OF WALNUT CREEK AND WE
8 APPRECIATE THE SEVEN COMMUNITIES WITHIN CONTRA COSTA THAT ARE
9 SLATED TO RECEIVE AWARDS AND WE CONGRATULATE THEM. WE WERE
10 GUIDED TO PRESENT -- SO, WE HAVE TWO STATIONS IN WALNUT CREEK
11 ONE IN DOWNTOWN WALNUT CREEK THE OTHER IN THE NORTHERN AREA
12 WHICH IS PARTIALLY CONTRA COSTA PARTIALLY CITY OF PLEASANT
13 HILL AND PARTIALLY CITY OF WALNUT CREEK IT'S A BIT LIKE SWISS
14 CRISES SO WALNUT CREEK DOESN'T HAVE THE LAND WHERE PARKING AND
15 THE STATION ACCESS ARE NOT RELEVANT WE WERE CONCERNED WE
16 NEEDED TO ENSURE WE WOULD BE IN COMPLIANCE BY SPEARHEADING THE
17 EFFORT TO CHANGE THE RESIDENTIAL AND COMMERCIAL DENSITIES. WE
18 SOUGHT A LARGE COLLABORATIVE APPROACH, AND WE WERE NOT
19 AWARDED, BUT WE'RE VERY CONCERNED, NOW, THAT WE'RE NOT GOING
20 TO BE IN COMPLIANCE, AND THEREFORE NOT ELIGIBLE FOR THE OBAG
21 FUNDING, ET CETERA. WHAT MAKES THIS PROBLEMATIC IS THERE'S
22 VERY LITTLE RESIDENCE -- IT'S FULLY BUILT OUT AND IF SOMEBODY
23 CAME ALONG AND SAID WE WANTED TO TAKE COMMERCIAL PROPERTY
24 HOUSING WE WOULD PROBABLY BE ABLE TO ACCOMMODATE IT BUT IT'S
25 FULLY BUILT OUT SO TO TAKE AND GO DO A SPECIFIC PLAN OR



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1 GENERAL PLAN UPDATE NOW FOR SOMETHING THAT IS UNLIKELY TO
2 HAPPEN IN THE NEAR-TERM WHEN WE'RE READY TO DO OUR GENERAL
3 PLAN UPDATE, AND, ALSO, WE HAVE COMPLIANCE REQUIREMENTS FOR
4 THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE STATE
5 TO IMPLEMENT VERY SPECIFIC POLICIES RELATED TO OUR HOUSING
6 ELEMENT. AND WE HAVE A DI MINIMIS AMOUNT OF TIME TO DO THAT
7 IN. WE'RE STRUGGLING WITH THE WHAT IS IT GOING TO TAKE TO
8 BECOME COMPLIANT. AND IS IT JUST -- WHAT CAN IT BE? OR ARE WE
9 GOING TO HAVE TO GO IN AND REZONE, FULLY BUILT OUT LAND IN
10 ORDER TO BE COMPLIANT? AND I ASKED THE QUESTION YESTERDAY. I
11 APPRECIATED THE RESPONSE FROM MR. MALONEY. I READ THE
12 DOCUMENTATION MYSELF, BUT THERE IS A LOT OF NERVOUSNESS ON THE
13 OTHER SIDE OF THAT BAY BRIDGE. SO CAN SOMEBODY ADDRESS THAT
14 FOR ME?

15

16 **MATT MALONEY:** MATT MALONEY DEPUTY EXECUTIVE DIRECTOR METRO
17 PLANNING AND POLICY. SO, THE TOC POLICY IS FAIRLY BROAD, AND I
18 GUESS ONE OF THE -- YOU KNOW, THE FIRST THINGS I WILL SAY IS
19 THAT THE COMMISSION HAS NOT YET, SORT OF, COME TO GRIPS WITH
20 EXACTLY WHAT COMPLIANCE FOR THIS POLICY IS GOING TO MEAN. I
21 THINK ROUGHLY A YEAR AGO, AT THIS COMMITTEE, AT THIS JOINT
22 COMMITTEE, THERE WERE ONE OR TWO DISCUSSIONS AROUND THIS ISSUE
23 OF COMPLIANCE. WE WANT JURISDICTIONS TO BE SUCCESSFUL WITH
24 THIS POLICY. I THINK THERE IS A QUESTION OF WHETHER 100%
25 COMPLIANCE IN ALL AREAS IS THE RIGHT THRESHOLD. IT MAY BE



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1 SOMETHING LOWER. I THINK, GENERALLY, JUST SPEAKING FOR STAFF,
2 I THINK THE INTENT IS WE WANT TO SEE MEANINGFUL PROGRESS BY
3 JURISDICTIONS. SO WE JUST DON'T HAVE A DEFINITION OF
4 COMPLIANCE YET. THERE ARE, I THINK, MULTIPLE WAYS FOR
5 JURISDICTIONS TO GO AT THIS. I THINK ONE WAY IS THROUGH A
6 STATION AREA PLAN WHICH WALNUT CREEK SUBMITTED AS KRUTE
7 MENTIONED WE ARE OVERSUBSCRIBED SO WE WEREN'T ABLE TO PROVIDE
8 FUNDING TO EVERY APPLICANT BUT THERE ARE MECHANISMS BESIDES
9 GOING THROUGH STATIONARY PLAN WHERE JURISDICTIONS CAN, SORT
10 OF, HIT SOME OF THOSE REQUIREMENTS AGAIN LOOKING FOR
11 MEANINGFUL PROGRESS. I'LL REITERATE THAT IT'S CLEAR IN THE TOC
12 POLICY THAT IT DOES NOT APPLY TO EXISTING DWELLING UNITS WHAT
13 WE'RE LOOKING FOR IS, SORT OF, NEW DEVELOPMENTS WHEN YOU GO TO
14 A DEVELOPER WITH A NEW PROJECT THAT YOU HAVE THESE STANDARDS
15 IN PLACE THAT'S AT BOTTOM OF PAGE FIVE IN THE RESOLUTION OF
16 THE TOC POLICY. I WANT TO MAKE SURE THAT'S CLEAR, IF
17 JURISDICTIONS ARE CONFUSED ABOUT THAT FEN WE NEED STAFF TO DO
18 MORE.

19

20 **CINDY SILVA:** SO I'M GOING TO ASK THE QUESTION IN A DIFFERENT
21 WAY SO WE CAN SEE HOW MANY DIFFERENT WAYS WE GET THE ANSWER SO
22 IF A COMMUNITY WAS PREPARED TO NOT DO A REZONING BECAUSE IT'S
23 FULLY BUILT OUT AT THIS POINT BUT DO A POLICY LEVEL COMMITMENT
24 IN THEIR GENERAL PLAN FOR EXAMPLE, THAT THEY WOULD ACCOMMODATE
25 THE TOC DENSITY LEVELS, A NEW DEVELOPMENT IS THAT GOING TO



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1 HELP MEET COMPLIANCE BECAUSE COMPLIANCE IS A VERY SPECIFIC
2 TERM TO PLANNING PEOPLE.

3

4 **DANIEL SAVER:** DIRECTOR, DANIEL SAVER DEPUTY EXECUTIVE DIRECTOR
5 FOR HOUSING AND ENERGY I THINK ULTIMATELY THE DECISION ABOUT
6 WHAT WITH CONSTITUTE COMPLIANCE AND IMPLICATIONS FOR FUNDING
7 AS MY COLLEAGUE SAID WILL BE A QUESTION FOR THE COMMISSION TO
8 CONSIDER IN THE FUTURE. IN TERMS OF THAT PARTICULAR QUESTION
9 OF, YOU KNOW, REZONING OF A BUILT OUT AREA, THE -- WHAT -- ONE
10 THING THAT WE'RE WORKING ON ACTIVE LEAVE RIGHT NOW WITH LOCAL
11 GOVERNMENTS AND AS MATT SAID, YOU KNOW, STAFF CAN REACH BACK
12 OUT SPECIFICALLY TO WALNUT CREEK TO MAKE SURE WE'RE FOLLOWING
13 UP ON THIS IS WE'RE TAKING A LOOK AT EXISTING ZONING AS IS NOW
14 TO GET A HANDLE ON DOES EXISTING ZONING -- HOW CLOSE TO THE
15 STANDARD DOES EXISTING ZONING GET YOU. SO IT MAY BE THE CASE
16 THAT IN A FULLY BUILT-OUT KIND OF DOWNTOWN AREA, THE EXISTING
17 ZONING MAY ALREADY BE ESPECIALLY NEAR A TRANSIT STATION MAY BE
18 RELATIVELY PERMISSIVE IN A NUMBER OF ZONES AND THE LOCAL
19 GOVERNMENT HAS THE DISCRETION TO EXCLUDE THE EXISTING DWELLING
20 UNITS THAT ARE THERE. SO, LIKE, FOR EXAMPLE, IF YOU HAD KIND
21 OF A SINGLE-FAMILY NEIGHBORHOOD, KIND OF ON THE EDGE OF THAT
22 STATION AREA, YOU WOULDN'T NEED TO REZONE THAT AREA, AT ALL.
23 THAT'S NOT WHAT THE TOC IS ASKING THE LOCAL GOVERNMENT TO DO.
24 SO THE 50 STEP IS REALLY TO GET A HAND OLE WHAT IS THE CURRENT
25 ZONE SUGGEST ALLOW AS IT RELATES TO THE TOC POLICY AND THEN



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1 ARE THERE ANY CHANGES THAT ARE NECESSARY IN ORDER TO REACH
2 COMPLIANCE SO WE'RE IN THE PROCESS OF DOING EVALUATION WITH
3 LOCAL GOVERNMENT PARTNERS. I THINK THAT WOULD BE KEY 50 STEP.
4 THE OTHER PIECE I WOULD NOTE YOU MENTIONED THE HOUSING ELEMENT
5 ALSO SOMETHING WE'RE WORKING ON WITH LOCAL GOVERNMENTS THERE
6 IS A LOT OF WORK WHERE YOU CAN GET DOUBLE CREDIT, ESSENTIALLY.
7 SO IF THERE IS A POLICY AND PROGRAM IN YOUR HOUSING ELEMENT TO
8 ADOPT A CERTAIN POLICY AND THAT POLICY IS ALSO ON THE TOC LIST
9 YOU CAN DO THAT POLICY AND GET CREDIT WITH HCD AND YOU GET
10 CREDIT WITH US. SO SOMETHING WE'RE ENCOURAGING LOCAL STAFF TO
11 DO IS EVALUATE BOTH WORK PLANS AND SEE WHERE THE OVERLAP IS
12 AND TRY TO ACCELERATE ACTIONS WHERE YOU'RE GOING TO GET DOUBLE
13 CREDIT ESSENTIALLY. SO THIS IS ONE WHERE I WOULD VIEW THE
14 STATE REQUIREMENTS AND THE TOC POLICY REQUIREMENTS AS NOT
15 CONFLICTING NECESSARILY BUT AS ACTUALLY MUTUALLY REINFORCING
16 AND MUTUALLY BENEFICIAL, IS THE GOAL.

17

18 **CINDY SILVA:** UNFORTUNATELY, I THINK SOME OF THE STATE'S MORE
19 ONEROUS REQUIREMENTS ARE COUNTER INTUITIVE TO TRANSIT ORIENTED
20 DEVELOPMENT. AND, SO, IT'S DOUBLING THE WORKLOAD, NOT MAKING
21 IT DOUBLE COUNTED. SO, THANK YOU.

22

23 **V. CHAIR MTC PC, EDDIE AHN:** YES, BOARD MEMBER?

24



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1 **V. CHAIR, ABAG AC, CARLOS ROMERO:** JUST A QUICK CLARIFICATION.
2 I KNOW WE HAVE TALKED ABOUT THIS BEFORE, BUT COULD YOU EXPLAIN
3 -- AND I ACTUALLY HAVE UP BOTH MAPS, THE PRIORITY DEVELOPMENT
4 AREA MAP, AND THEN THE PRIORITY -- THE TOC COMMUNITIES. IN
5 ORDER TO BE A TOC, YOU -- DO YOU NEED TO BE IN A PRIORITY
6 DEVELOPMENT AREA? AND KIND OF WHAT IS THE INTERSECTION OF
7 THESE TWO PLANNING? THANK YOU.

8

9 **DAVE VAUTIN:** HAPPY TO TAKE THAT QUESTION. SHORT ANSWER TO YOUR
10 QUESTION IS YOU DON'T HAVE TO BE A PDA TO BE A TOC AND NOT ALL
11 TOCS ARE PDAS. LET ME EXPLAIN BACKGROUND. [LAUGHTER]

12

13 **V. CHAIR, ABAG AC, CARLOS ROMERO:** IT'S A BEN DIAGRAM.

14

15 **DAVE VAUTIN:** YES IT IS THE PRIORITY DEVELOPMENT AREA PROGRAM
16 WAS ESTABLISHED BY ABAG TWO DECADES AGO AND IS ABOUT LOCAL
17 NOMINATIONS OF PLACES WITH AT LEAST BASIC TRANSIT SERVICE. THE
18 TRANSIT ORIENTED COMMUNITIES POLICY IS A NEWER THING THAT
19 FOCUSES ON THE AREAS WITH THE HIGHEST QUALITY TRANSIT SERVICE
20 IN THE REGION CONSISTENT ACROSS ALL OF THE DIFFERENT
21 JURISDICTIONS. NOW, IN PLANNED BAY AREA, WE INCORPORATE BOTH
22 OF THESE GEOGRAPHIES. WE LOOK TO PLAN FOR GROWTH BOTH IN THESE
23 HIGHER INTENSITY LOCATIONS, SAY NEAR BART STATIONS THROUGHOUT
24 THE REGION, AS WELL AS AREAS LIKE, SAY, A MAIN STREET IN A
25 SMALLER TOWN THAT'S BEEN NOMINATED AS A PRIORITY DEVELOPMENT



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1 AREA. SO WE HAVE TRIED TO KIND OF INCORPORATE BOTH. THERE IS A
2 VALUABLE QUESTION TO BE HAD ESPECIALLY IN MAJOR PLAN UPDATE
3 LIKE OUR NEXT PLAN CYCLE HOW DO THESE INTERSECT IS THERE
4 CONSISTENT FRAMEWORK HOW WE CAN HANDLE THESE TWO FRAMEWORKS
5 THERE IS VALUE IN BOTH IN LOOKING AT WHERE OUR HIGHEST QUALITY
6 TRANSIT IS, AND ALSO REFLECTING PLACES IN THE REGION THAT ARE
7 INTERESTED IN GROWING AND ESTABLISHING SUPPORT FOR GROWTH BUT
8 THEY MAYBE DON'T HAVE A BART STATION AT THIS TODAY THEY MAYBE
9 HAVE SERVICE BIKE LANES OTHER SORTS OF INFRASTRUCTURE SO THE
10 BOTTOM LINE IS THIS POLICY IS FOCUSED TO SUPPORT GROWTH NEAR
11 TRANSIT GROW TRANSIT RIDERS TO DO ALL THOSE GREAT THINGS FOR
12 PLANNED BAY AREA BUT IT'S NOT ALONE WE HAVE PROGRAMS LIKE PDA
13 PLANNING GRANTS PROGRAM THAT SUPPORTS OTHER LOCATIONS AS WELL
14 SO GOING FORWARD WITH OUR FUTURE PLANNING IMPLEMENTATION WORK
15 WE'RE GOING TO BRING THESE POLICIES AND PROGRAMS CLOSER
16 TOGETHER AS IT'S A BIT OF ACRONYM SOUP RIGHT NOW. JUST WANT TO
17 ACKNOWLEDGE THAT WE'RE TRYING TO, OVER TIME, LOOK FOR WAYS
18 THAT WE CAN FIND A MORE UNIFIED PLAN.

19

20 **V. CHAIR, ABAG AC, CARLOS ROMERO:** I THINK ACTUALLY THE
21 DEVELOPMENT OF THE TOC POLICIES AND GUIDELINES REALLY DID
22 FOCUS, SLIGHTLY DIFFERENTLY ON COMMUNITIES AND ACTUALLY TRIED
23 TO INTEGRATE THE CONCEPT OF EQUITY AND INCLUSION MORE CLOSELY
24 INTO THEM. AND I WOULD HOPE AT ONE POINT IN TIME, WE COULD --
25 YOU KNOW, IF NOT MERGE THOSE, BRING THOSE MUCH CLOSER TOGETHER



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1 AS THESE PLANNING TOOLS, PLANNING ELEMENTS THAT WE HAVE.
2 BECAUSE CERTAINLY MANY OF OUR CITIES HAVE AVAILED OURSELVES TO
3 THE PDAS. THE TOCS, AND WHAT YOU'RE TRYING TO DO WITH THIS
4 MONEY, I THINK ACTUALLY MOVES THE NEEDLE A LOT IN TERMS OF
5 KIND OF GREATER INTEGRATION INTO THE COMMUNITY WITH TRANSIT
6 AND SOME OF THE OTHER SUSTAINABLE AND EQUITABLE ISSUES THAT WE
7 TALKED ABOUT. SO, WOULD LOVE TO SEE WHERE THIS EVENTUALLY GOES
8 TO. SO, THANKS DAVE, THAT WAS AN IMPORTANT DISCUSSION.
9 APPRECIATE IT.

10

11 **V. CHAIR MTC PC, EDDIE AHN:** VERY MUCH APPRECIATED THOSE
12 COMMENTS AS WELL. ARE THERE OTHER COMMENTS OR EVEN QUESTIONS?
13 WITH THAT, THEN, THIS IS A MTC ACTION ITEM. DO WE HAVE A
14 MOTION AND A SECOND TO MOVE THE PLANNING, YOU KNOW, GRANT
15 AWARDS FOR THE TOC POLICY.

16

17 **SPEAKER:** SO MOVED.

18

19 **STEPHANIE MOULTON-PETERS:** SECOND.

20

21 **V. CHAIR MTC PC, EDDIE AHN:** MOTION AND SECOND. LET'S GO TO
22 PERHAPS PUBLIC COMMENT ON THIS ITEM?

23



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1 **CLERK OF THE BOARD:** WE HAVE ONE MEMBER OF THE PUBLIC WITH
2 THEIR HANDS RAISED IN ZOOM. JEREMY LEVIN. GO AHEAD AND UNMUTE
3 YOURSELF. YOU HAVE TWO MINUTES.

4

5 **SPEAKER:** GOOD MORNING MTC COMMISSIONERS. JEREMY LE I KNOW HERE
6 SPEAKING AS BOTH AN EMPLOYEE OF THE HOUSING LEADERSHIP COUNCIL
7 OF SAN MATEO COUNTY AND ALSO AS A RESIDENT OF CONTRA COSTA
8 COUNTY WHO HAS LIVED THERE FOR A LONG TIME. I THINK THAT THE
9 ZONING RULES OF THE TOC PROGRAM ARE ACTUALLY VERY
10 COMPLEMENTARY WITH THE HOUSING ELEMENT PROGRAM PROCESS. OF THE
11 AND THAT CITIES ARE TRYING TO MEET THEIR REGIONAL HOUSING
12 NEEDS ALLOCATIONS' GOALS, CAN SEE THAT THE TOC GUIDELINES ARE
13 AN INCENTIVE AND A TOOL TO HELP JURISDICTIONS DO AN ALL-OF-
14 THE-ABOVE STRATEGY MEETING THOSE GOALS REZONING FOR DENSER
15 HOUSING AND CREATING INCENTIVES TO MAKE THAT HOUSING POSSIBLE
16 DOESN'T JUST NEED TO HAPPEN IN ONE AREA OR HAPPEN ONE TIME
17 IT'S CONTINUOUS PROCESS OF CREATING OPPORTUNITIES FOR NEW
18 HOUSING TO BE BUILT SO JUST BECAUSE AN AREA IS BUILT OUT
19 DOESN'T MEAN THAT THERE IS NO REASON TO BE PROVIDING BETTER
20 INCENTIVES FOR THE NEXT LEVEL OF DEVELOPMENT. SHOPPING MALLS
21 BUILT IN THE '60s OR '70S ARE NOT NECESSARILY THE BEST USE OF
22 LAND DIRECTLY NEAR TRANSIT THAT CAN CONNECT RESIDENTS TO THE
23 ENTIRE BAY AREA. SO, I HOPE THAT COMMISSIONERS AND THAT FUTURE
24 COUNCIL MEMBERS LOOKING AT TOC WILL CONSIDER THIS AND THE LAND
25 USE PLAN AS AN OPPORTUNITY THAT THE COMMISSION WILL UPHOLD AND



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1 STRENGTHEN OVER TIME TO PROVIDE A GOOD INCENTIVE FOR A
2 JURISDICTION TO PLAN FOR TRANSIT ORIENTED DEVELOPMENT. THANK
3 YOU.

4

5 **CLERK OF THE BOARD:** AND THERE ARE NO OTHER MEMBERS OF THE
6 PUBLIC WITH THEIR HAND RAISED WISHING TO SPEAK ON THIS ITEM.

7

8 **V. CHAIR MTC PC, EDDIE AHN:** OKAY. PLEASE CALL THE ROLL.

9

10 **CLERK OF THE BOARD:** VICE CHAIR AHN?

11

12 **V. CHAIR MTC PC, EDDIE AHN:** AYE.

13

14 **CLERK OF THE BOARD:** COMMISSIONER CANEPA?

15

16 **DAVID CANEPA:** AYE.

17

18 **CLERK OF THE BOARD:** COMMISSIONER MAHAN IS ABSENT. VICE CHAIR -
19 - COMMISSIONER MOULTON-PETERS?

20

21 **STEPHANIE MOULTON-PETERS:** YES.

22

23 **CLERK OF THE BOARD:** COMMISSIONER NOACK?

24

25 **SUE NOACK:** YES.



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1

2 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS
3 PRESENT.

4

5 **V. CHAIR MTC PC, EDDIE AHN:** THANK YOU, MARTHA. I'LL HAND IT
6 OFF TO BOARD MEMBER ROMERO TO CALL ITEM EIGHT.

7

8 **V. CHAIR, ABAG AC, CARLOS ROMERO:** ITEM EIGHT IS PUBLIC COMMENT
9 AND OTHER BUSINESS. DO WE HAVE ANY PUBLIC COMMENT?

10

11 **CLERK OF THE BOARD:** THERE WAS NO WRITTEN CORRESPONDENCE
12 RECEIVED ON THIS ITEM AND THERE IS NO ONE IN THE BOARDROOM OR
13 ZOOM WISHING TO SPEAK UNDER GENERAL PUBLIC COMMENT.

14

15 **V. CHAIR, ABAG AC, CARLOS ROMERO:** OKAY THANK YOU. LAST ITEM IS
16 ADJOURNMENT. JUST TO LET EVERYBODY KNOW, OUR NEXT MEETING IS
17 FRIDAY MARCH THE 14th IN THESE CHAMBERS AT 9:40 OR IMMEDIATELY
18 AFTER THE FIRST MEETING THAT HAPPENS AT 9:35. WE'LL SEE YOU
19 THERE. THANK YOU, ALL, AND HAPPY VALENTINE'S DAY. AND THANK
20 YOU TO BRITTANY FOR WHEREVER SHE IS LIGHTENING UP OUR DAY WITH
21 THESE GREAT VALENTINE DECLARATIONS. APPRECIATE IT. THANK YOU.

22

23 **V. CHAIR MTC PC, EDDIE AHN:** SHOULD I FINISH OFF? ALL RIGHT.
24 MORE FORMALLY THANK YOU TO MTC STAFF KRUTE AND DAVE FOR
25 SHEPHERDING TODAY'S PRESENTATION. THE NEXT MEETING OF THE MTC



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1 PLANNING COMMITTEE IS NOW ADJOURNED. THE NEXT MEETING WILL BE
2 FRIDAY MARCH 14th AT 9:40 A.M. AT THE BAY AREA METRO CENTER
3 375 BEALE STREET, SAN FRANCISCO CALIFORNIA ANY CHANGES TO THE
4 SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC. THANK YOU.

5 [ADJOURNED]

6



NTT

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