

**ASSOCIATION OF BAY
AREA GOVERNMENTS
Meeting Transcript**

September 29, 2021

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ASSOCIATION OF BAY AREA GOVERNMENTS
ADMINISTRATIVE COMMITTEE
WEDNESDAY, SEPTEMBER 29, 2021, 9:00 A.M.

JESSE ARREGUIN, PRESIDENT: GOOD MORNING I'M JESSE ARREGUIN. I'M THE CHAIR OF THE ASSOCIATION OF BAY AREA GOVERNMENTS ADMINISTRATIVE COMMITTEE. I'M GOING TO CALL THE MEETING TO ORDER AND ASK STAFF TO PLAY THE COVID MEETING ANNOUNCEMENT. THANK YOU. [RECORDED MEETING PROCEDURES ANNOUNCEMENT] DUE TO COVID-19 THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON THE ABAG WEB SITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER SPEAKERS BY NAME AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM WITH THEIR CAMERAS ENABLED ARE REMINDED THAT THEIR ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE RAISE HAND FEATURE, OR DIAL STAR NINE, AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFO@BAYAREAMETRO.GOV BY 5:00 P.M. YESTERDAY WILL BE POSTED TO THE ONLINE AGENDA AND ENTERED INTO THE RECORD BUT WILL NOT BE READ OUT LOUD. IF AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE

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1 TO DO SO. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS. PANELISTS
2 AND ATTENDEES SHOULD NOTE THAT THE CHAT FEATURE IS NOT ACTIVE.

3

4 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. WILL THE ABAG CLERK OF THE BOARD
5 CONDUCT A ROLL CALL TO CONFIRM WHETHER QUORUM OF ABAG COMMITTEE IS
6 PRESENT.

7

8 **CLERK OF THE BOARD:** MAYOR ARREGUIN.

9

10 **JESSE ARREGUIN, PRESIDENT:** PRESENT.

11

12 **CLERK OF THE BOARD:** MAYOR EKLUND.

13

14 **PAT ECKLUND:** PRESENT.

15

16 **CLERK OF THE BOARD:** MAYOR FLIGOR.

17

18 **NEYSA FLIGOR:** HERE.

19

20 **CLERK OF THE BOARD:** MAYOR HUDSON.

21

22 **DAVID E. HUDSON:** HERE.

23

24 **CLERK OF THE BOARD:** SUPERVISOR LEE?

25

2

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1 **OTTO LEE:** PRESENT. SUPERVISOR MANDELMAN IS ABSENT.

2

3 **CLERK OF THE BOARD:** SUPERVISOR MITCHOFF?

4

5 **KAREN MITCHOFF:** HERE.

6

7 **CLERK OF THE BOARD:** COUNCILMEMBER PERALEZ IS ABSENT. SUPERVISOR RABBIT?

8

9 **DAVID RABBIT:** HERE.

10

11 **CLERK OF THE BOARD:** RAMOS?

12

13 **BELIA RAMOS:** HERE.

14

15 **CLERK OF THE BOARD:** MAYOR ROMERO?

16

17 **CARLOS ROMERO:** PRESENT.

18

19 **CLERK OF THE BOARD:** MAYOR WILSON.

20

21 **LORI WILSON:** HERE.

22

23 **CLERK OF THE BOARD:** QUORUM IS PRESENT.

24

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1 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. THANK YOU ALL FOR BEING
2 HERE TODAY FOR THIS IMPORTANT MEETING. WE'LL MOVE TO ITEM TWO, PUBLIC
3 COMMENT. THIS IS AN INFORMATION ITEM. IS THERE ANY MEMBER OF THE PUBLIC
4 WHO WISHES TO GIVE PUBLIC COMMENT ON ITEMS NOT ON TODAY'S AGENDA. IF YOU
5 WISH TO SPEAK ON APPEALS, WE'LL TAKE PUBLIC TESTIMONY AT THE APPROPRIATE
6 TIME. ONCE AGAIN, THIS IS PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA. MR.
7 CASTRO, ANY RAISED HANDS?

8

9 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND
10 RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

11

12 **JESSE ARREGUIN, PRESIDENT:** ITEM THREE, COMMUNITY MEMBER ANNOUNCEMENTS.
13 THIS IS AN INFORMATION ITEM. ARE THERE ANY ANNOUNCEMENTS FROM MEMBERS OF
14 THE ABAG ADMINISTRATIVE COMMITTEE? MAYOR EKLUND?

15

16 **PAT ECKLUND:** I WANT TO STATE FOR THE RECORD THAT I, AS A MEMBER OF THE
17 ABAG EXECUTIVE BOARD, DID NOT VOTE TO SUPPORT THE REGIONAL HOUSING NEEDS
18 ALLOCATION METHODOLOGY. BUT IT IS MY UNDERSTANDING, AND I WILL BE ASKING
19 STAFF THIS DURING THE OPEN SESSION BEFORE WE START HEARING THE APPEALS,
20 THAT WE ARE TO JUDGE THE APPEALS BASED ON THE METHODOLOGY THAT WAS
21 APPROVED BY THE EXECUTIVE BOARD. SO I WANT TO MAKE SURE THAT THAT
22 STATEMENT WAS MADE. THERE ARE SOME RUMORS GOING AROUND THE BAY AREA THAT
23 QUESTION THAT. AND SO I WANTED TO MAKE SURE IT WAS STATED FOR THE RECORD.
24 THANK YOU.

25

4

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1 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ARE THERE ANY OTHER ANNOUNCEMENTS
2 FROM MEMBERS OF THE ABAG ADMINISTRATIVE COMMITTEE? IF NOT, I'LL ASK IS
3 THERE ANY PUBLIC COMMENT ON THIS ITEM?

4

5 **CLERK OF THE BOARD:** I SEE ONE MEMBER OF THE PUBLIC WITH THEIR HAND RAISED
6 AND NO WRITTEN COMMENTS WERE RECEIVED.

7

8 **JESSE ARREGUIN, PRESIDENT:** PUBLIC COMMENT ON THE COMMITTEE MEMBER
9 ANNOUNCEMENTS. IF YOU WOULD LIKE TO SPEAK ON AN APPEAL PLEASE WAIT UNTIL
10 WE CALL THAT APPEAL BUT WE'LL CALL ON THE FIRST SPEAKER

11

12 **CLERK OF THE BOARD:** CHRISTY CORELY. PLEASE UNMUTE YOURSELF. YES.

13

14 **SPEAKER:** YES. THANK YOU. I WOULD LIKE TO, ONCE AGAIN, COMMENT ON THE FIRE
15 ISSUE AND THE CAL FIRE MAPS THAT ARE COMING OUT AT THE END OF DECEMBER
16 2021. I THINK IT'S IMPORTANT TO TAKE THESE MAPS INTO CONSIDERATION WHEN
17 LOOKING AT RHNA NUMBERS. AND SINCE THE HOUSING ELEMENT IS DUE NEXT YEAR,
18 IT'S IMPORTANT TO TAKE THESE MAPS INTO CONSIDERATION THAT COME OUT IN 2021
19 AS CITIES ARE DEVELOPING THEIR HOUSING ELEMENT AND THAT IS MY COMMENT.
20 THANK YOU.

21

22 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ARE THERE ANY OTHER COMMENTS ON ITEM
23 THREE, COMMITTEE MEMBER ANNOUNCEMENTS? IF SO, PLEASE RAISE YOUR HAND. I
24 DON'T SEE ANY RAISED HANDS. MR. CASTRO, ANY WRITTEN COMMENT SUBMITTED

25

5

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1 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS SUBMITTED FOR THIS ITEM.

2

3 **JESSE ARREGUIN, PRESIDENT:** THAT COMPLETES ITEM THREE. NEXT CHAIR'S REPORT.

4 I WOULD LIKE TO WELCOME MY COLLEAGUES ON THE ABAG ADMINISTRATIVE COMMITTEE

5 AS WELL AS STAFF AND REPRESENTS TO THE CONTINUED ABAG RHNA PUBLIC APPEALS

6 HEARING. RHNA IS A STATE-MANDATED PROCESS TO IDENTIFY NUMBER OF HOUSING

7 UNITS THAT EACH JURISDICTION MUST ACCOMMODATE IN ITS PLAN THE HOUSING

8 DEPARTMENT OF COMMUNITY AND DEVELOPMENT HCD HAS DETERMINED THAT BAY AREA

9 COMMUNITIES MUST PLAN FOR 441,176 NEW HOUSING UNITS FROM 2023 TO 2031 ON

10 MAY 20, 2021 THE ABAG EXECUTIVE BOARD APPROVED THE FINAL METHODOLOGY AND

11 DRAFT ALLOCATIONS WHICH INITIATED THE APPEALS FACES OF THE RHNA PROCESS.

12 ABAG RECEIVED 28 APPEALS FROM BAY AREA JURISDICTIONS BY THE JULY 9TH

13 DEADLINE. AND PER CODE GOVERNMENT CODE SECTION 65584.05(D), ABAG IS

14 REQUIRED TO HOLD A PUBLIC HEARING TO CONSIDER ALL THE APPEALS FILED THE

15 PUBLIC HEARING PROVIDES OPPORTUNITY FOR JURISDICTIONS THAT FILED APPEALS

16 TO PROVIDE TESTIMONY BEFORE THE ADMINISTRATIVE COMMITTEE AS PART OF THE

17 COMMITTEE'S DETERMINATION ON THESE APPEALS TODAY IS THE SECOND DAY OF THE

18 PUBLIC HEARING WHICH WILL BE CONTINUED OVER SIX MEETINGS IN SEPTEMBER AND

19 OCTOBER IN LATE AUGUST AND SEPTEMBER LEGAL NOTICES WERE PUBLISHED IN

20 MULTIPLE LANGUAGES AND NEWSPAPER IN EACH OF THE NINE COUNTIES OF THE SAN

21 FRANCISCO BAY AREA AND DETAILS ON FUTURE MEETING DATES ARE AVAILABLE ON

22 THE ABAG WEB SITE. THERE ARE FOUR APPEALS TO BE HEARD TODAY AND WRITTEN

23 COMMENTS REFERENCING ALL RHNA APPEALS ARE ATTACHED UNDER AGENDA ITEM SIX.

24 WITH REGARD TO THE PROCEDURE FOR THE CONDUCT OF TODAY'S HEARING, THE

25 COMMITTEE WILL CONSIDER EACH JURISDICTION'S APPEAL SUBSEQUENTLY SCHEDULED.

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1 I MAY CALL A BRIEF VESICLES DURING THE DAY BUT I DON'T ANTICIPATE THAT WE
2 WILL BE HAVING A LUNCH BREAK TODAY AS I ANTICIPATE WRAPPING UP BY 1:00.
3 EACH PRESENTATION WILL BEGIN BY PRESENTATION ON APPEAL LIMITED BY WHAT WAS
4 PRESENTED IN ITS WRITTEN APPEAL SUBMITTED. FOLLOWING THIS ABAG MTC STAFF
5 WILL PROVIDE A PRESENTATION AND THE APPLICANT THEN WILL HAVE AN
6 OPPORTUNITY TO RESPOND TO THE ARGUMENTS OR EVIDENCE THAT ABAG AND MTC
7 STAFF PRESENTED. MEMBERS OF THE PUBLIC WILL HAVE OPPORTUNITY TO COMMENT ON
8 THE ARGUMENTS OF EACH APPEAL AND BASED ON THE APPEALS PROCEDURES ADOPTED
9 BY ABAG SPEAKERS WILL HAVE TWO MINUTES FOR PUBLIC COMMENT BUT AS CHAIR I
10 HAVE DISCRETION TO ADJUST TIME IF NEEDED TO ENSURE THE ORDERLY CONDUCT OF
11 THE MEETING. TO BE FAIR TO ALL JURISDICTIONS AND ENSURE APPEALS ARE HEARD
12 IN A TIMELY MANNER AFTER FIVE SPEAKERS EACH SPEAKERS WILL BE LOUD ONE
13 MINUTE AND IF EXCEEDANCE OF 30 MINUTES CONTINUANCE MAY BE SUSPENDED TO
14 LATER IN THE DAY AFTER THE JURISDICTION APPEALS HAVE BEEN HEARD WE ARE
15 ENSURING WE CAN GET TO EACH APPEAL TODAY IN A TIMELY MANNER. FOLLOWING
16 PUBLIC COMMENT COMMITTEE WILL HAVE OPPORTUNITY TO DISCUSS AND ROLL CALL
17 VOTE WILL BE TAKEN A PRELIMINARY DECISION ON THE APPEAL. TO ENSURE UNIFORM
18 DECISION MAKING, ABAG WILL THEN ISSUE FINAL ALLOCATIONS THAT INCORPORATE
19 ANY ADJUSTMENTS NEEDED AS A RESULT OF ANY APPEALS. WITH THE PUBLIC HEARING
20 AND ADOPTION THE FINAL RHNA PLAN SCHEDULED FOR DECEMBER 2021. AS NOTED IN
21 THE SEPTEMBER MEETING STAFF WILL ADDRESS QUESTIONS RAISED BY COMMITTEE
22 MEMBERS PRESENTED TO THE COMMITTEE AND EXECUTIVE BOARD. THIS CONCLUDE MY
23 REPORT I'LL ASK IF FOR QUESTIONS AND COMMENTS FROM MEMBERS OF THE
24 ADMINISTRATIVE COMMITTEE. MAYOR EKLUND.

25

7

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1 **PAT ECKLUND:** I HAVE TWO QUESTIONS. ONE IS WE ASKED TO GET A RUNNING LIST
2 OF THE ISSUES TODAY SO THAT WE DON'T HAVE TO REPEAT THEM. BUT CAN WE AT
3 LEAST GET A DRAFT WHILE WE'RE TALKING TODAY?

4

5 **JESSE ARREGUIN, PRESIDENT:** YES. I SEE THE DRAFT -- I WOULD LIKE TO ASK MR.
6 PAUL AND CASTRO IF THAT CAN BE DISTRIBUTED TO THE COMMITTEE MEMBERS.

7

8 **CLERK OF THE BOARD:** I WILL DO THAT.

9

10 **JESSE ARREGUIN, PRESIDENT:** THANK YOU.

11

12 **PAT ECKLUND:** THANK YOU. MY SECOND QUESTION S I NEED TO HAVE STAFF ANSWER
13 THIS QUESTION. DO WE HAVE TO EVALUATE EVERY APPEAL BASED ON THE REGIONAL
14 HOUSING NEEDS ALLOCATION METHODOLOGY? BY THE EXECUTIVE BOARD. IS THAT THE
15 BASIS FOR EXAMINING ALL APPEALS?

16

17 **JESSE ARREGUIN, PRESIDENT:** WHO WOULD LIKE TO ANSWER THAT QUESTION. ADAMS,
18 MALONEY OR VAUTIN?

19

20 **GILLIAN ADAMS:** YES. WE'RE EVALUATING BASED ON THE APPROVED METHODOLOGY
21 THAT WAS ADOPTED BY THE EXECUTIVE BOARD.

22

23 **PAT ECKLUND:** OKAY. THANK YOU VERY MUCH. APPRECIATE --

24

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1 **DAVID E. HUDSON:** HOLD. CLARIFICATION? THAT WAS ADOPTED AND APPROVED BY
2 HCD, ALSO?

3

4 **JESSE ARREGUIN, PRESIDENT:** YES.

5

6 **GILLIAN ADAMS:** CORRECT. THANK YOU FOR THAT.

7

8 **JESSE ARREGUIN, PRESIDENT:** YES AND CONFIRMED THAT IT MET THE STATUTORY
9 REQUIREMENTS AND THE HOUSING ELEMENT LAW.

10

11 **PAT ECKLUND:** GREAT JUST NEED TO MAKE SURE THAT'S CLARIFIED. THERE IS A LOT
12 OF RUMORS GOING AROUND THAT THAT'S NOT THE CASE. SO, JUST WANTED TO MAKE
13 SURE. THANK YOU VERY MUCH FOR CLARIFYING THAT.

14

15 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ANY OTHER QUESTIONS OR COMMENTS ON
16 THE CHAIR'S REPORT? I'LL ASK IF THERE IS ANY PUBLIC COMMENT ON THE
17 CHAIR'S REPORT F SO PLEASE RAISE YOUR HAND OR PRESS STAR NINE.

18

19 **JESSE ARREGUIN, PRESIDENT:** I DON'T SEE ANY RAISED HANDS MR. CASTRO. YOU'RE
20 MUTED.

21

22 **CLERK OF THE BOARD:** SORRY. NO RAISED HANDS OR PUBLIC COMMENT WAS SUBMITTED
23 FOR THIS ITEM.

24

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1 **JESSE ARREGUIN, PRESIDENT:** IF THERE IS NO OTHER DISCUSSION WE'LL PROCEED
2 TO ITEM FIVE THE EXECUTIVE DIRECTOR'S REPORT AND BRAD PAUL WILL GIVE THE
3 REPORT TODAY. GOOD MORNING.

4

5 **BRAD PAUL:** GOOD MORNING. I HAVE NO EXECUTIVE DIRECTOR'S REPORT TO GIVE
6 THIS MORNING. THANK YOU.

7

8 **JESSE ARREGUIN, PRESIDENT:** ANY PUBLIC COMMENT ON ITEM FIVE, THE EXECUTIVE
9 DIRECTOR'S REPORT? DON'T SEE ANY RAISED HANDS MR. CASTRO?

10

11 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND
12 RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

13

14 **JESSE ARREGUIN, PRESIDENT:** OKAY. THAT COMPLETES ITEM FIVE. WE'LL PROCEED
15 TO ITEM SIX, THE REGIONAL HOUSING NEEDS ALLOCATION PUBLIC APPEALS HEARING
16 AND THE ABAG ADMINISTRATIVE COMMITTEE WILL HEAR APPEALS FROM JURISDICTIONS
17 ON RESPONSES. JURISDICTIONS ARE LISTED ON THE PUBLISHED AGENDA AND THE
18 HEARING IS SCHEDULED TO CONTINUE TO A SPECIAL MEETING OF THE ABAG
19 COMMITTEE OCTOBER 8TH, 2021 WITH THE ADDITIONAL JURISDICTIONS PRESENTING
20 THEIR APPEALS. ITEM SIX CONTINUATION OF THE PUBLIC HEARING REGIONAL
21 HOUSING NEEDS. WHEN IT'S TIME FOR PUBLIC COMMENT AND IF YOU WISH TO
22 TESTIFY PLEASE RAISE YOUR HAND BY USING THE RAISED HAND ICON ON YOUR
23 SCREEN OR PRESS STAR NINE IF YOU ARE PHONING INTO THIS MEETING AND WAIT TO
24 BE CALLED UPON. WE'LL PROCEED TO 6A, THE REPORT ON THE REGIONAL HOUSING

10

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1 NEEDS ALLOCATION APPEAL FOR THE CITY OF SAN RAMON. BEFORE I INTRODUCE THE
2 ITEM I WOULD LIKE TO RECOGNIZE MAYOR HUDSON.

3

4 **DAVID E. HUDSON:** YEAH. I -- AS THE MAYOR OF SAN RAMON I FEEL IT'S
5 APPROPRIATE THEY RECUSE MYSELF FROM ITEM 6A AND I WILL DUCK OUT OF THIS
6 MEETING. I WANT YOU TO KNOW JESSE YOU BROKE UP FOR ABOUT HALF OF WHAT YOU
7 JUST ANNOUNCED.

8

9 **JESSE ARREGUIN, PRESIDENT:** OKAY.

10

11 **DAVID E. HUDSON:** I'LL BE GONE.

12

13 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU. SO, HOPEFULLY MY INTERNET IS
14 BETTER AND YOU CAN HEAR ME THROUGHOUT HEARING.

15

16 **PAT ECKLUND:** IT DID GOT BREAK UP FOR ME.

17

18 **KAREN MITCHOFF:** IT DIDN'T BREAK UP. IT'S YOUR FAULT DAVID.

19

20 **JESSE ARREGUIN, PRESIDENT:** GOOD TO KNOW. WE'LL START WITH ITEM 6A. THE
21 REPORT ON THE RHNA APPEAL FOR THE CITY OF SAN RAMON PRELIMINARY ACTION
22 WE'LL HEAR FROM THE CITY OF SAN RAMON WITH FIVE MINUTES TO PRESENT ON
23 THEIR APPEAL. I'LL ASK WHO WILL BE PRESENTING ON BEHALF OF SAN RAMON?

24

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1 **DEBBIE CHAMBERLAIN:** GOOD MORNING MEMBERS OF THE EXECUTIVE COMMITTEE. MY
2 NAME IS DEBBIE CHAMBERLAIN, I'M THE DIRECTOR FOR THE CITY OF SAN RAMON FOR
3 COMMUNITY DEVELOPMENT. AND TODAY I HAVE LAUREN BAR, OUR PLANNING MANAGER
4 AND I HAVE RYAN DRISCOLL TO ASSIST ME IN PRESENTATION AND RESPOND TO ANY
5 QUESTIONS THE COMMITTEE HAS.

6

7 **JESSE ARREGUIN, PRESIDENT:** WE'LL TURN THE FLOOR TO YOU FOR YOUR APPEAL. DO
8 YOU HAVE A PRESENTATION?

9

10 **DEBBIE CHAMBERLAIN:** WE DO. AND IF IT COULD BE BROUGHT UP, PLEASE. THANK
11 YOU. I'M DEBBIE DIRECTOR FOR THE CITY OF SAN RAMON I WOULD LIKE TO THANK
12 THE COMMITTEE FOR HEARING OUR APPEAL THIS MORNING. THE SELECTION OF THE
13 RHNA METHODOLOGY HAS RESULTED IN A HOUSING ALLOCATION THAT IS OVERWEIGHTED
14 BASED ON [INDISCERNIBLE] UNDERWEIGHTED TO THE JOBS/HOUSING BALANCE. NEXT
15 SLIDE. THIS RESULTED IN MISMATCH BETWEEN THE RHNA AND THE REGIONAL
16 LOCATION OF JOBS. BASICALLY PLACING HOUSING FURTHER AWAY FROM THE JOB
17 CENTERS RESULTING IN LONGER COMMUTES, INCREASED VEHICLE MILES TRAVELED AND
18 DECREASE THE ABILITY TO ACHIEVE STATE GREENHOUSE GAS REDUCTION
19 REQUIREMENTS. WE UNDERSTAND THAT THE FINAL RHNA METHODOLOGY CONCERN IS
20 NOT PART OF THE APPEAL BUT FEEL THEY NEED TO BE HIGHLIGHTED THIS MORNING.
21 NEXT SLIDE PLEASE. WHILE THE CITY SUPPORTS THE JOBS/HOUSING VELOCITY WE
22 DO IF THE FEEL THE FORECAST DEVELOPMENT FOR THE PLANNED BAY AREA 2050 HAS
23 CAPTURED RECENT CHANGES THAT SIGNIFICANTLY IMPACT THE JOBS/HOUSING BALANCE
24 FOR SAN RAMON AS IT RELATES TO RHNA AS IDENTIFIED IN RESPONSE TO THE LOCAL
25 JURISDICTION SURVEY IN AUGUST OF 2020 THE CITY ADOPTED THE CITYWALK MASTER

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1 PLAN WHICH RESULTED IN 4500 HOUSING UNITS WITHIN OUR CITIES IN OUR PDA AND
2 THE CONSTRUCTION WILL OCCUR OVER THE NEXT THREE HOUSING CYCLES. IT
3 COMPLIES WITH OUR LOCAL HOUSING REQUIREMENTS OF 675 UNITS AT LOW OR VERY
4 LOW-INCOME CATEGORIES. THE ADOPTED CITYWALK MASTER PLAN RESULT IN
5 SIGNIFICANT CHANGES OF EMPLOYMENT ASSUMPTIONS GOING FORWARD AND SHOULD BE
6 REFLECTED IN THE RHNA ALLOCATIONS ADDITIONALLY OTHER OFFICE SITES WITHIN
7 THE PARK SEARCH SUCH AS BISHOP RANGE PROCESS SHOULD BE PART OF THE
8 EMPLOYMENT ASSUMPTIONS AND BISHOP RANCH SIX PROJECT IN WORKS RIGHT NOW
9 WILL CONVERT 550,000 SQUARE OF OFFICE TO 400 HOUSING UNITS WITHIN OUR
10 NORTH CAMINO RAMON PDA. TO REMIND THE COMMITTEE MEMBERS OF OUR TWO PDA'S,
11 ONE TO THE NORTH, WHERE YOU SEE THE LARGER RECTANGLES, OUR NORTH CAMINO
12 RAMON PDA, THE SITE OF THE BISHOP RANCH, APPLICATION WE'RE CURRENTLY
13 PROCESSING, AND BELOW THAT CENTER CITY PDA AND THE TWO SQUARES YOU SEE ARE
14 OFFICE SPACE CONVERTED TO HOUSING. NEXT SLIDE PLEASE. THIS SLIDE GIVES --
15 SHOWS YOU HOW CONVERTED COMMERCIAL SITES TO HOUSING, OVER THE TERM WE HAVE
16 -- ARE LOSING 1.5 MILLION SQUARE FEET OF COMMERCIAL SPACE AND INCREASING
17 IN HOUSING TO OVER A THOUSAND RESULTING IN LOSS OF 4,000 JOBS. THE LOSS OF
18 JOBS, WE FEEL IT'S DECREASING THE NEED FOR HOUSING. AND WE ARE INCREASING
19 THE NUMBER OF UNITS IN OUR PDA. NEXT SLIDE. I WANT TO TURN TO THE
20 DOUGHERTY HIGH-RESOURCE AREA AS IDENTIFIED BY PLANNED BAY AREA. THIS HIGH-
21 RESOURCE AREA IS OUTSIDE THE PDA GENERALLY LOCATED ALONG BUS ROUTES, BUILT
22 OUT AS YOU CAN SEE THE DISTANCE FROM PDA'S IS QUITE SUBSTANTIAL AND
23 TRANSLATES TO 15 MINUTE HEADWAY TO GET TO THE POINT CITY CENTER, TO OUR
24 JOB CENTER. NEXT SLIDE PLEASE. THE HIGH-RESOURCE AREA IS PRIMARILY
25 COMPRISED OF 11,000 HOUSING UNITS AND WITH THE GOAL TO DEVELOP HOUSING

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1 NEAR EXISTING JOBS IN BISHOP RANCH [INDISCERNIBLE] PDA. ECONOMIC
2 CONDITIONS DO NOT SUPPORT THE DEVELOPMENT PRIMARILY DOUGHERTY IS 55% OPEN
3 SPACE AS NEW HOUSING STOCK AND AS MENTIONED THE INFREQUENT BUS SERVICE
4 WOULD BE DIFFICULT TO SPUR ADDITIONAL HOUSING. NEXT SLIDE. IN SUMMARY,
5 OUR APPEAL REFLECTS A SIMPLE REDUCTION IN JOBS REDUCES JOBS EMPLOYMENT
6 OPTIONS WITHIN THE JOB PROXIMITY TRANSIT METRIC NO RAIL STATION WITHIN THE
7 SUPPORT TRANSIT DEVELOPMENT AND DISCONNECT BETWEEN ECONOMIC MARKETING
8 CONDITION AND FEASIBILITY SUPPORT DEVELOPMENT IN THE HIGH-RESOURCE AREA.
9 NEXTSLIDE. WE ARE REQUESTING REDUCTION OF 1450 UNITS IN OUR DRAFT RHNA
10 ALLOCATION DUE TO LOSS OF JOBS AND EMPLOYMENT BASIC ASSUMPTIONS YOU CAN
11 SEE THE DRAFT RHNA NUMBERS FOR SAN RAMON OVERESTIMATES THE STATE AN
12 ABILITY TO ADDRESS THE REALIST FUTURE HOUSING DEMAND. I APPRECIATE THE
13 COMMITTEE'S HEARING OUR PRESENTATION. THANK YOU VERY MUCH.

14

15 **JESSE ARREGUIN, PRESIDENT:** THERE MAY BE QUESTIONS AT THE CONCLUSION OF
16 PUBLIC COMMENT. THANK YOU FOR YOUR PRESENTATION. I WOULD LIKE TO ASK ABAG
17 MTC STAFF TO PRESENT A RESPONSE TO THE CITY OF SAN RAHMON'S APPEAL.

18

19 **ELI KAPLAN:** GOOD MORNING. MY NAME IS ELI KAPLAN. I'M A REGIONAL HOUSING
20 POLICY ANALYST, AND I WILL BE PRESENTING A RESPONSE. NEXT SLIDE. THE CITY
21 OF SAN RAMON IS REQUESTING REDUCTION OF 1,450 UNITS 28% OF THE DRAFT
22 ALLOCATION. STATE'S RESPONSE IS TO DENY THE APPEAL. NEXT SLIDE PLEASE.
23 SAN RAMON ARGUES THAT THE ADOPTION OF THE CITYWALK MASTER PLAN IN AUGUST
24 2020 RESULTS IN THE RHNA METHODOLOGIES AND INCORRECT JOB DATA ESTIMATING
25 DECREASE IN JOBS RESULTING FROM THE CITYWALK DEVELOPMENT SAN RAMON ARGUES

14

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1 THAT DECREASED TRANSIT SERVICE DURING COVID IMPACTS THE DAY-TO-DAY USE OF
2 JOB PREMEDITATE FACTOR IN THE RHNA METHODOLOGY REQUIRING REDUCTION IN SAN
3 RAMON'S RHNA TO IMPROVE JOBS/HOUSING BALANCE IT'S IMPORTANT TO NOTE
4 CITYWALK MASTER PLAN AREA IS LOCATED WITHIN A PRIORITY DEVELOPMENT AREA,
5 PDA, THE PLANNED BAY AREA 2050 BLUEPRINT INCLUDES STRATEGIES FOR GROWTH
6 GEOGRAPHIES LIKE PDAS FOCUS ON ADDITIONAL HOUSING AND COMMERCIAL
7 DEVELOPMENT BEYOND WHAT IS IN LOCAL PLANS BY ALLOWING GREATER DEVELOPMENT
8 CAPACITY IN THESE RECOLLECTIONS REGION-WIDE. THE ADOPTION OF THE CITYWALK
9 PLASTER PLAN DOES NOT AFFECT THE BLUE RIBBON STRATEGIES AND THEREFORE DOES
10 NOT CHANGE THE GROWTH PROJECTIONS FOR SAN RAMON. PLANNED BAY AREA 2050
11 INCLUDES STRATEGIES THAT ENCOURAGE THE TRANSFORMATION OF VACANT COMMERCIAL
12 SITES INTO NEIGHBORHOODS IN CONTRAST TO SAN RAHMON'S ARGUMENT DECLINE IN
13 JOBS COULD LEAD TO INCREASE IN FORECASTED HOUSING IN THE FINAL BLUEPRINT
14 THEREFORE THE PLANNED BAY AREA 2050 FINAL BLUEPRINT AND SAN RAHMON'S
15 ALLOCATION REFLECT HOUSING GROWTH TARGETED IN THE CITYWALK MASTER PLAN
16 AREA. ADDITIONALLY, THE JOBS PROXIMITY FACTOR IN THE METHODOLOGY ARE BASED
17 ON THE NUMBER OF JOBS OBSERVED IN 2015 SO CHANGES IN FORECASTED JOBS WOULD
18 NOT AFFECT THIS FACTOR. REQUIRING THE RHNA METHODOLOGY TO USE DATA
19 COMPARABLE THROUGHOUT THE REGION AND READILY AVAILABLE DATA WHEN POSSIBLE.
20 WHEN THE METHODOLOGY WAS DEVELOPED IN 2020 ABAG USED MTC READILY AVAILABLE
21 IN JOBS PROXIMATE TRANSIT SAN RAHMON'S ESTIMATES FOR FUTURE CHANGES HAVE
22 NO IMPACT ON JOB FACTORS OR SAN RAHMON'S RHNA. LASTLY, ABAG STAFF
23 APPRECIATES THE CITY'S CONCERNS ABOUT SIGNIFICANT CHANGES RESULTING FROM
24 COVID-19 BUT AS DISCUSSED AT THE LAST HEARING CHANGES CAUSED BY COVID-19
25 DO NOT FALL WITHIN THE CRITERIA DEFINED BY STATUTE AS INDICATED BY HCD IN

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1 ITS COMMENT LETTER ON RHNA APPEALS. SAN RAMON DOES NOT PROVIDE EVIDENCE
2 THAT THE RHNA METHODOLOGY USED INCORRECT DATA, AND SAN RAHMON'S ARGUMENTS
3 DO NOT REPRESENT A CHANGE IN CIRCUMSTANCES MERITING A REVISION OF THE
4 CITY'S RHNA. NEXT SLIDE PLEASE. SAN RAHMON'S APPEAL NOTES IT HAS HAD TWO
5 ANNEXATIONS SINCE 2015 THE CITY ARGUES IT IS UNCLEAR WHETHER THESE
6 ANNEXATIONS WERE INCLUDED IN THE FINAL BLUEPRINT AND RESULTING BASELINE
7 ALLOCATION FOR THE RHNA METHODOLOGY. ABAG STAFF INVESTIGATED THESE CLAIMS
8 AND DETERMINED THAT ONE OF THE ANNEXATIONS, DB17, WAS ALREADY INCLUDED IN
9 MODELING FOR THE BLUEPRINT. THE OTHER ANNEXATION. DB18. WAS FINALIZED BY
10 SAN RAMON CITY COUNCIL IN 2020 WHICH IS AFTER THE ABAG EXECUTIVE BOARD
11 ACTION TO INITIATE THE MODELING OF THE 2050 FINAL BLUEPRINT, THUS THIS
12 AREA WAS INCLUDED AS PART OF UNINCORPORATED CONTRA COSTA COUNTY IN THE
13 FINAL BLUEPRINT HOWEVER THERE WERE NO HOUSEHOLDS ON THESE PARCELS IN THE
14 BASE YEAR OF 2015 AND THE FINAL BLUEPRINT DID NOT FORECAST ANY GROWTH
15 THERE THEREFORE THE FINAL BLUEPRINT DID NOT INCLUDE HOUSEHOLD IN THIS AREA
16 IN 2050 SO SHIFT OF JURISDICTION AT RESPONSIBILITY FOR THIS AREA FROM THE
17 COUNTY OF CONTRA COSTA TO SAN RAMON WOULD NOT HAVE ANY IMPACT ON EITHER
18 JURISDICTION'S RHNA NEXT SLIDE PLEASE SAN RAMON ARGUES THAT THE HIGH-
19 RESOURCE AREA GROWTH GEOGRAPHIES IN THE PLANNED BAY AREA 2050 FINAL
20 BLUEPRINT AND SPECIFICALLY HRA WITHIN DOUGHERTY VALLEY DO NOT CONSIDER
21 LAND USE CONSTRAINTS AND DEVELOPMENT FEASIBILITY. HOWEVER, THE PLANNED BAY
22 AREA 2050 FINAL BLUEPRINT DOES INCORPORATE THESE CONSTRAINTS IN DEVELOPING
23 THE FINAL BLUEPRINT ABAG MTC STAFF WORK WITH LOCAL GOVERNMENTS TO GATHER
24 INFORMATION ABOUT LOCAL PLANS, ZONING, AND PHYSICAL CHARACTERIZATION THAT
25 MIGHT AFFECT DEVELOPMENT STRENGTH OF LAND USE MODEL USED FOR PLANNED BAY

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1 AREA 2050 FORECASTING ASSESSES FEASIBILITY AND COST OF REDEVELOPING A
2 PARCEL, FURTHERMORE STATUS PROHIBITS ABAG FROM LIMITING SAN RAHMON'S DATA
3 BASED ON EXISTING ZONING AND LAND USE RESTRICTION NOT ABLE TO CONSIDER
4 UNDERUTILIZATION OF EXISTING SITES INCREASED DENSITIES AND OTHER PLANNING
5 TOOLS TO ACCOMMODATE ASSIGNED NEED. NEXT SLIDE PLEASE. SO, IN CONCLUDE
6 ABAG MTC STAFF RECOMMEND THAT IS THE COMMITTEE DENY SAN RAHMON'S APPEAL.
7 THANK YOU.

8

9 **JESSE ARREGUIN, PRESIDENT:** I WILL GIVE OPPORTUNITY FOR THE CITY OF SAN
10 RAMON TO RESPOND.

11

12 **SPEAKER:** THANK YOU. I'LL PROVIDE A COUPLE OF COMMENTS AND ASK OTHERS TO
13 JUMP IF THEY FEEL I HAVE MISSED ANYTHING. I APPRECIATE ABAG'S REPORTS. I
14 WOULD LIKE TO CLARIFY, THE BISHOP RANCH OFFICES ARE NOT VACANT THEY WERE
15 FULLY OCCUPIED OFFICE WAS AND WERE NOT LEFT VACANT IN THE CITY FOR MANY
16 YEARS WITHOUT DEVELOPMENT POTENTIAL SO IT'S THE VOLUNTARY CONSTRUCTION BY
17 BISHOP RANCH TO CONVERT THOSE OFFICE THERE IS, THOSE ARE IN NO WAY
18 CONSIDERED VACANT SITES FOR THE DEFINITION OF VACANT SITES BISHOP RANCH
19 TRANSIT PROVIDED BY CCTA PROVIDING 30 TO 45 MINUTE HEADWAYS BEFORE COVID
20 BISHOP RANCH DID PROVIDE EXPRESS BUS SERVICE TO EVERY BART TRAIN IN WALNUT
21 CREEK AND DUBLIN SERVICE WAS PRIVATELY FUNDED WE'RE UNSURE ABOUT
22 REINSTATEMENT OF SERVICE TO MAINTAIN HEADWAYS IN THE FUTURE DUE TO LOSS OR
23 DECREASE OF OFFICE SQUARE FOOTAGE. REGARDING THE BLUEPRINT FORECASTING FOR
24 DOUGHERTY HOMES ANNEXATION 18 I DO UNDERSTAND THAT INCLUDING SHARES AND
25 CREDIT FOR HOUSING UNITS DOWN THE ROAD IN 1990, ACCOUNTED FOR 11,000

17

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1 UNITS, THE COUNT IS INACCURATE AND REGARDING CONSTRAINT IN DOUGHERTY
2 VALLEY IS AS MENTIONED 55% OF THE LAND IN DOUGHERTY VALLEY IS OPEN SPACE
3 WITH HELP FROM DEPARTMENT OF FISH AND WILDLIFE IN THE STATE OF CALIFORNIA
4 WITH PERMANENT ENDOWMENT TO THE NATIONAL MANAGEMENT TO CONTINUE
5 PRESERVATION OF OPEN SPACE IN PERPETUITY. THE AREAS THAT ARE DEVELOPED IN
6 DOUGHERTY VALLEY ARE ONLY BASED ON TOPOGRAPHICAL FEATURES ARE THE ONLY
7 AREAS THAT CAN BE DEVELOPED IN DOUGHERTY VALLEY. WITH THAT, I WILL TURN TO
8 LAUREN OR RYAN IF I HAVE MISSED ANYTHING ON REBUTTAL, IF YOU COULD CHIME
9 IN PLEASE.

10

11 **SPEAKER:** I WOULD ADD THAT THE DEVELOPMENT DOUGHERTY VALLEY WAS DEVELOPED
12 AS PLANNED UNIT DEVELOPMENTS. SO, THE ACTUAL PATTERN OF DEVELOPMENT IS
13 VERY SPECIFIC IN THEIR LIMITED OPPORTUNITIES FOR INFILL AND REDEVELOPMENT
14 BASED ON THE AGE OF THE DEVELOPMENT AND ALSO THE LAND USE PATTERN CREATED.
15 WHILE IT'S TRUE THEY ARE RESIDENTIAL DESIGNATIONS AND THERE ARE
16 OPPORTUNITIES FOR INFILL SITES FOR ADUS AND THE LIKE, IT IS LIMITED
17 BECAUSE OF THE WAY THE DEVELOPMENT WAS APPROVED INITIALLY SO THAT CREATES
18 A CONSTRAINT. AND I WOULD JUST ALSO ARGUE, CREATING THE GROWTH GEOGRAPHY,
19 IT'S HARD TO ASSUME THAT THE DEVELOPMENT WOULDN'T BE ASSOCIATED WITH THAT.
20 SO, THE IDEA THAT NO UNITS WERE PLANNED FOR THAT AREA SEEMS TO BE A BIT
21 DISCONNECTED. ANYWAY. THAT'S MY THOUGHTS, IN ADDITION DEBBIE'S COMMENT.

22

23 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU VERY MUCH TO STAFF AND THE CITY
24 OF SAN RAMON FOR YOUR REBUTTAL. I WOULD LIKE TO OPEN PUBLIC COMMENT
25 PORTION OF THE APPEAL FOR THE CITY OF SAN RAMON, IF YOU WISH TO SPEAK ON

18

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1 ITEM 6A, THE CITY OF SAN RAMON RHNA APPEAL PLEASE RAISE YOUR HAND AT THIS
2 TIME IF YOU ARE ON THE PLATFORM OR DIAL STAR NINE IF YOU ARE PHONING IN.
3 PUBLIC COMMENT ON THE RHNA APPEAL FROM THE CITY OF SAN RAMON. ONE RAISED
4 HAND. AARON ECKHOUSE.

5

6 **SPEAKER:** HELLO. GOOD MORNING. AND THANK YOU. AARON ECKHOUSE REGIONAL
7 POLICY MANAGER FOR YIMBY YES IN MY BACKYARD. I SUPPORT THE STAFF
8 RECOMMENDATION TO DENY THE APPEAL. I'LL POINT OUT SAN RAMON ITSELF ISN'T A
9 JOB CENTER I'M NOT SURE HOW HOUSING THERE WOULD BE DETRIMENTAL TO REGIONAL
10 JOBS/HOUSING BALANCE WHEN IT'S A CITY WITH COMPARABLE JOBS/HOUSING RATIO
11 TO SAN FRANCISCO, SUNNYVALE, AND CUPERTINO, CAMPBELL. BEING BUILT OUT IS A
12 POLITICAL CONDITION MORE SO THAN A PHYSICAL ONE. STAFF ARE RIGHT, THERE
13 ARE STRATEGIES SAN RAMON COULD PURSUE TO ADD A HOUSING IN A VARIETY OF
14 PLACES WITHIN THE CITY. I SUPPORT THE DENIAL OF THE APPEAL.

15

16 **JESSE ARREGUIN, PRESIDENT:** ANY PUBLIC COMMENT ON THE RHNA APPEAL FOR THE
17 CITY OF SAN RAMON? PLEASE RAISE YOUR HAND OR PRESS STAR NINE IF YOU ARE
18 PHONING IN. SEEING NO ADDITIONAL RAISED HANDS. MR. CASTRO.

19

20 **CLERK OF THE BOARD:** NO RAISED HANDS. ONE PUBLIC COMMENT SUBMITTED FROM
21 ZACHARY THAT WAS POSTED ONLINE AND E-MAILED TO COMMITTEE MEMBERS.

22

23 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. UNLESS THERE IS ANY ADDITIONAL
24 PUBLIC TESTIMONY I'LL BRING IT BACK TO THE COMMITTEE. NOW IN ORDER TO
25 DISCUSS AND TAKE ACTION ON THE PRELIMINARY APPEAL. MAYOR EKLUND?

19

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1

2 **PAT ECKLUND:** THANK YOU PRESIDENT ARREGUIN. I HAVE A QUESTION FOR STAFF. ON
3 THE ISSUE NUMBER THREE, LACK OF AVAILABLE LAND. I HAVE NOTICED THAT THE
4 ABAG MTC STAFF RESPONSE HAS BEEN PRETTY CONSISTENT IN THE APPLICATIONS
5 SAYING THAT THE APPLICANT DOES NOT PROVIDE EVIDENCE, IS UNABLE TO
6 CONSIDER, UNDER UTILIZATION OF EXISTING SITES, INCREASED DENSITIES, ADUS,
7 AND OTHER PLANNING TOOLS. COULD STAFF GO INTO THAT MORE IN DEPTH. WHAT IS
8 INADEQUATE EVIDENCE? AND ESPECIALLY, WHAT ARE OTHER PLANNING TOOLS?
9 BECAUSE, FRANKLY, I DON'T KNOW OF TOO MANY OTHERS. SO, IF STAFF COULD
10 DELVE INTO THAT A LITTLE BIT MORE.

11

12 **GILLIAN ADAMS:** WHAT WE'RE TALKING ABOUT HERE IS THE INFORMATION THAT WAS
13 CONTAINED IN HCD'S COMMENT LETTER WHERE THEY WERE KIND OF EXPLAINING THIS
14 IDEA OF JURISDICTIONS NEEDING TO PROVIDE ADDITIONAL INFORMATION TO SUPPORT
15 THE IDEA OF A REQUIRED REDUCTION IN THEIR DRAFT ALLOCATION SO THE ONUS IS
16 ON THE JURISDICTION TO SHOW HOW IT CANNOT ACCOMMODATE ITS RHNA ALLOCATION.
17 AND I THINK SOME OF THOSE TOOLS THAT WE REFERENCED THERE, YOU KNOW, IT'S A
18 MIX OF THINGS THAT JURISDICTIONS CAN CONSIDER WHEN THEY'RE DOING THEIR
19 PLANNING. SOME OF IT IS INCREASING DENSITIES. SOME OF IT IS LOOKING AT,
20 YOU KNOW, AS THE STATE'S LETTER INDICATES, LOOKING AT, SORT OF, AREAS THAT
21 COULD BE -- SORRY -- COMMERCIAL AREAS THAT COULD BE REZONED FOR MIXED USE.
22 THEY COULD INCLUDE A MIX OF COMMERCIAL AND RESIDENTIAL. IT CAN INCLUDE
23 EVERYTHING FROM ADUS TO INCREASING ZONING. SO IT'S A WIDE MIX OF THINGS.

24

20

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1 **PAT ECKLUND:** YOU DIDN'T REALLY ANSWER THE QUESTION AS TO WHAT IS PROPER
2 EVIDENCE. THE APPLICANTS I'M SEEING ARE PROVIDING EVIDENCE OF RESTRICTIONS
3 ON CHANGING THE DENSITY, OR WHATEVER, FOR DIFFERENT PLOTS OF PROPERTY, AND
4 SO IT'S NOT CLEAR TO ME WHAT OUR THRESHOLD IS FOR PROVIDING FOR ADEQUATE
5 EVIDENCE.

6

7 **GILLIAN ADAMS:** I'M NOT QUITE SURE HOW TO ANSWER THE QUESTION. WHAT WE'RE
8 LOOKING FOR IS, YOU KNOW, IF A CASE TO BE MADE, WITH DETAILED INFORMATION
9 THAT SHOWS HOW A JURISDICTION CANNOT ACCOMMODATE ITS RHNA SO I THINK WHAT
10 WE'RE HEARING FROM SAN RAMON STAFF RIGHT NOW IS SOME INFORMATION ABOUT
11 SOME SITES WITHIN THE JURISDICTION WE HAVE INDICATED OUR PLANS FOR THE
12 FORECAST DO NOT INCLUDE THOSE AREAS WHERE WE WERE ANTICIPATING FUTURE
13 HOUSEHOLD GROWTH SO THEY'RE NOT A FACTOR IN DETERMINING THE CITY'S
14 ALLOCATION. SO, BEYOND THAT, IT'S UP TO THE CITY TO CHOOSE THE LOCATIONS
15 WITHIN THE JURISDICTION WHERE IT ACCOMMODATES ITS RHNA AND EVEN IN THE
16 CASE WHERE WE DID FORECAST -- NOT THAT THIS WAS THE SITUATION, BUT IF WE
17 HAD FORECAST HOUSEHOLDS ON THAT SITE, THAT DOESN'T MEAN THAT THAT IS WHERE
18 THE CITY HAS TO LOCATE THOSE HOUSING. THAT'S A CHOICE FOR THE JURISDICTION
19 TO MAKE WHEN IT DOES ITS HOUSING ELEMENT.

20

21 **PAT ECKLUND:** THAT HELPS A LITTLE MORE, WITH THIS APPLICANT. THANK YOU.

22

23 **JESSE ARREGUIN, PRESIDENT:** A LOT OF THE FACTORS ARE ANALYZED ON A REGIONAL
24 SCALE, AND ULTIMATELY, I THINK IT'S UP TO THE JURISDICTION AS TO WHETHER
25 THEY CAN LOCATE. I THINK HCD DID SAY IN THEIR COMMENT LETTER AND IT'S

21

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1 NOTED IN STATUTE, THAT WE CAN CONSIDER EXISTING ZONING OR LAND USE
2 RESTRICTIONS AS A BASIS FOR GRANTING AN APPEAL THAT I THINK THEY CAN ALSO
3 LOOK AT ALTERNATIVE POTENTIAL SCENARIOS AND OTHER LOCATIONS ABOUT WHERE TO
4 ACCOMMODATE DENSITY AND ALSO THE DECISION ABOUT WHERE TO ACCOMMODATE
5 GROWTH IS SPECIFIC TO JURISDICTION. MAYOR ROMERO?

6

7 **CARLOS ROMERO:** ACTUALLY YOUR LAST COMMENT WAS THE COMMENT I WAS GOING TO
8 MAKE WITHIN OUR POWER AS LOCAL ELECTED OFFICIALS TO DETERMINE LAND USE,
9 WITH EXCEPTIONS WHERE PERHAPS THE FEDERAL GOVERNMENT MAY --
10 [INDISCERNIBLE] THANK YOU.

11

12 **JESSE ARREGUIN, PRESIDENT:** SUPERVISOR RABBIT?

13

14 **DAVID RABBIT:** JUST TO FOLLOW UP, IF STAFF CAN REMIND US, IN CASES OF LOCAL
15 MEASURES VOTER APPROVED MEASURES THAT THEN HAVE RESTRICTION IN TERMS OF
16 HOW THEY'RE RELAXED GOING FORWARD, HOW DO WE DEAL WITH THAT?

17

18 **GILLIAN ADAMS:** IT'S MY UNDERSTANDING -- I DON'T HAVE THE LANGUAGE IN FRONT
19 OF ME -- A VOTER THAT REQUIRES STATUTORY ACTION IS NOT SOMETHING WHERE WE
20 CAN LIMIT ALLOCATION TO A LOCAL JURISDICTION.

21

22 **JESSE ARREGUIN, PRESIDENT:** I CAN READ IT. IT'S GOVERNMENT CODE SECTION
23 65584.04 E SUBSECTION 2B SAYS CANNOT LIMIT CONSIDERATION OF SUITABLE
24 HOUSING SITES EXISTING ZONING LAND USE RESTRICTIONS MUST CONSIDER

22

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1 POTENTIAL FOR INCREASED DEVELOPMENT UNDER ALTERNATIVE ZONING AND LAND USE
2 RESTRICTIONS.

3

4 **DAVID RABBIT:** THANK YOU FOR THAT. I APPRECIATE IT.

5

6 **JESSE ARREGUIN, PRESIDENT:** ANY OTHER QUESTIONS FROM THE ABAG
7 ADMINISTRATIVE COMMITTEE OR THE CITY OF SAN RAMON OR STAFF? IF NOT, I'LL
8 ASK, IS THERE A NOTION TAKE A PRELIMINARY ACTION ON THE APPEAL FROM THE
9 CITY OF SAN RAMON?

10

11 **CARLOS ROMERO:** SO MOVED.

12

13 **SPEAKER:** I'LL SECOND THE MOTION.

14

15 **JESSE ARREGUIN, PRESIDENT:** MAYOR ROMERO?

16

17 **CARLOS ROMERO:** TO APPROVE STAFF'S RECOMMENDATION.

18

19 **JESSE ARREGUIN, PRESIDENT:** AND TO CLARIFY THE RECORD THE MOTION IS TO TAKE
20 A PRELIMINARY ACTION TO DENY THE APPEAL OF THE CITY OF SAN RAMON WHICH IS
21 STAFF'S RECOMMENDATION?

22

23 **CARLOS ROMERO:** YES.

24

25 **JESSE ARREGUIN, PRESIDENT:** AND EKLUND SECONDS THAT?

23

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1

2 **PAT ECKLUND:** YES.

3

4 **JESSE ARREGUIN, PRESIDENT:** THIS IS A PRELIMINARY ACTION FINAL ACTION WILL
5 BE TAKEN AT THE CONCLUSION OF ALL OF THE HEARINGS. I'LL ASK FOR A
6 DISCUSSION ON THE MOTION? I'LL SAY, WHAT IS DRIVING THIS WHOLE PROCESS IS
7 THE STATE'S DECISION TO ALLOCATE SIGNIFICANTLY MORE UNITS IN THE SAN
8 FRANCISCO BAY AREA REGION DUE TO CHANGES IN RECENT LEGISLATION WHICH HAS
9 CHANGED THE WAY THE STATE HAS DONE ITS POPULATION AND HOUSING NUMBERS WE
10 HAVE A VERY DIFFICULT TASK TO DISTRIBUTE HOUSING AND WE ARE SEEING 200%
11 INCREASE, AND ABAG IS WORKING WITH MEMBER JURISDICTIONS TO PROVIDE
12 TECHNICAL ASSISTANCE AND RESOURCES AS WE'RE DOING THE WORK TO UPDATE OUR
13 HOUSING ELEMENTS AND RECOGNIZING WE NEED TO PROVIDE SUPPORT FOR THE
14 INFRASTRUCTURE AND FOR THE HOUSING THAT NEEDS TO ACCOMPANY THE PLAN THAT'S
15 HAPPENING FOR ADDITIONAL GROWTH. I KNOW THIS IS DIFFICULT, AND I WANT TO
16 RECOGNIZE HOW CHALLENGING IT IS FOR ALL OF OUR JURISDICTIONS IN THE BAY
17 AREA AND I APPRECIATE THE THOUGHTFUL APPEAL AND PRESENTATION THAT YOU GAVE
18 TODAY AND REALLY APPRECIATE YOU PARTICIPATING IN OUR HEARING TODAY. SO
19 WITH THAT, UNLESS THERE IS ANY ADDITIONAL COMMENTS I'LL ASK THE CLERK TO
20 CALL THE ROLL ON THE MOTION.

21

22 **CLERK OF THE BOARD:** MOTION BY ROMERO SECOND BY EKLUND. [ROLL CALL VOTE]
23 PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

24

24

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1 **JESSE ARREGUIN, PRESIDENT:** NEXT IS COUNTY OF CONTRA COSTA I WOULD LIKE TO
2 RECOGNIZE SUPERVISOR MITCHOFF.

3

4 **KAREN MITCHOFF:** I WILL BE RECUSING MYSELF FROM THIS APPEAL I AM A
5 SUPERVISOR REPRESENTING UNINCORPORATED COUNTY OF CONTRA COSTA ON ITS
6 APPEAL.

7

8 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. MAYOR HUDSON WE COMPLETED THE APPEAL
9 ON THE CITY OF SAN RAMON, SO WHENEVER YOU ARE ABLE TO JOIN US, WE WELCOME
10 YOU BACK. WE'LL PROCEED TO ITEM 6B REPORT ON THE RHNA APPEAL FOR THE
11 COUNTY OF CONTRA COSTA THIS IS A PRELIMINARY ACTION ITEM. ABAG MTC STAFF'S
12 RECOMMENDATION IS TO PARTIALLY GRANT THE COUNTY'S APPEAL WHICH WOULD
13 DIRECTLY IMPACT THE ALLOCATION FOR THE CITY OF PITTSBURG AND CITY STAFF
14 REACHED OUT -- ABAG STAFF REACHED OUT TO THE CITY OF PITTSBURG WITH
15 OPPORTUNITY TO RESPOND TO THIS RECOMMENDATION DURING TODAY'S HEARING AND
16 THEY WILL HAVE FIVE MINUTES TO PRESENT COMMENTS FOLLOWING PRESENTATION
17 FROM ABAG MTC STAFF WE'LL FIRST HEAR FROM THE COUNTY OF CONTRA COSTA WHO
18 WILL HAVE FIVE MINUTES TO PRESENT ON THEIR APPEAL. BEFORE I BEGIN I WILL
19 ASK WHO WILL BE PRESENTING ON BEHALF OF THE APPELLANT COUNTY OF CONTRA
20 COSTA?

21

22 **JOHN COPCHEK:** GOOD MORNING CHAIR. JOHN COPCHEK, DEPARTMENT OF CONSERVATION
23 DEVELOPMENT DIRECTOR FOR CONTRA COSTA COUNTY.

24

25 **JESSE ARREGUIN, PRESIDENT:** GOOD MORNING.

25

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1

2 **JOHN COPCHEK:** GOOD MORNING. AND I AM JOINED BY A NUMBER OF COLLEAGUES, WHO

3 I WON'T INTRODUCE, WHO ARE HERE TO HELP ME HERE AS WELL. THANK YOU FOR

4 YOUR TIME. I UNDERSTAND THIS IS THANKLESS WORK AND IT'S DIFFICULT AND THAT

5 JURISDICTIONS THROUGHOUT THE BAY AREA ARE ALL NEEDING TO DO THEIR FAIR

6 SHARE TO CONTRIBUTE TO THE HIGH NUMBER THAT THE STATE HANDED DOWN TO THE

7 BAY AREA. IF I COULD START THE PRESENTATION I'LL RUN THROUGH OUR SLIDES. I

8 THINK THE GIST OF IT IS THAT CONTRA COSTA COUNTY'S JURISDICTION HAS ALWAYS

9 BEEN AGGRESSIVE ABOUT PURSUING HOUSING OPPORTUNITIES. AND THE MAIN

10 QUESTION IS, WHY DID WE GET SUCH A DISPROPORTIONATE SHARE? LET'S GO TO THE

11 NEXT SLIDE, PLEASE. I THINK WHAT GOT OUR ATTENTION WAS THE CHANGE FROM

12 OCTOBER 2020 TO DECEMBER 2020. IN OCTOBER 2020 OUR NUMBERS OF THE 5,827

13 UNITS A BIG INCREASE FROM WHERE WE WERE BEFORE OUR PRIOR CYCLE WAS 1,367

14 UNITS, THAT'S THREE TIMES INCREASE, 326% INCREASE RIGHT OFF THE BAT I

15 DON'T THINK WE WOULD HAVE RECOMMENDED APPEAL THAT WASN'T DIFFERENT THAN

16 OTHER JURISDICTIONS BUT GOT OUR ATTENTION IN A BIG WAY BUT BETWEEN OCTOBER

17 AND DECEMBER ALMOST 2,000 ADDITIONAL UNITS WERE ADDED ON. SO OUR INCREASE

18 IS 5.59 TIMES OUR CURRENT RHNA NUMBER WHICH THE AVERAGE FOR THE BAY AREA

19 AS A WHOLE FOR JURISDICTIONS IS 2.5 TIMES, SO 459%. WE REALLY -- ANOTHER

20 THEME I WOULD LIKE TO CONVEY IS WE DON'T FULLY UNDERSTAND THE METHODOLOGY.

21 THAT'S PARTLY ON US, UNDERSTOOD, I COULD HAVE DONE A BETTER JOB. BUT WE

22 REALLY TRIED TO UNDERSTAND WHERE THAT EXTRA 2,000 UNITS CAME FROM AND

23 SOUGHT EXTRA CONSULTANT WITH ABAG, WERE REFERRED TO A CONSULTANT AND

24 RECEIVED NON-SATISFACTORY COMMENTS. WE WERE UNABLE TO CHANGE BEFORE THE

25 DIE OF THE CAST IN JANUARY SO ALL OF A SUDDEN ALL THESE EXTRA UNITS

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1 UNCERTAIN ABOUT HOW THE HRA FACTOR WAS APPLIED AND WERE CAUGHT OFF GUARD,
2 THE PURPOSE WAS TO HAVE NUMBERS PUT BACK TO WHAT THEY WERE IN OCTOBER
3 WHICH IS STILL MORE THAN OTHER JURISDICTIONS ARE GETTING WHICH WE PROBABLY
4 WOULD NOT MEET BUT WOULD DO OUR BEST TO TRY IT JUST FELT TENTATIVE TO
5 INCREASE OUR NUMBER THAT MUCH RELATIVE TO OTHER JURISDICTIONS. NEXT SLIDE.
6 I THINK IMPORTANT CONTEXT IN CONTRA COSTA COUNTY IS, AS A LOT OF OTHER BAY
7 AREA COUNTIES MOST OF THE GOOD URBAN DEVELOPABLE LAND IS IN THE CITIES,
8 THAT'S WHERE THAT I WANT IT. THE URBAN LAND WE HAVE IS BROWNFIELD AND
9 INDUSTRIAL SITES, AND BUILT OUT COMMUNITIES SO IT MAKES IT HARD TO FIGURE
10 OUT WHERE YOU COULD SHOE HORN IN MORE UNITS. NEXT SLIDE. THIS EMPHASIZES
11 THE POINT. THIS IS A LOT OF WHAT UNINCORPORATED CONTRA COSTA COUNTY THAT
12 ISN'T ALREADY KIND OF BUILT COMMUNITIES HAS BIG INDUSTRIAL. THESE ON THE
13 MAP MAY LOOK LIKE SITES THAT YOU COULD PUT HOUSING BECAUSE THEIR ISN'T A
14 LOT OF HOUSING BUT IT'S NOT A GREAT PLACE FOR HOUSING. NEXT SLIDE PLEASE.
15 ABAG STAFF REBUTTAL THEY BASICALLY HAVE SAID THAT OUR MAPPING EXERCISE
16 DOESN'T MOVE PROVE A POINT. BUT I WANT TO UNDERSTAND HOW THE UNITS -- YOU
17 KNOW, HOW THE MODEL THAT SAYS THAT THERE IS GROWTH CAPACITY IN CONTRA
18 COSTA COUNTY. I UNDERSTAND THAT PART OF THE MODEL IS JUST, OKAY, IF YOU
19 HAVE A CERTAIN NUMBER OF HOUSEHOLDS YOU NEED TO GROW PROPORTIONATELY YOU
20 NEED TO BUILD-OUT, BUT THERE SHOULD BE FACTOR FOR OPPORTUNITY OTHERWISE
21 THINGS WON'T HAPPEN WE WENT THROUGH THIS MAP THAT'S AN ATTACHMENT TO THE
22 MODELING REPORT TO PLANNED BAY AREA 2050 AND THE PURPLE AREA SHOW THE
23 GROWTH GEOGRAPHIES WE GO THROUGH A SERIES OF MAPS TO LOOK AT IF THEY'RE
24 REAL FOR CONTRA COSTA. QUICKLY, NEXT SLIDE. SO, ANNEXATIONS, THE
25 ANNEXATION IN PITTSBURG AT THE TOP, 1500 UNITS IT HASN'T QUITE HAPPENED

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1 YET BUT THERE IS NO WAY THAT'S GOING HAPPEN IN CONTRA COSTA COUNTY. NEXT
2 SLIDE. ON THE LEFT-HAND SIDE, THERE IS A BUNCH OF PHILLIPS 66 BUFFER LANDS
3 STAFF REPORT SHOWS 5600 UNITS SLATED FOR THERE THAT'S A BUFFER THAT'S NOT
4 REALLY GOING TO HAPPEN. WE STRUGGLE TO UNDERSTAND WHERE WE'RE GOING TO PUT
5 THESE UNITS. NEXT SLIDE. THE REST ARE SUBDIVISIONS. NEXT SLIDE, THAT HAVE
6 ALREADY BEEN APPROVED. SO THERE IS LITTLE PURPLE LEFT. WHEN WE'RE TRYING
7 TO FIGURE OUT WHERE WE PUT THESE UNITS WE WOULD HAVE STARTED WITH PURPLE
8 TOO, AND THIS ENDED UP WITHOUT THAT. NEXT SLIDE. WE ARE COMMITTED TO
9 AFFORDABLE HOUSING THESE ARE IMAGES OF AFFORDABLE HOUSING PROJECTS THAT WE
10 PURSUE AND I THINK THE IMPACT ON A JURISDICTION IS NOT JUST THAT, YOU
11 KNOW, YOU HAVE TO WRITE A HOUSING ELEMENT THAT SHOWS THAT NUMBER OF UNITS
12 WE'RE GOING TO TRY TO PUT IN A HUGE NUMBER OF UNITS NO MATTER WHAT NUMBER
13 YOU GIVE US BUT IF WE DON'T MEET OUR TARGETS THEN THE RESIDENTS OF CONTRA
14 COSTA COUNTY WILL LOSE SAY IN SB35 OTHER AND THINGS TO SAY WHICH PROJECT
15 ARE DISCRETIONARY AND THAT DOESN'T SEEM FAIR TO US. FINAL SLIDE. OUR
16 REQUEST IS THAT YOU PUT THE NUMBER BACK TO WHAT IT -- THE VERY HIGH NUMBER
17 THAT WAS PRESENTED TO US BACK IN OCTOBER. THANK YOU VERY MUCH FOR YOUR
18 TIME.

19

20 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. AND AFTER STAFF
21 PRESENTATION THERE WILL BE OPPORTUNITY FOR REBUTTAL. THANK YOU VERY MUCH.
22 I'LL ASK MTC/ABAG STAFF TO PRESENT A RESPONSE TO THE COUNTY OF CONTRA
23 COSTA'S APPEAL.

24

28

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1 **GILLIAN ADAMS:** THANK YOU. GILLIAN ADAMS. NEXT SLIDE. COUNTY OF CONTRA
2 COSTA REQUESTING REDUCTION OF 1,818 UNITS REPRESENTING REDUCTION OF 24% OF
3 ITS DRAFT ALLOCATION STAFF IS RECOMMENDING TO PARTIALLY GRANT THE APPEAL.
4 NEXT SLIDE PLEASE. IN RESPONSE TO THE COUNTY'S ARGUMENT THAT ABAG FAILED
5 TO ADEQUATELY CONSIDER INFORMATION ABOUT INFRASTRUCTURE CONSTRAINTS, LANDS
6 PROTECTED FROM DEVELOPMENT AND POLICIES TO PRESERVE AGRICULTURAL LAND, THE
7 FINAL BLUEPRINT WHICH IS THE BASELINE ALLOCATION IN THE RHNA METHODOLOGY
8 DOESN'T ALLOW SIGNIFICANT GROWTH OUTSIDE OF THE URBAN LIMIT LINE. AS A
9 RESULT, NONE OF THESE AREAS CONTRIBUTED TO THE COUNTY'S ALLOCATION. THE
10 COUNTY ARGUES THE RHNA METHODOLOGY DOES NOT FURTHER THE OBJECTIVE TO MEET
11 THE REGION'S GREENHOUSE GAS TARGET WHICH CHALLENGES THE FINAL RHNA
12 METHODOLOGY THAT WAS ADOPTED BY ABAG AND APPROVED BY HCD AND THUS FALLS
13 OUTSIDE THE SCOPE OF THE APPEALS PROCESS. HCD HAS THE AUTHORITY TO
14 DETERMINE IF THE METHODOLOGY FURTHERS THE STATUTORY OBJECTIVES, AND HCD
15 FOUND THAT ABAG'S METHODOLOGY DOES FURTHER THESE OBJECTIVES. NEXT SLIDE
16 PLEASE. STAFF UNDERSTANDS THE CONCERN ABOUT RISKS AND NATURAL HAZARDS,
17 HOWEVER WITH ONLY SMALL EXCEPTION HOUSING ELEMENT LAW DOES NOT IDENTIFY
18 AREAS AT RISK FROM NATURAL HAZARDS AS A CONSTRAINT TO HOUSING IN COMMENT
19 LETTER ON APPEALS HCD NOTE THAT HOUSING PLANNING CANNOT BE LIMITED TO
20 VACANT LAND AND COMMUNITIES THAT VIEW THEMSELVES AS BUILT OUT OR LIMITED
21 DUE TO OTHER NATURAL CONSTRAINTS SUCH AS FIRE AND FLOOD RISK AREAS MUST
22 PLAN FOR HOUSING FOR MEANS SUCH AS REZONING COMMERCIAL MIXED USE TO MIXED
23 USE AREAS AND VACANT LAND THE COUNTY IS UNABLE TO CONSIDER UNDERUTILIZED
24 INFILL AND RESIDENTIAL DENSITY OTHER PLANNING TOOLS TO ACCOMMODATE ITS
25 RHNA. REGARDING HOUSING DEVELOPMENT ON SPECIFIC SITES PLANNED BAY AREA

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1 2050 GROWTH FORECAST IS ADOPTED AT COUNTY AND SUBCOUNTY LEVELS ONLY. WHILE
2 PLANNED BAY AREA 2050 MODELS CONDUCTS PARCEL LEVEL MODELING SIMULATIONS
3 AND GROSS PROJECTED IN THE LONG RANGE PLAN IS NOT VALID FOR BASIS RHNA.
4 STAFF DID REVIEW THE FINAL BLUEPRINT AND ALL SITES IDENTIFIED BY THE
5 COUNTY WERE NOT FORECASTED TO HAVE HOUSEHOLDS ON THEM WITH EXCEPTIONS,
6 FIRST, BETHEL ISLAND IS PROJECTED TO HAVE A SMALL NUMBER OF ADDITIONAL
7 HOUSEHOLDS BY 2050 AND IMPACT OF THESE COUNTY DRAFT RHNA ALLOCATION IS
8 BEING NEGLIGIBLE. SECOND, PARCELS ALONG STATE ROUTE FOUR EAST OF HERCULESE
9 WITHIN THE URBAN LIMIT LINE ARE PROJECTED TO HAVE MORE THAN 5000
10 HOUSEHOLDS IN 2050 DRIVEN BY BASELINE LAND USE DATA THAT WAS MADE
11 AVAILABLE TO THE COUNTY DURING THE BASIS REVIEW PERIOD IN 2019 AND 2020.
12 THE POTENTIAL FOR FUTURE HOUSING IN THIS AREA AS ENVISIONED IN THE FINAL
13 BLUEPRINT IS POSSIBLE AS A RESULT OF THE UPCOMING CLOSURE OF THE PHILLIPS
14 66 CARBON PLANT IN 2023 AS PART OF PHILLIPS 66 RODEO RENEWED PROJECT. NEXT
15 SLIDE PLEASE. THE COUNTY CITED FOUR ANNEXATIONS FOR REDUCED GROWTH
16 FORECAST IN ITS RHNA. TWO WERE NOT INCORPORATED INTO THE FINAL BLUEPRINT
17 BUT NO HOUSEHOLDS WERE FORECASTED IN THESE AREAS AND HAVE NO IMPACT ON THE
18 JURISDICTION'S RHNA. ONE ANNEXATION BY PITTSBURG IS STILL IN PROGRESS. THE
19 AREA WAS CORRECTLY INCLUDED PART OF THE COUNTY IN THE FINAL BLUEPRINT
20 HOWEVER, PITTSBURG ANNEXATION LAFCO 1708 WAS INCORRECTLY INCLUDED AS PART
21 OF THE COUNTY IN THE FINAL BLUEPRINT. THE FINAL BLUEPRINT FORECASTED 412
22 HOUSEHOLDS IN THIS AREA AND REMOVING THESE REDUCES THE COUNTY'S TOTAL RHNA
23 BY 35 UNITS. NEXT SLIDE PLEASE. THE COUNTY'S ARGUMENT ABOUT ACCESS TO HIGH
24 OPPORTUNITY AREA FACTORS IS INACCURATE. ACCOUNTING FOR PERCENT OF
25 HOUSEHOLDS IN THE HIGH-RESOURCE CONSENSUS TRACKS AND 36% OF HOUSEHOLDS IS

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1 RELATIVELY LOW COMPARED TO OTHER JURISDICTIONS SATIS FACTORIALY REDUCED
2 OF THE ALLOCATION. ON NOTE THERE WAS A TYPO IN THE SLIDE ON THE PACKET
3 THAT WAS ORIGINALLY DISTRIBUTED WE ARE RECOMMENDING TOTAL REDUCTION OF 35
4 UNITS. SPECIFICALLY WE ARE RECOMMENDING THAT 35 UNITS BE TRANSFERRED TO
5 THE CITY OF PITTSBURG IN THE INCOME CATEGORIES SHOWN HERE TO ACCOUNT FOR
6 THE IMPACT OF THE ANNEXATION THAT WAS NOT CORRECTLY ACCOUNTED FOR IN THE
7 FINAL BLUEPRINT. THANK YOU. THAT CONCLUDES MY PRESENTATION.

8

9 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. SO NOW I WOULD LIKE TO ASK
10 THE CITY OF PITTSBURG, WHICH SAY JURISDICTION THAT WILL BE AFFECTED BY THE
11 STAFF RECOMMENDATION, IF THEY WOULD LIKE TO SPEAK, THEY WILL HAVE FIVE
12 MINUTES AND I UNDERSTAND WE'RE JOINED TODAY BY THE CITY MANAGER OF THE
13 CITY OF PITTSBURG?

14

15 **GARRETT EVANS:** YES, SIR. GOOD MORNING. THANK YOU VERY MUCH FOR ALLOWING ME
16 TO SPEAK AND THANK YOU CHAIR AND MEMBERS OF THE ABAG COMMITTEE AND STAFF
17 FOR THE EXCELLENT COMMUNICATION WITH THE CITY OF PITTSBURG THE CITY OF
18 PITTSBURGH HAS THE HIGHEST RATE OF CONTRA COSTA JURISDICTION IN MEETING
19 HOUSING GOALS WITH A B PLUS IN THIS PAST YEAR AND THE ONLY CITY TO RECEIVE
20 AN A RATING IN THE PRIOR YEAR PITTSBURG HAS 235 UNITS OF LOW-INCOME UNITS
21 UNDER CONSTRUCTION RECENTLY ISSUED AN RFP FOR MIXED INCOMING DEVELOPMENT
22 FOR LAND ADJACENT TO THE PITTSBURG STATION AND HAVE DUPLEX UNITS NEXT TO
23 THE STATION, WE ARE SUPPORTIVE OF THE RECOMMENDATION BY ABAG MTC STAFF
24 REGARDING THE RHNA APPEAL FILED BY CONTRA COSTA COUNTY IN TRANSFERRING THE
25 35 UNITS TO PITTSBURG I WOULD LIKE TO TAKE A FINAL MOMENT TO ENCOURAGE

31

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1 ABAG THROUGH THIS PROCESS TO WORK WITH CITIES SUCH AS PITTSBURG TO BRING
2 MORE JOBS TO OUR AREA BALANCED DEVELOPMENT MEETING THE NEEDS OF HOUSING,
3 TRANSPORTATION, TRANSIT, AND JOBS TOGETHER, OTHERWISE WE WILL EXACERBATE
4 THE CHALLENGES RATHER THAN SOLVING THEM. AGAIN, THANK YOU FOR YOUR TIME.

5

6 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH FOR JOINING US THIS
7 MORNING. AND MAYOR HUDSON, IF IT'S OKAY, I HOLD YOUR QUESTION UNTIL AFTER
8 THE PUBLIC COMMENT I'LL DEFINITELY GET TO YOU FIRST.

9

10 **SPEAKER:** WE NEED TO HAVE A REBUTTAL FROM THE COUNTY.

11

12 **MATTHEW LAVRINETS:** THANK YOU.

13

14 **JESSE ARREGUIN, PRESIDENT:** MY APOLOGIES. THIS IS NOT USUAL FOR HOW WE
15 CONDUCT APPEALS IT'S USUALLY STAFF APPELLANT AND REBUTTAL. THANK YOU. I
16 WOULD LIKE TO TURN OVER TO THE COUNTY OF CONTRA COSTA TO GIVE REBUTTAL.

17

18 **CLERK OF THE BOARD:** TIME FOR REBUTTAL?

19

20 **JESSE ARREGUIN, PRESIDENT:** THREE MINUTES.

21

22 **JOHN COPOHIK:** THANK YOU. WHERE ARE THE CITIES FORECAST? IT -- -- IT WASN'T
23 UNTIL WE REALIZED THERE ACCOUNTED BE 1,565 UNITS DOWNWIND OF THE PHILLIPS
24 REFINERY AND WE HEARD THE ARGUMENT WE COULD PUT THE UNIT WHERE IS WE WANT.
25 WHERE ARE WE SUPPOSED TO PUT THEM? THERE SHOULD BE CONTRIBUTION TO

32

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1 BUILDING ON THESE UNITS AND CONTRA COSTA AND ABAG FORECAST OVER THE YEARS
2 HAS BEEN THE ONLY COUNTY IN THE AREA THAT HAS A NEGATIVE VIEW THAT MEANS
3 MORE HOUSING THAN JOBS AND IT'S PROJECTED TO STAY THAT WAY AND THE METRICS
4 THAT ABAG SLIDE REFERS TO IS RHNA PER CAPITA. SO THAT, YOU KNOW,
5 BASICALLY, THAT THE PLAN AS A WHOLE IS SUPPOSED TO BE DOING A GOOD JOB
6 LOOKING AT VMT, BUT IT'S GOING TO EXACERBATE THE PATTERN OF PEOPLE LIVING
7 IN THE SUBURBS AND COMMUTING INTO THE JOB CENTERS WE NEED TO FOCUS ON THE
8 JOBS THE FOUR WORST COMMUTES IN THE SAN FRANCISCO BAY AREA ARE FROM CITY
9 OF CONTRA COSTA ONE IS THE CITY OF HERCULES WHICH IS NEXT DOOR TO THE
10 5,600 UNITS DOWNWIND OF WHERE PHILLIPS 66 REFINERY ARE SUPPOSED TO GO. IT
11 WOULD BE NICE TO HAVE A GREATER UNDERSTANDING OF THIS AND COULD WE HAVE
12 THE DATA FOR WHICH SPECIFIC PARCELS ARE MODELED TO GO WHERE? IT WOULD HELP
13 US UNDERSTAND YOUR THOUGHTS ON WHERE WE CAN ACCOMMODATE THIS HOUSING AND
14 ALSO HELP US TO CONVINCING HCD THAT WE'RE NOT CRAZY IF WE SUGGEST WE PUT
15 UNITS ON THAT PLACE. WE REQUEST THAT DATA. AND FINALLY, I THINK THESE
16 SESSIONS ARE OFTEN VENTING SESSIONS APPRECIATE YOU SUFFERING THROUGH MY
17 VENTING. THE CHALLENGE WITH POCKETS OF HRAS, ALAMO, DIABLO ANOTHER, IT IS
18 HARD TO FIND A WAY TO PUT A LOT OF UNITS IN DIABLO. WE WILL DO OUR BEST,
19 BUT TO TEAR DOWN MULTI-MILLION DOLLARS HOMES MORE HOUSING MARKET WISE
20 THAT'S NOT GOING TO HAPPEN. AND INFLUENCES THE SCORE OF JURISDICTIONAL
21 CONTRA COSTA BASED ON A PORTION OF HRAS WHERE ARE WE GOING TO PUT THE
22 UNITS WE COULD PUT THEM BACK IN THE HRA THAT WOULDN'T BE -- THE
23 DISPROPORTIONATE INCREASE IN CONTRA COSTA COUNTY WE THINK IS UNFAIR TO THE
24 RESIDENTS BECAUSE IT'S GOING TO TAKE AWAY SOME OF OUR LOCAL CONTROL. THANK
25 YOU VERY MUCH FOR LISTENING TO US.

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1

2 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. WE'LL GO TO PUBLIC COMMENT
3 PORTION ON THE APPEAL FOR THE COUNTY OF CONTRA COSTA. PLEASE RAISE YOUR
4 HAND AT THIS TIME OR PRESS STAR NINE IF YOU ARE PHONING INTO OUR MEETING.
5 ONCE AGAIN, ILL ASK FOR PUBLIC COMMENT ON THE RHNA APPEAL FOR THE COUNTY
6 OF CONTRA COSTA IF YOU WISH TO TESTIFY PLEASE RAISE YOUR HAND OR PRESS
7 STAR NINE. DON'T SEE ANY RAISED HANDS M CASTRO.

8

9 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND
10 RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

11

12 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU. I WANT TO THANK THE COUNTY OF
13 CONTRA COSTA FOR ITS PRESENTATION AND THANK YOU TO THE CITY MANAGER FROM
14 THE CITY OF PITTSBURG FOR JOINING US THIS MORNING. IT'S NOW IN ORDER FOR
15 THE COMMITTEE TO DISCUSS THE APPEAL AND TO TAKE PRELIMINARY ACTION. I WANT
16 TO CLARIFY THAT ANY ACTION TAKEN TODAY IS PRELIMINARY, AS WE WILL TAKE
17 FINAL ACTION ON ALL THE APPEALS AT THE CLOSE OF THE PUBLIC HEARING AT THE
18 CONCLUSION OF THIS PROCESS. SO, I WOULD LIKE TO ASK ARE THERE ANY MEMBERS
19 OF THE ABAG ADMINISTRATIVE COMMITTEE WHO HAVE ANY QUESTIONS? MAYOR HUDSON?
20 YES?

21

22 **DAVID E. HUDSON:** HUDSON I WANT TO STOP -- FOR SOME REASON WHEN I PULLED UP
23 THE RESPONSE TO THE APPEAL FROM ABAG IT WASN'T UP THERE YESTERDAY. WAS
24 THIS SOMETHING THAT CHANGED IN DISCUSSION? IN ORDER, WAS THERE AN ORIGINAL
25 RESPONSE TO DENY THE APPEAL WHAT I -- BECAUSE I STILL DON'T HAVE IT UP IN

34

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1 FRONT OF ME, TO DO A PROPORTIONAL PART. ARE WE REALLY DOING THIS OVER 35
2 UNITS? I THINK IT'S MORE THAN THAT, ISN'T IT? I DO NOT HAVE IT IN FRONT OF
3 ME IS THE PROBLEM I V AND THEN I HAVE A SECOND POINT AFTER THAT.

4

5 **GILLIAN ADAMS:** TO YOUR FIRST QUESTION, I DON'T -- I WAS ABLE TO DOWNLOAD
6 THE MATERIALS FROM THE WEB SITE SO I'M NOT QUITE SURE WHY THAT DIDN'T
7 APPEAR FOR YOU.

8

9 **DAVID E. HUDSON:** SAME REASON I WAS BLAMING JESSE WHEN IT WAS ME.

10

11 **GILLIAN ADAMS:** SO WE DID NOT CHANGE OUR RECOMMENDATION. WE HAD A TYPO ON
12 THE FINAL SLIDE THAT SHOULD HAVE SAID 35 UNITS. THAT WAS ALWAYS OUR
13 RECOMMENDATION AND THAT'S WHAT OUR WRITTEN MEMO SAID. SO, YES, THE
14 QUESTION IS ABOUT 35 UNITS. SO, THE WAY THAT WORKED WAS, THE AREA IN
15 QUESTION HAD 412 HOUSEHOLDS FORECAST FOR IT IN TERMS OF TOTAL HOUSEHOLD IN
16 2050 AND ONCE WE CHANGED THE BASELINE ALLOCATION FOR THE RHNA METHODOLOGY.
17 SO ONCE WE CHANGED THE COUNTY'S BASELINE AFTER THAT, THE IMPACT AFTER WE
18 RUN THE FACTORS IN THE RHNA METHODOLOGY, A TOTAL OF 35 UNITS. THAT'S HOW
19 IT WAS DETERMINED.

20

21 **DAVID E. HUDSON:** GREAT PRESENTATION. YOU'RE RIGHT, THIS IS A GREAT PLACE
22 TO DO GRIPES. AND IT'S TOTALLY UNFAIR AND THAT'S WHAT EVERY CITY HAS TOLD
23 US UP TO THIS POINT. REALLY, IF THIS IS ONLY 35 UNITS IN PARTICULAR, MY
24 FIRST THING IS, OKAY, DO IT AND LET IT GO. BUT THE REALITY IS, YOU'RE
25 RIGHT. THEY SHOULD BE IN THE CITIES, BUT THERE ARE 19 UNINCORPORATED

35

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1 CITIES TO MATCH THE INCORPORATED CITIES IN CONTRA COSTA, SO YOU'RE GOING
2 TO BE HARD MAKING THAT ARGUMENT. MY PROBLEM HERE IS, IT'S THE SAME STORY
3 THAT ALL OF THIS IS WRONG. WHERE ARE WE GOING TO PUT THEM? NOBODY KNOWS AT
4 THIS POINT. AND I DON'T WANT TO GO OUT OF WHAT WE HAVE BEEN STICKING TO,
5 WHICH IS THIS ACCEPTED HCD -- L THE HCD ACCEPTANCE, UNLESS IT IS ON A MAP
6 ERROR, AND THAT'S NOT EXACTLY WHAT I'M HEARING. SO WHEN OTHER PEOPLE ASK
7 THEIR QUESTION, SAYING THERE WAS A MAP ERROR IN PARTICULAR. I GUESS I
8 COULD LEAN THAT WAY. BUT 35 UNITS I'M NOT INCLINED TO BE GOING OFF OF WHAT
9 WE'RE FACING OVER THE NEXT 18 OR 19 WHATEVER IT IS -- DISTRICTS THAT ARE
10 GOING TO BE COMING BEFORE US, IT WOULD BE VERY INTERESTED IN NEXT
11 QUESTIONS.

12

13 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. MAYOR EKLUND.

14

15 **PAT ECKLUND:** THANK YOU VERY MUCH, PRESIDENT ARREGUIN. I AM CURIOUS TO HEAR
16 STAFF'S RESPONSE ABOUT WHY CONTRA COSTA COUNTY WAS NOT ABLE TO GET THE
17 DATA ON WHERE THE PROPOSED HOUSING UNITS COULD BE PLACED IN CONTRA COSTA
18 COUNTY. THAT'S ONE OF SEVERAL QUESTIONS. BUT CAN I GET AN ANSWER TO THAT
19 FIRST, PLEASE? >DAVE VAUTIN: I'LL TAKE THAT QUESTION. DAVE VAUTIN,
20 ASSISTANT DIRECTOR OF MAJOR PLANS. WE HAVE AT THE COUNTY SEVERAL TIMES
21 OVER THE COURSE OF THE PLANNING PROCESS INCLUDING THE CONCLUSION OF THE
22 FINAL BLUEPRINT TO WALK THROUGH MAPS AND OTHER DATA ASSOCIATED WITH THE
23 FINAL LAND USE PATTERN THAT WAS ULTIMATELY ADOPTED. LIKE MOST
24 JURISDICTIONS IN THE REGION GROWTH IS OCCURRING ON A WIDE TYPOLOGY OF
25 PARCELS. THE COUNTY HAS GROWTH GEOGRAPHIES INCLUDING PRIORITY DEVELOPMENT

36

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1 AREAS THERE IS ALSO AS WAS DISCUSSED EARLIER AREAS WITHIN THE COUNTY'S
2 VOTER APPROVED URBAN LIMIT LINE THAT ARE ELIGIBLE FOR FUTURE RESIDENTIAL
3 GROWTH, AND ALTHOUGH WE LOOKED AT RESIDENTIAL GROWTH IN LOCATIONS WITHIN
4 THE COUNTY LOCATIONS AND MAY BE ANNEX SAID IN THE FUTURE TO THE RHNA
5 TRANSFERS BUT ANNEXATION FUTURE LOCATIONS POSSIBLE FOR DEVELOPMENT AND
6 ALAMO WHERE THERE MAY BE LARGE HOMES THERE IS POTENTIAL FOR THINGS LIKE
7 ACCESSORY DWELLING UNITS ACROSS THE COUNTY SO IT'S A WIDE RANGE OF TYPES
8 OF SITES IN A JURISDICTION.

9

10 **PAT ECKLUND:** THAT DIDN'T ANSWER MY QUESTION. CONTRA COSTA SAID THEY
11 WEREN'T GIVEN OPPORTUNITY -- THEY WEREN'T ALLOWED TO GET THE DATA. THEY
12 WEREN'T ALLOWED TO SEE THE DATA. SO HELP ME TO UNDERSTAND WHY THEY'RE
13 SAYING THAT IF YOU SAID THAT YOU HAVE MET WITH THEM, BUT, YOU KNOW,
14 OBVIOUSLY, PLANNERS NEED TO SEE THE DATA AND THE ASSUMPTIONS THAT THE
15 REGIONAL AGENCIES ARE MAKING THESE DECISIONS ON. SO HELP ME UNDERSTAND WHY
16 THEY SAYS SAID THEY DID NOT GET ACCESS TO THE DATA. >DAVE VAUTIN: WE
17 FUNDAMENTALLY DISAGREE WITH THAT ASSERTION. WE GAVE THEM OPPORTUNITY TO
18 LOOK AT THE DATA STARTING IN 2018 AND 2019 AND 2020 EVERY JURISDICTION WAS
19 GIVEN OPPORTUNITY TO LOOK AT THE BASELINE DATA GOING INTO PLANNED BAY AREA
20 2050 WE DISCUSSED IN OUR PRESENTATION ONE OF THE LOCATIONS FOR GROWTH
21 ALONG HIGHWAY FOUR THAT WAS LOCATION DRIVEN PURELY BY THE BASELINE DATA IN
22 THE PLAN SO THEY HAD OPPORTUNITY TO REVIEW THAT AT THE TIME. JURISDICTIONS
23 DIDN'T TAKE A CLOSE LOOK AT THE DRAFT BLUEPRINT WHEN RELEASED IN SUMMER OF
24 2020 AND CAME BACK TO US IN WINTER 2020 AFTER NEW STRATEGIES HAVE BEEN
25 ADOPTED BY THE ABAG BOARD AND COMMISSION AS WELL AS UPDATED DATA

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1 INTEGRATED INTO THE GROWTH PATTERN THERE ARE THREE OPPORTUNITIES, THE BASE
2 WINDOW DRAFT AND FINAL. AND AGAIN WE DID MEET WITH THEM AND SHARE MAPS
3 DURING THAT PROCESS.

4

5 **PAT ECKLUND:** OKAY. MY NEXT QUESTION IS, THERE WAS A COMMENT MADE THAT
6 THERE WAS ASSUMPTION THAT MULTIMILLION DOLLAR HOMES WOULD BE TORN DOWN TO
7 DEVELOP HOUSING. HELP ME TO UNDERSTAND THAT. YOU MENTIONED ABOUT MULTI-
8 MILLION HOMES COULD DO SOMETHING, BUT YOU CAN HELP ME TO UNDERSTAND WHY
9 CONTRA COSTA COUNTY MADE THAT COMMENT? >DAVE VAUTIN: WELL I'M NOT SURE I
10 CAN ANALYZE THEIR WORDING, OR PHRASING THERE, BUT I CAN CERTAINLY
11 ACKNOWLEDGE THAT. WHEN WE DO OUR LAND USE MODELS, THERE ARE LOCATIONS IN
12 THE REGION THAT ARE NOT GROWTH GEOGRAPHIES AND THEY ALSO HAVE A ROLE TO
13 PLAY. SO IN PLANNED BAY AREA 2050, 4 OUT OF FIVE NEW HOMES ARE IN GROWTH
14 GEOGRAPHIES. ONE OUT OF FIVE NEW HOMES ISN'T. AND THE TYPOLOGY OF GROWTH
15 OUTSIDE GROWTH GEOGRAPHIES IS MUCH MORE KEEPING IN THE CHARACTER OF THOSE
16 COMMUNITIES WITH TARGETED INFILL THINGS LIKE ACCESSORY DWELLING UNITS
17 WHICH THERE HAS BEEN STATE LEGISLATION THAT HAS SMOOTHED THE PATH FOR
18 THOSE SORTS OF UNITS. WE DO FORECAST ACCESSORY DWELLING UNITS THROUGHOUT
19 THE REGION LOOKING AT LAND AVAILABILITY OBVIOUSLY A LARGE PARCEL SIZE
20 SINGLE FAMILY HOME MAY HAVE LAND AVAILABILITY FOR AN ACCESSORY DWELLING
21 UNIT DOESN'T MEAN EVERY PARCEL CHANGES IN THAT WAY BUT SOME PERCENTAGE
22 WOULD OVER A 30 YEAR HORIZON.

23

24 **PAT ECKLUND:** PRESIDENT ARREGUIN IS IT POSSIBLE FOR CONTRA COSTA COUNTY TO
25 RESPOND TO MY QUESTION ABOUT WHY THEY MADE THAT COMMENT.

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1

2 **JESSE ARREGUIN, PRESIDENT:** YES. I'LL TAKE THAT AS A QUESTION TO CONTRA
3 COSTA COUNTY STAFF.

4

5 **SPEAKER:** DIRECTOR ECKLUND, THE COMMENT YOU HAVE IS ABOUT THE MULTIMILLION
6 DOLLAR HOMES? I WAS TRYING TO COMMENT ON THE METHODOLOGY OF THE HIGH-
7 RESOURCE AREAS, THE QUANTITY OF THE HIGH-RESOURCE AREAS AFFECTS OF
8 ALLOCATIONS LOGICALLY THE THOUGHT THAT IT MAKES SENSE TO TRY TO HAVE MORE
9 UNITS MORE HOUSINGS ON GO TO WHERE YOU HAVE MORE HOUSEHOLDS AND THE SMALL
10 POCKETS OF THOSE LARGER AREAS AREN'T THAT THAT'S A FACTOR AND THE CONTROL,
11 COMMUNITIES LIKE ALAMO ARE POCKETS OF HIGH-RESOURCE AREAS ARE SMALL AND
12 THEY AREN'T -- WEEKEND TRY TO DO RETAIL MIXED USE ON THE ONE SHOPPING
13 CENTER AND THERE IS A COUPLE OF SMALL VACANT LOTS AN ACHOR ALONG SMALL
14 THOROUGH FAIRS THAT PRESENT OPPORTUNITIES BUT THIS IS A SMALL DROP IN THE
15 BUCKET AND IF YOU WANT TO HAVE A LOT OF NEW POPULATION IN ALAMO, FOR
16 INSTANCE -- I HOPE NO ONE FROM ALAMO LISTENING, YOU WOULD NEED TO LEVEL
17 SOME NEIGHBORHOODS AND THAT'S JUST NOT REALISTIC.

18

19 **PAT ECKLUND:** THANK YOU.

20

21 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU VERY MUCH. SUPERVISOR
22 MANDELMAN?

23

24 **RAFAEL MANDELMAN:** THANK YOU CHAIR ARREGUIN. I AM HAVING SOME SYMPATHY WITH
25 THIS APPEAL IT IS CONSISTENT WITH THE EXPERIENCE OF SAN FRANCISCO AROUND

39

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1 THE SUDDEN APPEARANCE OF A WHOLE LOT OF UNIT IN DECEMBER, AND I THINK
2 ALTHOUGH SAN FRANCISCO DID NOT APPEAL AND I THINK IT WAS CORRECT THAT SAN
3 FRANCISCO DID NOT APPEAL, I THINK IT'S A LOT, YOU KNOW, WE'RE ASKING A LOT
4 OF UNINCORPORATED CONTRA COSTA IN THIS REGARD, AND I THINK IF THEY DID NOT
5 IN FACT HAVE A WAY TO WEIGH INTO THE MEETING IN A MEANINGFUL WAY AFTER
6 THIS SIGNIFICANT INCREASE IN THE NUMBER OF UNITS BEING ASSIGNED TO THEM IN
7 DECEMBER, THAT'S A PROBLEM.

8

9 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU. FLIGOR?

10

11 **NEYSA FLIGOR:** THANK YOU CHAIR. MY QUESTION IS FOR STAFF AND IT HAS TO DO
12 WITH THE 35 UNITS. IT'S A FOLLOW-UP TO MAYOR HUDSON'S QUESTION. SO I
13 UNDERSTAND THAT THE RECOMMENDATION, IN PART, IS TO GRANT THE APPEAL AND
14 REDUCE THEIR ALLOCATION BY 35 UNITS DUE TO THE ERROR, IN THE 2050 BASELINE
15 ALLOCATION, BUT I'M CURIOUS IF PART OF THE PROCESS FOR STAFF, IN
16 RECOGNIZING THERE WAS AN ERROR IN THE BASELINE IS TO GO BACK TO DETERMINE
17 WHETHER OR NOT THERE ARE OTHER PARCELS OR PORTIONS OR AREAS IN
18 UNINCORPORATED CONTRA COSTA COUNTY THAT THOSE 35 UNITS, FOR EXAMPLE, COULD
19 BE BUILT. OR IS IT AUTOMATIC, THERE IS AN ERROR AND WE NEED TO INCREASE
20 THE NUMBER OF UNITS ALLOCATED TO CONTRA COSTA COUNTY? I'M TRYING TO
21 RECONCILE THE DIRECTION THAT IT'S REALLY UP TO THE JURISDICTION, WHERE
22 THEY BUILD THESE HOUSING UNITS. SO EVEN THOUGH IN THE 2050 PLANNED BAY
23 AREA BASELINE THERE IS CERTAIN AREAS IDENTIFIED, SEPARATELY, IT'S REALLY
24 UP TO A JURISDICTION TO DETERMINE WHERE THEIR GOING TO BUILD THESE UNITS.
25 IF STAFF COULD EXPLAIN THAT PROCESS IN IDENTIFYING THE ERROR AND THEN

40

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1 AUTOMATICALLY JUMPING TO REDUCING BY 35 UNITS, AS OPPOSED TO MAYBE SEEING
2 WHETHER OR NOT THERE ARE OTHER AREAS IN UNINCORPORATED CONTRA COSTA COUNTY
3 THAT THOSE 35 UNITS COULD BE BUILT? >DAVE VAUTIN: EXCELLENT QUESTION. YOU
4 KNOW, I THINK THROUGH OUR PROCESS, THERE IS REALLY KIND OF TWO STRANDS OF
5 RESPONSE HERE. AND CERTAINLY THERE ARE OTHER PARCELS IN THE COUNTY THAT
6 WERE NOT BUILT O AND WE DISCUSSED A WHOLE SLEW OF THEM, COUNTY WAS
7 QUESTIONING CERTAIN SITES AND WERE ZERO HOUSEHOLDS ON THEM. THERE ARE
8 OTHER LOCATIONS WITHIN THE COUNTY BORDERS WHERE GROWTH COULD BE
9 ACCOMMODATED OR ACCOMMODATED ON THE SAME PARCELS BUT AT HIGHER DENSITY.
10 HOWEVER, WE ALSO NEED TO CONSIDER THE PLANNED BAY AREA 2050 PROCESS IF WE
11 START CHANGING THE LAND USE PATTERN FOR PLAN 2050 WHEN IT'S IN THE MIDDLE
12 OF AN ENVIRONMENTAL PROCESS THAT WOULD BE, OUR INCLINATION IS THE
13 ENVIRONMENTAL LAND USE PATTERN, AND MOVING AROUND UNITS TO PUT THEM ON A
14 DIFFERENT PARCEL AND INSTEAD LET'S REFLECT ON THE CORRECT BOUNDARY WHERE
15 GROWTH WAS FORECASTED. OBVIOUSLY THIS IS THE RHNA APPEALS PROCESS SO IT'S
16 IMPORTANT THAT WE KEEP BOTH OF THESE TRENDS IN MIND BUT THAT'S WHAT LED TO
17 OUR RECOMMENDATION IN THE RHNA CONTEXT THE GROWTH PATTERN IS GOING THROUGH
18 A CEQA PROCESS SO WE'RE NOT PROPOSING TO TINKER WITH THAT BUT JUST REFLECT
19 THE BOUNDARY CORRECTION.

20

21 **NEYSA FLIGOR:** THANK YOU, DAVE.

22

23 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. SUPERVISOR RABBIT?

24

41

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1 **DAVID RABBIT:** THANK YOU VERY MUCH. I'M VERY SYMPATHETIC TO A SHARP
2 INCREASE IN HOUSING AND TO UNINCORPORATED COUNTY. I THINK WE ALL AGREE,
3 CITY CENTER GROWTH IS IDEAL AND IT FULFILLS OUR CLIMATE AND TRANSIT GOALS
4 IN THE COUNTIES. AND I THINK THROUGH THE METHODOLOGY THAT WE WENT THROUGH
5 IT'S SKEWED A LITTLE BIT AND WE ENDED UP WITH, QUITE FRANKLY, A LARGER
6 NUMBER OF HOUSING UNITS IN THE UNINCORPORATED AREAS OF COUNTIES THAN WE
7 MIGHT HAVE OTHERWISE ANTICIPATED. WITH THAT SAID, I KNOW ONE OF THE
8 ISSUES, AND DAVE HUDSON SAID THERE WERE QUITE A FEW IN THE UNINCORPORATED
9 COUNTIES AND SERVICES WITH WATER AND SEWER, THINGS THAT YOU REALLY NEED TO
10 HAVE THIS NUMBER OF UNITS, IS THIS CASE IN CONTRA COSTA COUNTY? MAYBE THIS
11 IS TO STAFF. HAVE WE TAKEN INTO ACCOUNT WHEN WE TRIED TO LOCATE THOSE
12 HOUSING UNITS?

13

14 **JESSE ARREGUIN, PRESIDENT:** QUESTION TO ABAG MTC STAFF?

15

16 **DAVID RABBIT:** YES. >DAVE VAUTIN: I CAN PROVIDE A BRIEF RESPONSE TO THIS.
17 I WOULD SAY THERE ARE AREAS WITHIN CONTRA COSTA COUNTY THAT ARE MORE URBAN
18 IN CHARACTER. FOR EXAMPLE, ONE OF THE COUNTY'S GROWTH GEOGRAPHIES IS NEAR
19 THE PITTSBURG BAY POINT BART STATION IT'S QUITE A BIT DIFFERENT THAN SOME
20 OF THE OTHER UNINCORPORATED AREAS IN SONOMA COUNTY THAT ARE FAR FROM
21 FREEWAYS AND OTHER SORTS OF INFRASTRUCTURE BUT I WANT TO RECOGNIZE THE
22 COUNTY MAY HAVE PERSPECTIVE ON THIS AS WELL OF SOME OF THE UNIQUE
23 CHARACTERISTIC OF THE UNINCORPORATED AREAS.

24

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1 **JESSE ARREGUIN, PRESIDENT:** DOES CONTRA COSTA COUNTY WANT TO ANSWER THAT
2 QUESTION.

3

4 **SPEAKER:** JOHN: THANK YOU FOR THE OPPORTUNITY. WE HAVE TWO BART STATIONS
5 ONE IN THE UNINCORPORATED AREA OF CONTRA COSTA CITY CENTER BETWEEN WALNUT
6 CREEK AND PLEASANT HILL AND WE HAVE A 283 UNIT DEVELOPMENT THAT'S BEING
7 BUILT THERE THAT'S THE LAST UNBUILT PARCEL THAT'S NOT SUPPOSED TO HAVE AN
8 OFFICE ARE THERE IS BASICALLY OPPORTUNITIES THERE. AND THE BAY POINT HAS
9 ONE NEXT TO THAT THE SURROUNDING PITTSBURG HAVE DONE A GREAT JOB OF
10 DEVELOPING AROUND THERE WE HAVE ONE SITE WHERE WE WANT TO PUT HOUSING
11 UNITS AND IT'S GOING TO BE A COUPLE HUNDRED AND THE REST OF THE
12 UNINCORPORATED COMMUNITIES ARE PLACES LIKE BETHEL ISLAND, OR MOSTLY BELOW
13 SEA LEVEL, WE DON'T HAVE A LOT OF GOOD GROWTH GEOGRAPHIES. WE HAVE SOME.
14 WE'RE WILLING TO DO OUR PART BUT THE 7,700 UNIT IN EIGHT YEARS IS REALLY
15 FAR-FETCHED.

16

17 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU. IF I MAY, I HAVE A QUESTION
18 BEFORE I GO BACK TO MAYOR EKLUND. SO MY UNDERSTANDING IS THAT THERE IS A
19 PROCESS THIS'S AUTHORIZED UNDER STATE LAW, AND I WOULD LIKE TO ASK STAFF
20 TO ADDRESS THIS. WHERE BY, AFTER THE RHNA PLAN IS APPROVED, A CAN'T CAN
21 NEGOTIATE, ESSENTIALLY, WITH AN INCORPORATED JURISDICTION TO WORK OUT AN
22 AGREEMENT TO TRANSFER UNITS TO THAT JURISDICTION. AND SO I'M WONDERING IF
23 STAFF CAN JUST ADDRESS THAT. BECAUSE THAT'S ALSO ANOTHER POTENTIAL
24 STRATEGY THAT COUNTIES CAN EMPLOY IN ORDER TO BASICALLY SHIFT SOME OF THE
25 IMPACT OF THE NUMBERS TO MORE URBANIZED AREAS. SO, WHO -- WHO ON THE ABAG

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1 MTC STAFF CAN ADDRESS THAT? >DAVE VAUTIN: I'M HAPPY TO ADDRESS THAT
2 QUESTION, PRESIDENT ARREGUIN. REALLY, THERE IS ACTUALLY TWO PATHS
3 AVAILABLE TO UNINCORPORATED COUNTIES. SO, FIRST OF ALL, WHEN AN ANNEXATION
4 OCCURS, THAT IS AN OPPORTUNITY FOR A RHNA TRANSFER FROM THE COUNTY TO THE
5 CITY IN QUESTION. SO, FOR FUTURE ANNEXATION, INCLUDING SOME OF THE THINGS
6 WE DISCUSSED TODAY WHERE THE ANNEXATION HASN'T HAPPENED YET BUT MAY HAPPEN
7 IN THE FUTURE THAT CAN TRIGGER A RHNA TRANSFER OPPORTUNITY AND THE SECOND
8 THING YOU ALLUDED TO IS THERE IS ALSO OPPORTUNITY FOR VOLUNTARY AGREEMENTS
9 TRANSFERS FROM COUNTIES TO ONE OR MORE CITIES. AND THAT'S ANOTHER PATHWAY,
10 ESPECIALLY IN THE CASE WHERE MAYBE AN ANNEXATION DOESN'T OCCUR FOR
11 COUNTIES AND CITIES TO WORK TOGETHER TO ENCOURAGE MORE CITY FOCUSED
12 GROWTH.

13

14 **JESSE ARREGUIN, PRESIDENT:** I WILL ACKNOWLEDGE THAT. CITIES HAVE TO PLAN
15 FOR GREATER NUMBERS SO THAT MAY BE A CHALLENGE TO NEGOTIATE. BUT NEEDLESS
16 TO SAY, I WANT TO PUT ON THE RECORD THAT THERE IS AN OPTION THAT'S ENABLED
17 UNDER STATE LAW TO WORK OUT A VOLUNTEER AGREEMENT TO TRANSFER UNITS, AFTER
18 THE FINAL RHNA PLAN IS APPROVED. MAYOR EKLUND?

19

20 **PAT ECKLUND:** THANK YOU PRESIDENT ARREGUIN. TWO MORE QUESTIONS. ON THE
21 RHNA TRANSFER, IS THERE AN OPPORTUNITY FOR CITIES TO ALSO WORK WITH OTHER
22 CITIES TO DO THOSE VOLUNTARY TRANSFERS? >DAVE VAUTIN: NO. SO THE
23 PROVISION IN LAW ARE SPECIFIC TO UNINCORPORATED COUNTIES, BASICALLY TRYING
24 TO ENCOURAGE TRANSFERS AWAY FROM UNINCORPORATED COUNTIES.

25

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1 **PAT ECKLUND:** GOT IT. AND THEN THE OTHER QUESTION IS THAT THE COUNTY
2 REPRESENTATIVE INDICATED THAT THERE'S A HUGE TRANSFER -- I MEAN, A HUGE
3 INCREASE IN NUMBERS -- WAS THAT INCREASE IN NUMBERS BASED ON THE 11TH HOUR
4 CHANGE IN THE RHNA METHODOLOGY THAT ABAG MADE? IS THAT WHAT CAUSED THE
5 2,000 INCREASE IN THE HOUSING? >DAVE VAUTIN: GREAT QUESTION. SO, AS WE
6 MENTIONED, WHEN THE FINAL BLUEPRINT GROWTH PATTERN ANALYSIS COMPLETED IN
7 DECEMBER 2020, AND THEN WE UPDATED THE RHNA METHODOLOGY WITH THE FINAL
8 BLUEPRINT, THERE WERE REALLY TWO THINGS THAT DROVE CHANGES TO THE PLAN'S
9 GROWTH PATTERN OVER THE COURSE OF THE FALL. THE FIRST WAS STRATEGY CHANGES
10 THAT WERE ADOPTED BY THE ABAG BOARD AND COMMISSION IN SEPTEMBER, 2020,
11 DIRECTING US TO SPECIFIC CHANGES TO STRATEGY THAT AFFECT THE GROWTH
12 PATTERN THAT'S WHAT CAUSED SAN FRANCISCO'S GROWTH TO GO UP BETWEEN THE
13 DRAFT AND THE FINAL BLUEPRINT. CONTRA COSTA WAS DIFFERENT CHANGE NOT
14 DRIVEN BY STRATEGIES BUT CORRECTION IN BASELINE DATA WHAT WE FOUND IS IN
15 THE DRAFT BLUEPRINT IT WAS A DRAFT AND ONE OF THE THINGS WE FOUND IN THAT
16 IS THAT THE GROWTH IN CONTRA COSTA HAD BEEN CONSTRAINED TO THE CITY LIMITS
17 SO THE VOTER APPROVED URBAN GROWTH BOUNDARY HAD SHRINK DOWN AND PROHIBITED
18 GROWTH IN PORTIONS OF THE UNINCORPORATED COUNTY WHICH IS INCONSISTENT WITH
19 THE VOTER ACTION. SO WE CORRECTED THAT, AND THAT DID LEAD TO CONTRA
20 COSTA'S GROWTH PROJECTIONS GOING UP BY A BIT BECAUSE AREAS THAT WERE
21 SUPPOSED TO BE IN PLAY UNDER CONSIDERATION AS SOME POTENTIAL SITES WERE
22 BASICALLY EXCLUDED IN THE DRAFT. SO, CERTAINLY WE UNDERSTAND YET COUNTY
23 WAS HAPPIER WITH THAT LOWER PROJECTIONS BUT IT WAS THE DATA WE FELT WE
24 NEEDED TO ADDRESS TO MATCH UP WITH THE BASIS THE COUNTY HAD OPPORTUNITY TO
25 REVIEW.

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1

2 **PAT ECKLUND:** GREAT. THANK YOU VERY MUCH. THAT EXPLAINS THE HUGE INCREASE.
3 APPRECIATE THAT. THANK YOU.

4

5 **JESSE ARREGUIN, PRESIDENT:** MAYOR HUDSON.

6

7 **DAVID E. HUDSON:** WITH ALL DUE RESPECT, DAVE, YOUR ANSWER IS YES, PAT. WHEN
8 WE WENT FROM BASELINE IN OPTION 8 AND 52,000 HOMES DROPPED OUT OF SANTA
9 CLARA, THEY WERE GOING TO GO SOMEWHERE AND THAT'S THE REALITY. BUT I WANT
10 TO GET BACK TO THE REALITY HERE, ON CONTRA COSTA. EVERY CONTRA COSTA IS
11 SAYING IS ABSOLUTELY RIGHT, IF YOU DON'T AGREE WITH THE METHODOLOGY OR THE
12 CHANGES OR THE INCREASES. THEY HAD TO GO SOMEWHERE. MY CITY JUMPED 2,000.
13 WALNUT CREEK IS HIGHER THAN CONTRA COSTA COUNTY, IN THE 7700 RANGE AND
14 THEY'RE BUILT-OUT. I'M JUST FOCUSING ON THE REQUEST AT THIS MOMENT, OF 35
15 UNITS FROM THE COUNTY TO PITTSBURG, AND I'M THINKING, WHAT DID WE TELL
16 CLAYTON WHEN I ASKED THE QUESTION ABOUT, WELL, THE INTER-REGION
17 DISBURSEMENT, IS THIS NEXT TO CLAYTON'S CONCORD IS IT THE WHOLE REGION?
18 AND THE ANSWER IS IT'S THE WHOLE BAY AREA. SO THE CONGRESSIONAL ABOUT THE
19 35 UNITS ISN'T REALLY ABOUT THE 35 UNITS, IT'S ABOUT ARE WE GOING CHANGE
20 THIS DIRECTION THAT WE'RE TAKING TO MAKE AN ADJUSTMENT AT THIS POINT?
21 THIS IS A HARD THING TO DO WHEN YOU HAVE GOT THE CONCORD NAVAL WEAPONS
22 STATION RIGHT NEXT TO WHAT WE'RE DISCUSSING RIGHT HERE, WHICH IS WHAT?
23 11,000? OR UP TO 13,000 RIGHT NOW? IN ALL HONESTY, COULD GO EITHER WAY,
24 BUT I KNEW THAT WHEN YOU BROUGHT UP THIS DAVID RABBIT WAS GOING TO SPEAK
25 ABOUT THE COUNTY, AND I'M SAYING IF WE GET TO THOSE GUYS ON THE APPEAL,

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1 WE'RE GOING TO HAVE TO BE CONSISTENT. [LAUGHTER] AND I DON'T WANT TO GET
2 IN THAT ARGUMENT WITH RABBIT, BECAUSE I DO NOT WIN THESE ARGUMENTS. SO AT
3 THIS POINT I JUST -- I GET WHERE THE 35 UNITS ARE HERE OR THERE, I JUST
4 DON'T THINK IT IS WORTH ACCEPTING THE APPEAL WITH ALL THESE OTHER APPEALS
5 THAT ARE COMING UP, AND THEY'RE GOING TO TAKE THE SAME TACT, AND WITH 35
6 UNITS, HOW DID WE GET INTO THIS, I GUESS IS THE REAL QUESTION.

7

8 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. YE. I THINK THAT 35 UNIT CORRECTION
9 IS REALLY CORRECTING A TECHNICAL ERROR IN HOW THINGS WERE CALCULATED
10 DEPENDING ON THE ANNEXATION TO OCCUR. SO REALLY IT WAS A TECHNICAL
11 CORRECTION. AND ON OTHER BASIS, STAFF IS NOT RECOMMENDING THAT THE
12 ADMINISTRATIVE COMMITTEE GRANT THE COUNTY APPEAL. SO, I'LL ASK, ARE THERE
13 ANY OTHER QUESTIONS FROM THE ADMINISTRATIVE COMMITTEE? OR IS THERE A
14 MOTION TO TAKE A PRELIMINARY ACTION?

15

16 **PAT ECKLUND:** I'LL MOVE TO MAKE A PRELIMINARY ACTION TO APPROVE STAFF
17 RECOMMENDATION.

18

19 **JESSE ARREGUIN, PRESIDENT:** WHICH IS THE PARTIAL GRANTING?

20

21 **PAT ECKLUND:** PARTIAL GRANTING OF MOVING 35 UNITS TO THE CITY OF PITTSBURG,
22 AND THANKS TO THE CITY MANAGER OF PITTSBURG FOR AGREEING TO THAT
23 CORRECTION.

24

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1 **JESSE ARREGUIN, PRESIDENT:** I'LL SECOND THE MOTION FOR PURPOSES OF
2 DISCUSSION. I WILL ASK, ARE THERE ANY OTHER QUESTIONS OR COMMENTS FROM
3 MEMBERS OF THE ADMINISTRATIVE COMMITTEE ON THE MOTION? IF NOT I'LL ASK THE
4 CLERK TO CALL THE ROLL ON THE MOTION.

5

6 **CLERK OF THE BOARD:** MOTION AND SECOND BY EKLUND. [ROLL CALL VOTE] SIX AYES
7 TWO NOS AND FOUR ABSTENTIONS.

8

9 **JESSE ARREGUIN, PRESIDENT:** THANK YOU TO STAFF AND FOR THE THOUGHTFUL
10 PRESENTATION. THIS IS A PRELIMINARY ACTION. ONCE AGAIN THE FINAL ACTION
11 WILL BE TAKEN AT THE CONCLUSION OF THE PUBLIC HEARING. AND INFORMATION
12 WILL BE PROVIDED AS TO TIME AND DATE OF THAT MEETING. WE WELCOME BACK
13 SUPERVISOR MITCHOFF. AND WE CAN PROCEED TO THE NEXT ITEM WHICH IS ITEM 6C,
14 THE REPORT ON THE REGIONAL HOUSING NEEDS ALLOCATION APPEAL FOR THE CITY OF
15 BELVEDERE THIS IS A PRELIMINARY ACTION. AT THE BEGINNING OF THIS MEETING I
16 EXPLAINED THE PROCEDURE IS HEARING FROM THE APPELLATE JURISDICTION, APPEAL
17 DISCUSSION, PUBLIC COMMENT AND REBUTTAL WHO WILL PRESENT FOR THE CITY OF
18 BELVEDERE?

19

20 **SPEAKER:** I'LL PRESENT, AND THEN KRISTINE O'ROURKE DEPARTMENT OF PLANNING
21 DIRECTOR IS ALSO WITH US TODAY.

22

23 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. WE HAVE PULLED UP THE PRESENTATION.
24 YOU MAY PROCEED.

25

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1 **CRAIG MIDDLETON:** THANK YOU. CRAIG, CITY MANAGER OF CITY OF BELVEDERE
2 LOCATED IN MARIN COUNTY ALSO IN ATTENDANCE, IRENE BORBA PLANNING DIRECTOR
3 AND KRISTINE O'ROURKE HOUSING CONSULTANT APPRECIATE YOU HEARING OUR APPEAL
4 TODAY. BELVEDERE IS A SMALL JURISDICTION WE'RE AN ISLAND CITY WITH
5 CONSTRAINTS TO SURROUNDED ON THREE SIDES BY WATER NO VACANT LAND AND
6 INSIGNIFICANT DEMAND FOR UNITS WHILE THE CITY UNDERSTANDS THE NEED FOR
7 HOUSING AND CERTAINLY WE'RE WILLING TO DO COMPLY WITH THE INCREASE IN
8 SUPPLY BUT TO IDENTIFY STATE HOUSING QUANT TEES IN TEN FOLD INCREASE OR
9 CURRENT RHNA ALLOCATION. THE CITY DOES NOT NECESSARILY HE HAVE AN ISSUE
10 WITH THE METHODOLOGY USED FOR THE HOUSING ALLOCATION PROCESS. WE DO
11 HOWEVER HAVE CONCERNS ABOUT HOW IT WAS APPLIED TO OUR JURISDICTION.
12 BELVEDERE IS WILLING TO DO ITS SHARE. WE BELIEVE THAT RATHER THAN 160
13 UNITS THE NUMBER SHOULD BE SET AT 130 UNITS WHICH WOULD BE OVER EIGHT
14 TIMES THE CURRENT ALLOCATION. I WOULD NOW LIKE TO ASK KRISTINE O'ROURKE TO
15 PRESENT THE CITY'S ARGUMENTS.

16

17 **KRISTINE O'ROURKE:** GOOD MORNING EVERYONE I'M KRISTIN CONSULTANT WHO
18 PREPARED THE APPEAL DOCUMENTS. I THINK STAFF CLEARED UP ISSUES ABOUT HOW
19 THE RHNA ALLOCATION WAS SCALED TO DETERMINE THE FINAL NUMBERS BUT DID NOT
20 ADDRESS OTHER ISSUES WHICH IS WHAT I WILL FOCUS ON HERE THIS MORNING. NEXT
21 SLIDE PLEASE. BELVEDERE IS A SMALL CITY CONSISTING OF TWO ISLANDS AND A
22 LAGOON ISLANDS WITH STEEP SLOPES AND NARROW ROADWAYS AND FLAT AREAS AROUND
23 THE LAGOON ARE VULNERABLE TO FLOODING SEA LEVEL RISE AND LIQUEFACTION
24 VIRTUAL ALL THE LAND IS DEVELOPMENT ONLY 16 PARCELS ARE VACANT AND EIGHT,
25 HALF AN ACRE IS WHAT HCD HAS DEEMED FOR MULTI-FAMILY DEVELOPMENT ON STEEP

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1 SLOPES AND NOT REALLY FEASIBLE FOR HIGH DENSITY HOUSING. FIRST RHNA
2 ALLOCATION DOESN'T CONSIDER ENVIRONMENTAL CONSTRAINTS AND SUITABLE LAND
3 AVAILABLE FOR DEVELOPMENT AND REDEVELOPMENT IN BELVEDERE. SECOND IS THE
4 METHODOLOGY FAILS TO CONSIDER WATER SERVICE CAPACITY. IN OUR APPEAL, RHNA
5 SIGNED TO THE MUNICIPAL WATER DISTRICT SERVICE AREAS EXCEEDS THE
6 POPULATION PLAN FOR IN THE 2020 WATER URBAN MANAGEMENT PLAN BY 32% THERE
7 IS NO WAY AT THIS POINT IF THERE IS ENOUGH WATER TO SERVICE THE RHNA
8 HOUSING GROWTH. OUR NEXT POINT IS THAT THE METHODOLOGY OVER-ALLOCATES
9 UNITS TO BELVEDERE IS BECAUSE IT'S IN A SO-CALLED TRANSIT-RICH AREA
10 WITHOUT TAKING INTO CONSIDERATION THAT THE PRIVATELY OWNED FERRY DOCK IS
11 NOT A FERRY TERMINAL AND THE GOLDEN GATE FERRY PROVIDES LIMITED COMMUTER
12 SERVICE WITH TWO TRIPS TO SAN FRANCISCO AND BACK EACH DAY. THE ALLOCATION
13 METHODOLOGY WAS UNFAIRLY APPLIED TO BELVEDERE AND DOES NOT FOLLOW THE
14 METHODOLOGY DESCRIBED IN THE DRAFT RHNA PLAN. NEXT SLIDE. TO UNDERSTAND
15 THREE COMPONENTS OF THE METHODOLOGY FIRST BASELINE ALLOCATION BASED ON
16 DRAFT RHNA PLAN EACH JURISDICTION'S SHARE OF THE REGION'S TOTAL HOUSEHOLDS
17 IN 2050 FROM THE PLANNED BAY AREA 2050 BLUEPRINT DRAFT RHNA PLAN
18 IDENTIFIES 0.0% FOR BELVEDERE BASELINE ALLOCATION IS MODIFIED BY THREE
19 FACTORS AND SUBJECTED TO ADJUSTMENT AS APPLICABLE THE CITY TAKES ISSUE
20 WITH THE BASELINE ALLOCATION NOT THE OTHER FACTORS. THE DRAFT RHNA PLAN
21 ROUNDED THE NUMBERS IN THE BASELINE ALLOCATION SOMETHING IT REALLY
22 SHOULDN'T HAVE DONE IN THE INTEREST OF TRANSPARENCY WHICH FORCE US TO DO
23 MATH AS DETAILED IN OUR APPEAL WORKING THE EQUATION BACKWARDS WE
24 DETERMINED THAT THE BASELINE ALLOCATION MUST BE 0.34%. THAT MEANS
25 BELVEDERE WOULD HAVE 1,373 UNIT HOUSEHOLD IN 2050, THAT'S A 48% INCREASE

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1 OVER THE 2005 LEVEL. NEXT SLIDE. STAFF DOESN'T REFUTE NO GROWTH RATES
2 ASSIGNED TO THE JURISDICTIONS IN THE FINAL BLUEPRINT GROWTH PATTERN ONLY
3 GROWTH RATES FOR COUNTY OR SUBCOUNTY OR SUPER DISTRICTS AND THE HOUSEHOLD
4 GROWTH RATE FOR THE SOUTHWARD SUPER DISTRICT IS 21%. AS DETAILED IN OUR
5 APPEAL IMPLIED GROWTH RATES ARE ALL OVER THE BOARD FROM 14% TO MILL VALLEY
6 AND 57% FOR CORTE MADERA NO JUSTIFICATION FOR HOW OR WHY THIS HAPPENED
7 NEITHER IN DRAFT OR RHNA STAFF REPORT APPARENTLY STAFF MADE A
8 DETERMINATION HOW TO APPORTION GROWTH ACROSS THE JURISDICTIONS WITHIN A
9 SUPER DISTRICT THIS IS NOT FAIR OR TRANSPARENT NOR DOES IT REFLECT
10 PUBLISHED METHODOLOGY. IN ORDER TO BE CONSISTENT WITH THE RHNA METHODOLOGY
11 DESCRIBED IN THE DRAFT PLAN AS WELL AS GROWTH RATE IDENTIFIED IN THE FINAL
12 BLUEPRINT 21% GROWTH RATE SHOULD BE APPLIED TO ALL THE JURISDICTIONS TO
13 DETERMINE THE BASELINE ALLOCATION AND THEN MODIFIED FROM THERE WITH THE
14 FACTORS. THAT'S HOW WE RECALCULATE OUR RHNA AND WHY WE'RE REQUESTING A
15 REDUCTION OF 38.

16

17 **JESSE ARREGUIN, PRESIDENT:** OPPORTUNITY TO MAKE A FINAL POINT.

18

19 **KRISTINE O'ROURKE:** THAT CONCLUDES MY PRESENTATION.

20

21 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. THERE WILL BE OPPORTUNITY FOR
22 REBUTTAL AFTER STAFF PRESENTATION. I'LL ASK ABAG MTC STAFF TO PRESENT A
23 RESPONSE TO THE APPEAL OF BELVEDERE.

24

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1 **GILLIAN ADAMS:** THANK YOU. OKAY. NEXT SLIDE PLEASE. SO CITY OF BELVEDERE
2 IS REQUESTING A REDUCTION OF 30 UNITS REPRESENTING REDUCTION OF 19% FROM
3 ITS DRAFT ALLOCATION AND STAFF'S RECOMMENDATION IS TO DENY THE APPEAL.
4 NEXT SLIDE PLEASE. SO WE'RE GOING TO RESPOND TO THE ARGUMENTS THAT WERE
5 MADE IN THE WRITTEN APPEAL AND SO FIRST BELVEDERE ARGUES ABAG MADE AN
6 ERROR IN THE DRAFT ALLOCATION ABAG STAFF HAS DETERMINED THERE WERE NO
7 ERRORS CALCULATIONS DO NOT INCLUDE THE STEPS SHOWN IN THE DRAFT RHNA PLAN
8 TO ADJUST FACTORS SCORES FOR ALL JURISDICTIONS TO ENSURE THE METHODOLOGY
9 ALLOCATES 100% OF UNITS TO COMPATIBLE SIGNED AREAS BY HCD AND CALCULATIONS
10 INCLUDE STEPS AND RESULTS CONSISTENT WITH THE CITY AS DRAFT ALLOCATION
11 PLAN. ARGUMENT THAT RHNA ALLOCATION IS NOT CONSISTENT WITH PLANNED BAY
12 AREA 2050 STATUTE REQUIRES RHNA TO BE CONSISTENT WITH THE PLAN'S
13 DEVELOPMENT PATTERN IT DOESN'T SPECIFY HOW TO DETERMINE CONSISTENCY THIS
14 GIVES ABAG DISCRETION TO DEFINE ITS APPROACH THE FINAL BLUEPRINT GROWTH
15 FORECASTS ARE ADOPTED AT COUNTY AND SUBCOUNTY LEVELS ONLY AND APPROACH
16 USED THROUGHOUT THE RHNA METHODOLOGY PROCESS DEEMS RHNA CONSISTENT WITH
17 THE PLAN IF THE EIGHT YEAR RHNA DOES NOT EXCEED THE PLAN'S 35 YEARS
18 HOUSING GROWTH AT THE COUNTY OR SUBCOUNTY LEVELS. THE RHNA IS CONSISTENT
19 WITH PLANNED BAY AREA 2050 INCLUDING SOUTH MARIN SUPER DISTRICT WHERE
20 BELVEDERE IS LOCATED. THE METHODOLOGY COUNTS IMPACT OF HIGH-RESOURCE AREAS
21 REUSE OF HIGH-RESOURCE AREAS AND FINAL BLUEPRINT, LONG-TERM GROWTH
22 FORECAST AND SHORT-TERM FOCUS BELVEDERE IS A TRANSIT-RICH AND HIGH-
23 RESOURCE AREA BASED ON THE TIBURON FERRY TERMINAL A MAJOR TRANSIT STOP
24 BASED ON THE STATE'S DEFINITION TO HELP DISTRIBUTE UNITS THROUGHOUT THE
25 JURISDICTION SCORES RECEIVING UNITS FROM EACH FACTOR BECAUSE BELVEDERE HAS

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1 A SMALL NUMBER OF JOBS THAT CAN BE ACCESSED WITHIN A 45 MINUTE COMMUTE IT
2 RECEIVES FEWER UNITS BASED ON THIS FACTOR RELATIVE TO OTHER JURISDICTIONS.
3 THE HOUSING ELEMENT SITE SELECTION TOOL USED BY ABAG ARGUES IT DOESN'T
4 HAVE SUFFICIENT LAND TO ACCOMMODATE ITS RHNA IMPORTANTLY HES TOOL WAS NOT
5 USED TO DETERMINE THE ALLOCATION AND AS COMMUNICATED TO LOCAL STAFF THE
6 TOOL IS STILL UNDER DEVELOPMENT THE METHODOLOGY CONSIDERS THE DEVELOPMENT
7 CONSTRAINT IN THE APPEAL INCORPORATED IN THE DATA FROM PLANNED BAY AREA
8 2050 BLUEPRINT AS BASELINE ALLOCATION AND DEVELOPING THE BLUEPRINT STAFF
9 WORKED WITH LOCAL GOVERNMENTS TO GATHER INFORMATION ABOUT LOCAL PLANS
10 ZONING AND CHARACTERISTIC THAT MIGHT AFFECT DEVELOPMENT JURISDICTIONS HAD
11 SEVERAL OPPORTUNITY TO REVIEW AND PROVIDE FEEDBACK ON BASELINE LAND USE
12 DATA AND REVIEW GROWTH PATTERN OF THE DRAFT BLUEPRINT AND FINAL BLUEPRINT
13 INCLUDING URBAN LAND USE MODELS RESULTS. STAFF UNDERSTANDS BELVEDERE
14 CONCERNS ABOUT NATURAL HAZARDS WITH SMALL EXCEPTION HOUSING ELEMENT LAW
15 DOESN'T IDENTIFY AREAS AT RISK FOR NATURAL HAZARDS AS A CONSTRAINT TO
16 HOUSING. ABAG MAY NOT LIMIT ITS CONSIDERATION OF SUITABLE HOUSING SITES TO
17 EXISTING ZONING AND LAND USE RESTRICTIONS AND MUST CONSIDER THE POTENTIAL
18 FOR INCREASED DEVELOPMENT UNDER ALTERNATIVE ZONING AND LAND USE
19 RESTRICTIONS IN SIMPLE TERMS THIS MEANS HOUSING PLANNING CANNOT BE LIMITED
20 TO VACANT LAND AND COMMUNITIES THAT VIEW THEMSELVES AS BUILT OUT OR
21 LIMITED DUE TO NATURAL CONSTRAINTS SUCH AS FIRE AND FLOOD RISK AREAS MUST
22 PLAN FOR HOUSING THROUGH MEANS OF REZONING COMMERCIAL USE AREAS AS MIXED
23 USE AND UPZONING NON-ON VACANT LAND BELVEDERE DOESN'T PROVIDE EVIDENCE TO
24 CONSIDER THESE STRATEGIES AND ACCOMMODATE RHNA. STAFF UNDERSTANDS CONCERNS
25 ABOUT THE DROUGHT CURRENTLY BE EXPERIENCED BY THE BAY AREA STATUTE DEFINES

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1 WATER SUPPLY CONSTRAINTS AS THOSE THAT PRECLUDE JURISDICTIONS FROM
2 PROVIDING NECESSARY INFRASTRUCTURE DURING THE ADMIT OF THE RHNA PERIOD.
3 ARGUMENTS PUT FORWARD BY BELVEDERE DO NOT MEET THE REQUIREMENTS FOR A RHNA
4 APPEAL AS THE CITY HAS NOT DEMONSTRATED ITS PRECLUDED MEETING ITS
5 ALLOCATION BECAUSE OF ITS WATER SERVICE PROVIDER. MTC STAFF ABAG STAFF
6 RECOMMENDS THE COMMITTEE DENY THE APPEAL FILED BY THE CITY OF BELVEDERE

7

8 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. WE'LL GIVE THE CITY OF
9 BELVEDERE TO RESPOND TO STAFF'S PRESENTATION. YOU HAVE THREE MINUTES.

10

11 **KRISTINE O'ROURKE:** I WOULD ARGUE THAT WE DID NOT ARGUE ABOUT THE ERROR
12 STAFF MADE IN THE RHNA THIS ALLOCATION, THE TRANSPARENCY WITH ALLOCATION
13 FORCED RECALCULATION OF THE RHNA, USING WRONG NUMBERS WAS NOT READILY
14 TRANSPARENT FORCING US TO USE THE ALTERNATIVE METHOD TO DETERMINE THE
15 IMPLIED GROWTH RATE. THE BLUEPRINT GROWTH PATTERN DID NOT IDENTIFY GROWTH
16 RATES FOR THE INDIVIDUAL JURISDICTIONS IN THE SUPER DISTRICT GROWTH RATE
17 21% SHOULD HAVE BEEN USED FOR ALL OF THE JURISDICTIONS WITHIN THE SUPER
18 DISTRICT THE WAY STAFF ALLOCATED BASELINE NUMBERS OVERWEIGHTS NUMBERS
19 BECAUSE IT IS LOCATED WITHIN THE SO-CALLED TRANSIT-RICH AREA WITHIN A
20 HIGH-RESOURCE AREA SOMETHING THIS'S SUPPOSED TO BE ADDRESSED THROUGH
21 APPLICATION OF FACTORS IN THE BASELINE IN THE FORMULA. OTHERWISE THE
22 METHODOLOGY IS DOUBLE COUNTING IMPACT OF BOTH ACCESS TO HIGH OPPORTUNITY
23 AREAS AND ACCESS TO TRANSIT FIRST IN BASELINE ALLOCATION AND THEN AGAIN IN
24 THE APPLICATION OF FACTORS THIS IS WHAT LED TO BELVEDERE BEING ASSIGNED A
25 RHNA THAT IS TEN TIMES HIGHER THAN WHAT IT WAS PREVIOUSLY. THE FINAL

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1 ISSUE, NUMBER FOUR REGARDING -- SORRY -- NOT THE FINAL ONE -- ISSUE NUMBER
2 FOUR REGARDING LACK OF AVAILABLE LAND, WE CITED IN THE APPEAL BECAUSE
3 THERE IS LACK OF INFORMATION FROM ABAG STAFF ON HOW THE IDENTIFIED SITES
4 WERE AVAILABLE. WE AGREE THAT THE [INDISCERNIBLE] AT THIS POINT IS FLAWED
5 BUT IT DOES SUPPORT OUR POINT THAT THERE IS LACK OF AVAILABLE VACANT AND
6 UNDERUTILIZED LAND. THE HES TOOL SHOWS THAT THERE IS NO LAND AVAILABLE,
7 EXISTING LAND, THAT COULD BE USED FOR AVAILABLE SITES. FINALLY, ISSUE
8 NUMBER FIVE I STATE OUR APPEAL IS NOT BASED ON THE CURRENT DROUGHT WE DID
9 NOT MAKE THAT ARGUMENT IT'S BASED ON THE LACK OF AN URBAN WATER MANAGEMENT
10 PLAN THAT VERIFIES THERE IS ENOUGH WATER TO SERVICE THE INCREASE IN
11 HOUSING UNITS AT OUR ANTICIPATED, UNDER THIS RHNA, ALLOCATION. AND THAT'S
12 THE URBAN WATER MANAGEMENT PLAN, AND THE PROCESS IS AN IMPORTANT ONE, AND
13 IT CAN'T SIMPLY BE DISCOUNTED. THANK YOU. THAT'S IT. OF THE

14

15 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. MAYOR EKLUND, I'LL ASK
16 THAT WE HOLD QUESTIONS UNTIL AFTER PUBLIC COMMENT. BUT I'LL GO TO YOU
17 FIRST. SO NOW, WE WILL PROCEED TO PUBLIC COMMENT ON THE RHNA APPEAL FOR
18 THE CITY OF BELVEDERE AND IF ANY MEMBER OF THE PUBLIC WOULD LIKE TO
19 ADDRESS THIS MATTER PLEASE RAISE YOUR HAND AT THIS TIME IF YOU ARE ON THE
20 ZOOM PLATFORM OR PRESS STAR NINE IF YOU ARE PHONING IN. IS THERE ANY
21 PUBLIC COMMENT ON THE RHNA APPEAL FROM THE CITY OF BELVEDERE, IF SO PLEASE
22 RAISE YOUR HAND OR PRESS STAR NINE. LAST CALL FOR PUBLIC COMMENT. I
23 DON'T SEE ANY RAISED HANDS. MR. CASTRO

24

55

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1 **CLERK OF THE BOARD:** NO RAISED HAND. THERE WAS ONE PUBLIC COMMENT RECEIVED
2 THAT WAS E-MAILED AND POSTED TO THE AGENDA.

3

4 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. THAT CONCLUDES PUBLIC COMMENT. I'LL
5 RECOGNIZE MAYOR EKLUND.

6

7 **PAT ECKLUND:** THANK YOU, MAYOR ARREGUIN. I AM SYMPATHETIC TO THIS APPEAL
8 AND I NEED TO HAVE A BETTER UNDERSTANDING OF HOW ABAG DETERMINED THE
9 HOUSEHOLD GROWTH RATE FOR CITIES. TALKED ABOUT COUNTIES AND SUBCOUNTIES.
10 BUT I DON'T GET -- I DON'T UNDERSTAND HOW YOU DETERMINE THE HOUSEHOLD
11 GROWTH RATE, ESPECIALLY FOR A COMMUNITY LIKE BELVEDERE, WHERE THERE IS
12 VERY LITTLE AVAILABLE LAND FOR GROWTH. >DAVE VAUTIN: A COUPLE OF POINTS.
13 OPPORTUNITY, RHNA METHODOLOGY IS BASED ON THE TOTAL 2050 HOUSEHOLDS, NOT
14 THE GROWTH ENVISIONED OVER THE NEXT 35 YEARS. SO IT'S BOTH REFLECT
15 EXISTING BELVEDERE HOUSEHOLDS WHICH ARE THE PRIMARY DRIVER OF BELVEDERE'S
16 ALLOCATION AND ENVISIONED FUTURE GROWTH. SO TO YOUR QUESTION, MAYOR
17 EKLUND, IN TERMS OF OUR FORECASTING FOR PLANNED BAY AREA 2050, WE HAVE
18 IDENTIFIED A GROWTH PATTERN AT THE COUNTY AND SUBCOUNTY LEVEL BUT AS
19 MENTIONED EARLIER, WE DO PARCEL LEVEL ANALYSIS SO WE CAN DO OUR EIR AND
20 OTHER LOCALIZED THINGS. BUT THE PATTERN ADOPTED BY ABAG AND MTC IS THE
21 COUNTY AND SUBCOUNTY LEAVING THE CITY LEVEL SPACE JURISDICTION LEVEL SPACE
22 FOR THE RHNA PROCESS. HOW DID WE PROVIDE THIS INPUT TO THE PROCESS FROM
23 PLANNED BAY AREA 2050? WE SUMMED UP TOTAL HOUSEHOLDS IN THE JURISDICTIONS
24 FROM THE SAME GROWTH HOUSEHOLD PATTERN FOR COUNTY AND SUBCOUNTY HANDED IT
25 TO RHNA AND THE RHNA METHODOLOGY ADJUSTED UP-AND-DOWN BASED ON FACTORS IN

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1 PLAY AS WELL EQUITY ADJUSTMENT. THAT'S WHAT DROVE THE ALLOCATION AND WHEN
2 LOOKING AT THE PLAN AND RHNA WE SUMMED UP THE VARIOUS CITIES AND
3 INCORPORATED AREAS IN THAT SUBCOUNTY REGION COMPARE AND MAKE SURE THEY'RE
4 CONSISTENT WITH EACH OTHER.

5

6 **PAT ECKLUND:** SO SINCE THERE -- YOU MENTIONED THAT THERE IS OPPORTUNITIES
7 FOR ALTERNATIVE ZONING, SINCE THE CITY IS BUILT OUT, EXCEPT FOR A VERY
8 SMALL, I THINK THEY MENTIONED THAT THERE ARE 16 VACANT PARCELS, WHICH
9 WOULD NOT BE ABLE TO GET TO THE .160 UNITS, BASED ON THE CONSTRAINTS ON
10 THAT -- ON THOSE PARCELS. BUT YOU MENTIONED ALTERNATIVE ZONING. BUT
11 ALTERNATIVE ZONING WON'T NECESSARILY ACHIEVE ISSUANCE OF BUILDING PERMITS
12 UNLESS THERE ARE EXISTING LAND OWNERS THAT WANT TO CHANGE WHAT IS ON THEIR
13 PARCEL. SO HELP ME UNDERSTAND WHY STAFF INDICATED THAT THEY HAVE
14 ALTERNATIVE ZONE OPPORTUNITIES IN ORDER TO ACHIEVE THE RHNA? >DAVE

15 VAUTIN: I'M HAPPY TO START ANSWERING, AND GILLIAN, WELCOME TO CHIME IN AS
16 WELL. WHAT WE'RE REFERRING TO IS ULTIMATELY IT'S THE CITY'S RESPONSIBILITY
17 TO EXPLORE ALL OF ITS SITES AND EXPLORE DIFFERENT ZONING AND OTHER
18 DEVELOPMENT -- LOOSENING OF DEVELOPMENT CONSTRAINTS ON THOSE SITES.

19 OBVIOUSLY THE CITY ISN'T RESPONSIBLE FOR ENSURING THAT THOSE DEVELOPMENTS
20 ARE BUILT, THEY'RE RESPONSIBLE FOR LOOKING AT SITES AND ENABLING THEM TO
21 BE INCLUDED IN THE HOUSING ELEMENT, BASICALLY PLANNING THOSE SITES.

22 GILLIAN, DID YOU WANT TO ADD ANYTHING TO THAT?

23

24 **GILLIAN ADAMS:** JUST, AGAIN, I'LL REFER TO THE COMMENT LETTER FROM HCD,
25 WHICH SAYS THAT WE CAN'T LIMIT OUR CONSIDERATION TO EXISTING ZONING AND

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1 THE JURISDICTION CAN'T LIMIT ITS CONSIDERATION OF SITES TO VACANT LAND.
2 SO THERE IS AN EXPECTATION THAT THE JURISDICTION WILL LOOK AT CHANGES TO
3 ITS ZONING, AND CHANGES TO ZONING FOR HOW IT'S USING NON-VACANT LAND AS
4 WAYS TO FACILITATE HAVING DEVELOPMENT. AND, AGAIN, AS DAVE POINTED OUT
5 IT'S ABOUT HAVING PLANNING IT'S NOT NECESSARILY ABOUT ENSURING THAT
6 HOUSING GETS BUILT

7

8 **PAT ECKLUND:** RIGHT. I WOULD LIKE THE CITY OF BELVEDERE TO ADDRESS THAT
9 QUESTION. BECAUSE EVEN IF THEY WERE TO REZONE THE WHOLE ISLAND, THERE IS
10 NO GUARANTEE THAT, ACTUALLY, I WOULD IMAGINE THAT REZONING WOULD NEVER
11 REALLY OCCUR. BUT, I GUESS I WOULD LIKE TO HEAR FROM THE CITY OF
12 BELVEDERE, BECAUSE I BELIEVE THAT THEY HAVE LOOKED AT THIS, AND SO, BUT I
13 WOULD LIKE THE CITY OF BELVEDERE TO ANSWER THAT QUESTION.

14

15 **SPEAKER:** THANK YOU. IRENE.

16

17 **IRENE BORBA:** IRENE FROM THE CITY OF BELVEDERE.

18

19 **PAT ECKLUND:** IT'S STILL NOT WORKING. I CAN'T HEAR YOU.

20

21 **IRENE BORBA:** IS THAT BETTER? SORRY ABOUT THAT. I APOLOGIZE. FROM THE
22 PERSPECTIVE OF THE CITY OF BELVEDERE THE VACANT LAND THAT AVAILABLE IS IN
23 OUR SINGLE FAMILY ZONING DISTRICT UP ON THE ISLAND. IT'S NOT IN OTHER
24 ZONING DISTRICTS. THERE IS VERY LIMITED SITES AND AS KRISTINE MENTIONED IN
25 OUR APPEAL AND PRESENTATION TODAY THOSE SITES ARE CONSTRAINED AND STEEP IN

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1 CONCERNS OF TOPOGRAPHY AND WOULD MAKE IT DIFFICULT TO LOOK AT THE
2 POSSIBILITY OF REZONING. OUR SINGLE FAMILY ZONES WHICH ARE MAJORITY OF
3 SINGLE FAMILY ZONING DISTRICTS AGAIN BELVEDERE TYPICALLY DOES SINGLE
4 FAMILY DESIGN REVIEW FOR ADDITIONS AND REMODELS, AND SINGLE FAMILY HOMES
5 WHICH SOMEBODY COMES IN TO DEMOLISH AND BUILD NEW HOMES, WE'RE LIMITED IN
6 OPPORTUNITIES IN TERMS OF COMMERCIAL DISTRICT AGAIN IT'S A SMALL
7 COMMERCIAL DISTRICT ONE OTHER CONSTRAINT IS THE CITY LIMIT LINE GOING
8 THROUGH COMMERCIAL DISTRICTS WE SHARE WITH THE CITY OF TIBURON WHICH MAKES
9 IT DIFFICULT FOR US TO TRY AND PLAN FOR ADDITIONAL HOUSING. BUT IT IS
10 SOMETHING THAT WE WILL LOOK AT WHEN WE EMBARK ON OUR HOUSING ELEMENT. WE
11 ARE STILL IN THE BEGINNING STAGES OF GETTING THE CONSULTANT ON BOARD TO
12 SETUP A WORK PLAN AND GET OUR HOUSING ELEMENT GOING.

13

14 **PAT ECKLUND:** GREAT. THANK YOU. MY LAST QUESTION FOR STAFF IS RELATED TO
15 THE ASSUMPTION ABOUT TRANSIT. AND I DO -- I AGREE WHOLEHEARTEDLY MOST
16 TRANSIT IN MARIN COUNTY HAS 30 MINUTE HEADWAYS BUT THE FERRY THAT IS IN
17 TIBURON IT'S NOT IN BELVEDERE IF I REMEMBER CORRECTLY, IT'S NOT REALLY A
18 COMMUTE FERRY. SO HELP ME TO UNDERSTAND WHY THAT FACTOR INCREASES THE --
19 WHAT WAS USED IN THIS METHODOLOGY FOR BELVEDERE? >DAVE VAUTIN: I COUPLE
20 POINTS FIRST OF ALL STATE DEFINES FERRY BUS SERVICE AS MAJOR TRANSIT STOPS
21 IN THE REGION AND THAT INCLUDES TIBURON AND THE HALF MILE BUFFER AROUND IT
22 THAT INCLUDES A PORTION OF BELVEDERE AS WELL. THAT DOES MEAN THAT IT WAS
23 IDENTIFIED AS A GROWTH GEOGRAPHY BECAUSE BELVEDERE HAS NO PDAS SO THAT
24 AREA WAS INCORPORATED BASED ON THE ACTION OF THE ABAG EXECUTIVE BOARD AND
25 THE COMMISSION STARTING IN FEBRUARY 2020 AND CONTINUING THROUGHOUT PLANNED

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1 BAY AREA 2050 PROCESS. AT THE SAME TIME, GILLIAN APPROPRIATELY MENTIONED
2 IN HER PRESENTATION THAT THE JOB ACCESS FACTOR IN RHNA ACTUALLY TAMPED
3 DOWN BELVEDERE'S ALLOCATION A BIT BECAUSE OF THE MORE LIMITED NUMBER OF
4 JOBS YOU CAN ACCESS THROUGH THAT FERRY TERMINAL THAN SAY A REGIONAL RAIL
5 STATION NA ON MIGHT PROVIDE ACCESS TO MORE DESTINATIONS.

6

7 **PAT ECKLUND:** STATE LAW THAT ALLOWS FERRY SERVICE TO BE CONSIDERED ISN'T
8 THERE PERFORMANCE LEVEL FOR THAT PARTICULAR FERRY SERVICE LIKE OTHER
9 ASSUMPTIONS THAT WE HAVE USED FOR TRANSIT? >DAVE VAUTIN: REGIONAL RAIL
10 STATIONS AND FERRY TERMINALS DO NOT HAVE A FREQUENCY REQUIREMENT TO THEM
11 BECAUSE THESE SORTS OF INFRASTRUCTURE TEND TO BE HIGHER COST
12 INFRASTRUCTURE COMPARED TO LOCAL BUS THE IDEA AROUND RAIL STATIONS AND
13 FERRY TERMINALS ARE PRIME LOCATIONS FOR ADDITIONAL DENSITY IN THEORY
14 AROUND STATE LAW.

15

16 **PAT ECKLUND:** I MAY HAVE OTHER QUESTIONS.

17

18 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ANY OTHER QUESTIONS FROM ABAG
19 ADMINISTRATIVE COMMITTEE? IF NOT, IT IS IN ORDER FOR DISCUSSION. AND
20 PRELIMINARY ACTION. SO MAYOR ECKLUND, WOULD YOU LIKE TO START THE
21 DISCUSSION?

22

23 **PAT ECKLUND:** ABSOLUTELY. I CANNOT SUPPORT STAFF'S RECOMMENDATION FOR THE
24 DENIAL OF THE CITY OF BELVEDERE'S APPEAL. I HAVE ACTUALLY USED BELVEDERE
25 AS AN EXAMPLE IN SOME OF OUR DISCUSSIONS, BECAUSE IT SHOWS HOW THE

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1 METHODOLOGY REALLY DOES NOT SEEM TO WORK FOR ALL JURISDICTIONS. AND AS I
2 HAVE STATED BEFORE, PUBLICLY, THIS METHODOLOGY IS SETTING, I THINK, SOME
3 CITIES AND COUNTIES UP FOR FAILURE, AND I THINK THAT REDUCING THEIR
4 ALLOCATION BY 30 UNITS IS THE LEAST THAT WE SHOULD DO, GIVEN THAT THEIR
5 ALLOCATION FOR THE LAST CYCLE, I BELIEVE, WAS ONLY 16 UNITS, IF I'M
6 CORRECT. THAT'S FROM MY MEMORY, WHICH MAY NOT BE QUITE AS GOOD TODAY
7 BECAUSE I'M NOT QUITE OF TOP OF THINGS BECAUSE OF LACK OF SLEEP. BUT
8 NEVERTHELESS, I CANNOT SUPPORT STAFF'S RECOMMENDATION, AND I REALLY PLEAD
9 WITH MY COLLEAGUES TO CONSIDER THE REQUEST TO LOWER IT DOWN TO 130, EVEN
10 THOUGH THAT IS NOT NECESSARILY GOING TO BE ACHIEVABLE BUT AT LEAST IT WILL
11 GIVE THEM AN OPPORTUNITY TO SEE IF THEY CAN DO IT. BUT 160 IS JUST
12 UNREACHABLE.

13

14 **JESSE ARREGUIN, PRESIDENT:** THANK YOU MAYOR EKLUND. MAYOR HUDSON

15

16 **DAVID E. HUDSON:** MY CITY DIDN'T LIKE WHAT YOU VOTED FOR THE APPEAL IT CUT
17 ME OFF ZOOM FOR 20 MINUTES. FOR EVERY SINGLE ONE OF THESE APPEALS WE'RE
18 NOT APPEALING THE METHODOLOGY. THE METHODOLOGY IS THE METHODOLOGY. WE HAVE
19 TO DEAL WITH IT IF HCD APPROVED IT. AND WE STARTED OUT WITH ALAMEDA WHERE
20 WE HAD THE ELECTED OFFICIAL AND CITY MANAGER SAY WE'RE NOT ARGUING ABOUT
21 THE NUMBER, JUST TELL US WHERE WE CAN PUT THEM BECAUSE IT DOESN'T WORK.
22 DOESN'T WORK IS NOT AN ANSWER. IT SHOULD HAVE BEEN. IT SHOULD HAVE BEEN
23 THE ARGUMENT WHEN WE WERE DOING THE METHODOLOGY, I WISH WE HAD WON IT. I'M
24 STILL ON THE PAD ON THAT ONE, AND WE LOST IT. THERE IS NO REASON WITHIN
25 THIS METHODOLOGY THAT WE CAN FIND THAT STAFF MADE A MISTAKE THAT DOESN'T

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1 ALLOW US OR ACTUALLY DEMAND THAT WE DENY THIS APPEAL. AND I'LL MAKE THE
2 MOTION TO THAT AFFECT THAT WE DENY THE APPEAL FROM BELVEDERE.

3

4 **JESSE ARREGUIN, PRESIDENT:** TO TAKE A PRECISELY ACTION?

5

6 **DAVID E. HUDSON:** TO TAKE A PRECISELY ACTION.

7

8 **KAREN MITCHOFF:** I'LL SECOND THAT.

9

10 **JESSE ARREGUIN, PRESIDENT:** QUESTIONS OR COMMENTS? MAYOR EKLUND.

11

12 **PAT ECKLUND:** I WANT TO STATE I'LL BE VOTING AGAINST THE MOTION. IT'S NOT
13 BECAUSE I DON'T AGREE -- WELL, IT'S NOT BECAUSE I'M CHALLENGING THE
14 METHODOLOGY, BUT I'M CHALLENGING HOW IT WAS APPLIED. SO I WANTED TO MAKE
15 THAT CLEAR. BECAUSE ONE OF THE THINGS THAT WE'RE REQUIRED TO DO, AS
16 MEMBERS OF THIS COMMITTEE IS TO SUPPORT THE METHODOLOGY THAT THE ABAG
17 BOARD ADOPTED EVEN THOUGH I DID NOT SUPPORT IT. SO, I AM VOTING NO ON THE
18 STAFF'S RECOMMENDATION, BECAUSE I DO NOT THINK THAT THE METHODOLOGY WAS
19 APPLIED CORRECTLY, AND I AGREE WITH THE REDUCTION OF THE NUMBER OF UNITS
20 DOWN TO 130. THANK YOU.

21

22 **JESSE ARREGUIN, PRESIDENT:** MAYOR ROMERO?

23

24 **CARLOS ROMERO:** I WANT TO STATE I SUPPORT THE MOTION AND CERTAINLY I
25 SUPPORT THE COGENT AND SUCCINCT EXPLANATION FROM THE MAYOR OF SAN RAMON,

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1 AND WE'RE MADE AWARE OF THAT AND DAVE THANK YOU FOR ARTICULATING SO
2 CLEARLY.

3

4 **JESSE ARREGUIN, PRESIDENT:** COLLEAGUES, ANY OTHER QUESTIONS OR COMMENTS?
5 SUPERVISOR MITCHOFF?

6

7 **KAREN MITCHOFF:** I'M SORRY. AND I DON'T MEAN TO BE CONFRONTATIONAL. THE
8 REDUCTION OF 30 UNITS IS NOT THAT MUCH. HOWEVER, I WOULD BE MORE
9 SYMPATHETIC IF THERE WERE ANOTHER COMMUNITY AND UNINCORPORATED AREA IN
10 MARIN FOR THEM TO ABSORB THOSE 30 UNITS. WE'RE HAVING THE SAME CONCERN
11 FACED BY EVERYBODY AND MY OWN THOUGHT IS, NONE OF THESE NUMBERS CAN BE
12 REACHED. HFCD, OR WHATEVER IT IS, THEY'RE GOING TO HAVE A PROBLEM ON THEIR
13 HANDS, AND YOU KNOW, DOWN THE LINE, BECAUSE THEY'RE GOING TO HAVE TO DEAL
14 WITH WHAT THEY -- WITH WHAT THEY SOWED, SHALL WE SAY? THOSE ARE MY
15 COMMENTS. THANK YOU.

16

17 **JESSE ARREGUIN, PRESIDENT:** THANK YOU.

18

19 **PAT ECKLUND:** SINCE --

20

21 **JESSE ARREGUIN, PRESIDENT:** MAYOR EKLUND.

22

23 **PAT ECKLUND:** YES, SORRY -- CAN STAFF ADD TO THE LIST ABOUT HAVING
24 DISCUSSION ABOUT SEEKING LEGISLATION TO ALLOW CITIES TO SHARE RHNA
25 ALLOCATIONS WITH OTHER CITIES, AND COUNTIES, LIKES COUNTIES WITH DO WITH

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1 CITIES? I THINK WE NEED TO ADD THAT TO THE LIST FOR A FUTURE DISCUSSION SO
2 WE CAN HELP CITIES OUT, LIKE THE CITY OF BELVEDERE, SO THAT THEY'RE NOT
3 PENALIZED, EVEN FOR THIS CYCLE. SO, BUT I WILL STILL BE VOTING NO ON THE
4 MOTION. THANK YOU.

5

6 **JESSE ARREGUIN, PRESIDENT:** I WANT TO THANK YOU, MAYOR EKLUND, FOR THAT
7 DISCUSSION. IT'S CERTAINLY SOMETHING THAT CAME UP IN OUR DISCUSSIONS ON
8 THE METHODOLOGY. WHILE COUNTIES CAN FORM SUBREGIONS LIKE SOLANO DID IT
9 DOES PROVIDE GREATER FLEXIBILITY IN TERMS OF DEVELOPING REGIONAL SPECIFIC
10 PLANS. I THINK THAT LEVEL OF FLEXIBILITY COULD BE HELPFUL AND I DEFINITELY
11 SUPPORT ADDING THAT TO THE LIST AND EXPLORING THAT AROUND FUTURE
12 LEGISLATIVE ACTION. MAYOR HUDSON

13

14 **DAVID E. HUDSON:** I WANT TO REPORT BEFORE I WENT ON THE SABBATICAL AND MY
15 ZOOM WENT OFF, WE ACCOUNT EXPLORE THIS, AND I DON'T HAVE IT IN FRONT OF
16 ME, WITH SB 375 THAT WAS ONE OF THE TENANTS THAT YOU WERE ABLE TO DO THIS,
17 ABLE TO TRADEOFF AND ASSUME AND SPEND THE MONEY IN OTHER CITIES TO DO
18 THEIR VERY LOW, OR WHATEVER -- I KNOW IT'S IN THERE SOMEWHERE I JUST DON'T
19 KNOW WHERE IT'S GONE OVER THE LAST 12, 13 YEARS. IF YOU COULD RESEARCH SB
20 375, ALSO, NOT JUST THE RHNA PORTION OF IT, BUT THE LEGISLATION WE'RE
21 BOUND TO CALL ON.

22

23 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU. SUPERVISOR RABBIT?

24

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1 **DAVID RABBIT:** I JUST WANTED TO COMMENT IT GOES TO SHOW YOU THE VALUE OF
2 THE SUBREGIONAL APPROACH OVERLOOKED IN MANY OTHER COUNTIES. OUR OWN COUNTY
3 WENT TO THE CITIES AND SAID DO YOU WANT DO THIS THEY SAID NO. I THINK NOW
4 THEY SEE THE NUMBERS THEY SAY WE SHOULD HAVE DONE THAT BECAUSE THAT ALLOWS
5 THAT INTER-TRANSFER WITHOUT HAVING TO GO TO LEGISLATION I WOULD ENCOURAGE
6 MARIN COUNTY DO THE SAME IN THE FUTURE. I THINK THAT'S THE FUTURE. I AGREE
7 WITH SUPERVISOR MITCHOFF, THE STATE IS GOING TO BE SCRATCHING THEIR HEAD
8 AT THE END OF THIS CYCLE FIGURING OUT WHAT -- HOW TO GO FORWARD AND SOME
9 CHANGES NEED TO BE MADE IN SACRAMENTO. BUT THE METHODOLOGY AS IT IS, IS
10 WHAT'S BEING APPLIED HERE TODAY.

11

12 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ANY ADDITIONAL COMMENTS FROM MEMBERS
13 OF THE ABAG ADMINISTRATIVE COMMITTEE? SEEING NONE. I'LL ASK FOR A MOTION
14 ON REACTION TO DENY THE APPEAL FROM CITY OF BELVEDERE.

15

16 **CLERK OF THE BOARD:** ON THE MOTION [ROLL CALL VOTE] NINE AYES TWO NOS,
17 MOTION PASSES.

18

19 **JESSE ARREGUIN, PRESIDENT:** THANK YOU TO THE CITY OF BELVEDERE FOR JOINING
20 US. AS WE TOUCHED UPON TODAY AND IN THE PREVIOUS HEARING THIS IS A VERY
21 DIFFICULT SITUATION FOR THE BAY AREA AND FOR EACH MEMBER JURISDICTION. THE
22 STATE HAS GIVEN US DOUBLE THE NUMBER OF UNITS THAT WE HAVE TO PLAN FOR
23 THIS CYCLE DRIVEN BY STATE LEGISLATION WHICH CHANGED FACTORS AROUND HOW
24 THE HOUSING NEED WAS CALCULATED AND GOING TO BE ALLOCATED TO REGIONAL
25 GOVERNMENTS THROUGHOUT SAN FRANCISCO BAY AREA THIS IS A BIG CHANGE FOR

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1 MANY JURISDICTIONS. AND I WANT TO REITERATE ABAG'S COMMITMENT TO WORKING
2 WITH LOCAL JURISDICTIONS TO PROVIDE TECHNICAL ASSISTANCE AND RESOURCES AS
3 WE'RE DOING THE WORK TO UPDATE OUR HOUSING ELEMENTS AND I WANT TO
4 RECOGNIZE THAT WE ARE ALSO COMMITTED TO PROVIDING THE MONEY FOR AFFORDABLE
5 HOUSING AND SUPPORTING INFRASTRUCTURE SO THAT AS WE'RE BUILDING HOUSING WE
6 CAN CREATE SUSTAINABLE COMMUNITIES. BUT I APPRECIATE YOUR PRESENTATION AND
7 THANK YOU FOR JOINING US THIS MORNING. OKAY. SO THAT COMPLETES THIS ITEM.
8 WE'LL PROCEED TO ITEM 6D TO REPORT ON THE REGIONAL HOUSING NEEDS APPEAL
9 FOR THE TOWN OF CORTE MADERA THIS IS A PRELIMINARY ACTION. WE'LL HEAR FROM
10 THE TOWN OF CORTE MADERA. WHO WILL PRESENTING?

11

12 **ADAM:** I'LL BE PRESENTING AND I AM JOINED BY MY COLLEAGUE DAN, AS WELL.

13

14 **JESSE ARREGUIN, PRESIDENT:** I'LL TURN THE FLOOR OVER TO YOU.

15

16 **SPEAKER:** GOOD MORNING PRESENT ARREGUIN AND MEMBERS OF THE COMMITTEE MY
17 NAME IS ADAM WOLFF DIRECTOR OF PLANNING FOR THE TOWN OF CORTE MADERA AND
18 ON BEHALF OF OUR TOWN COLONEL I WOULD LIKE TO THANK THE BOARD FOR HEARING
19 THIS APPEAL REQUEST. THE REQUEST IS NOT ABOUT SAYING NO TO ADDITIONAL
20 HOUSING IN CORTE MADERA BUT ABOUT THE QUESTION OF HOW MUCH HOUSING IS
21 PLACED IN FLOOD AND SEA LEVEL RISE AND INUNDATION ZONES AND WHETHER
22 ACCEPTING THE METHODOLOGY ACCELERATES THE DOWN GROWTH IN THE NAME OF
23 SOCIO-ECONOMIC EQUITY AND ACHIEVING THAT OBJECTIVE IN THE UNIQUE CONTEXT
24 OF CORTE MADERA. DESPITE WHAT THE STAFF REPORT SAYS IN ABAG STAFF COMMENTS
25 PROVIDED ASSIST EVIDENCE IN APPEAL REQUEST AROUND APPLICABLE STATE LAW FOR

66

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1 CONSIDERATION IN MODIFYING THE TOWN'S RHNA AND ARE HOPEFUL YOU WILL LOOK
2 AT EVIDENCE PROVIDED ABOUT WHERE OUR HOUSING UNITS WILL NEED TO BE LOCATED
3 AND INDEPENDENT RESEARCH WHICH SHOWS THE EVENTUAL VULNERABILITY OF THESE
4 AREAS AND REVIEW CORTE MADERA'S REQUESTS. NEXT SLIDE. THE TOWN
5 UNDERSTANDS THE SIGNIFICANT POLICY CHALLENGES ABAG STAFF AND DECISION
6 MAKERS FACE ON A REGIONAL LEVEL AROUND EQUITY CLIMATE CHANGE POLICIES AND
7 AT THE LOCAL LEVEL WE'RE TRYING TO ADDRESS THESE ISSUES BASED ON OUR TRACK
8 RECORD IN ALL INCOME CATEGORIES INCLUDING WELCOMING HOMELESS INDIVIDUALS
9 AS PART OF THE JOINT EFFORT WITH THE COUNTY OF MARIN FOR THE HOME KEY
10 PROGRAM. OUR COMMITMENT IN TACKLING THESE INCREDIBLE CHALLENGES ASSOCIATED
11 WITH CLIMATE CHANGE WE COMPLETED A CLIMATE ADAPTATION PLAN IN MAY OF THIS
12 YEAR AFTER A TWO YEAR PLANNING PROCESS WHAT WE LEARNED IS THAT CORTE
13 MADERA IS [INDISCERNIBLE] THREATS TO WILDFIRE RISK AND SEA LEVEL RISE
14 BECAUSE OF HISTORIC DEVELOPMENT ON THE [INDISCERNIBLE] LOTS AND WHAT'S IN
15 BAY MARSH LAND. THE IMAGES ABOVE SHOW THE TOWN NESTLED INTO SMALL PARCELS
16 AT PROPERTY BASE OF MT. TAM AND MORE RECENT RESIDENTIAL SUBDIVISION
17 PUSHING INTO THE FLOODPLAINS THAT ALIGN HIGHWAY 101 CORRIDOR ADDITIONALLY
18 SIGNIFICANT AMOUNT OF LAND ALONG THE BAY AND RIDGE LINES HAS BEEN
19 PROTECTED BY REGIONAL STATE AGENCIES NOT UNDER TOWN'S CONTROL. THIS MAP
20 TELLS THE STORY OF RISKS WE FACE IN CORTE MADERA WITH RED ZONES CONSIDERED
21 HIGH FIRE HAZARD AREAS AND BLUE AREAS WITHIN THE FEMA FLOODPLAIN TOGETHER
22 THEY COMPRISE APPROXIMATELY 95% OF THE TOTAL LAND AREA IN THE TOWN AND
23 WHITE AREAS OUTSIDE, YOU HAVE DONE PRETTY WELL IN MAXIMIZING THE NON-ZONE
24 RISK AREAS WHERE WE DON'T HAVE REMAINING VACANT LAND AND 97% OF LOTS
25 RESIDENTIAL USE HIGH DENSITY PREDOMINANT INAPPROPRIATELY MULTI-FAMILY

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1 RESIDENTIAL AREAS REDEVELOPMENT OF COMMERCIAL SITE WITH A NEW 180 UNIT
2 APARTMENT COMPLEX ADJACENT TO HIGHWAY 101. EFFORTS TO FACILITATE NEW
3 HOUSING DEVELOPMENT THAT CAN BE CONSTRUCTED IN THE NEXT DECADE AT THE
4 QUANT TEE PROPOSED BY ABAG AND RHNA WILL FOCUS ON THE BLUE AREA WHERE
5 COMMERCIAL PROPERTY TO RESIDENTIAL USES AND LOT SIZES EXIST AND DEVELOPERS
6 [INDISCERNIBLE] THIS IS ESPECIALLY TRUE OF LOW-INCOME POPULATIONS GIVEN
7 HCD'S RULES REGARDING MINIMUM LOT SYSTEMS FOR HOUSING AND ECONOMIES OF
8 SCALE EXPLAINED IN DETAIL IN THE LETTER AND LOCATING QUANTITY OF HOUSING
9 UNFORTUNATELY OVERLOOKS TOWN'S KNOWLEDGE AND EXPERIENCE IN PROVIDING LOCAL
10 CONDITIONS. NEXT SLIDE. THE BLUE AREAS ON THE PREVIOUS MAP, MOST
11 VULNERABLE TO SEA LEVEL RISE SEVERAL AREAS SUSCEPTIBLE TO FLOODING WITH
12 LESS THAN SEA LEVEL RISE WITHIN PLANNED BAY AREA 2050. NEXT SLIDE.
13 CONCERNING, OBVIOUSLY, IF WE'RE ALREADY HAVING CONSIDERABLE HOUSING STOCK
14 AT RISK OF FLOODING [INDISCERNIBLE] GIVEN THE RHNA REQUIRES PLAN FOR SEEK
15 AND FACILITATE CONSTRUCTION OF HOUSING OVER THE SHORT-TERM AND RISK OF SEA
16 LEVEL RISE MEASURES EVEN FEASIBLE HORIZON SPEAKS TO THE QUESTION CORTE
17 MADERA -- [INDISCERNIBLE] IF YOU CAN FAST FORWARD A COUPLE MORE SLIDES,
18 I'LL TRY TO COMPLETE -- KEEP GOING. ONE MORE SLIDE. NEXT SLIDE. SO TO
19 SUMMARIZE, WE UNDERSTAND THE CHALLENGING WORK AT HAND FOR OUR REGIONAL
20 PLANNERS AND YOU ALL, AS WELL THE DECISION MAKERS, BUT LOCAL FACTORS AND
21 CONDITIONS MUST BE TAKEN INTO CONSIDERATION IN THE PROCESS TO AVOID
22 UNINTENDED CONSEQUENCES WE DON'T BELIEVE IT'S BEEN DONE ADEQUATELY AT THIS
23 POINT AND ARE APPEALING. THANK YOU FOR YOUR CONSIDERATION. I'M HAPPY TO
24 TAKE QUESTIONS
25

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1 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. THERE WILL BE TIME TO
2 RESPOND TO THE PRESENTATION. NOW I'LL ASK STAFF TO RESPOND TO THE TOWN OF
3 CORTE MADERA'S APPEAL. STAFF, YOU WILL HAVE FIVE MINUTES.

4
5 **SPEAKER: ELI KAPLAN:** THE TOWN OF CORTE MADERA REQUESTING REDUCTION OF 325
6 UNITS REPRESENTING REDUCTION OF 45% OF ITS DRAFT ALLOCATION STAFF
7 RECOMMENDS DENIAL OF THE APPEAL. THE ARGUMENT IS THAT ABAG FAILS TO
8 CONSIDER INFORMATION FOR JURISDICTION SURVEYING SUITABLE IMPACTS AND
9 CLIMATE CHANGE AND NATURAL HAZARDS STAFF UNDERSTANDS CORTE MADERA'S
10 CONCERNS ABOUT NATURAL HAZARDS HOWEVER HOUSING ELEMENT LAW DOES NOT
11 IDENTIFY AREAS AT RISK FOR NATURAL HAZARDS CONSTRAINT IN HOUSING WITH
12 EXCEPTION FOR LAND FOR FEMA DEPARTMENT OF WATER RESOURCES HAS DETERMINED
13 FLOOD -- -- FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA THE DOWN DOES NOT
14 PROVIDE EVIDENCE THAT CORTE MADERA FLOOD MANAGEMENT FLOOD MANAGEMENT
15 STRUCTURE IS NOT ADEQUATE TO AVOID RISK OF FLOODING WHILE DEVELOPMENT
16 CORTE MADERA'S PLAN -- ADDITIONALLY THE RHNA METHODOLOGY CONSIDERS THE
17 DEVELOPMENT CONSTRAINTS NAMED IN THIS APPEAL BY INCORPORATING DATA FROM
18 THE PLANNED BAY AREA 2050 FINAL BLUEPRINT AS THE BASELINE ALLOCATION. THE
19 FINAL BLUEPRINT EXCLUDES AREAS WITH UNMITIGATED HIGH HAZARD RISK FROM
20 GROWTH GEOGRAPHIES INCLUDING HIGH FIRE HAZARD AREAS IN THE MAP SHOWN BY
21 THE TOWN OF CORTE MADERA IN THEIR PRESENTATION SHOWS LOCALLY DESIGNATED
22 WILDLAND URBAN INTERFACE AREAS THERE ARE NO STATE DESIGNATED HIGH FIRE
23 HAZARD AREAS IN CORTE MADERA. AS DISCUSSED PREVIOUSLY HOUSING ELEMENT LAW
24 STATES NA ABAG MAY NOT LIMIT CONSIDERATION OF SUITABLE HOUSING SITES TO
25 EXISTING ZONING LAND USE RESTRICTIONS IN THE LETTER ON THE BAY AREA

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1 APPEALS HOUSING CANNOT BE LIMITED TO VACANT LAND EVEN COMMUNITIES THAT
2 VIEW THEMSELVES AS BUILT OUT OR LIMITED DUE TO NATURAL CONSTRAINTS SUCH AS
3 FIRE AND FLOOD RISK AREAS MUST PLAN FOR HOURS THROUGH MEANS SUCH AS
4 REZONING COMMERCIAL AREAS, MATRIXED USE AREAS AND UPZONING VACANT LAND.
5 NEXT SLIDE PLEASE. CORTE MADERA ARGUES THE RHNA METHODOLOGY DOESN'T
6 FURTHER STATUTORY OBJECTIVE RELATED TO PROMOTING SOCIO-ECONOMIC EQUITY
7 ENCOURAGING EFFICIENT DEVELOPMENT AND REDUCING GREENHOUSE GAS EMISSIONS
8 IMPORTANTLY THIS ARGUMENT CHALLENGES THE RHNA METHODOLOGY ADOPTED BY ABAG
9 AND APPROVED BY HCD AS DISCUSSED CHALLENGING THE RHNA METHODOLOGY ITSELF
10 FALLS OUTSIDE THE SCOPE OF THE APPEALS PROCESS HCD NOTED THAT THE RHNA
11 METHODOLOGY ENCOURAGES MORE EFFICIENT DEVELOPMENT BY ALLOCATING MORE RHNA
12 TO JURISDICTIONS WITH BETTER JOB ACCESS AS WELL. CORTE MADERA NOTES RISK
13 TO LOW-INCOME HOUSING IN AREAS AT RISK TO SEA LEVEL RISE. WE NOTE CORTE
14 MADERA IS WORKING TO PROTECT EXISTING NEIGHBORHOODS BUT THE EXISTING
15 HOUSING ALLOCATION WILL PROTECT FUTURE INFILL DEVELOPMENT AND ASSIGNING
16 AFFORDABLE HOUSING TO THE WILD RESOURCE AREAS STATUTORY MANDATES
17 AFFIRMATIVELY FURTHERING FAIR HOUSING AND ACHIEVES THE REGION'S EQUITY
18 GOALS. CORTE MADERA ARGUES THE METHODOLOGY FAILS TO FURTHER THE STATUTORY
19 OBJECTIVE TO PROMOTING INTER-REGIONAL RELATIONSHIP BETWEEN JOBS/HOUSING AS
20 DISCUSSED PREVIOUSLY CHALLENGING THE RHNA METHODOLOGY ITSELF IS NOT A
21 VALID BASIS FOR APPEAL AND HD FOUND THAT ABAG'S METHODOLOGY DOES FURTHER
22 THE STATUTORY OBJECTIVES. MOREOVER, HOUSING ELEMENT LAW REQUIRES THE RHNA
23 METHODOLOGY TO INCLUDE THE INTERREGIONAL RELATIONSHIP BETWEEN JOBS AND
24 HOUSING WHICH MEANS THROUGHOUT THE REGION SO IT'S NOT THE JOBS/HOUSING
25 BALANCE IN ANY PARTICULAR JURISDICTION. THE METHODOLOGY ALLOCATES NEARLY

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1 HALF OF THE REGION'S RHNA RELATING TO FACTORS USING JOBS/HOUSING PROXIMITY
2 BASED ON LIVED EXPERIENCE OF RESIDENTS WHO ACCESS JOBS OUTSIDE OF THEIR
3 JURISDICTIONS BOUNDARIES REQUIRES RHNA TO IMPROVE BALANCE BETWEEN NUMBER
4 OF LOW WAGE JOBS AND NUMBERS OF HOUSING UNITS AFFORDABLE TO LOWER
5 WAGeworkERS. AND AFFORDABLE HO LOWER WAGeworkERS AND THEIR FAMILIES
6 ALLOWING LIVING CLOSER TO JOBS WHICH REDUCES GHG. STAFF RECOMMENDS THE
7 COMMITTEE DENY THE APPEAL.

8

9 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. WE WANT TO GIVE TOWN OF CORTE MADERA
10 OPPORTUNITY TO RESPOND TO STAFF'S PRESENTATION. YOU WILL HAVE THREE
11 MINUTES.

12

13 **ADAM WOLFF:** THANK YOU. I'M GOING TO TURN IT OVER TO ANN.

14

15 **SPEAKER:** I AGREE WITH COMMENTS DURING THE PRIOR APPEAL, CORTE MADERA
16 ALLOCATION SETS US UP FOR FAILURE AND THE TOWN ISN'T BUILT FOR REZONING
17 INCREASING DENSITY THE ENTIRE TOWN IS SUBJECT TO HAZARDS WE HAVE PROVEN
18 AMPLE EVIDENCE OF THIS YOUHAVE TO LOOK AT MR. WOLFF'S SLIDE FOUR THIS
19 MEANS THAT WE COULDN'T CHOOSE TO PUT NEW UNIT IN LESS HAZARDOUS LOCATIONS
20 THE ENTIRE TOWN IS HAZARDOUS IT'S NOT GOOD PLANNING TO INCREASE
21 RESIDENTIAL DENSITY IN HAZARDOUS OUR PERCENTAGE OF HAZARD LAND IS UNIQUE
22 IN THE BAY AREA SO WE ASK THAT YOU PUT THIS IN MIND. THE STAT PROVIDES FOR
23 APPEAL BY THIS BODY IT HAS TO MEAN THAT IT NEEDS TO BE A MEANINGFUL APPEAL
24 WHERE THIS BOARD CAN EXERCISE ITS JUDGMENT AND LOOK AT THE RHNA NUMBERS
25 AND ASK ITSELF WHETHER OR NOT THESE ARE REALLY ACHIEVABLE AROUND THIS OR

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1 ANY OTHER METHODOLOGY. I ASK TO YOU GIVE OUR MOST -- YOUR MOST SERIOUS
2 CONSIDERATION TO OUR REQUEST. AND NOW I'LL HAND IT BACK TO MR. WOLFF TO
3 WRAP UP.

4

5 **ADAM WOLFF:** THANK YOU. WE CERTAINLY RESPECT AND UNDERSTAND THE CHALLENGES
6 OF THIS COMMITTEE IN THIS PROCESS, AND ALSO IN STAFF, AND THE METHODOLOGY
7 COMMITTEE COMING UP WITH A METHODOLOGY FOR THE ENTIRE BAY AREA BUT I
8 CERTAINLY WANT TO EMPHASIZE THAT REALLY, THE GOAL SHOULD BE, OF THIS
9 PROCESS, I WOULD HOPE THAT WE'RE -- AND THROUGHOUT THE PROCESS, WE HAVE
10 MADE COMMENT LETTERS TO TRY TO INFORM THE LOCAL EXPERIENCE IS LOCAL
11 KNOWLEDGE AND PROVIDE THAT INFORMATION INTO THE PROCESS SO YOU COULD TAKE
12 THAT ON A REGIONAL LEVEL AND ADJUST IT AS NECESSARY. SO THAT'S WHAT THIS
13 APPEAL IS REALLY TRYING TO DO IS COMMUNICATE OUR LOCAL KNOWLEDGE AND
14 INFORMATION ABOUT WHERE THIS IS ACTUALLY WHAT IT MEANS ON A LOCAL LEVEL IN
15 TERMS OF WHERE NEW HOUSING UNITS ARE GOING TO GO AND LOCATIONS ASSOCIATED
16 WITH DOING SO. YOU SAID THAT WAS IT?

17

18 **CLERK OF THE BOARD:** ONE MINUTE.

19

20 **ADAM WOLFF:** TO THAT END IT'S IMPORTANT TO PUT OUT THERE THAT THE APPROVED
21 RHNA METHODOLOGY WOULD HAVE CORTE MADERA GROW OVER A RATE OF THE NEXT
22 DECADE THAT IS HIGHER THAN ANY JURISDICTION IN MARIN NAPA COUNTY AND
23 HIGHER THAN THE GREAT OF THE CITY OF OAKLAND. FROM A BASELINE PLANNING
24 ANALYSIS THAT HAS SEEN SOMETHING LIKE WHAT SHOULD BE QUESTIONED HERE
25 ESPECIALLY WHEN THAT GROWTH IS GOING TO BE LOCATED IN SEA LEVEL RISE

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1 INUNDATION AREAS. I KNOW THERE IS A HIGH LEVEL PLAN AND CONCEPT OUT THERE
2 TO PROTECT US BUT THAT'S MUCH FURTHER DOWN THE LINE SO WE HAVE TO ADDRESS
3 THESE HOUSING UNITS NOW.

4

5 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. OKAY. I NOW WOULD LIKE TO
6 OPEN THE PUBLIC COMMENT PORTION OF THIS HEARING. IS THERE ANY MEMBER OF
7 THE PUBLIC THAT WISHES TO TESTIFY ON THE RHNA APPEAL FROM THE TOWN OF
8 CORTE MADERA? IF YOU WOULD LIKE TO SPEAK PLEASE RAISE YOUR HAND IF YOU ARE
9 ON THE ZOOM PLATFORM OR PRESS STAR NINE IF YOU ARE PHONING IN. ONE RAISED
10 HAND. SUSAN KIRSCH?

11

12 **SPEAKER:** HI. THANK YOU FOR GIVING ME THIS OPPORTUNITY TO COMMENT. I WANT
13 TO MAKE THREE OBSERVATIONS. FIRST ONE IS THAT, WHAT I WITNESSED TODAY
14 THROUGH ALL OF THESE HEARINGS ARE THE NUMBER OF DEDICATED LOCAL STAFF WHO
15 LOVE AND KNOW THE CITIES THEY'RE WORKING IN THAT APPEARS QUITE IN CONTRAST
16 TO THE PEOPLE WELL INTENTIONED, I KNOW, FROM ABAG, WHO ARE THE BUREAUCRACY
17 WHO ARE DOING THE WORK OF CARRYING OUT THE LAW OF -- AND THE ABAG
18 METHODOLOGY. A NUMBER OF THE PRESENTATIONS POINTED OUT HOW UNREALISTIC THE
19 METHODOLOGY IS AND HOW DIFFICULT IT WILL BE FOR CITIES TO MEET THE RHNA
20 NUMBERS. SO IT SEEMS LIKE, UNLESS THE GOAL OF THESE RHNA NUMBERS IS TO
21 LEAD CITIES TO FAILURE, WE NEED TO LOOK, AGAIN, AT EXACTLY WHAT THIS
22 PROCESS IS SUPPOSED TO BE DOING. THERE IS AN OVERWHELMING DISREGARD FOR
23 COMMON SENSE IN THIS PROCESS, IS MY THIRD OBSERVATION. ONE WE KNOW, CITIES
24 DON'T BUILD HOUSING, THEY CAN PERMIT FOR T BUT THESE LOCALLY DEDICATED
25 INFORMED CITIZENS ARE SAYING THERE IS NO PLACE TO PUT THE REGIONAL HOUSING

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1 UNITS THAT NEED TO BE ALLOCATED. WE HEAR THAT THEY SHOULD BE REZONING, AND
2 FIRE, AND WATER -- AND FIRE DANGER, AND WATER, THE FLOODING AREAS. SO I
3 JUST WANT TO SHARE THOSE OBSERVATIONS WITH A FEELING OF DISMAY OF HOW HAVE
4 COME TO THIS POINT IN THE PROCESS THAT SHOULD BE WORKING FOR EVERYBODY,
5 AND INSTEAD IT SEEMS TO BE WORKING FOR HCD, AND BUREAUCRACY, BUT NOT FOR
6 HOLE CITIZENS. THANK YOU.

7

8 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ARE THERE ANY OTHER MEMBERS OF THE
9 PUBLIC THAT WISH TO SPEAK ON THE APPEAL FOR THE TOWN OF CORTE MADERA? IF
10 SO PLEASE RAISE YOUR HAND. JORDAN GRIMES?

11

12 **SPEAKER:** GOOD MORNING EVERYONE I WANT TO MAKE A QUICK COMMENT BASED ON
13 ESSENTIALLY EVERYTHING IN THE LAST COMMENT AND OBJECTING TO EVERYTHING TO
14 T I REALLY WANT TO OBJECT TO THIS NOTION THAT CITIES ARE BEING SETUP TO
15 FAIL. THAT JUST ISN'T THE CASE HERE. CITIES ARE NOT BEING SETUP TO FAIL,
16 AND IN FACT, IF THEY FOLLOW REZONING F THEY DO EVERYTHING THAT THEY, YOU
17 KNOW -- IF THEY DO EVERYTHING THAT THEY, YOU KNOW, POSSIBLY CAN, CITIES
18 AREN'T BEING REQUIRED TO BUILD HOUSING, WHAT THEY'RE BEING REQUIRED DO IS
19 TO MAN. I THINK THAT IS EMINENTLY SENSIBLE. AND I ALSO JUST REALLY WANT TO
20 CHIME IN AND SAY THANK YOU TO THE ABAG STAFF. I THINK THAT LAST
21 CHARACTERIZATION OF ABAG STAFF WAS UNCALLED FOR. I APPRECIATE ALL THE WORK
22 OF ABAG STAFF AND I KNOW MANY CITIZENS ACROSS THE BAY AREA DO AS WELL.
23 THANKS SO MUCH.

24

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1 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ONE LAST CALL FOR PUBLIC COMMENT ON
2 THE APPEAL OF THE TOWN OF CORTE MADERA. PLEASE RAISE YOUR HAND OR PRESS
3 STAR NINE. SEEING NONE. MR. CASTRO ANY COMMENT SUBMITTED.

4
5 **CLERK OF THE BOARD:** OTHER THAN THE COMMENT SUBMITTED THAT WAS POSTED NO
6 OTHER WRITTEN COMMENT WAS RECEIVED.

7
8 **JESSE ARREGUIN, PRESIDENT:** IT'S TIME TO DISCUSS. FLIGOR.

9
10 **NEYSA FLIGOR:** AS SOMEONE WHO SERVED ON THE HOUSING METHODOLOGY ALONG WITH
11 OTHER CITY COUNCIL BOARD OF SUPERVISORS, WE EMPATHIZE WITH COMMENTS BUT I
12 WANT TO CLARIFY FOR THE RECORD AND MEMBERS OF THE PUBLIC WHO MAY NOT FULLY
13 UNDERSTAND THE PROCESS. WE WERE GIVEN A VERY BIG NUMBER FROM HCD, 441,000.
14 SO APPLYING ANY METHODOLOGY, REGARDLESS OF WHAT IT LOOKED LIKE, WOULD HAVE
15 ALLOCATED BIG NUMBERS TO ALL THE DIFFERENT JURISDICTIONS. AND THE SECOND
16 POINT I WANTED TO MAKE GOES BACK TO THIS ROLE OF THIS APPEAL BODY WHERE
17 WE'RE NOT QUESTIONING, RECESSING, OR RECONSIDERING THE METHODOLOGY THAT
18 WAS APPROVED BY HMC, BY THE EXECUTIVE BOARD, AND AS MAYOR HUDSON HAS
19 REMINDED US A FEW TIMES, APPROVED BY HCD AS MEETING THESE STATUTORY
20 OBJECTIVES. I WANT TO MAKE SURE EVERYBODY WHAT'S BEFORE US, PROCESS THAT
21 WE WENT THROUGH AND REALLY WHAT THE METHODOLOGY REPRESENTS. THANK YOU.

22
23 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. MAYOR EKLUND?
24

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1 **PAT ECKLUND:** YES. I HAVE SOME QUESTIONS FOR THE APPLICANT, AS WELL AS FOR
2 ABAG STAFF. FIRST OF ALL, ABAG HAS INDICATED THAT CORTE MADERA DOES NOT
3 PROHIBIT GROWTH IN THE FEMA 100 YEAR FLOOD ZONE IN THE WUI'S HIGH FIRE
4 ZONE AREAS, AND THE IDENTIFIED SEA LEVEL RISE THAT'S ANTICIPATED, OR THE
5 UNIQUE TOPOGRAPHY, CAN CORTE MADERA PLEASE HELP ME TO UNDERSTAND WHETHER
6 OR NOT THERE ARE ANY PROHIBITIONS THAT'S IN YOUR ORDINANCE IN THOSE
7 PARTICULAR AREAS?

8

9 **ADAM WOLFF:** THANK YOU FOR QUESTION. CERTAINLY WE NOT ARGUING -- IN THE
10 FEMA FLOOD PLAN TODAY WE HAVE HILLSIDE DEVELOPMENT AND WE HAVE
11 RESTRICTIONS ON THE STEEP HILLSIDE AND SPEAKER TO THE RISKS ASSOCIATED
12 WITH HILLSIDE DEVELOPMENT THAT DOES LIMIT THE AMOUNT OF DEVELOP THAT
13 OCCURRED THERE AND THAT'S ESSENTIALLY PLAYED OUT SEVERAL DECADES THERE IS
14 NOT MANY LOTS LEFT THERE BUT I THINK OUR ARGUMENT IS MORE THAT WE CAN
15 CERTAINLY DEVELOP THERE IN THESE FLOOD PLAIN AREAS BUT WITHOUT ADEQUATE
16 PROTECTION MEASURES FOR SEA LEVEL RISE WHICH CERTAINLY WE ARE GRAPPLING
17 WITH AND UNDERSTAND THE ENORMITY OF THE CHALLENGE IS THAT, REALLY, WHERE
18 WE SHOULD BE FOCUSING ALL OF THE DEVELOPMENT AND THE GROWTH AT THESE
19 QUANTITIES OVER A CONDENSED PERIOD OF TIME.

20

21 **PAT ECKLUND:** GOT IT. THE OTHER COMMENT IS THAT THE STATE DOESN'T DESIGNATE
22 HIGH FIRE HAZARD AREAS OR THE WILDLAND URBAN INTERFACE. IT'S MY
23 UNDERSTANDING THAT THE STATE, CAL FIRE, DOES THE HIGH VERY FIRE HAZARD
24 AREAS, BUT ACTUALLY DELEGATED DOWN TO THE COUNTY AND CITIES, OR THE FIRE

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1 DISTRICTS, THE HIGH FIRE HAZARD AREAS, AND THE WILDLAND URBAN INTERFACE,
2 IS THAT YOUR UNDERSTANDING, ADAM?

3

4 **ADAM WOLFF:** YES. AND I'M NOT AN EXPERT ON THIS PROCESS BUT I DO KNOW WHERE
5 FIRE AGENCIES REPORT BACK AND TRY TO GET THE OFFICIAL MAPS CHANGED AT THE
6 STATE LEVEL BUT AT THE LOCAL LEVEL CERTAINLY OUR FIRE DEPARTMENTS VIEW THE
7 AREAS AND THE WUIS, AND HAVE MADE RESOLUTIONS TO SUCH THAT THESE ARE VERY
8 HIGH FIRE -- OR HIGH FIRE RISK ZONE AREAS.

9

10 **PAT ECKLUND:** GREAT. THANK YOU. MY QUESTION FOR STAFF IS, WHY DOESN'T ABAG
11 RESPECT THE DESIGNATION OF HIGH FIRE HAZARD AREAS THAT ARE DESIGNATED BY
12 THE LOCAL JURISDICTIONS AS AGREED TO BY THE STATE OF CALIFORNIA? AND I'M
13 NOT ASKING THE WUIS, I'M JUST ASKING ABOUT THE HIGH FIRE HAZARD AREAS.

14 >DAVE VAUTIN: MAYOR EKLUND, TO YOUR QUESTION, MY UNDERSTANDING IS THAT
15 WITHIN THE LOCAL JURISDICTIONS, THE STATE IDENTIFIES VERY HIGH FIRE RISK
16 AREAS. IT DOES -- IT HAS, IN RANT MONTHS, RELEASED, I UNDERSTAND,
17 UNOFFICIAL LAYERS AT THE LOWER LEVELS OF FIRE RISK, BUT FOR THE PURPOSES
18 OF OUR LONG RANGE PLAN, PLANNED BAY AREA 2050, WE SET THAT THRESHOLD AT
19 VERY HIGH IN CITIES AND TOWNS AND THAT INCLUDED ALSO VERY HIGH AND HIGH IN
20 THE UNINCORPORATED AREAS, AND THAT'S REALLY KIND OF RECOGNITION THE
21 PRIORITY FOR CITY FOCUSED GROWTH, YOU KNOW, THE THRESHOLDS ARE DIFFERENT
22 BETWEEN THE CITY AND COUNTY AS WE TRY TO CHANNEL MORE GROWTH INTO CITY
23 AREAS AND WE CAN ADVANCE CERTAIN MITIGATING STRATEGIES IN THE CITIES THAT
24 CAN HELP TO MAKE IT POSSIBLE, EVEN IF THERE IS GROWTH IN AN AREA THAT IS
25 HIGH HAZARD LOCATION. THAT WE CAN WORK TO REDUCE THE RISK BY PAIRING THAT

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1 WITH POLICIES TO PROTECT THOSE PLACES, AS WELL, AND THERE ACTUALLY ARE
2 SPECIFIC STRATEGIES IN PLANNED BAY AREA 2050 FOR REDUCING FIRE HAZARD
3 RISK, SEA LEVEL RISE PROTECTIONS THAT HAVE BEEN ALLUDED TO THIS MORNING
4 THAT WOULD PROTECT THE TOWN OF CORTE MADERA AS WELL AS THE 101 CORRIDOR
5 THAT WOULD OTHERWISE FLOOD THERE IS SPECIFIC ACTIONS INCLUDED IN THE PLAN
6 DESIGN ENABLE GROWTH IN THESE PLACES.

7

8 **PAT ECKLUND:** WE'RE IN THE MIDDLE OF AN APPEAL HEARING BUT I WANT TO MAKE
9 SURE WE ADD TO THE DISCUSSION ABOUT LOOKING AT THE HIGH FIRE HAZARD AREAS,
10 AND ALSO, A DISCUSSION ABOUT LOOKING AT THE WILDLAND URBAN INTERFACE,
11 WHICH IS USUALLY PROPOSED BY THE FIRE DISTRICT, OR CITY, AND IF THERE IS A
12 FIRE DISTRICT, THE CITY, TYPICALLY, THEN, DOES ADOPT THAT AS WELL. SO I
13 WOULD LIKE TO MAKE SURE THAT WE HAVE THAT DISCUSSION FOR THE FUTURE. AND
14 BECAUSE I THINK THAT WE NEED TO REALLY ASK OURSELVES WHETHER OR NOT WE
15 WANT TO HAVE GROWTH IN THOSE AREAS, GIVEN THE CLIMATE CHANGE AND THE
16 HIGHER RISK OF PEOPLE LOSING HOMES THAT ARE BUILT THERE. SO, WE'RE, SORT
17 OF, SELF-DEFEATING OURSELVES. THAT ANSWERS MY QUESTIONS. THANK YOU VERY
18 MUCH.

19

20 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. MAYOR HUDSON?

21

22 **DAVID E. HUDSON:** YES, I APPRECIATE THEY STARTED OFF AND TRYING TO GIVE YOU
23 A FLAVOR OF WHAT MARIN COUNTY IS LIKE BECAUSE IT'S DIFFERENT THAN SOME OF
24 THE OTHER COUNTIES AND PROBLEM WE HAVE. I SPENT A LOT OF TIME OVER THERE I
25 WAS PART OF THE ULTRA MARIN RUNNING CLUB AND WE PROBABLY SPENT MORE TIME

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1 THAN WE WERE ALLOWED TO ON MT. TAM AT NIGHT EVEN THOUGH IT'S CLOSED AT
2 NIGHT. WHAT WE'RE BEING ASKED HERE IS NOT REASONABLE. WE HAVE MADE THAT
3 DETERMINATION MANY TIMES IN THE LAST TWO DAYS. IT'S WHAT'S YOUR FAIR SHARE
4 OF THE RESPONSIBILITY THAT'S BEING DUMPED ON ALL 101 CITIES AND NINE
5 COUNTIES. IT MAY NOT BE REASONABLE, AS SOMEBODY POINTED OUT, BUT I WANT TO
6 POINT OUT THAT WE ARE FOLLOWING LEGISLATION THAT IS -- WELL, IT COMES FROM
7 ELECTED LEGISLATORS, AND SOMEBODY ELECTED THEM. IF I HAD KNOWN THEY WERE
8 GOING TO DO THESE RHNA NUMBERS, THEY CERTAINLY WOULDN'T HAVE BEEN ME, BUT
9 IF YOU GO BACK TO THE METHODOLOGY WHICH WE'RE NOT ALLOWED TO CHANGE YOU
10 WILL SEE SOME OF US UP HERE FOUGHT LIKE CRAZY NOT TO FOLLOW THIS PIECE OF
11 METHODOLOGY AND NOW WE'RE LOST SO NOW WE'RE CHARGED WITH THE
12 RESPONSIBILITY OF FOLLOWING IT. AND I KEEP COMING BACK IN MARIN'S TWO
13 APPEALS TO THIS ONE LINE "HOUSING ELEMENT LAW REQUIRES -- REQUIRES RHNA
14 METHODOLOGY TO IMPROVE INTER-REGIONAL RELATIONSHIPS BETWEEN JOBS AND
15 HOUSING." AND THERE IS NO GETTING AROUND IT. THERE IS THIS LITTLE CITY
16 THAT'S ON THE OTHER SIDE OF THE BRIDGE THAT HAS A LOT OF JOBS AND THEY'RE
17 PUSHING FOR ZOOM WHICH IS GOING TO MAKE YOU JUST A WONDERFUL NEIGHBORHOOD
18 AND IT'S REALLY HARD TO TELL OTHER PEOPLE LIKE ALAMEDA -- WELL THEY SHOULD
19 HAVE NEVER USED THE LINE THAT THEY DID -- THAT YOU HAVE GOT TO BUILD THEM
20 THERE AND THEN HAVE CORTE MADERA NOT HAVE TO DO IT OR HAVE BELVEDERE NOT
21 HAVE TO DO IT. THE METHODOLOGY IS CLEAR. I COULD GO ON FOREVER. I JUST
22 WANT TO TOUCH ON THIS. PLEASE, PAT, DON'T BRING UP HIGH RISK FIRES AGAIN.
23 DAVID RABBIT IS OVER THERE SALIVATING FOR HIS TURN BECAUSE WE WOULD
24 ELIMINATE ALL OF NORTH BAY. I CAN SEE HIM SMILE. AND WE'RE NOT GOING TO DO
25 IT DAVID. I AM PREPARED TO MOVE THAT WE DENY THE APPEAL FOR CORTE MADERA.

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1

2 **JESSE ARREGUIN, PRESIDENT:** PRELIMINARY ACTION FOR APPEAL.

3

4 **DAVID E. HUDSON:** PRELIMINARY ACTION.

5

6 **NEYSA FLIGOR:** I'LL SECOND.

7

8 **JESSE ARREGUIN, PRESIDENT:** SECONDED BY FLIGOR. MAYOR ROMERO?

9

10 **CARLOS ROMERO:** I WAS GOING TO MAKE THE MOTION I WOULD POINT OUT THE POINT
11 WE ARE BOUND BY STATE STATUTE AND THE PROCESS FOLLOWED IN THE NINE BAY
12 AREA COUNTIES IT WAS SETUP AS METHODOLOGY WAS OPEN DEMOCRATIC AND
13 CONTENTIOUS. LET US MAKE IT CLEAR THERE HAS BEEN YEARS OF NEGLECT IN THE
14 ENTIRE STATE AROUND PRODUCTION OF HOUSING PRODUCTION OF HOUSING AT ALL
15 LEVELS PARTICULARLY EXCLUSIONARY CITIES THAT HAS BROUGHT US TO THIS POINT
16 AND CLEARLY WHAT HAS BEEN DONE IN THE LAST 20 YEARS HAS NOT ADDRESSED THE
17 ISSUE OF HOUSING PRODUCTION. IT WAS TIME FOR THE STATE TO STEP IN AND TRY
18 TO DO REGIMENT. WHAT WE'RE TRYING TO DO TODAY IS INDEED APPLYING THAT. AND
19 THIS IS A PLANNING EXERCISE. WE UNDERSTAND THAT CITIES DO NOT BUILD
20 HOUSING, BUT IF YOU DO NOT BUILD APPROPRIATELY IF YOU DO NOT TAKE AWAY
21 EXCLUSIONARY BARRIERS FROM COMMUNITIES WHO HAVE LOCK OUT SUFFICIENT
22 AFFORDABLE AND MIDDLE INCOME HOUSING WE WILL NOT GET OUT OF WHAT IS A
23 MASSIVE SOCIAL AND EQUITY PROBLEM IN THIS STATE. AND I'M READY TO VOTE YES
24 ON THIS. AND CERTAINLY, WE DO NOT HAVE -- I THINK, WE'RE NOT WORKING WITH
25 AN AGENCY OR WITH PEOPLE IN ABAG WHO DON'T UNDERSTAND THE ISSUES OF LOCAL

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1 CONTROL. THEY CERTAINLY UNDERSTAND THE NEED TO LOOK AT OUR GROWTH FROM A
2 REGIONAL PERSPECTIVE, AND TRY TO INTEGRATE ALL OF OUR PERSPECTIVES INTO
3 THE PLAN THAT COMES FORWARD. I AM READY TO VOTE YES ON THIS ITEM

4

5 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. MAYOR EKLUND?

6

7 **PAT ECKLUND:** THANK YOU VERY MUCH, PRESIDENT ARREGUIN. I JUST WANTED TO
8 POINT OUT, ALSO, THAT THE APPLICANT BEFORE US, CORTE MADERA, HAS EXCEEDED
9 THEIR ALLOCATION FOR THIS CYCLE. SO, IT'S NOT LIKE CORTE MADERA IS NOT
10 AGREEABLE TO GROWTH. SO, I DID WANT TO POINT THAT OUT. I THINK, ALSO,
11 ANOTHER ISSUE FOR US TO DISCUSS IN THE FUTURE IS, WHERE THERE IS A
12 COMMUNITY THAT DOES EXCEED AN ALLOCATION IN ONE RHNA CYCLE, I THINK WE
13 NEED HAVE SOME DISCUSSION ABOUT TO WHAT EXTENT CAN SOME OF THOSE UNIT IN
14 THE FUTURE TRANSCEND RHNA CYCLES. BECAUSE THE PATTERN OF GROWTH MAY NOT
15 NECESSARILY RESPECT THE RHNA CYCLE. SO, I JUST THINK THAT WE NEED TO HAVE
16 SOME DISCUSSION ABOUT IT, NOT TO SAY THAT WE WANT TO ADVANCE ANY CHANGES,
17 BUT I THINK WE JUST NEED TO HAVE THAT DISCUSSION. I AM STILL VERY TORN
18 BECAUSE I DID NOT SUPPORT THE HOUSING METHODOLOGY. BUT I DON'T SEE ANY
19 ERRORS WHERE ABAG DID NOT FACTOR IN CERTAIN -- OR DID FACTOR IN CERTAIN
20 LANDS THAT ARE NOT AVAILABLE FOR GROWTH. SO, I AM STILL VERY TORN AND WILL
21 KNOW HOW I WILL VOTE WHEN I AM CALLED. THANK YOU.

22

23 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ARE THERE ANY OTHER QUESTIONS OR
24 COMMENTS FROM MEMBERS OF THE ABAG ADMINISTRATIVE COMMITTEE ON THE APPEAL?

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1 IF I DON'T -- I DON'T SEE ANY OTHER RAISED HANDS. I WILL ASK THE CITY --
2 OR ASK THE CLERK TO PLEASE CALL THE ROLL

3

4 **CLERK OF THE BOARD:** IT'S THE -- JUST TO CONFIRM, IT'S TO ACCEPT THE STAFF
5 RECOMMENDATION?

6

7 **JESSE ARREGUIN, PRESIDENT:** YES. A PRELIMINARY -- THE MOTION IS TO MAKE A
8 PRELIMINARY DECISION TO DENY THE APPEAL FROM THE TOWN OF CORTE MADERA.

9

10 **CLERK OF THE BOARD:** THANK YOU. MOTION WAS FROM HUDSON AND SECOND FROM
11 FLIGOR

12

13 **JESSE ARREGUIN, PRESIDENT:** YES.

14

15 **CLERK OF THE BOARD:** [ROLL CALL VOTE] PASSES UNANIMOUSLY BY ALL MEMBERS
16 PRESENT.

17

18 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. I WOULD LIKE TO THANK
19 STAFF FROM THE TOWN OF CORTE MADERA FOR JOINING US THIS MORNING. THIS IS A
20 PRELIMINARY ACTION. FINAL ACTION WILL TAKE PLACE AT THE PUBLIC HEARING AND
21 WE'LL PROVIDE DATE AND TIME. THAT COMPLETES BUSINESS BEFORE THE
22 ADMINISTRATIVE COMMITTEE THIS MORNING ABAG ADMINISTRATIVE COMMITTEE WILL
23 CONTINUE THIS PUBLIC HEARING ON THE RHNA APPEALS TO THE BAY AREA METRO
24 CENTER REMOTELY VIA ZOOM ON FRIDAY OCTOBER 8TH, 2021 FROM 2:00 P.M. TO

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1 5:00 P.M. UNLESS THERE ARE ANY OTHER COMMENTS THE MEETING OF THE ABAG
2 ADMINISTRATIVE COMMITTEE IS ADJOURNED. SUPERVISOR MITCHOFF? YOU'RE MUTED.

3

4 **KAREN MITCHOFF:** MAYOR EKLUND MENTIONED THAT LIST OF THINGS BEING E-MAILED
5 TO US EARLIER. I DON'T HAVE THAT. AND I'M HAPPY TO WAIT UNTIL TODAY'S LIST
6 GETS COMPILED. BUT AM I JUST MISSING IT? I WENT THROUGH MY E-MAILS.

7

8 **JESSE ARREGUIN, PRESIDENT:** I SEE MR. CASTRO SENT IT TO US AT 9:15 A.M. AT
9 THE BEGINNING OF THE HEARING. AND THE SUBJECT IS, ABAG ADMINISTRATIVE
10 COMMITTEE RUNNING LIST. THERE ARE A FEW THINGS WE ADDED TO THE LIST TODAY.

11

12 **KAREN MITCHOFF:** RIGHT. I'LL JUST WAIT UNTIL WE FINISH THE RHNA HEARINGS
13 AND THERE WILL BE AN -- I'M ASSUMING WE'RE GOING TO CONTINUE COMPILING
14 THIS LIST.

15

16 **JESSE ARREGUIN, PRESIDENT:** YES IT WILL BE AN ITERATIVE LIST THROUGHOUT THE
17 HEARINGS.

18

19 **KAREN MITCHOFF:** GREAT. THANK YOU VERY MUCH.

20

21 **JESSE ARREGUIN, PRESIDENT:** IF YOU HAVE ANY SUGGESTIONS PLEASE SEND THEM TO
22 MR. PAUL OR MR. CASTRO TO ADD THEM TO THE LIST. BEFORE THE NEXT HEARING WE
23 CAN SEND THE UPDATED LIST TO MEMBERS OF THE COMMITTEE. MAYOR HUDSON?

24

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1 **DAVID E. HUDSON:** I APOLOGIZE FOR DOING THIS AT THIS TIME, IT'S KILLING ME
2 HOW IT TURNED OUT FOR SOME REASON MY ZOOM WENT OUT RIGHT BEFORE THE VOTE
3 FOR CONTRA COSTA COUNTY. WHAT HAPPENED?

4

5 **JESSE ARREGUIN, PRESIDENT:** MR. CASTRO CAN --

6

7 **DAVID E. HUDSON:** DID I LUCK OUT?

8

9 **JESSE ARREGUIN, PRESIDENT:** YOU WERE NOT PRESENT. AND I THINK THERE WERE
10 THREE NOS OR ABSTENTIONS.

11

12 **CLERK OF THE BOARD:** SIX AYES. TWO NOS, AND FOUR ABSENCES.

13

14 **DAVID E. HUDSON:** SO PITTSBURG GOT IT, HUH?

15

16 **JESSE ARREGUIN, PRESIDENT:** YES. PITTSBURG ANNEX TAKES THE 35 UNITS.

17

18 **DAVID E. HUDSON:** BOY, DID I PICK THE RIGHT TIME TO UN-ZOOM. THANK YOU.

19

20 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ANY OTHER QUESTIONS OR COMMENTS?

21 WE'RE CONTINUING THIS HEARING TO FRIDAY OCTOBER 8TH, 2021. THERE WILL BE
22 AN OPTION FOR PEOPLE TO TESTIFY AT THE METRO CENTER, AND AS WELL, THE
23 HEARING WILL ALSO BE CONDUCTED VIA ZOOM. UNLESS THERE IS ANY OTHER
24 BUSINESS THIS MEETING OF THE ABAG ADMINISTRATIVE COMMITTEE IS ADJOURNED.

25 THANK YOU EVERYBODY. [ADJOURNED]

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1



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