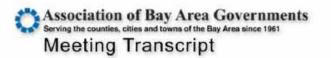




1	ASSOCIATION OF BAY AREA GOVERNMENTS
2	ABAG ADMINISTRATIVE COMMITTEE
3	FRIDAY, OCTOBER 22, 2021, 9:00 A.M.
4	
5	JESSE ARREGUIN, PRESIDENT: GOOD MORNING, EVERYONE. I'M JESSE
6	ARREQUIN, CHAIR OF THE ABAG ADMINISTRATIVE COMMITTEE. I WOULD
7	LIKE TO CALL THE ABAG ADMINISTRATIVE MEETING TO ORDER AND ASK
8	STAFF TO PLAY THE ABAG MEETING ANNOUNCEMENT. THANK YOU.
9	DUE TO COVID-19, THIS MEETING WILL BE CONDUCTED AS A ZOOM
10	WEBINAR PURSUANT TO THE PROVISIONS OF ASSEMBLY BILL 361 WHICH
11	SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS MEETING
12	IS BEING WEBCAST ON THE ABAG WEBSITE. THE CHAIR WILL CALL UPON
13	COMMISSIONERS, PRESENTERS, STAFF, AND OTHER SPEAKERS, BY NAME,
14	AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE
15	GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST
16	AND ZOOM, WITH THEIR CAMERAS ENABLED, ARE REMINDED THAT THEIR
17	ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS
18	OF THE PUBLIC PARTICIPATION BY ZOOM, WISHING TO SPEAK, SHOULD
19	USE THE RAISE HAND FEATURE OR DIAL STAR 9, AND THE CHAIR WILL
20	CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE
21	ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR
22	PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR
23	NAMES AND ORGANIZATION, BUT, PROVIDING SUCH INFORMATION IS
24	VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT
25	INFOATBAYAREAMETRO.GOV BY 5 P.M., YESTERDAY, WILL BE POSTED TO



1	THE ONLINE AGENDA AND ENTERED INTO THE RECORD, BUT WILL NOT BE
2	READ OUT LOUD. IF AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD
3	LIKE TO SPEAK, THEY ARE FREE TO DO SO. THEY SHOULD RAISE
4	THEIR HAND AND THE CHAIR WILL CALL UPON THEM AT THE
5	APPROPRIATE TIME. A ROLL CALL VOTE WILL BE TAKEN FOR ALL
6	ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD NOTE THAT THE
7	CHAT FEATURE IS NOT ACTIVE. IN ORDER TO GET THE FULL ZOOM
8	EXPERIENCE, PLEASE MAKE SURE YOUR APPLICATION IS UP TO DATE.
9	
10	JESSE ARREGUIN, PRESIDENT: THANK YOU. WILL THE ABAG CLERK OF
11	THE BOARD CONDUCT ROLL CALL?
12	
13	CLERK, FRED CASTRO: MAYOR ARREGUIN?
14	
15	JESSE ARREGUIN, PRESIDENT: PRESENT.
16	
17	CLERK, FRED CASTRO: MAYOR EKLUND.
18	
19	PAT ECKLUND: PRESENT, TOO.
20	
21	CLERK, FRED CASTRO: MAYOR FLIGOR:
22	
23	NEYSA FLIGOR: HERE.
24	
25	CLERK OF THE BOARD: MAYOR HUDSON?



1	
2	DAVID E. HUDSON: HERE.
3	
4	CLERK, FRED CASTRO: SUPERVISOR LEE?
5	
6	OTTO LEE: PRESENT.
7	
8	CLERK, FRED CASTRO: SUPERVISOR MANDELMAN? IS ABSENT.
9	SUPERVISOR MITCHOFF?
10	
11	KAREN MITCHOFF: HERE.
12	
13	CLERK, FRED CASTRO: RABBIT? IS ABSENT. SUPERVISOR RAMOS?
14	
	BELIA RAMOS: HERE.
16	
	CLERK, FRED CASTRO: THANK YOU. MAYOR ROMERO?
18	CARLOG ROWERO. DRECENE
20	CARLOS ROMERO: PRESENT.
20	CLERK, FRED CASTRO: MAYOR WILSON IS ABSENT. QUORUM IS PRESENT.
22	CLERK, FRED CASIRO. MAIOR WILSON IS ABSENI. QUORUM IS FRESENI.
23	JESSE ARREGUIN, PRESIDENT: THANK YOU. I WOULD LIKE TO THANK MY
24	COLLEAGUES ON THE ADMINISTRATIVE COMMITTEE FOR ATTENDING THIS
25	MORNING. WE HAD AN IMPORTANT MEETING YESTERDAY WHERE WE
ر ب	TIOTATIAO * AND TIATO ATTA THE OLITANA THEFT THA THOTHANDA MITHING ME



APPROVED PLANNED BAY AREA 2050, SO, APPRECIATE YOUR SERVICE TO 1 OUR REGION. I WANT TO WELCOME THE MEMBERS OF OUR JURISDICTION 2 AND STAFF AND LOOK FORWARD TO YOUR PRESENTATIONS TODAY. WE'LL 3 MOVE TO PUBLIC COMMENT, INFORMATION ITEM. ANY MEMBERS OF THE 4 5 PUBLIC WHO WISH TO GIVE PUBLIC COMMENT ON ITEMS NOT ON OUR AGENDA. MR. CASTRO ANY RAISED HANDS? 6 7 8 CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED 9 10 ON THIS ITEM. 11 JESSE ARREGUIN, PRESIDENT: OKAY. THANK YOU. UNLESS THERE ARE 12 ADDITIONAL RAISED HANDS. ITEM THREE COMMITTEE MEMBER 13 ANNOUNCEMENTS? ANY ANNOUNCEMENTS FROM MEMBERS OF THE ABAG 14 15 ADMINISTRATIVE COMMITTEE? SEEING NO RAISED HANDS. MR. CASTRO 16 PUBLIC COMMENT? 17 CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH 18 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED 19 20 ON THIS ITEM. 21 JESSE ARREGUIN, PRESIDENT: OKAY. MOVE TO ITEM FOUR, THE 22 CHAIR'S REPORT. ONCE AGAIN, WELCOME EVERYONE. THIS IS OUR 23

FIFTH DAY OF OUR PUBLIC HEARING ON THE APPEALS OF THE REGIONAL

HOUSING NEEDS ALLOCATION. JUST BY WAY OF BACKGROUND, RHNA IS A

24



- 1 STATE-MANDATED PROCESS TO IDENTIFY THE NUMBER OF HOUSING UNITS
- 2 INCLUDING BY AFFORDABILITY LEVEL ACCOMMODATION IN THE GENERAL
- 3 PLAN BAY AREA COMMUNITIES MUST PLAN FOR 441,176 UNITS FROM
- 4 2023 TO 2031. ON MAY 20TH THE ABAG EXECUTIVE BOARD APPROVED A
- 5 FINAL METHODOLOGY WHICH INITIATED THE APPEALS PHASE OF THE
- 6 PROCESS. ABAG HAS RECEIVED 28 APPEALS FROM THE BAY AREA
- 7 JURISDICTIONS BY THE JULY 9TH, 2021 DEADLINE, AND PER
- 8 GOVERNMENT CODE 6558405(D), ABAG IS REQUIRED TO HOLD ONE
- 9 PUBLIC HEARING TO CONSIDER ALL THE APPEALS FILED, AND THIS
- 10 PUBLIC HEARING PROVIDES OPPORTUNITY FOR JURISDICTIONS THAT
- 11 HAVE FILED APPEALS TO PROVIDE TESTIMONY BEFORE THE
- 12 ADMINISTRATIVE COMMITTEE AS PART OF THE COMMITTEE'S
- 13 DELIBERATIONS ON THESE APPEALS. TODAY IS THE FIFTH DAY OF THE
- 14 PUBLIC HEARING WHICH WILL BE CONTINUED OVER SIX MEETINGS, AND
- 15 IN LATE AUGUST AND SEPTEMBER, BY WAY OF BACKGROUND, LEGAL
- 16 NOTICES WERE PUBLISHED IN MULTIPLE LANGUAGES, IN NEWSPAPER IN
- 17 EACH OF THE NINE COUNTIES OF THE FRISK BAY AREA ANNOUNCING
- 18 DATES OF THE PUBLIC HEARING AND DATES ARE AVAILABLE ON OUR WEB
- 19 SITE IN FACT OUR NEXT MEETING DATE IS FRIDAY OCTOBER 29TH AT
- 20 WHICH TIME WE MAY TAKE FINAL ACTION. THERE ARE SEVEN APPEALS
- 21 TO BE HEARD TODAY, AND WRITTEN COMMENTS REFERENCING ALL
- 22 APPEALS CONSIDERED TODAY ARE UNDER AGENDA ITEM SIX. I WANT TO
- 23 REFERENCE PROCEDURES. THE COMMITTEE WILL HEAR EACH APPEAL
- 24 SUBSEQUENTLY AND I MAY CALL RECESS AT ANY POINT DURING THE DAY
- 25 FOR EACH JURISDICTION THE HEARING BEGINS WITH THE



1	JURISDICTION'S PRESENTATION ON ITS APPEAL. THE INFORMATION,
2	ARGUMENTS PRESENTED BY THE A PELLANT MUST BE LIMITED TO WHAT
3	WAS PRESENT IN THE WRITTEN APPEAL, STAFF WILL PROVIDE RESPONSE
4	AND THEREAFTER APPELLATE JURISDICTION WILL HAVE THREE MINUTES
5	TO PROVIDE RESPONSE TO STAFF'S PRESENTATION. MEMBERS OF THE
6	PUBLIC WILL HAVE OPPORTUNITY TO COMMENT ON EACH APPEAL. I WANT
7	TO SUMMARIZE THE PUBLIC COMMENT PROCEDURE BASED ON APPEALS
8	PROCEDURE ADOPTED BY THE ABAG EXECUTIVE BOARD SPEAKERS WILL
9	HAVE TWO MINUTES FOR PUBLIC COMMENT BUT AS CHAIR I HAVE
10	DISCRETION TO ADJUST TIME AS NEEDED TO ACCOMMODATE. TO ENSURE
11	APPEALS ARE HEARD IN A TIMELY MATTER ON DAY THEY ARE NOTICED,
12	IF THERE ARE FIVE OR MORE SPEAKERS ON AN APPEAL I WILL REDUCE
13	SPEAKER TIME TO ONE MINUTE PER SPEAKER TOTAL TIME PER PUBLIC
14	COMMENT LIMITATION IF IN EXCEEDANCE OF 30 MINUTES WE WILL
15	SUSPEND CONSIDERATION OF THAT APPEAL AND CONTINUE
16	CONSIDERATION TO APPEAL LATER ON IN THE DAY AFTER WE HEAR
17	OTHER APPEALS WE WANT TO BE MINDFUL OF THE FACT TO CONSIDER
18	OTHER APPEALS AS WELL: AFTER PUBLIC COMMENT THE ADMINISTRATIVE
19	COMMITTEE WILL DISCUSS AND TAKE A PRINCIPAL DECISION ON THE
20	APPEAL. IT'S A PRELIMINARY DECISION ON APPEALS AT THE CLOSE OF
21	THE HEARING TO UNIFORM DECISION MAKING. AFTER DECISION HAS
22	BEEN MADE ON ALL APPEALS ABAG WILL ISSUE FINAL ALLOCATIONS AND
23	INCORPORATE ADJUSTMENT AS NEEDED. STAFF IS RUNNING A LIST OF

QUESTIONS RAISED BY COMMITTEE MEMBERS PRESENTED TO THE ABAG

EXECUTIVE BOARD AS PRESENTED IN ITEM SIX. THAT CONCLUDES MY

24



REPORT. I'LL ASK IF THERE ARE ANY QUESTIONS FROM THE 1 2 COMMITTEE. MAYOR EKLUND. 3 PAT ECKLUND: THANK YOU PRESIDENT ARREGUIN, I WANT TO MAKE A 4 5 COMMENT ABOUT THE RUNNING LIST THAT WE'RE DOING. I'M FINDING THAT IT IS NOT AS COMPLETE, AND IT IS NOT PUTTING THINGS IN 6 PERSPECTIVE. SO, I JUST WANTED TO LET YOU KNOW THAT I HAVE 7 8 BEEN GOING THROUGH THE MEETING TRANSCRIPTS AND REWATCHING THE VIDEOS, AND JUST PUTTING A LITTLE BIT OF -- CUTTING AND 9 10 PASTING FROM THE MEETING TRANSCRIPT JUST SO WE CAN PUT THAT IN PERSPECTIVE 11 12 JESSE ARREGUIN, PRESIDENT: THANK YOU. APPRECIATE THAT. 13 14 PAT ECKLUND: YOU'RE WELCOME. AND I WILL BE ABLE TO FINISH 15 THROUGH TODAY BY EARLY NEXT WEEK, AND, BUT OF COURSE I'M NOT 16 GOING TO BE ABLE TO DO NEXT FRIDAY, YET, BUT I FOUND IN 17 READING IT THAT IT WASN'T CLEAR WHY WE WERE PUTTING THOSE 18 ITEMS ON THE TENTATIVE LIST FOR DISCUSSION. SO, THANK YOU. 19 20 JESSE ARREGUIN, PRESIDENT: MORE CONTEXT IS HELPFUL. 21 22 23 PAT ECKLUND: ABSOLUTELY. APPRECIATE IT.



JESSE ARREGUIN, PRESIDENT: I ALSO WANT TO THANK STAFF FOR 1 CONTINUING TO KEEP THIS RUNNING LIST AND THERE MAY BE ISSUES 2 3 THAT WE IDENTIFY TODAY THAT WE'LL ADD TO THE LIST. AND THANK YOU SO MUCH. ANY OTHER OUESTIONS FROM MEMBERS OF THE 4 ADMINISTRATIVE COMMITTEE. IF NOT I'LL ASK FOR PUBLIC COMMENT, 5 6 MR. CASTRO. 7 8 CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH 9 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. 10 11 JESSE ARREGUIN, PRESIDENT: OKAY. SO THAT COMPLETES THIS ITEM. 12 WE'LL MOVE TO ITEM FIVE, THE EXECUTIVE DIRECTOR'S REPORT. WHO 13 WOULD LIKE TO PRESENT THE EXECUTIVE DIRECTOR'S REPORT THIS 14 15 MORNING? MR. PAUL? 16 BRAD PAUL: I WOULD BE THE PERSON TO DO THAT BUT WE HAVE NO 17 18 REPORT. 19 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. THERE IS NO 20 REPORT TODAY. I'LL ASK IF THERE IS PUBLIC COMMENT ON THIS 21 22 ITEM?



- 1 CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH
- 2 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED
- 3 ON THIS ITEM.

4

5 JESSE ARREGUIN, PRESIDENT: OKAY.

6

- 7 JESSE ARREGUIN, PRESIDENT: THAT BRINGS US TO THE PURPOSE OF
- 8 OUR MEETING TODAY ITEM SIX, THE REGIONAL HOUSING NEEDS PUBLIC
- 9 APPEALS HEARING AND MEMBERS WILL HEAR APPEALS FROM
- 10 JURISDICTIONS RAISED IN RESPONSE, JURISDICTIONS WERE LISTED ON
- 11 THE PUBLISHED AGENDA AND THE HEARING IS SCHEDULED TO BE
- 12 CONTINUED TO A SPECIAL HEARING OF THE ABAG ADMINISTRATIVE
- 13 COMMITTEE ON FRIDAY OCTOBER 29TH 2021 NINE A.M. WITH
- 14 ADDITIONAL APPEALS CONSIDERED OUT OF THE 28 FILED. MOVING TO
- 15 ITEM SIX PUBLIC HEARING, THE PUBLIC HEARING IS NOW OPENED AND
- 16 A CERTIFIED REPORTER IS TRANSCRIBING THESE PROCEEDINGS WE
- 17 PROCEED TO ITEM 6A THE APPEAL FROM MARIN COUNTY. THIS IS A
- 18 PRELIMINARY ACTION ITEM. WE'LL FIRST HEAR FROM MARIN COUNTY
- 19 WHO WILL HAVE FIVE MINUTES TO PRESENT ON THEIR APPEAL BUT
- 20 BEFORE WE BEGIN I WILL ASK WHO WILL BE REPRESENTING MARIN
- 21 COUNTY THIS MORNING?

22

- 23 TOM LAI: GOOD MORNING. I WILL BE PRESENTING FOR MARIN ALONG
- 24 WITH MY COLLEAGUE, LEELEE THOMAS.



JESSE ARREGUIN, PRESIDENT: DO YOU HAVE A PRESENTATION? 1 2 3 SPEAKER: TOM LAI: YES. 4 5 JESSE ARREGUIN, PRESIDENT: PROCEED. 6 SPEAKER: THANK YOU MAYOR ARREGUIN AND MEMBERS OF THE 7 8 ADMINISTRATIVE COMMITTEE MY NAME IS TOM LAI AND I WILL BE PRESENTING FOR THE COUNTY OF MARIN THIS MORNING THANK YOU FOR 9 10 PROCESSING OUR APPEAL AND WE ARE TAKING MEANINGFUL STEPS TO INCREASE OUR HOUSING PRODUCTION. I UNDERSTAND YOUR HANDS ARE 11 TIED BY PRIOR DECISIONS AND UPON ASSUMPTIONS MADE IN THE 12 METHODOLOGY. I WILL FOCUS THIS PRESENTATION ON THE FOLLOWING 13 THREE POINTS THE DRAFT RHNA FOR UNINCORPORATED MARIN DOESN'T 14 15 TAKE INTO ACCOUNT THE AVAILABILITY OF LAND, THE RHNA BURDENS 16 ON INCORPORATED AREAS WITH MORE DISPROPORTIONATELY UNITS 17 RELATIVE TO THE AMOUNT OF LAND DESIGNATED WITH GROWTH BOUNDARIES AND COMPARED WITH OUR CITIES AND TOWNS AND ALSO 18 FROM OUR MARKET RATE UNITS. MARIN COUNTY IS BUILT OUT WITH 71% 19 OF LAND PRESERVED PERMANENTLY FOR AGRICULTURE AND OPEN SPACE 20 21 INCLUDING STATE PARKS. INCLUDING SERVICES SUCH AS SEWER WATER AND FIRE PROTECTION WHILE THE URBAN CORRIDOR IS MADE UP OF 22 MOSTLY CITIES AND TOWNS. LIMITED INCREASES IN DENSITY MAY BE 23 IMPOSSIBLE WITHIN THE UNINCORPORATED COMMUNITIES ALONG THE 101 24 25 CORRIDOR, THESE AREAS MAY NOT BE VERY WELL SUITED FOR HIGH



- 1 DENSITY HOUSING AND MIXED USE DEVELOPMENT. NEXT SLIDE. WHILE
- 2 NONE DISAGREES THAT MARIN COUNTY IS SUBJECT TO FLOOD RISK AND
- 3 FIRE HAZARDS, ACCORDING TO THE BLUEPRINT AND ASSUMPTIONS AND
- 4 UNDERLYING METHODOLOGY, IN THE BLUEPRINT, THE BLACK DOTS ARE
- 5 HIGH FIRE SEVERITY ZONES AND WILDLAND INTERFACE AREAS RESPONSE
- 6 TO OUR APPEAL IDENTIFIES LAND BEING ELIGIBLE FOR GROWTH WITHIN
- 7 THE GROWTH GEOGRAPHY WITHIN THE BLUEPRINT DOESN'T MEAN IT'S
- 8 DIRECTLY WITHIN THOSE LANDS, OUR MAP AS FIRE HAZARDS --
- 9 [INDISCERNIBLE] NEXT SLIDE. THE RHNA DEPARTS FROM THE
- 10 BLUEPRINT BY FOCUSING DISPROPORTIONATELY MORE UNIT IN
- 11 UNINCORPORATED AREAS WITHIN OUR CITIES AND TOWNS WHERE THERE
- 12 ARE LARGER EMPLOYMENT BASES, PUBLIC TRANSPORTATION
- 13 INFRASTRUCTURE AND PUBLIC SERVICE AMENITIES WHERE THE
- 14 UNINCORPORATED COUNTY HAS 14.5% OF ALL GROWTH GEOGRAPHIES THE
- 15 UNINCORPORATED COUNTY IS ASSIGNED 25% MORE RHNA UNITS. WHILE
- 16 WE HAVE THE LARGEST POPULATION WE ALSO LARGEST LAND AREA
- 17 COMPARED TO CITIES AND TOWNS THIS IS CONTRARY TO PRINCIPLES
- 18 FOR URBAN GROWTH AND DEVELOPMENT AND WILL RESULT IN ADDITIONAL
- 19 DENSITY. MARIN COUNTY HAS ENOUGH MARKET RATE HOUSING THE
- 20 COUNTY RECOGNIZES WE NEED TO PRIORITIZE HOUSING TOWARD THE
- 21 AFFORDABLE CATEGORIES AND INCREASING THE RHNA. DRAFT RHNA
- 22 PROPOSED TEN FOLD INCREASE TO THE TARGET FOR MARKET RATE UNITS
- 23 FROM 168 IN THE CURRENT PSYCH TOTAL 10836 UNITS, BUILDING
- 24 PERMITS FOR CONSTRUCTION HAVE BEEN ISSUED FOR MARKET RATE
- 25 UNITS WE HAVE EXCEEDED THE RHNA GOAL BY 16%. FINAL POINT



SUMMARIZING OUR REOUEST IS TO REDUCE RHNA BY 195 AND 1,093 1 UNITS RESPECTFULLY RESULTING IN RHNA OF TWO THOUSAND HUNDRED 2 UNITS. WE DON'T DISPUTE THE DRAFT RHNA FOR LOW-INCOME 3 CATEGORIES WHICH TOTAL 1,700 UNITS WE SHOULD FOCUS EFFORTS 4 5 TOWARDS INCREASING AFFORDABLE HOUSING AND UPZONE LIMITED AVAILABLE LAND FOR THE PRODUCTION OF EVEN MORE MARKET RATE 6 HOUSING WHICH THE COUNTY HAS HAD SUCCESS IN PRODUCING. THAT 7 8 CONCLUDES MY PRESENTATION I'M AVAILABLE TO ANSWER QUESTIONS ALONG WITH MY COLLEAGUE LEELEE THOMAS. 9 10 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH FOR YOUR 11 PRESENTATION. I WILL ASK ABAG MTC STAFF TO PRESENT ON THE 12 COUNTY OF MARIN'S APPEAL. 13 14 15 GILLIAN ADAMS: I'M GILLIAN ADAMS PROJECT MANAGER FOR THE RHNA 16 PROCESS. SLIDES, PLEASE. COUNTY OF MARIN IS REQUESTING A REDUCTION OF 1,288 UNITS FROM IT'S DRAFT ALLOCATION OF 3,569 17 18 UNITS WHICH WAS MISSTATED ON THIS SLIDE TO RESULT IN ALLOCATION OF 2,2081 UNITS. THIS REPRESENTS A 36% REDUCTION 19 FROM ITS ALLOCATION. STAFF'S RECOMMENDATION IS TO DENY THE 20 APPEAL. NEXT SLIDE PLEASE. IN ITS WRITTEN APPEAL THE COUNTY 21 ARGUED THAT ABAG'S INDICATED APPEALS CANNOT IDENTIFY RHNA DUE 22 TO LOCAL LAND USE AND ZONING RESTRICTIONS. THE COUNTY ARGUES 23 THAT HOUSING ELEMENT LAW DOESN'T PROHIBIT RELYING ON EXISTING 24

ZONING FOR DETERMINING LAND SUITABLE FOR URBAN DEVELOPMENT AND



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13

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October 22, 2021

ABAG DOESN'T PROVIDE EVIDENCE FOR ALTERNATIVE ZONING SCHEMES

REQUIRED BY STATUTE. ABAG CONDUCTED LOCAL JURISDICTION SURVEY

- 3 CONSISTENT WITH REQUIREMENTS AND HOUSING LAW WHICH INDICATES INVALID BASIS FOR APPEAL. EXISTING ZONE SUPPORTING LAND USE 4 5 RESTRICTIONS MUST CONSIDER POTENTIAL FOR DEVELOPMENT UNDER ALTERNATIVE ZONING AND LAND USE RESTRICTIONS. IDENTIFIED 6 SCHEMES THROUGH THE PLANNED BAY AREA 2050 BLUEPRINT. THE 7 8 COUNTY ARGUES THAT ABAG DID NOT ADEOUATELY CONSIDER INFORMATION ABOUT DEVELOPMENT CONSTRAINTS AND ASSERTS THAT THE 9 RHNA METHODOLOGY DOESN'T FURTHER OBJECTIVES THAT EMPHASIZE 10 HOUSING NEAR JOB CENTERS DEVELOPMENT RESOURCES, DEVELOPMENT 11 CONSTRAINTS NAMED IN THE APPEAL INCORPORATED DATA IN THE 12
- 15 STATES THAT JURISDICTIONS MUST CONSIDER UNDER UTILIZED LAND

PLANNED BAY AREA 2050 BLUEPRINT INCLUDING STRATEGIES FOR

16 OPPORTUNITIES FOR INFILL DEVELOPMENT AND INCREASED RESIDENTIAL

AGRICULTURAL AND OPEN SPACE PRESERVATION HOUSING ELEMENT LAW

- 17 DENSITIES AS COMPONENTS FOR AVAILABLE LAND. HCD DETERMINES
- 18 WHETHER RHNA FURTHERS STATUTORY OBJECTIVES AND HCD FOUND IT
- 19 DOES FURTHER THE OBJECTIVES. NEXT SLIDE PLEASE. NEXT SLIDE
- 20 PLEASE. THANK YOU. THE COUNTY OF MARIN ARGUE THAT IS IT IS
- 21 DISPROPORTIONATELY IMPACTED BY RHNA COMPARED TO OTHER
- 22 JURISDICTIONS IN MARIN THIS ARGUMENT CHALLENGES THE FINAL RHNA
- 23 METHODOLOGY ADOPTED BY ABAG AND APPROVED BY HCD AND THUS FALLS
- 24 OUTSIDE THE SCOPE OF THE APPEALS THE ACREAGE IN THE GROWTH
- 25 GEOGRAPHY DOESN'T TRANSLATE LINEARLY TO DEVELOPMENT. WE MUST



1	YOU ADDRESS FUTURE HOUSING NEEDS THE RHNA METHODOLOGY
2	ACCOMPLISHES THIS BY USING TOTAL HOUSEHOLD IN 2050 AS THE
3	BASELINE ALLOCATION INCORPORATING EXISTING HOUSEHOLDS AND
4	FORECASTED GROWTH FROM THE FINAL BLUEPRINT THE COUNTY'S DRAFT
5	RHNA IS LARGER THAN OTHER MARIN JURISDICTIONS IN PART BECAUSE
6	THE UNINCORPORATED COUNTY HAS THE MOST EXISTING HOUSEHOLDS OF
7	ANY JURISDICTION IN MARIN. NEXT SLIDE PLEASE. THE COUNTY
8	ARGUES THAT ABAG DID NOT ADEQUATELY CONSIDER THE EFFECTS OF
9	CLIMATE CHANGE AND NATURAL HAZARDS. HOUSING ELEMENT LAW
10	DOESN'T IDENTIFY AREAS AT RISK FROM HAZARDS AS A CONSTRAINT
11	IT'S NOT POSSIBLE TO ADDRESS THE REGION'S HOUSING NEEDS AND
12	AVOID PLANNING FOR NEW HOMES AND PLACES AT RISK MARIN COUNTY
13	DOESN'T PROVIDE EVIDENCE THAT IT IS UNABLE TO CONSIDER
14	UTILIZATION OF EXISTING SIDES INCREASE DENSITY ACCESSORY
15	DWELLING UNITS AND ACCOMMODATING ITS RHNA. COUNTY INDICATES
16	UNITS MUST BE ADJUSTED TO AFFIRMATIVELY FURTHER FAIR HOUSING
17	THIS CHALLENGES THE RHNA METHODOLOGY ADOPTED BY ABAG AND
18	APPROVED BY HCD AND FALLS OUTSIDE THE SCOPE OF THE APPEALS
19	PROCESS. MODERATE AND ABOVE MODERATE INCOME UNITS REPRESENTS
20	HOUSING ASSIGNED TO THE BAY AREA BY HCD ALLOCATING UNITS AT
21	ALL LEVELS ENSURES FAIR SHARE TO IDENTIFY HOUSING WHICH MEETS
22	RHNA OBJECTIVES. NEXT SLIDE PLEASE. NEXT SLIDE. HCD'S
23	COMMENT LETTER ON APPEALS INDICATES CHANGES CAUSED BY COVID-19
24	DO NOT FAIL WITHIN THE CRITERIA DEFINED BY STATUTE THE APPEAL

DOESN'T INDICATE THAT MARIN COUNTY'S HOUSING NEED HAS BEEN



- 1 DISPROPORTIONATELY IMPACTED RELATIVE TO THE REST OF THE BAY
- 2 AREA. NEXT SLIDE PLEASE. ALTHOUGH STAFF UNDERSTANDS THE
- 3 COUNTY'S CONCERNS ABOUT THE DROUGHT CURRENTLY BEING
- 4 EXPERIENCED BY THE BAY AREA THE COUNTY ARGUMENTS DO NOT MEET
- 5 THE REQUIREMENTS BY APPEAL DEMONSTRATED BY PRECLUDING
- 6 ALLOCATION BECAUSE OF A DECISION BY ITS WATER SERVICE
- 7 PROVIDER. MTC/ABAG STAFF RECOMMENDS THE COMMITTEE DENY THE
- 8 APPEAL FILED BY THE COUNTY.

10 JESSE ARREGUIN, PRESIDENT: THANK YOU MS. ADAMS. OKAY. I WOULD

- 11 LIKE TO ASK IF MARIN COUNTY WOULD LIKE TO RESPOND TO THE STAFF
- 12 PRESENTATION. YOU WILL HAVE THREE MINUTES.
- 14 TOM LAI: WE ARE REQUESTING A REDUCTION IN THE MARKET RATE
- 15 UNITS. WE BELIEVE MARIN COMPARED WITH THE REST OF THE BAY AREA
- 16 PROBABLY HAS DISPROPORTIONATELY HIGHER PERCENTAGE OF OUR
- 17 HOUSING STOCK THAT IS ALREADY IN MARKET RATE UNITS. SO,
- 18 BUILDING ADDITIONAL MARKET RATE AS OPPOSED TO AFFORDABLE, HAS
- 19 THE POTENTIAL UNINTENDED EFFECT OF CREATING A CYCLE OF
- 20 GENERATING MORE AFFORDABLE HOUSING. WE HAVE A STUDY THAT SHOWS
- 21 FOR EACH MARKET RATE UNIT GENERATING A CERTAIN NUMBER OF VERY
- 22 LOW AND LOW-INCOME JOBS AND WE DO NEED TO PROVIDE HOUSING FOR
- 23 THOSE JOBS CREATED SO YOU SEE THE CYCLE THAT CREATED WHEN WE
- 24 ARE PUSHED TO CREATE MORE MARKET RATE HOUSING WHICH CREATES
- 25 NEED FOR MORE AFFORDABLE HOUSING WE ALREADY HAVE A SIGNIFICANT

9



SHORTAGE EVER AFFORDABLE HOUSING AND WOULD LIKE TO FOCUS OUR 1 RESOURCES AND THE LIMITED -- LIMITS ON OUR AVAILABLE LAND 2 3 TOWARDS PRODUCTION OF THE AFFORDABLE CATEGORIES TO MEET OUR RHNA TARGETS. THANK YOU. 4 5 JESSE ARREGUIN, PRESIDENT: THANK YOU. JUST WANT TO MAKE SURE 6 YOU DO NOT HAVE ANYTHING ELSE YOU WANT TO ADD? BECAUSE YOU 7 8 PROBABLY HAVE TWO MORE MINUTES. 9 TOM LAI: MS. THOMAS, DO YOU HAVE ANYTHING YOU WANT TO ADD? 10 11 LEELEE THOMAS: I DON'T THINK SO. 12 13 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH WE WILL RECEIVE 14 15 PUBLIC COMMENT ON THE APPEAL FROM THE COUNTY OF MARIN. FOR THE 16 PUBLIC PLEASE RAISE YOUR HAND OR PRESS STAR NINE IF YOU ARE 17 PHONING IN. MR. CASTRO DID WE NOTICE THE LOCATION OF 375 BEALE? 18 19 CLERK, FRED CASTRO: I HAVE RECEIVED A REPORT FROM STAFF AT 20 21 THAT LOCATION, THERE ARE NO PUBLIC SPEAKERS AT THAT LOCATION. 22 JESSE ARREGUIN, PRESIDENT: ONCE AGAIN IS THERE ANY ATTENDEE 23

WHO WISHES TO SPEAK ON THE APPEAL FROM THE COUNTY OF MARIN. IF



SO PLEASE RAISE YOUR HAND OR PRESS STAR NINE IF YOU ARE 1 2 PHONING INTO OUR MEETING. WE HAVE ONE RAISED HAND, MR. CASTRO. 3 CLERK, FRED CASTRO: JORDAN GRIMES YOU HAVE TWO MINUTES. 4 5 SPEAKER: THANK YOU. I WOULD PUSH BACK ON THE COMMENTS THAT 6 MARIN HAS ENOUGH MARKET RATE HOMES, THE GOALS IN THE FIFTH 7 8 CYCLE IS NOT EVIDENCE THAT A JURISDICTION HAS ENOUGH HOUSING IN FACT AFFLUENT AREAS LIKE MARIN COUNTY HAVE JUKED THE STATS 9 WHEN IT COMES TO RHNA NUMBERS, I WOULD TAKE THIS MOMENT TO 10 REMIND EVERYONE THAT BEVERLY HILLS HAD TO PRODUCE JUST THREE 11 UNITS DURING THE FIFTH CYCLE. THE CLAIM THAT PRODUCING MORE 12 MARKET RATE HOUSING WILL CREATE MORE LOW-INCOME HOUSING IS 13 BUNK, AND SHOULD YOU IN FACT WANT TO GRANT THE APPEAL, I WOULD 14 SUGGEST THAT NOVATO IS A VERY GOOD PLACE TO PUT MORE HOMES. 15 16 THANKS. 17 JESSE ARREGUIN, PRESIDENT: ANY OTHER ATTENDEES WHO WISH TO 18 19 OFFER PUBLIC COMMENT ON THE APPEAL FROM THE COUNTY OF MARIN THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND 20 21 THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. NO MEMBERS 22 AT THE POSTED PUBLIC LOCATION.



1

2

October 22, 2021

JESSE ARREGUIN, PRESIDENT: THAT COMPLETES PUBLIC COMMENT IN

ORDER FOR THE ADMINISTRATIVE COMMITTEE TO DISCUSS THE APPEAL.

3 FIRST, I'LL RECOGNIZE MAYOR EKLUND. 4 PAT ECKLUND: THANK YOU VERY MUCH, PRESIDENT ARREGUIN. 5 TWO QUESTIONS FOR THE APPLICANT, AND TWO QUESTIONS FOR ABAG. 6 MY FIRST QUESTION FOR THE APPLICANT IS THE COUNTY IS SAYING 7 8 THAT THEY HAVE URBAN GROWTH BOUNDARIES. I KNOW OF ONLY ONE URBAN GROWTH BOUNDARY THAT WAS APPROVED BY THE VOTERS IN MARIN 9 10 COUNTY, AND THAT WAS THE CITY OF NOVATO. WHAT OTHER URBAN GROWTH BOUNDARY WAS APPROVED BY THE VOTERS? AND SHOULD I --11 THE OTHER -- NO -- I'LL ASK THE NEXT OUESTION WHEN I GET AN 12 ANSWER TO THAT. 13 14 JESSE ARREGUIN, PRESIDENT: IS THAT A QUESTION FOR THE COUNTY? 15 16 YES, SIR, PLEASE. 17 TOM LAI: THANK YOU MAYOR ARREGUIN AND MAYOR EKLUND. YOU ARE 18 CORRECT, THERE IS ONE URBAN GROWTH BOUNDARY AND THAT'S FOR THE 19 CITY OF NOVATO. MY POINT WAS THAT, UNDER THE LOCAL AGENCY 20 FORMATION COMMISSIONS, AND STATE LAW FOR A PROPER EXTENSION OF 21 URBAN SERVICES TO UNINCORPORATED AREAS, THAT THERE ARE THESE 22 POCKETS OF UNINCORPORATED COUNTY OUTSIDE CITY AND TOWN LIMITS 23 THAT COULD POTENTIALLY INCREASE SIGNIFICANTLY IN DENSITY IN 24

ORDER FOR THE COUNTY TO MEET ITS RHNA NUMBERS. AND THAT WOULD



- CREATE THE POTENTIAL, IF THE CITY DOESN'T ANNEX THOSE LANDS, 1 2 OF CREATING A NEED FOR URBAN SERVICES THAT ARE NOT MET THROUGH 3 EXISTING CITIES AND TOWNS. 4 5 PAT ECKLUND: OKAY. I SERVE UNDERSTAND THE ISSUE. THE OTHER CONCERN IS FIRE RISK, AND YOU SHOWED US THE MAP WHICH YOU ARE 6 FAMILIAR WITH, THE ABAG METHODOLOGY DID EXCLUDE -- FROM WHAT I 7 8 UNDERSTAND -- THE VERY HIGH AND HIGH SEVERITY ZONES FOR COUNTIES. SO, ARE YOU SAYING THAT THOSE ZONES THAT ABAG 9 10 IDENTIFIED ARE NOT ACCURATE? ARE YOU USING A DIFFERENT MAP THAN ABAG? 11 12 TOM LAI: THANK YOU MAYOR EKLUND, WE ARE PROBABLY USING THE 13 SAME MAP. THESE ARE MAPS OF THE CAL FIRE, DESIGNATED HIGH FIRE 14 15 SEVERITY ZONES AS WELL AS THE LOCALLY ADOPTED URBAN INTERFACE 16 MAPS. MY POINT WAS TO SAY THAT OUTSIDE OF THESE MAPPED AREAS, 17 WITHIN THE UNINCORPORATED POCKETS OF MARIN, IN THAT 101 CORRIDOR, THERE IS NOT SUFFICIENT LAND TO ACCOMMODATE MANY OF 18 THE UNITS THAT WOULD PROBABLY HAVE TO GO THERE BECAUSE OF GOOD 19 PLANNING AND SUSTAINING AND KEEPING DEVELOPMENT WITHIN THAT 20 21 CORRIDOR. WE WENT BE ABLE TO DO THAT WITHOUT HAVING TO PUT UNITS INTO THESE FIRE PRONE AREAS. 22 23 PAT ECKLUND: GOT IT. TWO QUESTIONS FROM ABAG, FIRST CAN STAFF 24
 - PLEASE DEFINE QUOTE "UNDERUTILIZED LAND."

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1 GILLIAN ADAMS: I DON'T THINK THERE IS A SPECIFIC DEFINITION OF 2 3 THAT IT'S PART OF THE CONVERSATION THAT LOCAL JURISDICTIONS WILL HAVE WITH HCD IN IDENTIFYING SITES THAT GO INTO THEIR 4 5 HOUSING ELEMENT SITE INVENTORY BUT THE GENERAL IDEA IS A PLACE WHERE ADDITIONAL DENSITY COULD HAPPEN, OR A CHANGE FROM, SAY, 6 A COMMERCIAL ONLY ZONE TO SOMETHING THAT'S MORE MIXED USE. 7 8 PAT ECKLUND: SO, DID ABAG DEFINE HOW THEY WERE GOING TO DEFINE 9 10 THAT IN DETERMINING WHICH LAND IS, QUOTE "UNDERUTILIZED"? 11 GILLIAN ADAMS: I THINK, DAVE, IF YOU COULD HELP ANSWER THE 12 QUESTION ABOUT HOW URBAN SIM EVALUATE THAT IS WHEN YOU'RE 13 LOOKING AT THE DIFFERENT PARCELS AND WHAT'S THERE CURRENTLY? 14 15 16 DAVE VAUTIN: DEFINITELY. THANK YOU FOR THE QUESTION, BOARD 17 MEMBER EKLUND. ON -- IN THE GROWTH GEOGRAPHIES, WHICH IS WHERE FOUR OUT OF FIVE NEW HOMES ARE LOCATED, THE STRATEGIES THAT 18 APPLY TO THOSE GROWTH GEOGRAPHIES, YOU KNOW, REALLY LOOK AT 19 EXISTING ZONING, AND CHANGE THAT ZONING, RECOGNIZING THAT SOME 20 21 OF THOSE LANDS MIGHT BE UNDERUTILIZED THAT THERE ARE PLACES THAT WE WANT TO FOCUS MORE GROWTH. ONE IN FIVE NEW HOMES ARE 22 OUTSIDE THE GEOGRAPHIES LOCAL ZONING IS PRIMARILY WHAT DRIVES 23 THAT IF A LOCAL JURISDICTION HAD INCREASED THE ZONING ON A 24 25 CERTAIN PARCEL RECOGNIZING THEY BELIEVE THAT PARCEL



RECOGNIZING TO BE UNDERUTILIZED MAYBE IT'S A PARKING LOT OR 1 MAYBE A ONE-STORY BUILDING THAT THEY WOULD LIKE TO SEE MORE 2 3 DENSITY ON THAT WOULD BE A WAY OF IDENTIFYING THAT PARCEL AS WHERE THE SEE LOCAL INTEREST IN MORE DENSITY. 4 5 PAT ECKLUND: MARIN IS SAYING THEY WOULD LIKE TO DO LESS MARKET 6 RATE. WHAT IF WE WERE TO TAKE -- OR DO WE HAVE THE ABILITY TO 7 8 RECOMMEND THAT HALF OF THE MARKET RATE HOMES GO TO VERY LOW AND LOW? NOT CHANGING THE ALLOCATION, BUT CHANGING THE 9 DISTRIBUTION SO THAT THERE IS A DEVELOPMENT OF MORE VERY LOW 10 AND LOW-INCOME HOUSING, WHICH IS CLEARLY NEEDED IN ALL 11 COUNTIES. DO WE HAVE THE ABILITY TO RECOMMEND THAT TO THE ABAG 12 BOARD? 13 14 GILLIAN ADAMS: COULD YOU SAY THAT AGAIN, SO THEIR TOTAL 15 16 ALLOCATION WOULD REMAIN THE SAY BUT IT WOULD JUST BE? 17 PAT ECKLUND: THE TOTAL ALLOCATION WOULD REMAIN THE SAME BUT 18 HALF OF THE MARKET RATE UNITS WOULD GO TO VERY LOW AND LOW, 19 BECAUSE THE COUNTY IS ACKNOWLEDGING THAT THEY NEED TO DO MORE 20 AND IN ORDER TO CREATE MORE OF A BALANCE IN THE COUNTY, VERY 21 LOW AND LOW-INCOME UNITS ARE NEEDED. SO DO WE HAVE THAT 22 23 FLEXIBILITY? OR NOT?



- 1 GILLIAN ADAMS: I DON'T KNOW THAT WE ANTICIPATED THAT AS A
- 2 POTENTIAL IN OUR APPEAL PROCEDURES IN TERMS OF HOW WE COULD,
- 3 SORT OF, FINE TUNE THE ALLOCATIONS IN THAT WAY, SO I GUESS,
- 4 MAYBE I'LL ASK, SORT OF, GENERAL COUNSEL WHETHER THAT'S
- 5 SOMETHING YOU'RE AWARE OF IN STATUTE WHETHER THERE IS
- 6 LIMITATIONS ON THAT? I KNOW THAT WASN'T NECESSARILY SOMETHING
- 7 WE CONSIDER.

8

10

- 9 PAT ECKLUND: I KNOW. I THINK OUTSIDE THE BOX GILLIAN.
- 11 MATTHEW LAVRINETS: TO ANSWER THE QUESTION I DON'T KNOW IF THE
- 12 STATUTE ADDRESSES THAT. I DON'T THINK IT DOES. THE COMMITTEE
- 13 DOES HAVE DISCRETION TO DETERMINE THE APPEALS WITHIN THE
- 14 NUMBERS THAT THE -- THAT ABAG HAS RECOMMENDED AND THE
- 15 JURISDICTION IS SEEKING IN THE APPEAL SO THERE IS SOME
- 16 DISCRETION IN THE COMMITTEE.
- 18 PAT ECKLUND: OKAY. AND WOULD THEY BE CONSIDERED ACHIEVING THE
- 19 RHNA NUMBER IF THEY ACTUALLY DID THAT, IF THEY KEPT TO THE
- 20 OVERALL ALLOCATION, BUT INSTEAD OF THE MARKET RATE HOMES THEY
- 21 DID VERY LOW AND LOW. WOULD THEY BE CONSIDERED AS ACHIEVING
- 22 THEIR RHNA?

23



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GILLIAN ADAMS: ARE YOU SAYING IN THE CONTEXT WHERE WE HAVE THE

CURRENT ALLOCATION? OR IN THE CONTEXT WHERE WE MAKE THE CHANGE 2 3 THAT YOU ARE ASKING ABOUT? 4 5 PAT ECKLUND: IF WE DON'T MAKE THE CHANGE AND ACTUALLY MOVE THE NUMBERS THERE, WOULD THEY ACHIEVE THEIR OVERALL NUMBER IF 6 THEY, BY VOLUNTARILY DOING VERY LOW AND LOW -- ACHIEVE THE 7 8 ULTIMATE ALLOCATION? THE REASON IS, BECAUSE IF THEY HAVE THAT OPTION, THEN THE APPEAL MAY NOT NECESSARILY BE NEEDED. SO, I 9 JUST TRYING TO UNDERSTAND THAT. 10 11 GILLIAN ADAMS: I WILL SAY THAT I DON'T KNOW THE INS AND OUTS 12 OF, SORT OF, SB35, AND HOW THAT PLAYS OUT. BUT MY 13 UNDERSTANDING IS THAT THE REQUIREMENTS ARE RELATED TO THE 14

18 19

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16

17

20 PAT ECKLUND: OKAY. WE COULD RECOMMEND IT TO THE BOARD. THANK

ALLOCATIONS BY INCOME CATEGORY. SO I THINK THAT THEY WOULD --

IF THEY HAD DONE, SORT OF, MORE IN THE VERY LOW AND LOW, THAN

THEIR MODERATE AND ABOVE MODERATE, THAT THAT MAY NOT HELP THEM

21 YOU. THOSE ARE MY QUESTIONS AND I DO HAVE COMMENTS ABOUT

IN TERMS OF MEETING THE REQUIREMENTS FOR SB35.

22 ISSUES THAT WE NEED TO PUT ON THE LIST.

- 24 JESSE ARREGUIN, PRESIDENT: THANK YOU. YOU MIGHT WANT TO RAISE
- 25 YOUR HAND TO GET BACK IN THE QUEUE. FLIGOR?

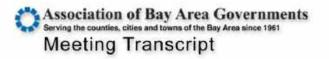


1 2 NEYSA FLIGOR: THANK YOU, CHAIR. AND I'LL JUST QUICKLY ADDRESS 3 THE QUESTION THAT MAYOR EKLUND JUST ASKED, BECAUSE I REMEMBER THAT OUESTION CAME UP DURING OUR METHODOLOGY COMMITTEE 4 5 DISCUSSION. AND I RECALL THE ANSWER BEING, NO WE COULD NOT DO THAT, BECAUSE OF THE INCOME CATEGORY ALLOCATIONS, AND SO IF I 6 UNDERSTOOD THE QUESTION CORRECTLY, IF WE WERE TO INCREASE 7 8 MARIN COUNTY'S NUMBERS IN THE OTHER CATEGORIES, AND WOULD USE THEIR MARKET RATE CATEGORY, THAT WOULD RESHUFFLE ALL THE 9 NUMBERS AND IMPACT THE OTHER JURISDICTIONS. AND SO I REMEMBER 10 THAT DISCUSSION COMING UP DURING THE METHODOLOGY MEETINGS. MY 11 OUESTION IS FOR THE APPLICANT, MR. LAI, THANK YOU FOR YOUR 12 PRESENTATION. I'M CURIOUS WHETHER MARIN COUNTY AND THE OTHER 13 LOCAL JURISDICTIONS IN MARIN COUNTY CONSIDERED FORMING A 14 15 SUBREGION? 16 TOM LAI: WE DON'T HAVE A SUBREGION AND I WOULD CONSULT WITH 17 MY COLLEAGUES BECAUSE I WASN'T THERE AT THE TIME THOSE 18 DISCUSSIONS COULD HAVE TAKEN PLACE. 19 20 SPEAKER: GOOD MORNING. LEELEE THOMAS COUNTY OF MARIN THERE WAS 21 INTEREST IN NUMBER OF JURISDICTIONS BUT NOT ENOUGH FROM ALL 22 THE JURISDICTIONS TO PARTICIPATE IN THE SUBREGION. 23 24 NEYSA FLIGOR: THANK YOU THAT ADDRESSED MY CONCERNS. 25



1 JESSE ARREGUIN, PRESIDENT: MAYOR ROMERO. 2 3 CARLOS ROMERO: I WANT TO MAKE IT CLEAR TO EVERYONE WHO IS 4 5 LISTENING THAT RHNA DOES NOT JUST ALLOCATE LOW-INCOME UNITS. IT ALLOCATES UNITS ACROSS THE INCOME SPECTRUM, HOUSING 6 PRODUCTION AT ALL LEVELS IS NECESSARY TO BALANCE WHAT IS A 7 8 BROKEN HOUSING PRODUCTION SYSTEM TODAY. AND TO REMOVE THOSE UPPER INCOME UNITS WOULD INDEED PUT UPWARD PRESSURE ON THE 9 LOWER INCOME UNITS TO ADDRESS COUNCILWOMAN'S -- EKLUND'S 10 CONCERN ABOUT MOVING AROUND THE UNITS, THE EQUITY ADJUSTMENT 11 THAT WE PUT FORWARD AND THAT CERTAINLY MANY OF US CHAMPIONED 12 ATTEMPTED TO DO EXACTLY THAT WITHIN THE CONFINES OF THE RHNA 13 METHODOLOGY PROCESS, AND THAT ALLOCATION PROCESS. I THINK WE 14 ATTEMPTED TO ADDRESS THAT ISSUE. I THINK THAT TO TWEAK THESE 15 16 NUMBERS AT THIS APPEAL LEVEL IS PROBABLY INAPPROPRIATE. AND I 17 DON'T EVEN KNOW IF LEGAL, AND I WOULD SUGGEST THAT BASED ON WHAT HAS BEEN PRESENTED TODAY, AND WHAT WE HAVE HEARD ARE THE 18 LEGAL TENETS THAT WE HAVE FOR APPROVAL ADDRESSED BY MARIN 19 DOESN'T MEET THAT LEVEL FOR US TO AGREE TO ANY CHANGE IN THE 20 21 NUMBERS THAT HAVE BEEN PROPOSED THROUGH THE RHNA METHODOLOGY PROCESS. AND I WOULD MOVE THAT WE SHOULD DENY THIS 22 APPLICATION. THANK YOU. 23 24

JESSE ARREGUIN, PRESIDENT: PRELIMINARY DECISION.



1 2 CARLOS ROMERO: PRELIMINARY DECISION. 3 JESSE ARREGUIN, PRESIDENT: IS THERE A SECOND. 4 5 DAVID E. HUDSON: I WILL SECOND IT. 6 7 8 JESSE ARREGUIN, PRESIDENT: MAYOR HUDSON SECONDS. THE FLOOR IS 9 YOURS. 10 DAVID E. HUDSON: WE'RE ALL SAYING THE SAME THING. MY 11 DIFFERENCE WITH SB 375 WHICH STARTED ALL OF THIS WITH THE 12 SUSTAINABLE COMMUNITY STRATEGY IS CLEAR THAT -- I WANT TO USE 13 IT MORE GENERAL -- THAT AREAS CAN COME TOGETHER AND COME UP 14 15 WITH NUMBERS THAT DO MATCH ALL THOSE CELLS, AND GO DIRECTLY TO 16 HCD FOR APPROVAL ON WHETHER OR NOT YOU'RE GOING TO GET CREDIT, AND IN THIS NEW ERA WITH THE SB-8, -9 AND -10, THE THREE 17 AMIGOS, YOU HAVE MORE LATITUDE PULLING OFF WHAT YOU WANT TO DO 18 IF YOU ARE GOING COME UP WITH MORE VERY LOW AND LOW, WOULD YOU 19 BE LOOKED UPON AS ONE VERY SPECIAL AREA. I WOULDN'T BE A BIT 20 21 SURPRISED IF SAN FRANCISCO WANTED TO COME OVER AND TALK TO YOU FOR PART OF IT AND BECOME PART OF A GROUP. I'LL JUST PUT IT 22 THAT WAY. BUT CHANGING THINGS AT A SUBCOMMITTEE LEVEL AND GO 23 BACK TO THE ENTIRE BOARD IS NOT A RECOMMENDATION I WOULD WANT 24 25 TO DO WITH THE CONSTRAINTS THAT WE HAVE BEEN GIVEN DURING THIS



APPEAL PROCESS. I WOULD ACTUALLY EVEN VOTE IT AGAINST IT. 1 THOUGH, I THINK PAT HAS A GREAT IDEA, I WOULD VOTE AGAINST IT. 2 3 THIS IS NOT THE PATH TO TAKE. 4 5 JESSE ARREGUIN, PRESIDENT: I WANT TO OFFER COMMENTS. I WANT TO THANK THE COUNTY OF MARIN. WE HAVE SAT THROUGH FIVE HEARS TO 6 DATE AND IT'S BEEN CHALLENGING BECAUSE I THINK MANY OF US ARE 7 8 MAYORS OF LOCAL GOVERNMENTS IN THE BAY AREA. WE ARE SEEING A SIGNIFICANT INCREASE IN OUR RHNA ALLOCATIONS, AND WE'RE GOING 9 TO HAVE A LOT OF WORK TO DO IN THE NEXT YEAR TO UPDATE OUR 10 HOUSING ELEMENTS AND FIND ADEQUATE SITES. I WANT TO REMIND 11 EVERYONE THAT ABAG IS HERE TO SUPPORT IS YOU IN THE WORK TO 12 UPDATE YOUR HOUSING ELEMENTS. WITH OUR TECHNICAL ASSISTANCE 13 PROGRAM, WE HAVE NEW TOOLS, CONSULTANTS THAT CAN REALLY ASSIST 14 15 GOVERNMENTS THROUGHOUT THE BAY AREA COUNTIES, CITIES, TO DO 16 THE REALLY CHALLENGING WORK OF SUBMITTING COMPLIANT HOUSING ELEMENTS BY JANUARY OF 2023. BUT, WITH RESPECT TO THIS 17 PARTICULAR APPEAL, AS MAYOR ROMERO SAID, AND PART OF THE 18 REASON WHY WE HAVE SUCH HIGHER NUMBERS FROM THE STATE IS 19 BECAUSE OF DECADES OF UNDERPRODUCTION IN THE STATE OF 20 21 CALIFORNIA. AND THAT PROMPTED SENATOR WIENER TO INTRODUCE SENATE BILL 828 WHICH CHANGED THE WAY THAT THE METHODOLOGY IN 22 WHICH HCD ALLOCATED NUMBERS HAD TO REGIONS, COGS, THROUGHOUT 23 THE STATE OF CALIFORNIA. OUR JOB IS TO DETERMINE A METHODOLOGY 24

THAT FAIRLY DISTRIBUTES THOSE UNITS THROUGHOUT THE SAN

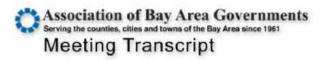


- 1 FRANCISCO BAY AREA REGION. I ADOPT TO REMIND THAT YOU THERE IS
- 2 A PROVISION IN STATE LAW THAT ALLOWS A COUNTY TO TRANSFER --
- 3 IF THERE IS AN AGREEMENT WITH A JURISDICTION, TO BE ABLE TO
- 4 TRANSFER UNITS TO THAT JURISDICTION. SO THAT MAY AFFORD AN
- 5 OPPORTUNITY FOR YOU IF YOU ARE ABLE TO WORK WITH AN
- 6 INCORPORATED JURISDICTION IN MARIN COUNTY, TO SHIFT SOME OF
- 7 THOSE UNITS TO WHERE IT MAY BE MORE APPROPRIATE FOR MORE DENSE
- 8 INFILL DEVELOPMENT. SO, JUST WANTED TO CALL ATTENTION TO THAT,
- 9 AS WELL. MAYOR EKLUND?

- 11 PAT ECKLUND: THANK YOU VERY MUCH ARREGUIN. I AM VERY
- 12 SYMPATHETIC TO THE COUNTY'S REQUEST. OBVIOUSLY I GREW UP IN
- 13 MARIN COUNTY. 60 YEARS, I HAVE LIVED HERE. I KNOW THE COUNTY
- 14 LIKE THE BACK OF MY HAND. I WOULD LIKE TO, THOUGH, ADD SOME
- 15 THINGS TO THE LIST THE ADVANTAGE OF GOING THROUGH ALL OF THE
- 16 TRANSCRIPTS IS THAT, ONE OF THE COMMON ISSUES IS UNDERUTILIZED
- 17 LAND. AND I'M REALLY GLAD THAT DAVE MENTIONED, AND THAT
- 18 GILLIAN MENTIONED THAT THERE IS NO DEFINITION, BUT THAT URBAN
- 19 SIMS, A COMPUTER PROGRAM, MAKES THE DECISION OF -- AND THEY
- 20 LOOKED AT THE -- IT LOOKS AT EXISTING ZONING, AND THEN CHANGES
- 21 THE ZONING BY SOME METHOD, WHICH IS NOT CLEAR TO ME. SO, I
- 22 THINK THAT WE NEED TO LOOK IN THE FUTURE AT URBAN SIMS BECAUSE
- 23 WE HAVE A LOT OF COMPLAINTS ABOUT CITIES NOT BEING ABLE TO GET
- 24 THE DATA FROM URBAN SIMS, AND I, BEFORE THE PANDEMIC, HAD
- 25 ACTUALLY BROUGHT IN SOME CITIES TO LOOK AT URBAN SIMS AND HAS



- 1 BEEN UNABLE TO SEE IT. IT'S BEEN A TOPIC, AND A CONCERN FOR
- 2 MANY YEARS. AND SO, I THINK WE NEED TO LOOK AT URBAN SIMS,
- 3 AND I THINK WE NEED TO LOOK AT HOW URBAN SIMS HANDLED
- 4 UNDERUTILIZED LAND. BECAUSE THE DEFINITION OF CITY -- OF
- 5 UNDERUTILIZED LAND BY CITIES AND COUNTIES MAY BE VERY
- 6 DIFFERENT THAN URBAN SIMS AND WE REALLY NEED TO STRAIGHTEN
- 7 THAT OUT IN MY OPINION. THE OTHER ISSUE THAT WE NEED TO ADD TO
- 8 THE LIST IS FIRE RISK. I HAVE MENTIONED THIS BEFORE, BUT I
- 9 HAVEN'T REALLY SEEN IT ARTICULATED VERY WELL IN THE LIST. SO I
- 10 THINK WE NEED TO LOOK AT THE MAPS THAT ARE BEING USED AND
- 11 WHETHER THE MAPS ARE UPDATED OR NOT. AND IN A TIMELY MANNER.
- 12 AND WE NEED TO LOOK AT THE VERY HIGH, HIGH SEVERITY ZONES, AND
- 13 THE WUIS, THE WILDLAND URBAN INTERFACE, WHICH IS CURRENTLY NOT
- 14 BEING CONSIDERED BY ABAG AS A HAZARD. AND, SO I THINK WE
- 15 REALLY NEED TO TRY TO SORT THAT OUT. AND, I WOULD, LASTLY,
- 16 LIKE TO ASK STAFF TO ASK HCD ABOUT THE -- AND GET A WRITTEN
- 17 ANSWER ON WHETHER OR NOT THE COUNCIL OF GOVERNMENTS HAS THE
- 18 ABILITY TO MOVE NUMBERS FROM MARKET RATE AND HIGH TO VERY LOW
- 19 AND LOW. NOT TO SAY THAT WE WOULD DO IT, BUT I WOULD LIKE TO
- 20 KNOW WHETHER OR NOT, FROM HCD'S PERSPECTIVE, WHETHER THAT IS
- 21 SOMETHING THAT IS APPROPRIATE, AND THAT'S THE LAST OF MY
- 22 COMMENTS. BUT I WILL VOTE TO DENY THE APPEAL. BUT VERY
- 23 SYMPATHETIC TO MY COUNTY.



JESSE ARREGUIN, PRESIDENT: THANK YOU MAYOR EKLUND. ON YOUR 1 LAST POINT, AS COUNSEL SAID, I THINK WE HAVE DISCRETION IF WE 2 3 FIND THAT THE APPEAL MEETS THE CRITERIA PRESCRIBED IN GOVERNMENT CODE SECTION 65584.05 SUBSECTION D, WE DO HAVE THE 4 5 DISCRETION TO REDUCE NUMBERS, ADJUST NUMBERS ACROSS CATEGORIES BUT THERE MAY BE AN ISSUE AS STATED ABOUT WHETHER THAT MAY 6 AFFECT SB35 COMPLIANCE. 7 8 PAT ECKLUND: AND THAT'S WHAT WE NEED TO ASK HCD JUST FOR 9 COMPLIANCE JUST TO KNOW IF WE HAVE THAT FLEXIBILITY AT THE 10 REQUEST. AND WITH ALL DUE RESPECT TO ABAG EXECUTIVE BOARD 11 MEMBERS, I THINK WE NEED TO SHOW OUR MEMBERS THAT WE'RE AT 12 LEAST CHECKING WITH THE ENTITY IN CHARGE. SO, IT DOESN'T TAKE 13 ANYTHING BUT AN E-MAIL OR A PHONE CALL, THEN ASKING HCD TO PUT 14 15 IT IN WRITING. THAT WOULD BE HELPFUL. THANK YOU. 16 17 JESSE ARREGUIN, PRESIDENT: THANK YOU. MAYOR HUDSON? 18 DAVID E. HUDSON: I DO AGREE WITH PAT ALMOST EVERYTHING SHE 19 20 BRINGS UP, THE PROBLEM IS UNINTENDED CONSEQUENCES. I DON'T 21 KNOW HOW YOU CAN SAY YOU HAVE AN ARGUMENT FOR UNDERUTILIZED WHEN YOU HAVE THE ATTENDEES SPEAK TO SB 8, 9, AND 10, ALLOWS 22 TO YOU PUT ANOTHER HOME ON A LOW DENSITY ZONING PLUS AN ADU, 23 AND ALL YOU HAVE TO DO IS POUND TO THAT AND YOU'RE DEAD IN THE 24

WATER TO BEGIN WITH. THE BEST ARGUMENT YOU HAVE IS TO PUT



- 1 TOGETHER THIS ANSWER THAT HCD CAN LOOK AT VERY SIMPLY AND SAY,
- 2 WELL, IF WE JUST MOVE THIS NUMBER TO THIS NUMBER. YOU DON'T
- 3 EVEN NEED ABAG OTHER THAN TO HELP MAKE THE PRESENTATION AND
- 4 DIRECTLY GO TO HCD. YOU WILL BECOME THE PILOT PROGRAM, BUT IF
- 5 WE START DOING IT AT THE SUBCOMMITTEE LEVEL, WE ARE OUT OF
- 6 BOUNDS IT'S NOT WHAT'S INTENDED AND THE ARGUMENT IS GOING TO
- 7 BE BACK TO METHODOLOGY WHICH IS WHERE THE ARGUMENT HAS ALREADY
- 8 BEEN TAKEN. I LOST THE ARGUMENT. I UNDERSTAND IT. A LOT OF
- 9 THINGS I DON'T LIKE. BUT THIS IS THE PLAN AND TO START KILLING
- 10 THE PLAN BEFORE WE EVEN GET IT GOING, ESPECIALLY AFTER LAST
- 11 NIGHT, IS NOT THE DIRECTION I THINK PEOPLE WANT TO GO. I'LL
- 12 LEAVE IT AT THAT.
- 14 JESSE ARREGUIN, PRESIDENT: WITH THAT, YOU HAD THE FINAL WORD.
- 15 THERE IS A MOTION TO TAKE A PRELIMINARY ACTION TO DENY THE
- 16 APPEAL FROM THE COUNTY OF MARIN. THANK YOU TO MARIN COUNTY FOR
- 17 YOUR VERY THOUGHTFUL PRESENTATION. AND I'LL ASK THE CLERK TO
- 18 PLEASE CALL THE ROLL.
- 20 CLERK, FRED CASTRO: MOTION BY ROMERO, SECOND BY HUDSON. ON THE
- 21 MOTION: [ROLL CALL VOTE] PASSES UNANIMOUSLY BY ALL MEMBERS
- 22 PRESENT.
- 24 JESSE ARREGUIN, PRESIDENT: THANK YOU. THANK YOU FOR JOINING
- 25 US.

13

19



1 TOM LAI: THANK YOU MAYOR ARREGUIN FOR WORKING WITH US WE LOOK 2 3 FORWARD TO WORKING WITH ABAG STAFF THANK YOU FOR THE ASSISTANCE AND COLLABORATION WE'LL CONTINUE TO HAVE WITH YOUR 4 5 TEAM. 6 JESSE ARREGUIN, PRESIDENT: THANK YOU SO MUCH. WE'LL MOVE TO 7 8 ITEM B, THE APPEAL FROM THE CITY OF LOS ALTOS, AND I BELIEVE 9 FLIGOR, YOU ARE RECUSING YOURSELF 10 NEYSA FLIGOR: I AM, CHAIR. AND MY UNDERSTANDING OF THE PROCESS 11 IS I NEED TO LOG OFF COMPLETELY AND THE CLERK WILL SEND ME AN 12 E-MAIL WHEN IT'S TIME TO LOG BACK ON. 13 14 15 JESSE ARREGUIN, PRESIDENT: MR. CASTRO YOU WILL SEND AN E-MAIL 16 TO FLIGOR WHEN IT'S TIME TO LOG BACK ON. 17 CLERK, FRED CASTRO: YES. 18 19 JESSE ARREGUIN, PRESIDENT: WE WILL HEAR THE APPEAL FROM THE 20 21 CITY OF LOS ALTOS, A PRELIMINARY ACTION, WHO WILL BE 22 PRESENTING ON BEHALF OF THE CITY OF LOS ALTOS? 23 SPEAKER: GOOD MORNING EVERYONE. I'LL BE PRINT PRESENTING. 24 25



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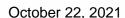
JESSE ARREGUIN, PRESIDENT: EACH JURISDICTION WILL HAVE FIVE

MINUTES. WHENEVER YOU WOULD LIKE TO PROCEED. 2 3 THANK YOU VERY MUCH MAYOR ARREGUIN THANK YOU TO THE COMMITTEE 4 5 AND TO STAFF FOR GETTING THE POWERPOINT PRESENTATION UP ON THE SLIDE SCREEN. I JOHN BIGGS DEPUTY DIRECTOR FOR THE CITY OF LOS 6 ALTOS WE HAVE SUBMITTED AN APPEAL APPLICATION FOR THE RHNA 7 8 ALLOCATION WE BELIEVE THAT THE ALLOCATION SHOULD BE REALISTIC AND ACHIEVABLE AND AT 1958 UNITS WE DO NOT THINK THAT IT IS 9 10 SO. WE ARE REQUESTING REDUCTION OF 50% TO 979 UNITS. WE DON'T CREATE THE JOBS THAT A LOT OF OUR NEIGHBORING COMMUNITIES 11 CREATE AND WE PROVIDE THE HOUSING, HOWEVER, FOR THE JOBS THAT 12 ARE CREATED IN THOSE NEIGHBORHOODS AND THOSE CITIES. WE DO 13 CONTINUE OR EXPECT THE DECREASE IN THE JOBS TO HOUSING RATIO 14 TO CONTINUE INTO THE FUTURE, THAT'S BECAUSE WE HAVE REALIZED A 15 16 LOT OF DEVELOPMENT IN OUR COMMERCIAL AREAS WHERE OUR 17 COMMERCIAL PROPERTIES ARE BEING CONVERTED TO HIGH DENSITY RESIDENTIAL PROPERTIES. WE ALSO BELIEVE THAT THE RHNA 18 ALLOCATION IS NOT APPROPRIATE BECAUSE THERE ARE SOME 19 INFRASTRUCTURE CONSTRAINTS. THE RHNA ALLOCATION REPRESENTS 20 ABOUT AN 18% GROWTH IN THE NUMBER OF HOUSING UNITS WITHIN THE 21 CITY, AND THAT GROWTH HAS NOT AN ANTICIPATED IN ANY OF OUR 22 FACILITIES, PLANS, EITHER FOR THE WASTEWATER DISTRICT, OR FOR 23 WATER ALLOCATIONS. THE VALLEY WATER ALLOCATION OAR REPORT 24 25 THAT GOES INTO THE 2040 PLANNING HORIZON ONLY RECOGNIZES ABOUT





- 1 A 6.6% GROWTH FOR WATER DEMAND INTO THE FUTURE, AND GROWTH OF
- 2 HOUSING IN THE CITY, AND THE CURRENT RHNA PROPOSAL DOES NOT
- 3 TAKE INTO ACCOUNT -- OR THE WATER MANAGEMENT PLAN DOESN'T TAKE
- 4 INTO ACCOUNT THE GROWTH PROVIDED BY THE RHNA ALLOCATION. WE
- 5 ALSO BELIEVE THERE ARE SOME CONSTRAINTS TO THE WATER SUPPLY
- 6 GIVEN THE DROUGHT THAT WE'RE EXPERIENCING, AND THAT THE
- 7 COUNTY'S LARGEST RESERVOIR ANDERSEN RESERVOIR IS NOT AT
- 8 CAPACITY AND WILL BE DRAINED FOR THE NEXT TEN YEARS WHICH WILL
- 9 IMPACT OUR ABILITY TO PROVIDE WATER SERVICE TO THE RESIDENTS.
- 10 NEXT SLIDE PLEASE. LOS ALTOS IS BASICALLY A BUILT OUT
- 11 COMMUNITY WE HAVE VERY LITTLE LAND AVAILABLE FOR PROVIDING
- 12 HOUSING OPPORTUNITIES FOR THE RHNA ALLOCATION. 70% OF OUR
- 13 HOUSING IN OUR CITY IS ZONED FOR SINGLE FAMILY RESIDENTIALLY
- 14 ZONED PROPERTIES. AND THE AMOUNT OF COMMERCIAL SPACE IN HIGH
- 15 DENSITY RESIDENTIAL AREAS IN THE CITY ARE ALSO VERY LIMITED.
- 16 AS I MENTIONED, 70% OF THE LAND IS DESIGNATED OR ZONED FOR LOW
- 17 DENSITY RESIDENTIAL HOUSING, AND THE LIMITED MULTIFAMILY
- 18 HOUSING LAND AND THE COMMERCIAL SPACE, IT MAKES IT A CHALLENGE
- 19 TO ACHIEVE SUCH A HIGH RHNA NUMBER. IN FACT THE 20% OF THE
- 20 CITY'S TAX REVENUE IS GENERATED BY THE VARIOUS COMMERCIALS AND
- 21 DISTRICTS THAT WE HAVE IN THE CITY. AND THESE ZONE DISTRICTS
- 22 ARE IMPORTANT TO THE COMMUNITY BECAUSE THEY DO PROVIDE
- 23 WALKABLE COMMUNITY-SERVING COMMERCIAL AREAS THROUGH MANY PARTS
- 24 OF OUR CITY. WE HAVE 15 MINUTE CITY WHERE ALL OF OUR DISTRICTS
- 25 PROVIDE A 15 MINUTE WALK BETWEEN THE LOCATION OF RESIDENTS AND





WHERE THEY CAN GO TO GET SERVICES OR FREQUENT RESTAURANTS OR 1 BY RETAIL OPPORTUNITIES. ALSO CONSTRAINTS WITH REGARD TO THE 2 CITY HAZARD AREAS. WE HAVE FOUR CREEKS THAT RUN THROUGH THE 3 CITY OF LOS ALTOS THAT ARE PRONE TO FLOODING WE HAVE 50 4 5 PROPERTY THAT IS ALONG THE CREEKS AND ALSO, TOO, SOME OF OUR STREETS, AND THAT'S A CONSTRAINT ON SOME OF OUR INTERNAL 6 FACILITIES, AND ROADWAY SYSTEMS THAT IS NOT ANTICIPATED IN THE 7 8 INCREASING THE NUMBER OF HOUSING WITHIN THE CITY, COULD HAVE AN IMPACT ON THAT. LIKEWISE, WE HAVE SOME ENVIRONMENTAL 9 IMPACTS. THE CITY HAS WORKED VERY, VERY HARD TO ACHIEVE 10 REDUCTION IN OUR GREENHOUSE GAS EMISSIONS. WE BELIEVE THAT WE 11 HAVE BEEN VERY SUCCESSFUL IN THE ACCOMPLISHMENT OF THESE. WE 12 HAD A CLIMATE ACTION PLAN THAT WAS ADOPTED IN 2015, IN AND THE 13 CITY IS CURRENTLY WORKING ON AN UPDATE TO THAT 2015 CLIMATE 14 15 ACTION PLAN. AGGRESSIVE GOALS FOR REDUCING THE GREENHOUSE GAS EFFECTS. WE'RE NOT A TRANSIT-RICH COMMUNITY. WE HAVE TWO BUS 16 LINES THAT CONNECT TO THE CITY ONE OF THE BUS LINES IS A MAJOR 17 BUS LINE LOCATED ALONG THE EL CAMINO REAL, AND IT PROVIDES BUS 18 SERVICE FOR THE NORTHERN PORTION OF THE CITY BUT THE OTHER BUS 19 LINE THAT RUNS THROUGH THE CITY DOESN'T PROVIDE A LOT OF 20 TRANSIT OPPORTUNITIES FOR THE REMAINING RESIDENTS IN LOS ALTOS 21 AND WE BELIEVE THAT THE ADDITIONAL RHNA ALLOCATION COULD HAVE 22 A NEGATIVE IMPACT ON THE EFFORTS THE CITY IS TRYING TO ACHIEVE 23 WITH RESPECT TO REDUCTIONS IN GREENHOUSE GAS TARGETS. 24 NEXT

IN LOOKING AT THE DRAFT RHNA ALLOCATION TO LOS

25

SLIDE PLEASE.



- 1 ALTOS WE FOUND THAT THERE WERE SOME ANOMALIES THAT WE WEREN'T
- 2 ABLE TO CORRECTLY, OR INDEPENDENTLY TAKE A LOOK AT, AND REALLY
- 3 FIGURE OUT WHAT WAS TAKING PLACE AT THOSE ANOMALIES. THERE
- 4 WASN'T REALLY A GOOD OPPORTUNITY WE FELT TO VALIDATE THE
- 5 ASSUMPTIONS THAT WENT INTO THE METHODS THAT ARRIVED AT THE
- 6 RHNA ALLOCATION AND WE BELIEVE THERE IS OPPORTUNITY TO GO BACK
- 7 AND ADDRESS OR LOOK INTO SOME OF THOSE.
- 9 >>CLERK, FRED CASTRO: TIME, PLEASE.
- 11 JESSE ARREGUIN, PRESIDENT: I'M GOING TO GIVE YOU ANOTHER
- 12 MINUTE TO WRAP UP.

8

10

- 14 SPEAKER: OKAY. LET ME WRAP UP TO THE NEXT SLIDE THEN. THANK
- 15 YOU FOR THE TIME. NEXT SLIDE. LOS ALTOS IS COMMITTED TO
- 16 PROVIDING ITS FAIR SHARE EVER HOUSING AT ALL INCOME LEVELS
- 17 REFLECTED IN MANY MULTI-FAMILY PROJECTS THAT HAVE BEEN
- 18 APPROVED IN THE CITY SINCE 2016 MANY VARIOUS LEVELS OF
- 19 AFFORDABLE HOUSING UNITS WE BELIEVE OUR COMMITMENT AND
- 20 LEADERSHIP ROLE IN DEVELOPING A HOUSING PROJECT THAT IS 100%
- 21 AFFORDABLE WITH 90 UNITS IS A DEMONSTRATION OF OUR ABILITY TO
- 22 ACHIEVE AFFORDABLE HOUSING FOR NOT ONLY LOS ALTOS BUT THE
- 23 REGION. AGAIN OUR REOUEST IS SEEKING A 50% REDUCTION IN
- 24 REALLOCATION. WITH THAT, I WILL CONCLUDE MY PRESENTATION. AND
- 25 THANK YOU FOR YOUR TIME.



1 JESSE ARREGUIN, PRESIDENT: THANK YOU SO MUCH. YOU WILL HAVE AN 2 3 OPPORTUNITY TO RESPOND TO THE ABAG MTC STAFF PRESENTATION FOR THREE MINUTES AFTER THEY PRESENT. SO. 4 5 JON BIGGS: THANK YOU. 6 7 8 JESSE ARREGUIN, PRESIDENT: I WOULD LIKE STAFF TO PRESENT A RESPONSE TO THE APPEAL. 9 10 ELI KAPLAN: THANK YOU. GOOD MORNING EVERYONE MY NAME IS ELI 11 KAPLAN, REGIONAL HOUSING POLICY ANALYST AT ABAG MTC. NEXT 12 SLIDE. THE CITY OF LOS ALTOS IS REQUESTING REDUCTION OF 50% 13 FROM ITS DRAFT ARE ALLOCATION STAFF'S RECOMMENDATION IS TO 14 DENY THE APPEAL. NEXT SLIDE PLEASE. LOS ALTOS ARGUES THAT THE 15 16 CITY IS A NET PROVIDER OF HOUSING AND SO ADDING MORE HOUSING WILL EXACERBATE THE EXISTING JOBS/HOUSING BALANCE. HOUSING 17 ELEMENT LAW REOUIRES THE RHNA METHODOLOGY TO IMPROVE THE 18 INTRAREGIONAL RELATIONSHIP BETWEEN JOBS AND HOUSING AND NOT 19 THE JOBS/HOUSING BALANCE IN ANY PARTICULAR JURISDICTION. 20 21 ADDITIONALLY HCD DETERMINED THAT THE RHNA METHODOLOGY ACHIEVES THE STATUTORY REQUIREMENT TO IMPROVE THE JOBS/HOUSING 22 RELATIONSHIP IN THE REGION. NEXT SLIDE PLEASE. LOS ALTOS 23 ARGUES THE CITY HAS LIMITED MEANS TO EXPAND SEWER CAPACITY AND 24 25 THAT ITS RHNA ALLOCATION IS GREATER THAN THE LEVEL OF GROWTH



- 1 ITS WATER SERVICE PROVIDER ANTICIPATED TO ACCOMMODATE. THE
- 2 CITY'S APPEAL STATES THAT THE ANDERSEN RESERVOIR IS
- 3 UNAVAILABLE FOR THE NEXT TEN YEARS DUE TO RECONSTRUCTION AND
- 4 SEISMIC RETROFITTING HOWEVER THE CITY'S ARGUMENTS DO NOT MEET
- 5 THE REOUIREMENTS FROM THE VALID RHNA APPEAL AS THE CITY HAS
- 6 NOT DEMONSTRATED ITS PRECLUDED FROM MEETING ITS RHNA APPEAL
- 7 BECAUSE OF A DECISION BY ITS WATER SERVICE PROVIDERS,
- 8 ADDITIONALLY, STATED THERE WILL BE ENOUGH WATER FOR SANTA
- 9 CLARA COUNTY FROM ANDERSEN RESERVOIR -- ASSUMPTIONS BETWEEN
- 10 RHNA AND URBAN WATER MANAGEMENT PLANS DO NOT REPRESENT
- 11 DETERMINATION THAT LOS ALTOS LOOKS SUFFICIENT CAPACITY TO MEET
- 12 RHNA TARGETS. NEXT SLIDE PLEASE. LOS ALTOS ARGUES ITS
- 13 ALLOCATION IS INCONSISTENT WITH ITS GENERAL PLAN AND LOS ALTOS
- 14 ASSERTS INCONSISTENCY AND VIOLATION EVER STATUTE AND EXISTING
- 15 CASE LAW HOWEVER JURISDICTIONS ARE EXPECTED TO UPDATE THE
- 16 HOUSING ELEMENT TO THE GENERAL PLANS TO ACCOMMODATE THE RHNA
- 17 APPLICATIONS THE CITY'S NEED TO REVISE GENERAL PLAN BECAUSE OF
- 18 THE CYCLE DOESN'T REPRESENT A VALID BASIS FOR THE APPEAL AS
- 19 DEFINED BY STATUTE. THE RHNA METHODOLOGY DOESN'T ACCOUNT FOR
- 20 HILLY LAND UNSUITABLE FOR DENSE DEVELOPMENT FLOOD RISK IN A
- 21 LACK OF COMMERCIAL AREAS FOR REZONING. HOWEVER THE METHODOLOGY
- 22 CONSIDERS DEVELOPMENT CONSTRAINTS NAMED IN ITS APPEAL BY
- 23 INCORPORATING DATA FROM THE FINAL BLUEPRINT IN ITS PLAN.
- 24 DOESN'T IDENTIFY AREAS AT RISK FROM HAZARDS LOS ALTOS DOESN'T
- 25 PROVIDE EVIDENCE ITS GLAD MANAGEMENT INFRASTRUCTURE AVOIDS THE



1	RISK OF FLOODING AS REQUIRED BY STATUTE. HCD HAS STATED THAT
2	HOUSING PLANNING CANNOT BE LIMITED TO VACANT LAND AND EVEN
3	COMMUNITIES THAT VIEW THEMSELVES AS BUILT OUT OR LIMITED DUE
4	TO CONSTRAINTS SUCH AS FIRE AND FLOOD RISK AREAS MUST PLAN FOR
5	HOUSING THROUGH MEANS SUCH AS REZONING COMMERCIAL AREAS MIXED
6	USE AREAS AND UPZONING NON-VACANT LAND. NEXT SLIDE PLEASE. LOS
7	ALTOS ARGUES NO PART OF THE CITY SHOULD BE A TRANSIT-RICH
8	GROWTH GEOGRAPHY IN PLANNED BAY AREA 2050 DUE TO LIMITED
9	SERVICE, TRANSIT SERVICE MAY NOT RETURN TO PRECOVID LEVELS
10	UNTIL AFTER THE RHNA CYCLE. HOWEVER THE FINAL BLUEPRINT
11	DESIGNATES A PORTION OF LOS ALTOS AS TRANSIT-RICH AND HIGH-
12	RESOURCE AREA BASED ON VTA FREQUENCY IMPROVEMENTS AND FEATURE
13	IN PLANNED BAY AREA 2050. ADDITIONALLY STRATEGY T ONE AND
14	PLANNED BAY AREA 2050 RESTORES SERVICE LEVELS TO PRECOVID
15	CONDITIONS AND FEDERAL FUNDING IN 2020 AND 2021 HAS BEEN
16	PROVIDED TO TRANSIT OPERATORS TO ASSIST WITH ACCELERATED
17	SERVICE RESTORATION. THE MAP ON THIS SLIDE PROVIDES AN IMAGE
18	OF THE GROWTH GEOGRAPHIES IN LOS ALTOS. NEXT SLIDE PLEASE.
19	LOS ALTOS ARGUES ITS ALLOCATION WILL INCREASE VMT AND GHG
20	BECAUSE MOST LOS ALTOS RESIDENTS RELY ON AUTO COMMUTE HOWEVER
21	RHNA METHODOLOGY CONSIDERS OPPORTUNITIES TO MAXIMIZE TRANSIT
22	USE BY INCORPORATING THE FORECAST IN DEVELOPMENT PATTERN IN
23	THE FINAL BLUEPRINT BASED ON APPLICATION. AND CONCLUDE
24	ALLOCATION OF MORE RHNA TO JURISDICTIONS WITH MORE JOB ACCESS

AND ALLOCATES MORE RHNA TO JURISDICTIONS WITH LOWER VMT. LOS



- 1 ALTOS STATED IT'S DIFFICULT TO VALIDATE THE METHODOLOGY
- 2 BECAUSE IT'S NOT POSSIBLE TO ASSESS THE BASELINE ALLOCATION
- 3 BASED ON THE BLUEPRINT, HOWEVER ACCESS TO THE DATA FOR THE
- 4 BLUEPRINT THAT'S USED FOR THE ALLOCATION AND IN ADDITION ALL
- 5 RELEVANT DATA AND CALCULATIONS FOR THE RHNA METHODOLOGY ARE
- 6 SHOWN IN THE DRAFT RHNA PLAN. NEXT SLIDE. TWO CONCERNS
- 7 MENTIONED THAT ARE NOT VALID BASIS FOR AN APPEAL LOW
- 8 POPULATION GROWTH AND ADDITIONALLY IMPACTS FROM COVID-19. AND
- 9 NEXT SLIDE PLEASE. SO STAFF RECOMMENDS THAT THE COMMITTEE
- 10 DENY THE APPEAL FILED BY LOS ALTOS.

11

- 12 JESSE ARREGUIN, PRESIDENT: THANK YOU MR. KAPLAN. I WOULD LIKE
- 13 TO ASK IF THE CITY OF LOS ALTOS WOULD LIKE TO RESPOND TO
- 14 STAFF'S PRESENTATION. YOU HAVE THREE MINUTES.

15

- JON BIGGS: WE FEEL THAT THE HOUSING ALLOCATION NEEDS TO BE
- 17 ACHIEVABLE AND REALISTIC. WE FELT THE POINTS WE BROUGHT UP IN
- 18 OUR APPEAL LETTER COVERED THIS AND WE POINT THIS OUT AND STAND
- 19 BY OUR LETTER THAT WAS SUBMITTED. THANK YOU, EVERYONE, FOR
- 20 YOUR CONSIDERATION OF THIS.

- 22 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. WE'LL NOW
- 23 PROCEED TO PUBLIC COMMENT ON THE RHNA APPEAL FROM THE CITY OF
- 24 LOS ALTOS, IF ANY ATTENDEE WOULD LIKE TO SPEAK ON THIS ITEM.
- 25 PLEASE RAISE YOUR HAND IF YOU ARE ON THE ZOOM PLATFORM OR IF



YOU'RE PHONING IN PRESS STAR NINE. MR. CASTRO LET ME KNOW IF 1 2 THERE ARE SPEAKERS AT 375 BEALE. 3 CLERK, FRED CASTRO: THERE ARE NO SPEAKERS AT 375 BEALE WE HAVE 4 5 TWO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED. FIRST IS FRANK MARTIN. GO AHEAD. YOU HAVE TWO MINUTES. 6 7 8 SPEAKER: CAN YOU HEAR ME? 9 10 CLERK, FRED CASTRO: YES. 11 SPEAKER: OKAY. I HAVE LIVED IN LOS ALTOS SINCE 1976. I CHOSE 12 THIS COMMUNITY BECAUSE IT DOESN'T HAVE ANY INDUSTRY, AND IT 13 BASICALLY HAD LOWER DENSITY HOUSING IN SURROUNDING TOWNS LIKE 14 CUPERTINO AND MOUNTAIN VIEW. I DIDN'T WANT TO PURCHASE MY IN 15 16 THE CITY, INCREASING HOUSING BY 20% STATEWIDE IS UTTER NONSENSE GOING TO CREATE UNFORESEEN CONSEQUENCES IT'S BEEN 17 ATTEMPTED IN OTHER PLACES AND FAILED MISERABLY, YOU'RE GOING 18 TO REDUCE THE VALUE OF LAND BRING IN OUTSIDE DEVELOPERS WE'RE 19 GOING TO SEE HIGH-RISE BUILDING HIGH RICE DENSITY, AND WE 20 DON'T HAVE PARK SPACE IN OUR COMMUNITY, AND CREATE 2020% MORE 21 PEOPLE, CONGESTION, IMPACT ON SCHOOLS, IF I WAS A YOUNGER 22 PERSON, I WOULD LOUVRE MOVE AWAY FROM CALIFORNIA AND WILL 23 CHOOSE TO DO THAT IF MY NEIGHBORHOOD CONTINUES TO GET 24

IMPACTED. THIS IS OUTRAGEOUS AND IMPOSSIBLE TO ACHIEVE AND



YOU'RE GOING TO HAVE REBELLION ON YOUR HANDS ONCE PEOPLE SEE 1 THE IMPACT OF WHAT YOU ARE DOING STATEWIDE. THIS IS NOT GOING 2 3 TO CREATE AFFORDABLE HOUSING AS IT HASN'T IN THE PAST BECAUSE LAND VALUES ARE HIGH AND THEY'RE GOING TO GET MUCH HIGHER 4 5 BECAUSE OF WHAT YOU'RE DOING. THIS IS NOT EVER GOING TO BE AN AFFORDABLE TOWN FOR HOUSING. THERE ARE TOWNS IN THE STATE I 6 CAN'T LIVE IN BECAUSE I CAN'T AFFORD TO LIVE THERE. THAT'S 7 8 JUST I FACT OF LIFE. YOU GUYS, WE VOTE FOR YOU, AND NOW WE NEED TO FIND A WAY TO THROW YOU OUT OF OFFICE. THANK YOU FOR 9 10 YOUR TIME. 11 CLERK, FRED CASTRO: THANK YOU. OUR NEXT SPEAKER IS ROW BETTER 12 ON PHILLIPS. GO AHEAD, PLEASE. 13 14 15 SPEAKER: HI. THIS IS ROBERTA PHILLIPS. I HAVE LIVED IN LOS 16 ALTOS FOR 30 YEARS, AND I DO NOT BELIEVE THAT ONE SIZE FITS LOS ALTOS IS A BUNCH OF APRICOT GROVES AND WALNUT GROVES 17 AND THOSE LANDS HAVE ALREADY BEEN DIVIDED UP INTO SUBDIVISIONS 18 OF -- FOR HOUSING. AND MANY OF THE LOTS IN LOS ALTOS ARE FLAG 19 LOTS THAT PREVENT FIRE TRUCKS FROM ENTERING INTO, YOU KNOW, 20 21 INCREASING DENSITY, A FIRE TRUCK CANNOT BACK UP OUT OF A SINGLE LANE THAT GOES INTO A HOUSE THAT'S ALREADY BEEN 22 SUBDIVIDED. I DON'T THINK THAT YOU HAVE CONSIDERED THAT AT 23 ALL, AND LOOKED AT OUR COMMUNITY, AND SEE HOW THE LAND HAS 24

ALREADY BEEN SUBDIVIDED AND SUBDIVIDED AND SUBDIVIDED AGAIN,



- 1 AND I THINK IT'S UNREALISTIC FOR YOU TO EXPECT US TO PROVIDE
- 2 AS MUCH HOUSING AS YOU ARE EXPECTING US TO HAVE. YOU KNOW,
- 3 PERMIT AFTER PERMIT, AFTER PERMIT, AND ONE OF THE BIG
- 4 PROJECTS, THE LANDLORD WENT INTO BANKRUPTCY, AND IT FEVER GOT
- 5 BUILT. AND TWO OTHER PROJECTS THAT WERE ON THE DRAWING BOARD
- 6 WERE APPROVED AND APPROVED AND APPROVED, AND THE DEVELOPER
- 7 NEVER BUILT ANYTHING. AND ALL WE CAN DO IS PROVIDE
- 8 OPPORTUNITIES. WE DON'T BUILD HOUSING. AND YOU'RE THREATENING
- 9 TO PUNISH US AS A CITY, EVEN THOUGH WE HAVE -- [AUDIO
- 10 DIFFICULTIES] [INDISCERNIBLE] GROWTH IN LOW-INCOME HOUSING,
- 11 YET YOU'RE BEING PUNITIVE TO US, BECAUSE DEVELOPERS HAVE
- 12 FAILED. THE CITY HAS NOT FAILED. THE CITY HAS BENT OVER
- 13 BACKWARDS IN THE PLANNING DEPARTMENT, AND MANY ORGANIZATIONS
- 14 IN TOWN HAS SUPPORTED LOW-INCOME HOUSING. RIGHT NOW WE'RE
- 15 BUILDING A PROJECT ON DISTAL WHICH IS 100% LOW-INCOME. LIKE I
- 16 SAID, WE HAVE VERY LOW FEES IN OUR TOWN.
- 18 JESSE ARREGUIN, PRESIDENT: MA'AM, YOUR TIME IS UP.
- 20 SPEAKER: THANK YOU.
- 22 JESSE ARREGUIN, PRESIDENT: THANK YOU FOR YOUR COMMENTS.
- 24 CLERK, FRED CASTRO: NEXT SPEAKER IS JOHN BAEUR GO AHEAD,
- 25 PLEASE. JOHN BAEUR PLEASE UNMUTE.

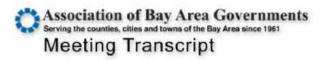
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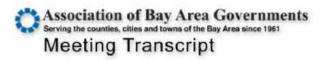


1	
2	SPEAKER: I AM A 25 YEAR RESIDENT OF LOS ALTOS. I DON'T KNOW IF
3	THAT'S GOODS OR NOT. IMPORTANTLY I SPENT NINE YEARS ON THE
4	PLANNING COMMISSION. HCD ANALYSIS HAS OVERSIMPLIFIED THE
5	CHALLENGES FACING LOS ALTOS, AND THAT'S TERRIBLY UNFORTUNATE
6	BECAUSE TRYING TO UNDERSTAND THE AVAILABILITY OF LAND AND THE
7	DYNAMICS WHEN YOU ARE IN SACRAMENTO MAKE THE PROCESS MORE
8	DIFFICULT. I WAS PART OF THE PROCESS TO RECOMMEND AND APPROVE
9	UPZONING IN VARIOUS PARTS OF LOS ALTOS TO INCREASE THE
10	AVAILABILITY OF HOUSING WE MADE THOSE CHANGES TO OUR ADU
11	RULES, AND YET WE AT TIMES GET PILLARED FOR THE FACT THAT WE
12	DON'T HAVE AS MUCH HOUSING AND BMR HOUSING AS ANYBODY WOULD
13	LIKE OURSELVES INCLUDED. I HAVE NEVER MET ANYBODY IN LOS ALTOS
14	WHO DOESN'T WANT MORE HOUSING, DOESN'T WANT MORE BMR HOUSING.
15	THE QUESTION IS WHERE. AS PREVIOUS SPEAKERS HAVE SAID, WE HAVE
16	GROWN OUT OF A SMALL TOWN. WE ARE A SMALL TOWN THAT HAS BEEN
17	FULLY BUILT OUT 40 OR 50 YEARS AGO. WE ARE NOT ON ANY MAJOR
18	TRANSIT LINE EXCEPT FOR EL CAMINO. WE HAVE NARROW STREETS. WE
19	HAVE NO SIDEWALKS. SO THE NOTION OF SUDDENLY, WE CAN FIND
20	PLACES TO PUT ADDITIONAL CARS IS COMPLETELY UNREALISTIC. WE
21	HAVE MADE NUMEROUS CHANGES TO OUR ZONING TO ENCOURAGE HOUSING
22	AND LOOK AT THE RESULT. LOOK AT THE RESULT OVER THE LAST
23	DECADE. WE ARE HOSTAGE TO WHAT DEVELOPERS WANT TO BUILD, WHICH
24	IS NOT WHAT WE ALL WANT AS A COMMUNITY OR AS A STATE. YOU'RE
25	SUCCESTING THAT VOILER BEING FAIR IN VOID DROCESS? I DON'T



DENY THAT. YOU'RE NOT REALISTIC IN YOUR EXPECTATIONS. THANK 1 2 YOU VERY MUCH. 3 CLERK, FRED CASTRO: THANK YOU. OUR NEXT SPEAKER IS JORDAN 4 5 GRIMES. GO AHEAD. 6 SPEAKER: GOOD MORNING AGAIN COMMITTEE MEMBERS. JUST WANT TO 7 8 GET THIS OUT OF THE WAY QUICKLY, MORE HOUSING IS NOT A PUNISHMENT AND NEITHER ARE NEW NEIGHBORS. THE MEDIAN HOME 9 PRICE IN LOS ALTOS IS \$3.9 MILLION ACCORDING TO ZILLOW THERE 10 IS REASON FOR THAT BECAUSE THERE IS NOT ENOUGH HOMES TO MEET 11 DEMAND. THE CITY'S BUILD-OUT WE HEAR FREQUENTLY THAT'S NOT A 12 POLITICAL DISTINCTION NOT A REALITY. STAFF NOTES THAT 70% OF 13 ITS EXISTING LAND IS ZONED FOR SINGLE FAMILY HOUSING. WE JUST 14 15 SOLVED YOUR PROBLEM OF WHERE YOU CAN PUT YOUR HOUSING TO MEET 16 YOUR RHNA NUMBERS. YOU ARE GOING TO HAVE TO MAKE SOME ZONING CHANGES. SORRY. THAT'S WHAT THIS PROCESS IS ABOUT. LOS ALTOS 17 POPULATION THERE IS A COMMENT ABOUT POPULATION GROWTH. THE 18 POPULATION HAS NOWHERE TO GROW THERE IS NO NEW HOUSING TO GROW 19 INTO. THE ABSURD CLAIM THAT LOS ALTOS NOTION THAT RHNA GOALS 20 21 WOULD INCREASE THEIR GREENHOUSE GAS EMISSIONS. CONTRARY, CREATING MORE HOUSING WILL ALLOW THOSE WORKING IN THE CITY TO 22 BE ABLE TO LIVE THERE. LOS ALTOS ACCORDING TO CENSUS DATA HAS 23 12,000 JOBS AND 94% OF THOSE WORKING IN THE CITY DO NOT LIVE 24

THERE. A HUGE PART OF THAT IS RELATED TO THE SHORTAGE AND



RESULTINGLY EXORBITANT PRICE OF HOMES. THAT'S PRETTY MUCH IT. 1 LASTLY, I WOULD LIKE TO SUGGEST TO MR. MARTIN THAT HE NOT LET 2 3 THE DOOR HIT HIM ON THE WAY OUT. THANKS SO MUCH. 4 5 JESSE ARREGUIN, PRESIDENT: I'LL ASK ARE THERE ANY OTHER ATTENDEES WHO WISH TO SPEAK ON THE APPEAL FROM THE CITY OF LOS 6 ALTOS. IF SO PLEASE RAISE YOUR HAND AT THIS TIME. THIS IS THE 7 8 LAST CALL FOR PUBLIC COMMENT. IF YOU ARE PHONING IN PLEASE 9 PRESS STAR NINE. I BELIEVE THIS IS THE FIFTH SPEAKER, MR. 10 CASTRO? 11 CLERK, FRED CASTRO: YES IT IS. SHALL WE -- GO AHEAD, SALIM. 12 13 SPEAKER: I GREW UP IN LOS ALTOS, CURRENTLY A RESIDENT. AND I 14 HAVE LIVED HERE FOR ABOUT 19 YEARS. MAJORITY OF MY FRIEND WHO 15 16 I GREW UP IN LOS ALTOS EITHER LIVE AT HOME OR HAVE LEFT THE BAY AREA BECAUSE OF THE HOUSING CRISIS. I AM DISAPPOINTED AS A 17 LOS ALTOS RESIDENT THAT THE CITY IS APPEALING OUR AFFORDABLE 18 HOUSING TARGETS. I AM EXCITED BY THE PROSPECT THAT WE WOULD BE 19 ABLE TO BUILD MORE HOUSING ACROSS THE SPECTRUM, AND IT'S 20 SORELY NEEDED IN LOS ALTOS. THE ONLY OTHER THING I WOULD LIKE 21 TO NOTE IS AS SOMEONE WHO HAS SEEN EVERY CITY MEETING WHERE 22 THIS TOPIC CAME UP. KNOW I THINK THIS APPEAL WAS FILED --23 [INDISCERNIBLE] THE CITY KNEW AT THE TIME GO AHEAD TO FILE THE 24

APPEAL, WE MADE THE DECISION AS A CITY TO [AUDIO DIFFICULTIES]



APPEAL WITHOUT IDENTIFYING -- AND THAT'S WHY THE APPEAL IS 1 MAINLY TARGETING CRITICISMS AT THE METHODOLOGY ITSELF AND NOT 2 3 THE APPLICATION TO THE CITY. I HOPE THAT LOS ALTOS TAKES --[AUDIO DIFFICULTIES] [INDISCERNIBLE] A POLICY CHALLENGE. WE 4 5 KNOW WHAT TO DO TO GET THIS HOUSING WE NEED TO REMOVE EXCLUSIONARY ZONING AND I LOOK FORWARD TO -- THAT MIDDLE CLASS 6 7 PEOPLE CAN AFFORD AGAIN. THANK YOU. 8 CLERK, FRED CASTRO: THANK YOU. THERE ARE NO MEMBERS OF 9 ATTENDEES WITH THEIR HAND RAISED. NO MEMBERS OF THE PUBLIC AT 10 11 375 BEALE. 12 JESSE ARREGUIN, PRESIDENT: ONE MORE RAISED HAND. 13 14 CLERK, FRED CASTRO: I SEE. 15 16 JESSE ARREGUIN, PRESIDENT: IF YOU WISH TO COMMENT ON THE 17 18 APPEAL FROM THE CITY OF LOS ALTOS, I ASK YOU TO RAISE YOUR HAND NOW. IF YOU ARE ON THE ZOOM PLATFORM OR PRESS STAR NINE 19 IF YOU ARE PHONING IN. 20 21 22 CLERK, FRED CASTRO: TIME LIMIT, CHAIR?



JESSE ARREGUIN, PRESIDENT: PURSUANT TO THE RULES THAT I 1 OUTLINED AT THE BEGINNING, IF THERE ARE FIVE OR MORE SPEAKERS, 2 3 YOU HAVE ONE MINUTE. 4 5 CLERK, FRED CASTRO: YOU HAVE ONE MINUTE. PLEASE UNMUTE. 6 7 SPEAKER: YES. THANK YOU FOR TAKING MY COMMENT. I WAS JUST 8 WONDERING IF YOU RECEIVED THE WATER AGENCY LETTER. FROM LOS 9 ALTOS? 10 JESSE ARREGUIN, PRESIDENT: MA'AM STAFF CAN RESPOND TO YOUR 11 OUESTION AT THE CONCLUSION OF PUBLIC COMMENT. YOU HAVE TIME TO 12 SPEAK. 13 14 SPEAKER: THAT WAS MY QUESTION IF THAT LETTER WAS TAKEN INTO 15 16 CONSIDERATION. 17 JESSE ARREGUIN, PRESIDENT: LAST CALL FOR PUBLIC COMMENT. IF 18 YOU WISH TO COMMENT ON THE APPEAL FROM THE CITY OF LOS ALTOS 19 RAISE YOUR HAND OR FOREVER HOLD YOUR PEACE. MR. CASTRO ANY 20 SPEAKERS AT 375 BEALE 21 22 23 CLERK, FRED CASTRO: NO SPEAKERS AT 375 BEALE.



- 1 JESSE ARREGUIN, PRESIDENT: THAT ENDS PUBLIC COMMENT. I WANT TO
- 2 THANK EVERYONE FOR ATTENDING TODAY AND PROVIDING YOUR
- 3 COMMENTS. WE'LL TAKE COMMITTEE DISCUSSION ON THE APPEAL. MAYOR
- 4 EKLUND?

5

- 6 PAT ECKLUND: I THINK THAT WE NEED TO CAUTION THE COMMENTERS TO
- 7 NOT MAKE PERSONAL ATTACKS. I REALLY TAKE OFFENSE WITH THE
- 8 COMMENT OF MR. JORDAN, I GUESS, OR MR. GRIMES, I THINK IT'S
- 9 TOTALLY INAPPROPRIATE FOR THAT COMMENT. AND IT'S -- WE SHOULD
- 10 MAKE SURE THAT ALL THE COMMENTS ARE PROFESSIONAL.

11

- 12 JESSE ARREGUIN, PRESIDENT: IF I CAN JUST INTERJECT ON THAT.
- 13 YES, I AGREE. I WOULD LIKE TO ASK THAT ALL PARTICIPANTS,
- 14 MEMBERS OF THE COMMITTEE, AND ATTENDEES, PLEASE EXERCISE SOME
- 15 DECORUM AND RESPECT FOR ALL THOSE PARTICIPATING IN THIS
- 16 HEARING. WE MAY HAVE -- THERE MAY BE DIFFERENCES OF OPINION,
- 17 BUT LET'S RESPECT EACH OTHER AND HAVE A CIVIL DISCUSSION.

- 19 PAT ECKLUND: THANK YOU VERY MUCH PRESIDENT ARREGUIN. I
- 20 APPRECIATE THAT. AND THAT GOES FOR EVERYBODY, BOARD MEMBERS,
- 21 COMMITTEE MEMBERS, AS WELL AS THE PUBLIC. I HAVE TWO QUESTIONS
- 22 FOR THE APPLICANT. FIRST OF ALL, THE APPLICANT -- THE CITY OF
- 23 NOVATO, WE GET \$0.07 ON THE PROPERTY TAX THERE, WE'RE A VERY
- 24 LOW PROPERTY TAX CITY. AND THE APPLICANT HAS SAID THAT THEY
- 25 ARE HEAVILY RELIANT ON COMMERCIAL LANDS FOR REVENUE. MY



- 1 OUESTION THERE IS, WHAT IS THE PERCENTAGE OF PROPERTY TAX THAT
- 2 LOS ALTOS GETS? AND THEN THE OTHER QUESTION I HAVE IS, WHY
- 3 DIDN'T LOS ALTOS RESPOND TO THIS SURVEY THAT ABAG SENT OUT?
- 4 THOSE ARE MY TWO OUESTIONS. THANK YOU.

5

6 JESSE ARREGUIN, PRESIDENT: FOR LOS ALTOS?

7

- 8 SPEAKER: I DON'T HAVE THAT NUMBER OFF THE TOP OF MY HEAD BUT
- 9 THE PROPERTY'S TAX IS A SIGNIFICANT CONTRIBUTOR TO THE CITY'S
- 10 REVENUE STREAM. AND TO ANSWER THE SECOND QUESTION WE WERE
- 11 GOING THROUGH TRANSITION WITH STAFFING MEMBERS AND JUST RAN
- 12 OUT OF STAFF TO ACCOMPLISH THAT.

13

14 PAT ECKLUND: THANK YOU.

15

16 JESSE ARREGUIN, PRESIDENT: NEXT IS MAYOR HUDSON.

- 18 DAVID E. HUDSON: THANK YOU PRESIDENT ARREGUIN. I WANT TO TELL
- 19 NOT ONLY THIS APPLICANT, OR APPEALER, IS THOSE THAT ARE GOING
- 20 TO FOLLOW THAT MANY OF THE THINGS THAT YOU'RE SAYING, WE HAVE
- 21 HEARD OVER THE FIRST FOUR OR FIVE DAYS. I THINK MY NEIGHBOR
- 22 MUST HAVE WRITTEN A TEMPLATE FOR WHAT YOU'RE SAYING. THERE IS
- 23 NO WAY -- IF YOU CAN'T COME UP WITH 9001958 HOW ARE THEY GOING
- 24 TO COME UP WITH 2200 AND THEY'RE A SIMILAR CITY TO WHAT YOU
- 25 HAVE. BUT THE PROBLEM IS, THE DIFFERENCE BETWEEN THE TWO



- 1 CITIES, THEIR TOWN, IS THE COUNTY THAT YOU LIVE IN. AND ONE OF
- 2 THE THINGS I ASK STAFF TO DO WHEN WE FIRST STARTED DOWN THIS
- 3 ROAD OF ADMINISTRATIVE APPEALS IS TO PUT THE GRAPH UP THAT WE
- 4 WERE LOOKING AT, AS WE PICKED THE METHODOLOGY THAT SHOWED
- 5 JOBS/HOUSING BALANCE. NOW, AND INTO THE FUTURE. AND WHAT WE'RE
- 6 DOING NOW IS FUTURE 2015 TO 2050. THREE COUNTIES LEAP OFF THAT
- 7 GRAPH. FOR JOBS/HOUSING IMBALANCE. SANTA CLARA, SAN MATEO,
- 8 AND SAN FRANCISCO. I WILL READ ONE OF YOUR ISSUE NUMBER ONE
- 9 JOBS/HOUSING RELATION, THE FOURTH BULLET, HOUSING ELEMENT LAW
- 10 REQUIRES RHNA METHODOLOGY TO IMPROVE INTRAREGIONAL
- 11 RELATIONSHIP BETWEEN JOBS AND HOUSING. NOT JOBS/HOUSING
- 12 BALANCE IN ANY PARTICULAR JURISDICTION. WHEN WE DID THE
- 13 METHODOLOGY, AND I DIDN'T AGREE WITH IT, BUT I'M STICKING TO
- 14 IT, I READ OFF SOMETHING THAT I SENT OUT TO MY JOB AS A REAL
- 15 ESTATE AGENT BACK THEN, THE CHANGES IN BAY AREA JOBS AND
- 16 HOUSING FROM 1995 TO 1997, IT'S IMPORTANT, BECAUSE IT'S BEEN
- 17 BROUGHT UP EARLIER THAT WE ARE PAYING FOR THE SINS OF THE
- 18 PAST. SANTA CLARA COUNTY, 126,005 JOBS, 7,154 HOUSES. SAN
- 19 MATEO, 25,195 JOBS, 200,363 HOUSES. THERE IS GOING TO BE
- 20 RECKONING STARTING NOW. IF YOU GO LOOK BACK AT E-MAILS YOU
- 21 SHOULD SEE WHAT I RECEIVED DURING THIS PROCESS THE MAJORITY
- 22 SAID DON'T DO 441,000 HOMES IN THIS CYCLE, YOU SHOULD BE DOING
- 23 AT LEAST A MILLION. WHEN WE'RE MAKING THE DECISION IF WE WERE
- 24 TO UPHOLD THIS APPEAL I WOULD GO BACK TO THE LAST FOUR DAYS
- 25 AND RECOMMEND EVERY ONE OF THEM NOT BE DENIED BECAUSE THIS IS



THE WHERE THE PROBLEM REALLY LIES IN THESE THREE COUNTIES THAT 1 NEED TO GET JOBS/HOUSING BALANCE WAY MORE INTO FOCUS. I WILL 2 3 BE VOTING TO DENY THIS APPEAL. IS 4 JESSE ARREGUIN, PRESIDENT: THANK YOU. MAYOR ROMERO. 5 6 CARLOS ROMERO: I JUST WANT TO SAY THAT I TAKE -- I HAVE NO 7 8 PROBLEM WITH FOLKS SPEAKING -- PRIVILEGE -- THERE WERE POINTS MADE, INDEED THE WORK WE'RE TRYING TO DISTRIBUTE OUR FAIR 9 SHARE OF HOUSING THROUGHOUT THE NINE COUNTY BAY AREAS. I WANT 10 TO MAKE IT CLEAR, WITH THE ONE ON THE PHONE AND I BELIEVE SHE 11 WAS ACTUALLY ON THE OTHER SIDE OF THE VOTES LOS ALTOS HAS BEEN 12 A COMMUNITY ESSENTIALLY DEMONSTRATING SOME EXCLUSIONARY 13 TENDENCIES BLOCKING A FIVE STORY DOWNTOWN HOUSING PROJECT AND 14 15 FINALLY AFTER THEY REALIZED THE APPEAL WAS GOING TO BE TOO COSTLY, BECAUSE OF SB 335 IT DOES INDICATE THAT THIS CITY HAS 16 17 NEEDS TO HAVE THE IMPETUS OF MEETING STATE GOALS, CORRECTING HOUSING ISSUES TO RESOLVE MIXED USE CONCERNS AND COMMERCIAL, 18 TO MEET THE NUMBERS IF WE ARE CREATIVE AND OPEN TO CREATING AN 19 URBAN FORUM THAT TRIES TO RESPECT WHAT IS THERE BUT AT THE 20 21 SAME TIME UNDERSTANDS THE NEED TO BREAK DOWN SOME OF THESE BARRIERS WE HAVE AROUND EXCLUSIONARY COMMUNITIES. I DO NOT SEE 22 ANY REASON TO APPROVE THIS PARTICULAR REQUEST TO HAVE THEIR 23 NUMBERS DOWNGRADED, BECAUSE I DON'T BELIEVE THAT THEY MEET ANY 24

OF THE CRITERIA THAT WE HAVE BEEN DISCUSSING THROUGHOUT THE



LAST FIVE WEEKS. AND I CERTAINLY WOULD MOVE TO DENY THIS 1 2 APPEAL. 3 PAT ECKLUND: AND I WILL SECOND THE MOTION. AND I ALSO HAVE A 4 5 REQUEST OF STAFF. 6 JESSE ARREGUIN, PRESIDENT: MAYOR EKLUND WOULD YOU LIKE TO 7 8 STATE YOUR REQUEST. 9 PAT ECKLUND: THANK YOU. I HAVE SAID THIS BEFORE, BUT IN 10 REVIEWING THE TRANSCRIPTS, I THINK I NEED TO BE VERY CLEAR. I 11 THINK ONE OF THE THINGS ON THE LIST THAT WE NEED TO REALLY 12 FOCUS IN ON IS THE SURVEY THAT ABAG SUBMITTED. WE NEED TO MAKE 13 SURE THAT WE FOLLOW UP WITH LOCAL JURISDICTIONS, AND I WILL 14 PUT THAT ON THE LIST AS AN ISSUE FOR US TO HAVE A DISCUSSION 15 16 ABOUT HOW THE SURVEY IS CREATED, HOW WE GET INPUT FROM LOCAL COMMUNITIES ON THE SURVEY AND HOW WE MAKE SURE THAT WE GET 17 ANSWERS FROM THEM. THANK YOU. AND I'M GOING TO SUPPORT THE 18 MOTION, OBVIOUSLY. 19 20 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. MOTION BY 21 ROMERO, SECOND BY EKLUND TO TAKE A PRELIMINARY ACTION TO DENY 22 23 THE APPEAL. SEEING NO ADDITIONAL RAISED HANDS FROM THE COMMITTEE. I'LL ASK THE CLERK TO CALL THE ROLL. 24

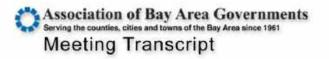


CLERK, FRED CASTRO: MOTION BY EKLUND, SECOND BY ARREGUIN. 1 2 [ROLL CALL VOTE] PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT. 3 JESSE ARREGUIN, PRESIDENT: THANK YOU TO THE CITY OF LOS ALTOS 4 5 FOR JOINING US THIS MORNING WITH YOUR THOUGHTFUL PRESENTATION. I WANT TO REITERATE WHAT I SAID WITH RESPECT TO THE PREVIOUS 6 APPEAL THIS IS HARD WE'RE ALL GOING TO HAVE TO WORK ON THIS 7 8 AND ABAG IS HERE TO SUPPORT YOU OVER THE NEXT YEAR. 9 JOHN BIGGS. THANK YOU FOR YOUR TIME AND CONSIDERATION IN THE 10 COMMENTS YOU PROVIDED. 11 12 >>JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. OKAY. MR. 13 CASTRO, YOU CAN E-MAIL FLIGOR TO LET HER KNOW THAT WE'RE DONE 14 15 WITH THAT APPEAL. MAYOR HUDSON 16 DAVID E. HUDSON: I WANT TO ASK NOW IN CASE SOMEONE IS GOING TO 17 LEAVE OUR SCHEDULE SHOWS LUNCH AFTER THIS, DO YOU HAVE PLANS 18 TO DO THAT? IT'S SOMETHING FOR YOU TO CONSIDER. I DON'T NEED 19 20 AN ANSWER RIGHT NOW. 21 JESSE ARREGUIN, PRESIDENT: I THINK WE'LL SEE HOW LONG IT TAKES 22 TO GET THROUGH THIS NEXT ONE BUT WE NEED TO TAKE A BREAK AT 23

SOME POINT TODAY BECAUSE WE HAVE SEVEN. AND I MEAN, A 30

MINUTE BREAK, AT THE VERY LEAST, WOULD BE --

24



1 2 DAVID E. HUDSON: MY BIGGER CONCERN IS SOMEBODY ISN'T HERE AND 3 WOULD SAY MOVED ANYWAY. 4 5 JESSE ARREGUIN, PRESIDENT: LET ME ASK STAFF. WHAT DID WE INFORM APPELLANTS WITH RESPECT TO TIME. 6 7 8 CLERK, FRED CASTRO: I SENT AN E-MAIL OUT TO ALL PRESENTERS LETTING THEM KNOW THE ORDER OF PRESENTATIONS AND THAT THERE 9 WAS NO COMMITMENT BECAUSE OF THE NUMBER OF APPELLANTS AND 10 PUBLIC SPEAKERS OF A TIME CERTAIN. SO WE HAVE NOTICE TO BE 11 READY TO COME ON WHEN THEIR ITEM COMES UP. 12 13 JESSE ARREGUIN, PRESIDENT: WELL, I WANT TO STATE --14 15 16 DAVID E. HUDSON: JESSE, THE PROBLEM IS, DID YOU SEND AN E-MAIL 17 OUT TO ANY ATTENDEE, WE HAVE FIVE OR SIX, THIS MIGHT BE THE SECOND MOST ATTENDEES WE HAVE HAD. 18 19 JESSE ARREGUIN, PRESIDENT: I'M LOOKING AT THE AGENDA AND IT 20 21 DOESN'T SHOW THERE IS A BREAK LISTED. IT'S JUST THE APPEALS IN SEQUENCE. BUT I WANT TO STATE FOR THE RECORD TO ALL OF THE 22 ATTENDEES, THAT WE WILL BE TAKING A BREAK, IDEALLY, YOU KNOW, 23 AFTER THE NEXT APPEAL, OR THE APPEAL THEREAFTER. SO, I JUST 24

WANT TO STATE THAT. I THINK WE -- IT WOULD BE HELPFUL IF EVER



ALL OF US TO AT LEAST HAVE 30 MINUTES TO, IN BETWEEN 1 CONSIDERATION OF THESE APPEALS. SO OIL ANNOUNCE WHEN WE'LL BE 2 3 CALLING THE BREAK. THANK YOU FOR ASKING. OKAY. LET'S MOVE TO THE NEXT APPEAL WHICH IS ITEM 6C, THE APPEAL FROM THE TOWN OF 4 5 LOS ALTOS HILLS AND CONSISTENT WITH THE PROCEDURE, WE EMPLOY FOR THE PREVIOUS APPEAL, WE'LL FIRST START WITH A PRESENTATION 6 FROM THE APPELLANT JURISDICTION. THEY WILL HAVE FIVE MINUTES. 7 8 WHO WILL BE REPRESENTING THE TOWN OF LOS ALTOS HILLS? 9 10 SPEAKER: MY NAME IS STEVE. I'LL BE PRESENTING FOR THE TOWN OF LOS ALTOS HILLS. 11 12 JESSE ARREGUIN, PRESIDENT: DO YOU HAVE A PRESENTATION? 13 14 15 SPEAKER: I DO. THANK YOU VERY MUCH. 16 JESSE ARREGUIN, PRESIDENT: TAKE IT AWAY. 17 18 STEVE PATOVAN: THANK YOU CHAIR ARREGUIN AND MEMBERS OF THE 19 ADMINISTRATIVE COMMITTEE FOR THIS OPPORTUNITY TO PRESENT OUR 20 APPEAL I AM STEVE PATOVAN, ARE FOR THE TOWN OF LOS ALTOS HILLS 21 AND I WILL PRESENT THE APPEAL. FOR THE APPEAL WE MUST STATE 22 SPECIFIC GOVERNMENT CODES, E ONE EACH MEMBER JURISDICTION 23

OBJECTING TO JOBS/HOUSING BALANCE RELATIONSHIPS INCLUDES

ESTIMATE OF LOW WAGE JOBS WITHIN THE CITY AND UNITS AVAILABLE

24



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October 22, 2021

LOW-WAGE WORKERS PROJECTED JOB GROWTH ET CETERA AND NEXT

2	OPPORTUNITIES DEVELOPMENT HOUSING INCLUDING LACK OF SEWER AND
3	WATER SERVICE AVAILABLE SUITABLE FOR URBAN DEVELOPMENT AND
4	INDICATED LAND WITHIN FLOOD HAZARD ZONES FIRE ZONES AND
5	SEISMIC ZONES, INCREASED DENSITY IS NOT GOOD PLANNING PRACTICE
6	AND WE FEEL ABAG FAILED TO CONSIDER SIGNIFICANT UNFORESEEN
7	IMPACT OF THE COVID-19 PANDEMIC WOULD HAVE ON THE SANTA CLARA
8	COUNTY. TECH FIRMS ALLOWING EMPLOYEES TO WORK-FROM-HOME AND
9	NOW THE ENTIRE STATE HAS POTENTIAL HOUSING FOR JOBS BECAUSE OF
10	TRANSITION FROM WORKING IN AN OFFICE TO OUTSIDE. I HAVE SEEN
11	IN A PREVIOUS REPORT FROM THE ABAG STAFF THAT'S NOT
12	CONSIDERED. I FIND THIS IS EXACTLY WHAT AN UNFORESEEN AND
13	SIGNIFICANT IMPACT IS WITH WHAT'S DONE TO FIRMS AND HIRING
14	JUST BECAUSE THEY CAN'T COME INTO THE OFFICE BECAUSE THEY'RE

- 17 AFFORDABLE HOUSING IN RELATION TO NUMBER OF LOW WAGE JOBS IN
- 18 THE AREA WE DISAGREE LOS ALTOS HILLS IS COMPRISED OF ADUS, 10%

ACCORDING TO ABAG STATING THAT LOS ALTOS HILLS HAS LACK OF

SICK. NEXT SLIDE PLEASE. ON THE FIRST JOBS/HOUSING BASICALLY

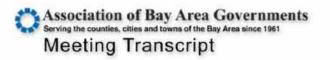
- 19 OF HOUSING STOCK ADUS AND IN MARCH OF 2021 SURVEY INDICATES
- 20 72% OF ADUS ARE LOW TO MOT RAT HOUSEHOLDS AND WILL CONTINUE TO
- 21 INCREASE ABOUT 70% OF HOUSING STOCK WILL BE AFFORDABLE HOUSING
- 22 AND JOBS ARE IN SURROUNDING COMMUNITIES BECAUSE WE HAVE
- 23 INSTITUTIONAL USES OF SCHOOLS AND THOSE HAVEN'T CHANGED JOB
- 24 WISE ON THE STABILITY I UNDERSTAND THERE ARE SERVICE JOBS
- 25 BECAUSE THESE ARE LARGE HOMES THAT HAVE OBVIOUSLY LANDSCAPES

15



AND THINGS THAT DO COME IN BUT THAT HASN'T CHANGED MUCH OVER 1 THE LAST 30 YEARS. IF YOU LOOK AT THE LAST 30 YEARS 400 2 HOUSING UNITS HAVE BEEN BUILT IN TOWN BUT NO COMMERCIAL AND 3 INDUSTRIAL USE HAVE BEEN APPROVED YET WE HAVE 489 UNITS OVER 4 5 THE YEARS, BUSINESSES AND PARKS HAVE ADDED THOUSANDS OF JOBS AND ABSOLUTELY NO HOUSING, AND HOUSING YOU OPPORTUNITY SITES 6 CONFIRM INEQUALITY BY NEGLECTING TO SHOW HOUSING SITES IN 7 8 THESE CENTERS. WILDLAND FIRE HAZARDS IDENTIFIED AS PLACES TO PUT ADDITIONAL HOUSING THIS GRAPHIC IS AN EXAMPLE, IN THE 9 10 ORANGE, THIS IS THE ABAG'S HOUSING AVAILABILITY SITES, OR OPPORTUNITY SITES, THE ORANGE SITES ARE LOTS IN THE TOWN OF 11 LOS ALTOS HILLS AND MOST OF OUR LOTS ARE LARGE BECAUSE THEY'RE 12 ON HILLSIDES, BY RURAL NATURE OF THE AREA. THIS AREA HERE IS A 13 30 PLUS ACRE LOT NOT IDENTIFIED AS HOUSING FOR ABAG BUT THERE 14 15 IS EXPRESS WAY WITHIN TEN MINUTE WALKS OF SEVERAL THOUSAND JOBS, COULD BE REZONED FOR A LARGE APARTMENT COMPLEX AND HALF 16 17 OF THE APARTMENTS COULD BE POTENTIALLY AFFORDABLE UNITS. RIGHT IN THE MIDDLE OF THE JOB OR EMPLOYMENT AREAS. SO THIS IS, 18 AGAIN, WHAT WE'RE SAYING IS, WE'RE LOOKING AT PUTTING HOUSING 19 ON STEEP URBAN OR RURAL LOTS, ON POTENTIAL LANDSLIDE AREAS AND 20 SUCH AND FIRE HAZARD AREAS YET NOT RIGHT IN THE MIDDLE. NEXT 21 SLIDE. OPPORTUNITIES, CONSTRAINTS, 40% OF HOURS ARE IN PRIVATE 22 WASTEWATER SYSTEMS CLOSE TO SEISMIC HAZARD ZONES HALF OF TOWN 23 LOCATED ON HIGH FIRE HAZARD MAPS. ACKNOWLEDGING MORE HOUSING 24

IN URBAN AREAS -- [INDISCERNIBLE] THE PROSPECT OF INCREASED



1

October 22, 2021

DENSITY IN HIGH FIRE HAZARD AREAS ILL CONCEIVED NOT CONSIDERED

GOOD PLANNING PRACTICE. NEXT SLIDE. SEISMIC HAZARD ZONE LOTS 2 3 OF LOTS IN THOSE. NEXT SLIDE. FIRE HAZARD. ONE MORE SLIDE, I THINK. NEXT SLIDE. AGAIN, COVID-19 IS A SIGNIFICANT IMPACT. 4 5 SINCE FIGURES ARE LESS THAN WHAT THE DEPARTMENT OF FINANCE AND ABAG ESTIMATED MANY LARGE TECH FIRMS ARE NOW HAVING EMPLOYEES 6 COME TO THE PROPERTY -- COME TO THEIR BUSINESSES TO WORK. 7 8 THEY'RE WORKING FROM THEIR HOMES SO NOW THE ENTIRE STATE HAS BECOME A POTENTIAL JOBS -- OR HOUSING AREAS, AND TRAFFIC 9 10 PATTERNS HAVE SIGNIFICANTLY DROPPED IN NORTHERN, SANTA CLARA COUNTY WITH PEOPLE WORKING FROM THEIR HOMES. LAST SLIDE. IN 11 CONCLUSION LOS ALTOS HILLS DOES SUPPORT HOUSING PRODUCTION 12 ESPECIALLY AFFORDABLE HOUSING AND THE TOWN IS CURRENTLY 13 PROVIDING AFFORDABLE HOUSING EXCEEDING JOBS, REQUEST FOR 14 REDUCTION FROM 229 DOWN TO 60 IS FEASIBLE MORE IN LINE WITH 15 WHAT'S BEEN APPROVED IN THE PAST, BASED ON THESE CONDITIONS 16 17 WE'RE REQUESTING OUR APPEAL BE GRANTED FOR REDUCTION OF UNITS. THANK YOU VERY MUCH. 18 19 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. YOU WILL HAVE 20 21 OPPORTUNITY TO PROVIDE A RESPONSE TO THE ABAG MTC STAFF

PRESENTATION AFTER THE PRESENTATION. I'LL ASK ABAG MTC STAFF

TO PRESENT RESPONSE TO THE TOWN OF LOS ALTOS HILLS APPEAL.

22

23



- 1 ELI KAPLAN: THANK YOU. NEXT SLIDE PLEASE. THE TOWN OF LOS
- 2 ALTOS HILLS IS REQUESTING REDUCTION OF 129 UNITS, A REDUCTION
- 3 OF 26% FROM ITS DRAFT ALLOCATION AND STAFF'S RECOMMENDATION IS
- 4 TO GO NEW THE APPEAL. NEXT SLIDE PLEASE. LOS ALTOS HILLS
- 5 ARGUES ABAG FAILED TO CONSIDER THE TOWN'S JOBS/HOUSING
- 6 RELATIONSHIP AND DISPUTES THE USE OF JOB PROXIMITY FACTORS IN
- 7 THE METHODOLOGY INSTEAD OF THE NUMBER OF JOBS IN A
- 8 JURISDICTION THE TOWN CHALLENGES OF THE METHODOLOGY THAT WAS
- 9 ADOPTED BY THE ABAG EXECUTIVE BOARD AND BY HCD AND THIS
- 10 CRITIOUE OF THE ADOPTED METHODOLOGY FALLS OUTSIDE OF SCOPE OF
- 11 THE APPEALS PROCESS. THE RHNA METHODOLOGY USES DATA BY
- 12 JURISDICTION JOBS/HOUSING RELATIONSHIP BY INCORPORATING
- 13 PLANNED BAY AREA 2050 FINAL BLUEPRINT BASED ON ALLOCATION,
- 14 USING HALF OF THE REGION'S RHNA USING JOBS/HOUSING PROXIMITY
- 15 BASED ON COMMUTE, AND HOUSING ELEMENT LAW REQUIRES THE RHNA
- 16 METHODOLOGY TO IMPROVE THE INTRAREGIONAL RELATIONSHIP BETWEEN
- 17 JOBS AND HOUSING NOT THE JOBS/HOUSING BALANCE IN ANY
- 18 PARTICULAR JURISDICTION. NEXT SLIDE PLEASE. LOS ALTOS HILLS
- 19 ARGUES ABAG MADE AN ERROR IN METHODOLOGY BECAUSE THE TOWN
- 20 BELIEVE THERE IS SHOULD BE NO UNITS ALLOCATED FROM THE JOB
- 21 PROXIMATE TRANSIT FACTOR, LIMITING ACCESS TO JOBS BY TRANSIT
- 22 FROM LOS ALTOS HILLS. DISTRIBUTION OF UNITS THROUGHOUT THE
- 23 RHNA ARE TO SCALE EVEN WITH JURISDICTIONS WITH LOW SCORES IN
- 24 PARTICULAR RECEIVE SOME UNITS FROM EACH FACTOR BECAUSE LOS
- 25 ALTOS HILLS HAS A SMALL NUMBER OF JOBS THAT CAN BE ACCESSED



- 1 WITH A 45 MINUTE COMMUTE IT RECEIVES FEW UNITS BASED ON THE
- 2 FACTOR RELATIVE TO JURISDICTIONS. IT IS A CRITIQUE OF THE
- 3 METHODOLOGY. LOS ALTOS HILLS ARGUES ABAG METHODOLOGY FAILED TO
- 4 CONSIDER THE AVAILABILITY OF LAND FOR DEVELOPMENT BECAUSE THE
- 5 RHNA METHODOLOGY DOESN'T ACCOUNT FOR RELIANCE ON SEPTIC
- 6 SYSTEMS AND HAZARD RISKS WHILE THE TOWN ARGUES THAT PROPERTIES
- 7 ON SEPTIC SYSTEMS REPRESENT SEWER AND WASTEWATER CONSTRAINTS
- 8 PREVENTING ADDITIONAL DEVELOPMENT THE TOWN'S ARGUMENTS DO NOT
- 9 MEET REQUIREMENTS FOR APPEALS ON THIS BASIS. LOS ALTOS HILLS
- 10 HASN'T DEMONSTRATED IT'S PRECLUDED FROM MEETING ITS ALLOCATION
- 11 BECAUSE OF A DECISION MADE BY WATER OR SEWER SERVICE
- 12 PROVIDERS, ADDITIONALLY THE RHNA METHODOLOGY CONSIDERS
- 13 DEVELOPMENT CONSTRAINED NAMED IN THIS APPEAL BY INCORPORATING
- 14 DATA FROM THE FINAL BLUEPRINT AND EXCLUDES AREAS WITH
- 15 UNMITIGATED HIGH HAZARD RISK RELATED WILDFIRES AND HOUSING
- 16 ELEMENT LAW GENERALLY DOESN'T IDENTIFY AREAS AT RISK FROM
- 17 HAZARD CONSTRAINTS AS RETIRE BY STATUTE IT'S IMPOSSIBLE TO
- 18 AVOID ALL HAZARDS WHEN SITING NEW DEVELOPMENT BUT CAN
- 19 DETERMINE RISK LOS ALTOS HILLS HAS OPPORTUNITY TO TAKE HAZARD
- 20 RISK INTO CONSIDERATION WITH WHERE AND HOW IT SITES FUTURE
- 21 DEVELOPMENT. LOS ALTOS HILLS DOESN'T PROVIDE EVIDENCE THAT
- 22 IT'S UNABLE TO CONSIDER OPPORTUNITIES FOR INFILL DEVELOPMENT
- 23 TO INCREASE DENSITIES TO MEET ITS RHNA. NEXT SLIDE PLEASE. THE
- 24 TOWN ARGUES COVID-19 IS IMPACTING POPULATION HOUSING AND JOBS
- 25 ESTIMATES THAT AFFECT RHNA DIRECTLY HOWEVER STATUTE STATES



THAT STABLE POPULATION NUMBERS CANNOT BE USED AS A 1 JUSTIFICATION FOR REDUCING A JURISDICTION'S RHNA. AND WHILE 2 3 ABAG APPRECIATES CONCERN ABOUT THE SIGNIFICANT ECONOMIC CHANGES RESULTING FROM COVID-19 THIS DOESN'T FALL WITHIN THE 4 5 CRITERIA DEFINED BY STATUTE AND IMPACTS ARE NOT UNIQUE TO ANY JURISDICTION. LOS ALTOS HILLS DOESN'T DEMONSTRATE HOUSING 6 NEEDS HAS BEEN DISPROPORTIONATELY AFFECTED RELATIVE TO THE 7 8 REST OF THE BAY AREA. NEXT SLIDE PLEASE. STAFF RECOMMENDS THAT THE COMMITTEE DENY THE APPEAL. THANK YOU. 9 10 JESSE ARREGUIN, PRESIDENT: THANK YOU, MR. KAPLAN. I WOULD LIKE 11 TO GIVE THE TOWN OF LOS ALTOS HILLS THREE MINUTES TO RESPOND 12 TO THE STAFF PRESENTATION IF YOU SO CHOOSE. 13 14 STEVE PADOVAN: THANK YOU VERY MUCH FOR THE OPPORTUNITY TO 15 16 REBUT SOME OF THOSE COMMENTS. WE'RE NOT LOOKING AT WE CAN'T PROVIDE HOUSING IN THE TOWN IT'S WE'RE LOOKING FOR WAYS TO 17 PROVIDE SIGNIFICANT AMOUNT MORE TYPICALLY THAN WHAT HAS BEEN 18 PROVIDED FOR OVER THE LAST 30 YEARS. THERE IS NOT TAKEN INTO 19 ACCOUNT HALF OF THE PEOPLE THAT LIVE IN LOS ALTOS HILLS 20 21 ACTUALLY WORK OUT OF THEIR HOMES SO THE JOBS/HOUSING BALANCE

IS ZERO RIGHT THERE. THEY HAVE A JOB IN THEIR HOME AND THAT'S

IMBALANCE. IN OTHER WORDS, YES, WE OBVIOUSLY HAVE LIMITED --

only and is not an official record of any action taken.

NOT TAKEN INTO ACCOUNT AT ALL WITH THE WAY THAT ABAG IS

COUNTING OUR SUPPOSED CONTRIBUTION TO THE JOBS/HOUSING

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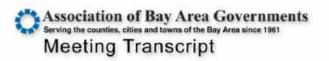


- 1 APARTMENTS -- WE ARE USING ADUS AND ARE PROVIDING HOUSING FOR
- 2 AFFORDABLE -- WE'RE NOT CONTRIBUTING TO THE PROBLEM, I GUESS
- 3 IS WHAT OUR ARGUMENT IS. AND WE'RE LOOKING AT IF YOU WANT TO
- 4 ACTUALLY RESOLVE SOME OF THESE JOBS/HOUSING PROBLEM YOU HAVE
- 5 LARGE PROPERTY THAT IS SITTING VACANT THAT CAN BE CONVERTED TO
- 6 APARTMENTS UNDER THE JURISDICTION OF AN ENTITY THAT COULD
- 7 EASILY DO THAT IF IT'S REQUIRED TO. SO THE PROBLEM HERE IS
- 8 WE'RE THEN MAKING OTHER JURISDICTIONS TAKE UP THE MANTLE OF
- 9 HAVING TO PROVIDE HOUSING THAT IS A MUCH MORE DIFFICULT
- 10 SITUATION THAN, AGAIN, VACANT LOTS THAT ARE RIGHT IN THE
- 11 MIDDLE OF EMPLOYMENT CENTERS. FIRE HAZARD NOT BEING CONSIDERED
- 12 TO ME SEEMS CALLOUS THAT THERE ARE A LOT OF AREAS IN SANTA
- 13 ROSA THAT WEREN'T CONSIDERED FIRE HAZARD AND THEY ALL BURNED
- 14 BECAUSE A FIRE HAZARD DOES WHAT IT DOES ANY TIME YOU ARE NEAR
- 15 A WILDLAND URBAN INTERFACE THAT SHOULD BE A SIGNIFICANT
- 16 CONCERN AND WE SHOULDN'T BE PUTTING HOUSING IN THOSE AREAS AT
- 17 ALL. YOU SHOULD BE WHY THE JOBS ACTUALLY ARE IS WHERE THE
- 18 HOUSING SHOULD BE, AND THERE WAS COMMENT ABOUT HOW WE HAVEN'T
- 19 DONE OUR ANALYSIS. OF COURSE, NOT THAT'S WHY WE'RE DOING
- 20 HOUSING ELEMENT. IT NEEDS TO BE DONE AND WE'RE GOING TO PUT
- 21 THE EFFORTS INTO FINDING WHERE OUR AREAS ARE WHERE WE COULD
- 22 PUT MORE DENSE OR ADDITIONAL HOUSING, BUT AT THIS POINT WE
- 23 HAVEN'T BEEN ABLE TO DO THAT RESEARCH. LASTLY THE COVID ISSUE,
- 24 I'M NOT SEEING HOW THAT'S NOT AFFECTED IT'S IN A HUGE IMPACT
- 25 TO THE ENTIRE UNITED STATES THIS AFFECTING EVERYONE WHERE THEY



WORK AND LIVE TO NOT BE ADDRESSED IN PLANNED BAY AREA 2050 1 SEEMS RIDICULOUS. I GUESS I FEEL LIKE THIS SHOULD BE 2 ADDRESSED. THIS IS A HUGE UNFORESEEN IMPACT AND SOMETHING THAT 3 SHOULD BE LOOKED AT THE NOT JUST FOR THIS TOWN BUT FOR MANY. 4 5 JESSE ARREGUIN, PRESIDENT: THANK YOU. BEFORE WE RECEIVE PUBLIC 6 COMMENT, I WANT TO ADDRESS SOMETHING YOU SAID WITH RESPECT TO 7 8 CONSIDERING THE IMPACT OF COVID-19 ON THE POPULATION PROJECTIONS. WE DID DO THAT. WE DID MAKE SOME ADJUSTMENTS IN 9 THE POPULATION PROJECTIONS, I THINK, OVER -- I THINK, OVER AN 10 EIGHT YEAR PERIOD, TO ACCOUNT FOR IMPACTS OF COVID-19 AND 11 THAT'S SOMETHING THAT WE HAD SPECIFICALLY REQUESTED BECAUSE WE 12 HAD HEARD THAT FROM MEMBER JURISDICTIONS. SO I JUST WANT TO 13 STATE THAT FOR THE RECORD. I'LL NOW OPEN PUBLIC COMMENT ON THE 14 APPEAL FOR THE TOWN OF LOS ALTOS HILLS IF YOU WISH TO TESTIFY 15 ON THE RHNA APPEAL FROM THE TOWN OF LOS ALTOS HILLS, PLEASE 16 RAISE YOUR HAND OR PRESS STAR NINE IF YOU ARE PHONING IN. 17 THERE ANY PUBLIC COMMENT FROM ANY ATTENDEES ON THE RHNA APPEAL 18 FROM THE TOWN OF LOS ALTOS HILLS? I JOHN BEAR. 19 20 21 SPEAKER: I AM JOHN BEAR I DON'T LIVE IN LOS ALTOS HILLS. I LIVE IN LOS ALTOS, BUT I THAT IT WOULD BE INTERESTING TO 22 LISTEN TO THE LOS ALTOS APPEAL AND I AM DISAPPOINTED NOT IN 23 LOS ALTOS HILLS BUT IN THE PROCESS AND RULES BY WHICH THIS 24

COMMITTEE IS OPERATING. WE HAVE A CRISIS IN THIS COUNTRY. WE



- 1 HAVE A CRISIS IN THIS STATE, AND PEOPLE'S FAITH AND TRUST IN
- 2 GOVERNMENT AND GOVERNMENT PROCESS. AND WHEN WE HAVE A PROCESS
- 3 THAT IGNORES ON THE GROUND REALITY AND STATEMENTS ARE MADE,
- 4 THAT DON'T REFLECT POSITION IN AUTHORITY IN TOWNS LIKE LOS
- 5 ALTOS HILLS WHEN WE SAY WE HAVE FIRE DANGER, WE HAVE
- 6 EARTHQUAKE DANGER, PUTTING HOUSING IN THOSE AREAS WE HAVE
- 7 LIMITED AVAILABILITY OF DEVELOPABLE LAND AND THAT GETS
- 8 IGNORED. IT'S DISAPPOINTING AS SOMEBODY WHO WAS FORMERLY ON
- 9 THE PLANNING COMMISSION IN MY TOWN. IT CALLS TO MY MIND A
- 10 QUESTION OF, IS THIS A PROCESS THAT PEOPLE IN THE COMMUNITIES
- 11 CAN HAVE FAITH IN, AND MY ANSWER IS, I DON'T THINK SO. THANK
- 12 YOU.

13

- 14 CLERK, FRED CASTRO: THANK YOU. OUR NEXT SPEAKER IS CHRISTY
- 15 CORELY. PLEASE GO AHEAD. TWO MINUTES.
- 17 SPEAKER: I LIVE IN PORTOLA VALLEY, A NEIGHBOR OF LOS ALTOS
- 18 HILLS. WE HAVE TWO FIRE EXITS, ALPINE ROAD AND PORTOLA ROAD,
- 19 AND MAYBE ARASTRADERO GOING OVER TO LOS ALTOS HILLS, DEPENDING
- 20 WHERE A FIRE WOULD BE. I DON'T WANT TO BE LIKE PARADISE 1 OF
- 21 85 PEOPLE THAT DIED TRYING TO GET OUT WHEN A FIRE COMES OUR
- 22 WAY. WE ARE AN EVACUATION ZONE FOR THE CZU, SO IS LOS ALTOS
- 23 HILLS. I THINK FIRE AND EARTHOUAKES AND LAND SLIDES NEED TO BE
- 24 CONSIDERED WHEN MAKING DECISIONS IN THE WUI AREAS URBAN
- 25 INTERFACE AREAS WITH WILDLAND. SO, AS A RESIDENT OF PORTOLA



- 1 VALLEY, ABUTTING UP TO LOS ALTOS HILLS, WE ARE NEIGHBORS,
- 2 ALTHOUGH WE ARE DIFFERENT COUNTIES, WE HAVE TO WORK TOGETHER
- 3 AND YOU HAVE TO SEE THAT WOODSIDE LOS ALTOS HILLS, LOS ALTOS,
- 4 AND PORTOLA VALLEY ARE HIGH RISK AREAS, AS WELL AS
- 5 HILLSBOROUGH. SO, PLEASE, TAKE INTO CONSIDERATION. WE HAVE
- 6 EARTHQUAKE FAULTS GOING THROUGH OUR CITIES. AN EARTHQUAKE CAN
- 7 CAUSE A FIRE AT ANY TIME. LAND SLIDES. PLEASE KEEP OUR
- 8 EVACUATION ZONES SAFE AND WHAT WE'RE FORCED TO DO IS PUT
- 9 HOUSING ON OUR PLATT EVACUATION ZONES. AND I AM VERY CONCERNED
- 10 FOR THE LIVES OF THESE RESIDENTS, IN THESE CITIES, INCLUDING
- 11 ALL THE RESIDENTS, NOT JUST MY OWN CITY. AND THAT IS WHY I'M
- 12 SPEAKING UP NOW. YOUR JOB IS TO KEEP THE RESIDENTS, PUBLIC
- 13 RESIDENTS SAFE AND AWAY FROM RISKS AND HAZARDS IN THE AREA.
- 14 AND I FEEL THIS INCREASES THE HAZARDS AND RISKS. THANK YOU.
- 16 CLERK, FRED CASTRO: THANK YOU MA'AM. NEXT SPEAKER IS DUFFY
- 17 PRICE. GO AHEAD, PLEASE.
- 19 SPEAKER: THANK YOU. I WOULD LIKE TO SPEAK AS A FORMER FIRE
- 20 OFFICIAL FROM LOS ALTOS HILLS. IT'S SUPER IMPORTANT WE DON'T
- 21 WANT LOS ALTOS HILLS TO TURN INTO THE NEXT OAKLAND FIRE
- 22 SITUATION. WE HAVE NARROW ROADS AND GETTING FIRST RESPONDERS
- 23 DOWN THESE NARROW ROADS WHILE WE'RE TRYING TO EVACUATE WOULD
- 24 BE DEVASTATING TO THE COMMUNITY AND ABAG SHOULD TAKE FIRE INTO
- 25 CONSIDERATION ESPECIALLY WITH MAPS BEING PRODUCED IN THE STATE

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October 22, 2021

OF CALIFORNIA AND CAL FIRE. WE HAVE LIMITED TRANSPORTATION, NO

BUS SERVICE IN AND OUT TOWN, AND CERTAINLY THERE IS NO 2 3 INDUSTRY THAT IS RELEVANT TO THE PEOPLE WORKING IN LOS ALTOS HILLS. THEREFORE WE REALLY NEED TO HAVE THE APPEAL CONSIDERED 4 5 ON ALL ASPECTS, AND ALL I CAN SAY IS THAT THE COVID ISSUE THAT HAS RECENTLY COME TO THE SURFACE NEEDS TO BE EVALUATED BY ABAG 6 VERY, VERY STRONGLY. I APPRECIATE THE OPPORTUNITY, AND WE WANT 7 8 ABAG TO BE SUCCESSFUL, NOT TO BE UNDERMINED IN MAKING POOR DECISIONS. THANK YOU, KINDLY. 9 10 CLERK, FRED CASTRO: THANK YOU. OUR NEXT SPEAKER IS AARON 11 ECKHOUSE, GO AHEAD, PLEASE. 12 13 SPEAKER: GOOD AFTERNOON MY NAME IS AARON ECKHOUSE POLICY 14 MANAGER WITH CALIFORNIA YIMBY. I WAS STRUCK WITH LOS ALTOS 15 16 HILLS PRESENTATION, WHICH SHOWS HOW EFFECTIVE STATE PREEMPTION OF LOCAL LAND USE AUTHORITY CAN BE WHEN THEY DISCUSSED ADUS WE 17 KNOW THE SUPPLY OF AFFORDABLE HOUSING IN LOS ALTOS HILLS IS 18 PRETTY MUCH ENTIRELY ADUS, ACCESSORY DWELLING UNITS AND A 19 SUBSTANTIAL OF THOSE ADUS ARE RENTED OUT AT SIGNIFICANTLY 20 LOWER PRICES THAN YOU WOULD BE ABLE TO FIND ANY OTHER HOUSING 21 IN LOS ALTOS HILLS, AND ADUS ARE ENTIRELY THE RESULT OF THE 22 STATE PREEMPTING THE LOCAL LAND USE AUTHORITY OF LOS ALTOS 23 HILLS. THAT WAS AN INCREDIBLE SUCCESS STORY FOR HAVING THE 24

STATE OVERRIDE LOCAL CONTROL HAVING THAT PRODUCE A SIGNIFICANT



AMOUNT OF AFFORDABLE HOUSING EVEN IN A WEALTHY AND 1 2 EXCLUSIONARY JURISDICTION LIKE LOS ALTOS HILLS. I THINK YOU HAVE BEEN DOING A GREAT JOB. I URGE YOU TO REJECT THIS APPEAL 3 THERE IS NO VALID BASIS FOR IT. AND PEOPLE TALKING ABOUT THESE 4 5 APPEALS TALKING ABOUT HOW THEIR CITIES ARE SO DANGEROUS AND WOULD MAKE IT UNSAFE YET HAVE NO INTENTION EVER MOVING WHICH 6 MAKES ME WONDER HOW DANGEROUS IT REALLY IS. 7 8 JESSE ARREGUIN, PRESIDENT: WITH RESPECT TO THE PROCEDURES 9 10 OUTLINED AT THE BEGINNING OF THE HEARING, THE SPEAKERS WILL HAVE ONE MINUTE. IF ANY ATTENDEES WISH TO SPEAK ON THE APPEAL 11 FROM THE TOWN OF LOS ALTOS HILLS, RAISE YOUR HAND OR FOREVER 12 HOLD YOUR PEACE. NEXT SPEAKER. 13 14 15 CLERK, FRED CASTRO: JORDAN GRIMES ONE MINUTE, PLEASE. 16 17 JESSE ARREGUIN, PRESIDENT: I BELIEVE IT'S SB LEADS. 18 CLERK, FRED CASTRO: YES. 19 20 21 SPEAKER: HI, THIS IS KELSEY BEANS THE REGIONAL DIRECTOR FOR YIMBY ACTION AND ENCOURAGE YOU TO DENY THIS APPEAL AND JUST 22 HAVE TWO OUICK POINTS ONE IS ABOUT JOBS. LOS ALTOS HILLS DOES 23 HAVE JOBS. THEY HAVE WORKERS WHO CLEAN HOMES WHO CARE FOR 24

CHILDREN WHO ARE BUILDING KITCHENS, AND ADUS ARE NOT



- 1 SUFFICIENT FOR MEETING THE NEEDS OF THE PEOPLE WHO SERVE THE
- 2 COMMUNITY AND THE SECOND POINT IS ABOUT FIRE, AND IT DOESN'T
- 3 MAKE SENSE TO ME THAT IT'S SAFE TO LIVE IN A MANSION BUT NOT A
- 4 DUPLEX OR COTTAGE CLUSTER. I THINK THERE ARE REAL
- 5 CONVERSATIONS THAT WE NEED TO HAVE ABOUT FIRE. BUT IT'S
- 6 POSSIBLE TO HAVE INCLUSIVE HOUSING TYPES IF IT'S POSSIBLE FOR
- 7 VERY WEALTHY PEOPLE TO LIVE THERE. THANK YOU.
- 9 JESSE ARREGUIN, PRESIDENT: THANK YOU.
- 11 CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER, I SAW JORDAN
- 12 GRIMES. DON'T SEE HIM.
- 14 SPEAKER: YES. HELLO. SORRY ABOUT THAT.
- 16 CLERK, FRED CASTRO: ONE MINUTE.
- 18 SPEAKER: HELLO AGAIN COMMITTEE MEMBERS. I WANT TO ENCOURAGE
- 19 DENIAL OF THIS APPEAL, AS WELL, JUST A COUPLE OF THINGS TO
- 20 NOTE, PER ZILLOW THE VALUE OF A HOME IN LOS ALTOS HILLS IS \$5
- 21 MILLION. AS CITY STAFF NOTED A COMPLETE LACK OF MULTI-FAMILY
- 22 HOUSING. AFFLUENT AND HYPER AFFLUENT JURISDICTIONS LIKE CITIES
- 23 OF LOS ALTOS HILLS STILL HAVE RESPONSIBILITY TO BUILD HOUSING
- 24 WHETHER THEY HAVE A MASSIVE LOPSIDED JOBS/HOUSING BALANCE LIKE
- 25 SILICON VALLEY, AND THEY HAVE WORKERS, TEACHERS, GARDENERS AND

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- 1 HOUSEKEEPERS. AS MENTIONED BY STAFF, A COMMITTEE LACK OF
- 2 APARTMENT. I'M FRANKLY SHOCKED TO HEAR STAFF SAY THAT I CAN'T
- 3 ACCOMMODATE THEIR RHNA ALLOCATION AND NEXT ACKNOWLEDGE THAT
- 4 THE CITY HAS NO APARTMENTS. I WOULD SUGGEST THAT THEY BUILD --
- 5 THAT THEY ZONE FOR SOME. AND I THINK THAT RHNA WOULD BE --
- 6 THEIR RHNA ALLOCATION IS ENTIRELY REASONABLE SHOULD THEY
- 7 REZONE AS MANY CITIES WOULD. THANK YOU AGAIN SO MUCH FOR YOUR
- 8 TIME. REALLY APPRECIATE IT.
- 10 JESSE ARREGUIN, PRESIDENT: THANK YOU.
- 12 CLERK, FRED CASTRO: NEXT SPEAKER IS SALIM, GO AHEAD, PLEASE.
- 14 SPEAKER: [AUDIO DIFFICULTIES] YOUR CONNECTION IS NOT GOOD.
- 16 JESSE ARREGUIN, PRESIDENT: WE CAN'T HEAR YOU. YOUR CONNECTION
- 17 IS POOR.

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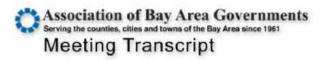
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- 19 **SPEAKER:** [AUDIO DIFFICULTIES]
- 21 JESSE ARREGUIN, PRESIDENT: I ENCOURAGE TO YOU MAYBE LOG OFF
- 22 AND LOG BACK ON. OKAY. I'LL ASK ARE THERE ANY OTHER ATTENDEES
- 23 THAT WISH TO SPEAK ON THIS APPEAL. IF SO PLEASE RAISE YOUR
- 24 HAND.



CLERK, FRED CASTRO: NO MEMBERS OF THE PUBLIC AT 375 BEALE NO 1 2 WRITTEN COMMENTS RECEIVED FOR THIS ITEM. 3 JESSE ARREGUIN, PRESIDENT: THAT COMPLETES PUBLIC COMMENT ON 4 5 THIS APPEAL. IT IS IN ORDER FOR THE COMMITTEE TO DISCUSS THE APPEAL. WHO WOULD LIKE TO BE RECOGNIZED FIRST? MAYOR HUDSON? 6 7 8 DAVID E. HUDSON: I DON'T THINK I WANT TO JUMP IN FRONT OF FLIGOR, BUT IF SHE'S SMILING, I'LL START IT OFF. THIS IS GOING 9 TO BE THE SAME STORY ON ALL THE REST OF THE APPEALS I'M 10 LOOKING AT JOBS/HOUSING BALANCE IS NOT JOBS/HOUSING BALANCE 11 WITHIN A JURISDICTION. IF THIS PARTICULAR JURISDICTION -- I'M 12 SORRY -- IN THIS PARTICULAR COUNTY, THE LAST ITERATION FOR THE 13 METHODOLOGY REDUCED THE NUMBER OF UNITS IN SANTA CLARA COUNTY 14 15 BY OVER 52,000 UNITS. AND THOSE UNITS WENT SOMEWHERE ELSE 16 WITHIN THE BAY AREA. TO TURN AROUND AND DO ANY APPEAL IN 17 SANTA CLARA COUNTY AND SHIFT THEM SOMEWHERE ELSE, WOULD SERIOUSLY BRING THIS SUBCOMMITTEE INTO OUESTION BY ALL THE 18 OTHER JURISDICTIONS. BUT IT'S WORSE THAN THAT. IT WAS POINTED 19 OUT THAT A LOT OF THESE PEOPLE LIVE IN THEIR HOMES. THAT'S 20 21 WHERE A LOT OF THESE JOBS ARE GOING. BUT THE PEOPLE THAT ARE AT THESE JOBS ARE GOING TO PLACES LIKE RIVER ISLAND, AND TRACY 22 HILLS. THEY'RE BECOMING 100% TECH OUT THERE, AND THAT IS 23 DISPLACEMENT ON A GRAND SCALE. THE PEOPLE THAT LIVE OUT THERE 24

AND WORK OUT THERE CANNOT AFFORD TO COMPETE FOR THAT HOUSING



WITH PEOPLE THAT HAVE THE TECHNOLOGY BACKGROUND. AND WE'RE 1 SEEING IT: I WOULD BE REALLY HARD PRESSED TO ACCEPT EVEN ONE 2 3 HOME MOVED OUT OF THIS COUNTY AFTER HAVING OVER 52,000 HOMES PLACED SOMEWHERE ELSE. AND I WILL SUPPORT DENYING THE APPEAL. 4 5 JESSE ARREGUIN, PRESIDENT: THANK YOU. FLIGOR? 6 7 8 NEYSA FLIGOR: THANK YOU, CHAIR. AND THANK YOU MAYOR HUDSON. I APPRECIATE LOS ALTOS HILLS PRESENTATION. FROM STAFF I HEARD 9 FROM MANY JURISDICTIONS ABOUT WHETHER OR NOT THIS COMMITTEE 10 CAN CONSIDER A JURISDICTION FOR HAVING POTENTIAL HIGH FIRE 11 RISK AREAS AND WE JUST HEARD FROM LOS ALTOS HILLS AS WELL, AND 12 I WAS HOPING GILLIAN OR DAVE COULD AGAIN ADDRESS, I UNDERSTAND 13 IT WAS IN YOUR RESPONSE TO THE APPEAL BUT WE HEARD THE MEMBERS 14 OF THE PUBLIC RAISE IT AGAIN SO I THINK IT'S VERY IMPORTANT 15 16 FOR US TO REITERATE THE LIMITATIONS OF THIS COMMITTEE IN CONSIDERING CLAIMS OF HIGH RISK FIRE AREAS IN THESE DIFFERENT 17 CITIES. 18 19 GILLIAN ADAMS: THANK YOU FOR THE OPPORTUNITY. THE WAY THE 20 21 STATUTE IS WRITTEN IT DOESN'T INCLUDE FIRE RISK AS A CONSTRAINT TO HOUSING. WE ALL UNDERSTAND THE BAY AREA FACES A 22 NUMBER OF NATURAL HAZARD RISKS AND WE'RE NOT SAYING THAT 23 COMMUNITIES DON'T NEED TO PLAN FOR THOSE AND TRY TO ADDRESS 24

THOSE BUT AS IT SPEAKS TO RHNA ITSELF, THEY'RE NOT IDENTIFIED



AS CONSTRAINT TO HOUSING. AND DAVE, I DON'T KNOW IF YOU WANT 1 TO ADD ANYTHING ABOUT WHAT THE, SORT OF, PLAN AND VISIONS BUT 2 3 IT'S CERTAINLY NOT THAT THOSE ARE NOT CONCERNS, IT'S JUST NOT PART OF THE RHNA APPEALS PROCESS. 4 5 JESSE ARREGUIN, PRESIDENT: I WOULD LIKE TO ASK ANYONE WHO IS 6 7 NOT SPEAKING TO PLEASE MUTE YOUR LINES. 8 DAVE VAUTIN: I WOULD JUST OUICKLY ADD THAT IT IS IMPORTANT TO 9 REMEMBER THAT PLANNED BAY AREA 2050 WAS USED AS A BASELINE FOR 10 ALL OF THE RHNA ALLOCATIONS AND IN THAT PROCESS, WE DID 11 CONSIDER FIRE HAZARDS AS PART OF THE GROWTH GEOGRAPHIES, 12 EXCLUDING THOSE AREAS, VERY HIGH FIRE RISK IN CITIES AND TOWNS 13 AND VERY HIGH AND HIGH IN THE COUNTY TO KNIT THAT INTO THE 14 15 METHODOLOGY AND SAME APPLIES TO COVID, THERE WAS DISCUSSION ON 16 PLANNED BAY AREA 2050 AND STRATEGIES HOW IT AFFECTED THE REGIONAL GROWTH FORECAST TELECOMMUTES WAS UPDATED TO REFLECT 17 THOSE CHANGES THESE ARE BOTH WILL SITUATIONS WHERE INTEGRATION 18 OF THE LONG RANGE PLAN INTO RHNA ADDRESS SOME OF THE CONCERNS 19 RAISED. DOES THAT HELP? 20 21 NEYSA FLIGOR: YES. 22 23

JESSE ARREGUIN, PRESIDENT: MAYOR ROMERO.

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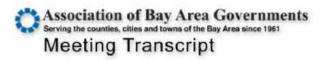
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CARLOS ROMERO: THERE ARE MANY, MANY LOW-INCOME WORKERS THAT 1 2 SERVICE LOS ALTOS HILLS. THEY DO THEIR GARDENING, TAKE CARE OF 3 THEIR KIDS, BUILD THEIR HOMES, CLEAN THEIR SEWERS THEY HAVE A RIGHT TO LIVE CLOSE TO WHERE THEY WORK. THERE IS A DEMAND FOR 4 5 THAT TYPE OF WORK IN LOS ALTOS HILLS. AND I BELIEVE WE ALL HAVE OBLIGATIONS TO PRODUCE HOUSING FOR FOLKS WHO ARE 6 SERVICING AND WORKING IN OUR COMMUNITY. AND I WOULD HOPE THAT 7 8 WE WOULD, INDEED, DENY THIS APPEAL, AND, AGAIN, REQUIRE THE CITY TO PLAN APPROPRIATELY TO ACCOMMODATE ALL SECTORS OF OUR 9 10 COMMUNITY. 11 JESSE ARREGUIN, PRESIDENT: I'LL MAKE A MOTION TO TAKE A 12 PRELIMINARY ACTION TO DENY THE APPEAL FROM THE TOWN OF LOS 13 ALTOS HILLS. 14 15 16 BELIA RAMOS: SECOND, RAMOS. 17 JESSE ARREGUIN, PRESIDENT: SECONDED BY VICE CHAIR RAMOS. 18 COMMENTS FROM THE COMMITTEE? IF NOT I'LL ASK FOR THE ROLL. 19 20 CLERK, FRED CASTRO: MOTION AND SECOND. [ROLL CALL VOTE] PASSES 21 22 UNANIMOUSLY BY ALL MEMBERS PRESENT. 23 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. THANK YOU TO 24

STAFF FROM LOS ALTOS HILLS FOR JOINING US THIS MORNING. THAT



- 1 COMPLETES THIS ITEM. WE'LL PROCEED TO MONTE SERENO AND WE'LL
- 2 TAKE A BREAK. THIS IS 6D APPEAL FROM THE CITY OF MONTE SERENO
- 3 THIS IS A PRELIMINARY ACTION. WE'LL HEAR FROM THE CITY OF
- 4 MONTE SERENO. WHO WILL PRESENTING ON BEHALF OF THE CITY OF
- 5 MONTE SERENO?

6

- 7 RICHARD JAMESON: I'LL BE DOING THE PRESENTATION AND THE MAYOR
- 8 WILL GIVE THE REBUTTAL.

9

- 10 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. THE
- 11 PRESENTATION IS ON THE SCREEN.

- 13 RICHARD JAMESON: EXCELLENT. WE CAN PROCEED TO THE NEXT SLIDE.
- 14 MONTE SERENO SOME PEOPLE MAY NOT KNOW WHERE MONTE SERENO IS
- 15 BUT IT'S TUCKED UP IN THE HILLS IN SANTA CRUZ MOUNTAINS NEAR
- 16 LOS GATOS. THE SMALL 1.7 SQUARE MILES HAS MORE THAN DOUBLED
- 17 AND TRIPLED IN THE LAST ROUND THE CITY OF MONTE SERENO
- 18 ACHIEVED IN THE FIFTH CYCLE TWICE ITS RHNA UNITS. OUR LETTER
- 19 APPEALED THREE BASIS. NEXT SLIDE PLEASE. WE WANT TO FOCUS THIS
- 20 MORNING ON THESE WILDFIRE HAZARD ZONES, LACK OF AVAILABLE
- 21 LAND, JOBS/HOUSING BALANCE WHICH I KNOW HAS BEEN DISCUSSED A
- 22 LOT AT THESE HEARINGS AND LACK OF TRANSIT ACCESS. NEXT SLIDE
- 23 PLEASE. SO, MONTE SERENO IS CONSTRAINED BY VERY HIGH WILDFIRE
- 24 HAZARD ZONES YOU CAN SEE THE AREA SURROUNDING HIGHWAY NINE
- 25 WHICH IS THE MAJOR ROUTE THROUGH THE CITY AND IS IN THE VERY



- 1 HIGH FIRE HAZARD ZONE. HALF OF THE LAND AREA AND A THIRD OF
- 2 THE CITY'S PARCELS ARE CONSTRAINED THAT WAY. NEXT SLIDE
- 3 PLEASE. JOBS/HOUSING BALANCE, WE DO RECOGNIZE ABAG'S FOCUS ON
- 4 A REGIONAL COUNTY JOBS/HOUSING BALANCE BUT WE WISH TO POINT
- 5 OUT THAT MONTE SERENO IS AN ENTIRELY RESIDENTIAL CITY IT HAS
- 6 NO COMMERCIAL ZONING WHATSOEVER. THE JOBS THAT ARE IN MONTE
- 7 SERENO ESTIMATED AT ABOUT 520 AT HOME JOBS. BUT THE JOBS TO
- 8 RESIDENT WORKERS RATIO IS 0.37 AND OF COURSE OUR CONCERN,
- 9 LOCALLY, IS THAT IT WOULD EXACERBATE COMMUTE TRAFFIC,
- 10 GREENHOUSE GAS EMISSIONS, COMMUTING INTO THE HEART OF SILICON
- 11 VALLEY AREA. NEXT SLIDE PLEASE. THERE IS A GRAPH SHOWING THE
- 12 JOBS/HOUSING BALANCE. NEXT SLIDE PLEASE. BASICALLY, WE BELIEVE
- 13 THAT IT FAILS TO MEET THE JOBS/HOUSING OBJECTIVE EVEN THOUGH
- 14 WE RECOGNIZE THE STATE AND ABAG'S FOCUS ON COUNTY JOBS/HOUSING
- 15 BALANCE WE'RE STILL CONCERNED AS LOCAL JURISDICTION THAT WE
- 16 HAVE ALL HOUSING, NO COMMERCIAL, AND THAT ANY NEW HOUSING, OR
- 17 THE VAST MAJORITY OF NEW HOUSING WILL INVOKE ADDITIONAL
- 18 TRAFFIC ON THE BAY AREA'S HIGHWAYS. WE CAN GO TO THE NEXT
- 19 SLIDE. PLEASE. THERE IS VERY LITTLE LAND AVAILABLE FOR
- 20 DEVELOPMENT IN MONTE SERENO WE HAVE NOTED THREE VACANT SITES
- 21 OUTSIDE OF THE HIGH FIRE HAZARD AREA, 3 AND 4 ACRES, NO
- 22 COMMERCIAL DISTRICTS, NO MIXED USE THAT COULD BE REZONED THIS
- 23 IS GRAPHICS OF AVAILABLE SITES. THREE CONSTRAINED SITES ONE
- 24 HAS A 320 BY 300 FOOT LONG ACCESS DRIVEWAY AND IT'S A LOT
- 25 APPARENTLY ABANDONED ROADWAY 50 FEET WIDE AND 600 FEET DEEP IN



THE MIDDLE, YOU SEE IT NARROWS DOWN FIVE FEET NOT SUITABLE FOR 1 HIGH DENSITY RESIDENTIAL. IT DOESN'T WORK. THIS SLIDE SHOWS 2 3 THE ONLY TRANSIT, 27 SERVES DOWNTOWN AND LOS GATOS AND WINCHESTER, LIGHT RAIL STATION VERY INCONVENIENT BUT IT DOES 4 5 GO TO LIGHT RAIL STATE. NONE OF THE THREE VACANT SITES ARE WITHIN THE HALF MILE. NEXT SLIDE PLEASE. THIS IS REITERATION. 6 NEXT SLIDE. I'LL CONCLUDE BASICALLY MONTE SERENO AS A LOT OF 7 8 COMMUNITIES ARE HIGHLY CONSTRAINED BY HIGH FIRE HAZARDS ONLY A SMALL AREA EVER OF MONTE SERENO IS HAVE A CAPITAL LAND, THREE 9 10 PARCELS, NO JOB BASE, VERY POORLY SERVED BY TRANSIT. MONTE SERENO PROBABLY WAS IDENTIFIED AS A HIGH-RESOURCE COMMUNITY 11 BECAUSE OF ITS INCOME. BUT, PART OF THE DEFINITION IN THE 12 PLANNED BAY AREA 2050 FOR A HIGH-RESOURCE AREA IS THAT IT'S 13 SERVED BY GOOD QUALITY TRANSIT AND ONLY A VERY SMALL SLIVER OF 14 MONTE SERENO IS SERVED BY VTA ROUTE 27, WHICH I SHOWED WAS 15 16 OUITE DISTANT FROM MOST PLACE IN MONTE SERENO AND HAS 30 MINUTE HEADWAYS. SO MONTE SERENO RESPECTFULLY REQUESTS A 17 REDUCTION IN ITS RHNA FROM 193 TO 97. 97 WOULD REPRESENT STILL 18 CLOSE TO A 50% INCREASE FROM THE FIFTH CYCLE. THANK YOU VERY 19 MUCH. AND A REMINDER THAT THE MAYOR WILL BE PRESENTING THE 20 21 REBUTTAL. THANK YOU. 22 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. I WOULD LIKE 23

TO NOW IS ABAG MTC STAFF TO RESPOND TO THE APPEAL FROM MONTE

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25

SERENO.



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2	ELI KAPLAN: THANK YOU. NEXT SLIDE PLEASE. MONTE SERENO'S
3	REQUESTING A REDUCTION OF 97 UNIT WHICH IS A REDUCTION OF 50%
4	FROM ITS DRAFT ALLOCATION. AND STAFF'S RECOMMENDATION IS TO
5	DENY THE APPEAL. NEXT SLIDE PLEASE. MONTE SERENO ARGUES THAT
6	THE CITY LOOKS JOBS TO SUPPORT ITS RHNA AS IT WAS CHART ERRED
7	TO BE A RESIDENTIAL ONLY DISTRICT AND THE CITY'S ASSERTS THAT
8	THE OBJECTIVE DOESN'T IMPROVE INTRAREGIONAL HAPPY BETWEEN JOBS
9	AND HOUSING. HCD HAS CONFIRMED THE METHODOLOGY DOES IMPROVE
10	THIS, HOUSING JOBS METHODOLOGY REQUIRES MOVEMENT OF JOB
11	HOUSING BALANCE THROUGHOUT REGION NOT JUST A PARTICULAR
12	REGION, AND CONSIDERS RELATIONSHIP BETWEEN LOW WAGE JOBS AND
13	HOUSING THAT'S AFFORDABLE TO LOW-WAGE WORKERS IN ANY
14	PARTICULAR JURISDICTION AND CENSUS DATA SHOWS LOW PAGE JOBS
15	AND JOBS WHICH WOULD LEAD TO SHORTER COMMUTE AND REDUCE
16	GREENHOUSE GAS EMISSIONS. ABAG FAILS TO CONSIDER THE LACK OF
17	TRANSIT SERVICE AND ACCESS IN THE CITY LEADING TO INCREASED
18	GHG, AND THE METHODOLOGY DOES CONSIDER OPPORTUNITIES TO
19	MAXIMIZE TRANSIT INCORPORATED IN THE FORECAST RHNA FACTORS
20	WERE SCALED SO ALL JURISDICTIONS RECEIVED UNITS FROM EACH
21	FACTOR AND THIS DOES RECOGNIZE THE LACK OF ACCESS TO JOBS TO
22	TRANSIT IN MONTE SERENO. MONTE SERENO RECEIVES VERY FEW UNITS
23	RELATIVE TO OTHER JURISDICTIONS. ALLOCATES MORE RHNA TO
24	JURISDICTIONS WITH MORE JOB ACCESS AND ALLOCATES MORE RHNA TO
25	JURISDICTIONS WITH LOWER VMT. NEXT SLIDE PLEASE. SO IN THIS



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PRESENTATION MONTE SERENO SHOWED DATA FROM THE HOUSING ELEMENT

- SITE SELECTION TOOL THAT SHOWS LIMITED VACANT SITES VIEWABLE 2 3 FOR DEVELOPMENT IN MONTE SERENO AND THE CITY ASSERTS THAT FIRE RISK LIMIT AVAILABILITY OF LAND FOR HOUSING. RHNA METHODOLOGY 4 5 CONSIDERS DEVELOPMENT CONSTRAINTS NAMED THIS APPEAL BY INCORPORATING DATA FROM THE FINAL BLUEPRINT AS THE BASELINE 6 ALLOCATION AND THE HES TOOL DATA WAS NOT USED IN THE PLANNED 7 8 BAY AREA 2050 OR INPUT AS THE RHNA METHODOLOGY ITSELF. IT'S IMPORTANT TO NOTE THAT THE HOUSING SITE SELECTION TOOL BASES 9 POTENTIAL HOUSING SITES BASED ON EXISTING LOCAL DEVELOPMENT 10 POLICIES AND HOUSING ELEMENT LAW SPECIFICALLY PROHIBITS ABAG 11 FROM LIMITING ZONING LAND RESTRICTIONS BASED ON THE HES TOOL. 12 CONSTRAINTS TO HOUSING, WHILE MONTE SERENO LOOKS VACANT LAND 13 HCD NOTES ON BAY AREA APPEALS THAT HOUSING CANNOT BEING 14 15 LIMITED TO VACANT LAND AND EVEN COMMUNITIES THAT VIEW 16 THEMSELVES AS BUILT OUT AND DUE TO NATURAL CONSTRAINTS MUST PLAN FOR HOUSING THROUGH MEANS SUCH AS UPZONING NON-VACANT 17 LAND. RESIDENTIAL DEVELOPMENT HAS BECOME PROGRESSIVELY 18 CONSTRAINED DUE TO ONGOING DROUGHT CONDITIONS STAFF 19
- 21 REQUIREMENTS FOR VALID APPEAL MONTE SERENO HAS NOT
- 22 DEMONSTRATED ITS PRECLUDED FROM MEETING RHNA ALLOCATION
- 23 BECAUSE OF A DECISION BY ITS WATER SERVICE PROVIDER AND
- 24 AFFECTING THE ENTIRE REGION, THE JURISDICTION CAN MAKE SURE

UNDERSTANDS THE CITY'S CONCERNS HOWEVER DOESN'T MEET THE

25 THERE IS ADEQUATE WATER SUPPLY TO MEET FUTURE HOUSING DEMAND



- 1 REGARDLESS OF DROUGHTS IN THE FUTURE. AND THE APPEAL ALSO
- 2 SITES CONCERNS THAT ARE NOT A VALID BASIS FOR AN APPEAL
- 3 REGARDING THE REGIONAL HOUSING NEEDS DETERMINATION CALCULATION
- 4 MADE BY HCD AND ALSO ABOUT FORMING A SUBREGION AND AGAIN
- 5 NEITHER OF THESE ARE NAMED BY STATUTE AS BASIS FOR AN APPEAL.
- 6 NEXT SLIDE PLEASE. MONTE SERENO ARGUES THAT INCREASED FIRE
- 7 HAZARD POTENTIAL IN THE CITY DUE TO ONGOING DROUGHT REPRESENTS
- 8 A CHANGE IN CIRCUMSTANCES REQUIRING REDUCTION IN ITS RHNA,
- 9 HOWEVER HCD'S COMMENT LETTER ON THE BAY AREA RHNA APPEALS
- 10 NOTED THAT WILDFIRE HAZARDS DO NOT AFFECT ONE CITY COUNTY OR
- 11 REGION IN ISOLATION AND ABAG'S ALLOCATION METHODOLOGY
- 12 ENCOURAGES EFFICIENT LAND USE PATTERNS THAT ARE KEY TO
- 13 ADAPTING TO INTENSE CYCLES AND WILDFIRE SEASONS. NEXT SLIDE
- 14 PLEASE. WITH THAT, STAFF RECOMMEND THAT IS THE COMMITTEE DENY
- 15 THE APPEAL FILED BY MONTE SERENO. THANK YOU.

16

- 17 JESSE ARREGUIN, PRESIDENT: THANK YOU MR. KAPLAN. SO, IT IS
- 18 NOW IN ORDER FOR MONTE SERENO TO REBUT OR RESPOND TO THE STAFF
- 19 PRESENTATION. I WOULD LIKE TO RECOGNIZE THAT THE MAYOR OF
- 20 MONTE SERENO WOULD BE PRESENTING ON BEHALF OF THE
- 21 JURISDICTION.

- 23 SHAWN LEUTHOLD: THANK YOU. SHAWN LEUTHOLD, TOWN OF MONTE
- 24 SERENO. WE TAKE INTO ACCOUNT WHAT HAS BEEN CITY REGARDING THE
- 25 OTHER CITIES AND WE APPRECIATE COMMENTS. MONTE SERENO HAS



- 1 OVERPRODUCED IN THE LAST HOUSING CYCLE AS MENTIONED JUST ABOUT
- 2 DOUBLED THE PRODUCTION. SO WE'RE NOT HERE NOT DOING OUR PART.
- 3 IN FACT WE HAD 23 VERY LOW INCOME UNITS ASSIGNED TO US WE HAVE
- 4 PRODUCED 52 UNITS ALREADY FOR THAT. WE ARE DOING OUR PART, AND
- 5 WE ARE REALLY A CITY OF RURAL FOLLOWERS, DOING OUR BEST TO
- 6 FOLLOW THE STATE GUIDELINE AND TO IMPLEMENT. SO WE'RE NOT
- 7 SAYING WE'RE NOT DOING OUR PART. WE DO THINK THAT THE CONCERNS
- 8 ABOUT THE WILDLIFE URBAN INTERFACE HAVE NOT BEEN PROPERLY
- 9 BALANCED HERE. WE UNDERSTAND THE CONSTRAINTS THAT ARE ON THE
- 10 COMMITTEE, BUT THIS IS A TRAGEDY IN THE MAKING. AND WE WANT TO
- 11 POINT OUT THAT, REALLY, I MEAN, WE HAVE ABOUT HALF OF THE
- 12 AVAILABLE LAND THAT ABAG CONSIDERS. WE HAVE AVAILABLE TO US.
- 13 WHICH IS REALLY ASKING US TO PRODUCE MORE THAN DOUBLE IN THE
- 14 AREA WE HAVE. THAT'S NOT RIGHT AND THAT'S NOT FAIR, VIS-À-VIS
- 15 THE OTHER CITIES THAT DON'T HAVE THESE CONSTRAINT. OVERALL
- 16 THIS IS REALLY A QUESTION. WE'RE ASKING YOU, AS A COMMITTEE,
- 17 TO LOOK AT THIS HOLISTICALLY, AND THINK ABOUT THE BAY AREA
- 18 THAT WE WANT TO BUILD AND MONTE SERENO IS GOING TO DO ITS PART
- 19 IN THAT. BUT DO WE WANT TO BUILD WHERE TRANSIT IS NOT GOING TO
- 20 WORK? DO WE WANT TO BUILD IN THE WILDLIFE URBAN INTERFACE. AND
- 21 CLEARLY THIS IS SOMETHING THAT IS NOT IDEAL. MONTE SERENO WILL
- 22 PRODUCE. WE CAN DOUBLE OUR RHNA NUMBERS. WE CAN'T TRIPLE THEM.
- 23 AND SO THAT'S WHAT WE'RE ASKING HERE. CITIES LIKE SAN JOSE AND
- 24 SANTA CLARA, MOUNTAIN VIEW, THE JOBS PRODUCERS, WHO HAVE THE
- 25 LAND, WHO HAVE THE TRANSIT, THOSE ARE THE CORRECT PLACES TO



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MOVE THESE HOUSING UNITS TO. THEY CAN BE DONE MUCH MORE

- EFFICIENTLY THERE. WE ARE DOING OUR PART. I DON'T LIKE THE 2 3 COMMENTS THAT SAY WE'RE NOT INTERESTED IN SUPPORTING OUR TEACHERS AND SUPPORTING LANDSCAPE AND THOSE USES. WE VERY MUCH 4 5 ARE. AGAIN, WE HAVE DOUBLED OUR VERY LOW-INCOME PRODUCTION. SO, THANK YOU VERY MUCH, AND THANK YOU FOR THE COMMITTEE'S 6 7 WORK ON THIS. 8 JESSE ARREGUIN, PRESIDENT: THANK YOU, MR. MAYOR. OKAY. SO 9 WE'LL NOW OPEN THE PUBLIC COMMENT PERIOD ON THE APPEAL FROM 10 THE CITY OF MONTE SERENO. IF YOU WISH TO SPEAK ON THE APPEAL, 11 PLEASE RAISE YOUR HAND. IF YOU ARE ON THE ZOOM PLATFORM OR 12 PRESS STAR NINE. I SEE WE HAVE TWO RAISED HANDS M CASTRO. 13 14 CLERK, FRED CASTRO: FIRST SPEAKER IS DANIEL RHODES, GO AHEAD,
- 17

15

16

PLEASE.

- SPEAKER: GREAT. CAN YOU HEAR ME? 18
- 19
- CLERK, FRED CASTRO: YES. 20

- SPEAKER: THANK YOU FOR TAKING MY CALL. I HAVE BEEN SITTING ON 22
- THE CALL FOR ALMOST TWO HOURS NOW. I DON'T KNOW IF YOU GOT TO 23
- SARATOGA BUT I AM A RESIDENT OF SARATOGA FOR 40 YEARS AND I 24
- 25 HEAR THE SAME DENIALS COMING DOWN FOR LOS ALTOS HILLS, AND LOS



ALTOS, AND G GOING TO GET THE SAME FOR MONTE SERENO. THIS 1 2 COMMITTEE IS A COMPLETE GROUP OF MAYORS WHO ARE ALL PROGROWTH, 3 I'M ASHAMED THAT I EVEN KNOW YOU REPRESENT THIS GROUP. SENATE BILL NINE PASSED AND TEN PASSED TO ME THIS WHOLE ABAG RHNA 4 5 PROCESS IS KNOWN AS MOOT BECAUSE WE NOW HAVE STATE CONTROLLED HOUSING. IT'S A RIGHT FOR HOUSING. I TOTALLY AGREE BUT YOU'RE 6 NOT GOING TO BE PUTTING ANY OF THESE KIND OF HOUSING IN THESE 7 8 AREAS WHERE ABAG HAS NO STIPULATIONS ABOUT LOW-INCOME. SO THESE PEOPLE WHO ARE WORKING FOR SO-CALLED HOUSE CLEANERS, 9 CLEANING OUT YOUR SEWERS, ET CETERA, THEY DESERVE A RIGHT TO 10 LIVE, I AGREE. BUT NONE OF THIS IS GOING TO BE FOR LOW-INCOME. 11 BECAUSE THE MINUTE THESE BUILDINGS ARE BUILT, YOU'RE GOING TO 12 HAVE SPECULATORS COME IN BUY THEM UP AND SELL THEM AT TWICE 13 THE PRICE BECAUSE THEY KNOW THEY CAN GET THE MONEY. SO THE 14 15 PROBLEM I HAVE IS THAT, IF HOUSING IS A RIGHT THEN REMOVE THE 16 INCENTIVE WE HAVE FOR PEOPLE MAKING EXORBITANT PROFITS ON THE HOUSING, WHICH IS ALL BEING FUNDED BY DEVELOPERS WHO LOVE 17 THESE KIND OF BILLS AND LOVE THE ABAG PROCESS. THANK YOU. 18 19 CLERK, FRED CASTRO: THANK YOU. THE NEXT SPEAKER IS ROWINA 20 21 TURNER. 22 JESSE ARREGUIN, PRESIDENT: AND I WOULD LIKE TO REQUEST THAT 23 SPEAKERS BE RESPECTFUL OF THE COMMITTEE. WE ARE GOING TO BE



RESPECTFUL OF YOU AND LISTEN TO YOUR COMMENTS. THERE MAY BE 1 DIFFERENCES OF OPINION BUT LET'S HAVE A CIVIL DISCUSSION. 2 3 CLERK, FRED CASTRO: NEXT SPEAKER. 4 5 SPEAKER: GOOD MORNING. THANK YOU FOR THE TUNE TO SPEAK TODAY. 6 MY NAME IS ROWENA TURNER COUNCILMEMBER FOR THE CITY OF MONTE 7 8 SERENO. CALIFORNIA HAS EXPERIENCED WILDFIRES IN THE RECENT YEARS YES AND UNFORTUNATELY OF THE BAY AREA HAS NOT BEEN 9 SPARED AS AN ELECTED OFFICIAL OUR PRIMARY DOWNTOWN IS TO 10 PROTECT OUR COMMUNITIES AND PROVIDE A SAFER ENVIRONMENT FOR 11 THE FAMILIES WE REPRESENT. IT WOULD BE IRRESPONSIBLE TO BUILD 12 AND BUILD WHEN WE KNOW REQUIRING BUILDING IN HIGH FIRE ZONES 13 WE COULD BE CREATING POTENTIAL DEATH TRAPS FOR PEOPLE WHEN 14 FIRE SEASON ROLLS AROUND MORE THAN 30% OF MONTE SERENO IS IN 15 16 FIRE RESTRICTED AREAS EARTHOUAKE FAULT ZONES AND HILLSIDE HOMES MANY AREAS HAVE ONE WAY IN AND ONE WAY OUT WE NEAT 17 EVACUATION ROUTES THAT DO NOT EXIST WE NEED FIREFIGHTING 18 EQUIPMENT IN THAT DOES NOT EXIST. THIS WILL PUT PEOPLE IN 19 STRESSFUL AND CATASTROPHIC SITUATIONS. AS GOVERNMENT OFFICIALS 20 WE SHOULD NOT BE ADVOCATES FOR THIS. MONTE SERENO LOOKS 21 INFRASTRUCTURE TO SUPPORT THE INFUSION OF TRAFFIC. THE 22 INCREASE IN WATER USE AND POWER CONSUMPTION AS A MOTHER AND 23 FORM SCHOOL TEACHER, I CAN TELL YOU THE OVERCROWDING IS 24

DETRIMENTAL TO THE WELL-BEING OF CHILDREN. THESE ARE NOT



- 1 EXCUSES BUT REALITY. WE CAN IGNORE REALITY BUT CANNOT IGNORE
- 2 CONSEQUENCES OF IGNORING REALITY. THEY COME BACK TO BITE US. I
- 3 REQUEST THAT AS AN ELECTED OFFICIAL THAT WE CONTINUE TO ASK
- 4 YOU TO REDUCE OUR ALLOCATION FROM 193 TO 97. PLEASE, GIVE THE
- 5 LOCAL REPRESENTATIVES THE ACCOUNTABILITY AND THE
- 6 RESPONSIBILITY OVER LAND USE AND ZONING DECISIONS. LEAVE IT TO
- 7 THE PEOPLE WHO LIVE IN THESE COMMUNITIES DIRECTLY AFFECTED
- 8 INSTEAD OF FORCING US ALL INTO YOUR ONE SIZE FITS ALL SOCIAL
- 9 ENGINEERING POLICIES. THANK YOU FOR LISTENING. I APPRECIATE
- 10 IT.

11

12 CLERK, FRED CASTRO: NEXT --

13

- 14 JESSE ARREGUIN, PRESIDENT: BEFORE WE GO TO THE NEXT SPEAKER, I
- 15 JUST HAVE TO COMMENT BECAUSE YOUR CONCERN IS WITH THE STATE OF
- 16 CALIFORNIA AND WITH YOUR ELECTED STATE REPRESENTATIVES WHO
- 17 HAVE PASSED LENGTH WHICH GOVERNS HOW THE REGIONAL HOUSING
- 18 NEEDS DETERMINATION IS DONE, AND WHAT CAN BE CONSIDERED WHEN A
- 19 JURISDICTION APPEALS OUR JOB IS TO APPLY STATE LAW AND
- 20 METHODOLOGY THAT WAS ADOPTED I WANT TO CENTER THE COORDINATION
- 21 HERE A LOT OF THE CONCERNS I HAVE HEARD REALLY SHOULD BE
- 22 DIRECTED TO SACRAMENTO.

- 24 CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS LIZ LAWLER. GO
- 25 AHEAD, PLEASE.



1 2 SPEAKER: THANK YOU. CAN YOU HEAR ME. 3 CLERK OF THE BOARD: YES. 4 5 SPEAKER: THANK YOU FOR GIVING ME THE OPPORTUNITY TO SPEAK 6 TODAY MY NAME IS LIZ, AND I AM A RESIDENT OF MONTE SERENO. 7 8 THERE ARE TWO POINTS I WOULD LIKE TO MAKE TODAY 50 IS CITIES ACROSS OUR STATE ARE FRUSTRATED WITH THE CONTINUATION OF 9 HOUSING POLICY THAT IS CONSISTENTLY FAILED TO YIELD THE 10 DESIRED RESULTS. YOU ARE NOW SEEING A RECORD NUMBER OF CITIES 11 APPEALING THEIR NUMBERS, INCREASING ALLOCATION NUMBERS AND 12 DECREASING BUILDABLE SPACE IS SETTING UP CITIES FOR FAILURE 13 AND UNACHIEVABLE GOALS. THE CITY OF MONTE SERENO HAS A BUDGET 14 15 OF \$4 MILLION A YEAR WE DON'T HAVE THE RESOURCES TO PAY FINES 16 WHEN WE FAIL TO COMPLY. THE PATH TO SUCCESS FOR OUR CITY MEANS 17 REDUCING OUR NUMBERS TO A REQUESTED AMOUNT WE CAN ACHIEVE. IS IT YOUR DESIRE TO BANKRUPT SMALL CITIES LIKE OURS HOW IS THAT 18 GOING TO SOLVE THE HOUSING CRISIS. I KNOW YOU HAVE HEARD THIS 19 MANY TIMES BUT A ONE SIZE FITS ALL APPROACH DOESN'T WORK. IF 20 OUR LEGISLATORS TOOK THE TIME TO CREATE HOUSING PLANS FOR EACH 21 TYPE OF PLAN IN CALIFORNIA WE WOULD BE MUCH FARTHER ALONG IN 22 SOLVING OUR HOUSING CRISIS. THANK YOU VERY MUCH FOR YOUR TIME. 23 24



CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS AARON ECKHOUSE. 1 2 GO AHEAD, PLEASE. 3 SPEAKER: HELLO. THANK YOU. AARON ECKHOUSE REGIONAL POLICY 4 5 MANAGER WITH CALIFORNIA YIMBY. I WAS INTERESTED TO HEAR MONTE SERENO REPORT THAT THEY HAVE MADE SO MUCH PROGRESS ON 6 SPECIFICALLY THE LOW-INCOME COMPONENT OF THEIR RHNA. SO I 7 8 DECIDED TO LOOK UP WHAT DEVELOPMENTS WERE DRIVING THAT SUCCESS. AND 100% OF THE VERY LOW-INCOME HOMES THAT HAVE BEEN 9 APPROVED IN MONTE SERENO IN THIS CYCLE ARE ACCESSORY DWELLING 10 UNITS. THIS IS, AGAIN, AN EXAMPLE OF WHERE STATE PREEMPTION OF 11 LOCAL CONTROL IS THE PRIMARY FACTOR IN THE DEVELOPMENT OF 12 AFFORDABLE HOUSING. IN THIS WEALTHY COMMUNITY. SO IT'S FUNNY 13 FOR ME TO HEAR THEM TALK ABOUT WANTING TO NOT HAVE THE STATE 14 TELLING THEM WHAT TO DO WHEN IT IS PRECISELY THE STATE 15 16 REOUIRING THEM TO HAVE ADUS THAT HAS LED TO THE SUCCESS OF DEVELOPING AFFORDABLE HOUSING. SO ANOTHER GREAT STORY FOR 17 LOCAL LAND USE. 18 19 JESSE ARREGUIN, PRESIDENT: ANY OTHER ATTENDEES WISHING TO 20 21 SPEAK ON THE APPEAL FOR THE CITY OF MONTE SERENO? NO RAISED 22 HANDS. MR. CASTRO ANY PUBLIC COMMENT FROM 375 BEALE. 23 CLERK, FRED CASTRO: NO PUBLIC COMMENT AT 375 BEALE NO WRITTEN 24

25

PUBLIC COMMENT RECEIVED.



1 2 JESSE ARREGUIN, PRESIDENT: THAT COMPLETES PUBLIC COMMENT. THE 3 REGION THE STATE OF CALIFORNIA GAVE SUCH A SIGNIFICANT NUMBER TO SAN FRANCISCO IS BECAUSE OF DECADES OF UNDERPRODUCTION. WE 4 5 ARE FACING A HOUSING EMERGENCY. AND I KNOW IT'S DIFFICULT WE HAVE TO PLAN FOR 9,000 IN MY CITY THAT'S GOING TO BE DENSE AND 6 IS GOING TO REQUIRE SIGNIFICANT ZONING CHANGES IN MY CITY. WE 7 8 DID NOT APPEAL OUR RHNA NUMBERS. WITH THAT BEING SAID, THERE IS SIGNIFICANT JOBS/HOUSING IMBALANCE IN THIS COUNTY AS MAYOR 9 10 HUDSON STATED MULTIPLE TIMES, AND WE DO NEED TO ADDRESS THE IMBALANCE AS WELL AS THE REGIONAL SHORTAGE OF HOUSING, AND I, 11 YOU KNOW, RESPECT THE COMMENTS THAT WERE MADE BY THE CITY OF 12 MONTE SERENO, BUT, OUR JOB IS TO APPLY THE METHODOLOGY THAT 13 WAS ADOPTED IN STATE LAW SO I WILL MOVE TO TAKE A PRELIMINARY 14 15 ACTION TO DENY THE APPEAL. 16 PAT ECKLUND: AND I'LL SECOND THE MOTION. 17 18 JESSE ARREGUIN, PRESIDENT: THANK YOU. MAYOR HUDSON? 19 20 21 DAVID E. HUDSON: I WAS GOING TO SUGGEST THAT PEOPLE WHO ARE WATCHING THIS THING IF YOU ONLY LISTEN TO ONE OR TWO MINUTES 22 IS TO LISTEN TO WHAT THE PRESIDENT OF ABAG JUST SAID. HE JUST 23 SAID IT AGAIN, SO YOU COULD LISTEN TO EITHER ONE OF THEM. I'M 24 25 AFRAID THAT WHEN THEY DO LISTEN TO IT ONE OF THE THINGS



1

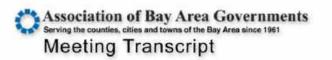
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THEY'RE GOING TO FOCUS ON IS THE METHODOLOGY, AND PEOPLE HAVE

QUICKLY FORGOTTEN THAT IN METHODOLOGY, EIGHT, OPTION EIGHT,

SANTA CLARA COUNTY WAS REDUCED BY OVER 52,000 HOMES THAN OTHER 3 OPTIONS THAT COULD HAVE BEEN TAKEN, AND THOSE NUMBERS DON'T GO 4 5 AWAY, THEY GO TO SOMEONE ELSE. AND PEOPLE ARE GOING TO WANT TO KNOW WHY. RECOLLECTION, AND PLEASE, IF THERE IS A BOARD MEMBER 6 HERE TODAY THAT REMEMBERS SOMETHING DIFFERENT, IS BY FAR, THE 7 8 TWO COUNTIES THAT SUPPORTED OPTION EIGHT, MORE THAN ANY OTHER, WAS SANTA CLARA, AND SAN MATEO. YOU SENT MORE PEOPLE TO THAT 9 MEETING THAN ANYONE ELSE. I KNOW BECAUSE CONTRA COSTA FOUGHT 10 FOR 6A AND GOT COMPLETELY BLOWN OUT OF THE WATER. WE GOT 1/3 11 OF WHAT YOU HAD, SUPPORTING OPTION EIGHT. THAT METHODOLOGY IS 12 WHAT THE MAYOR OF BERKELEY JUST TALKED ABOUT. 13 APPROVED BY HCD, AND NOW WE HAVE TO FOLLOW IT. THAT'S MY 14 15 SOAPBOX. I'M OFF IT. 16 JESSE ARREGUIN, PRESIDENT: VICE PRESIDENT RAMOS? 17 18 BELIA RAMOS, VICE PRESIDENT: THANK YOU VERY MUCH PRESIDENT 19 ARREGUIN FOR YOUR COMMENTS. I DID WANT TO ACTUALLY ADDRESS, I 20 HAVE NOW HEARD IT TWO TIMES, IN DIFFERENT APPEALS, AND I DO 21 THINK IT'S IMPORTANT TO NOTE, THE WORD "ACHIEVABLE" HAS BEEN 22 USED AS A JUSTIFICATION FOR REDUCING RHNA NUMBERS. AND TO TAG 23 ON TO THE PRESIDENT'S COMMENTS, WE GOT THIS NUMBER BECAUSE WE 24 25 HAVE NOT DONE WELL. AND WE CANNOT DO BETTER IF WE DO NOT SET



1	HIGHER GOALS. AND SO ACHIEVABLE AND REALISTIC HASN'T WORKED
2	FOR US IN OF THE PAST FEW CYCLES, BECAUSE WE HAVE THOUSANDS OF
3	PEOPLE THAT ARE UNHOUSED OR MARGINALLY HOUSED. SO ACHIEVABLE
4	IS NOT A JUSTIFICATION. THIS IS NOT A DISCRETIONARY ACTION FOR
5	US AT THIS POINT. THE DISCRETION WAS ALREADY APPLIED IN THAT
6	METHODOLOGY, AND AS MAYOR HUDSON SAID, THAT'S THE METHODOLOGY
7	WE HAVE APPROVED, THAT IS WHAT WE ARE STUCK WITH. AND SO
8	ACHIEVABLE IS BY NO MEANS A JUSTIFICATION TO AIM LOW. WE ALL
9	HAVE TO DIG DEEPER SO THAT WE CAN AIM HIGH. NEXT, ANOTHER
10	COMMENT THAT HAS BEEN MADE IS THAT, AS WE NEED TO BE ABLE
11	TO GIVE LOCAL JURISDICTIONS THE OPPORTUNITY TO PLAN, AND THAT
12	THERE IS NOT ENOUGH PLANNING THAT HAS GONE INTO FIRE, FIRE
13	ESCAPE ROUTES, AND FIRE PREVENTION, BY ALL MEANS, LOCAL
14	JURISDICTIONS, GO PLAN. AS A COUNTY SUPERVISOR WHO MORE
15	THAN 50% OF OUR COUNTY HAS BURNED SINCE I TOOK OFFICE, AND
16	THIS'S ONLY BEEN A SHORT FOUR AND A HALF YEARS, I CAN TELL YOU
17	THOSE INVESTMENTS ARE IMPORTANT AND THEY DO HAVE TO BE MADE,
18	AND YES, WE'RE BEING ASKED TO DO MORE AND WE'RE BEING ASKED TO
19	DO BETTER AND IT ALL COMES BACK TO EVERYTHING WE HAVEN'T DONE
20	AS JURISDICTIONS AND I SAY COLLECTIVELY, "WE." NO ONE IS GOING
21	TELL YOU WHERE TO BUILD THIS HOUSING. WE'RE NOT TELLING YOU
22	WHERE TO ZONE THIS HOUSING. WHAT WE ARE SAYING IS THROUGH THE
23	APPLICATION OF THE METHODOLOGY IS THAT YOU CAN, IN FACT, DO
24	RETTER AND THIS IS KEY IS FOR ALL OF IIS TO ACKNOWLEDGE THAT

AS A REGION WE CAN AND SHOULD DO BETTER. NEXT, HCD SETS OUR



PARAMETERS. I CAN TELL YOU, I DO NOT AGREE WITH HCD'S 1 2 FORMULATION FOR DEVELOPING THE HIGH OPPORTUNITY AREAS. IN 3 FACT, AT THE COUNTY OF NAPA SENT A LETTER TO ABAG AND TO HCD SAYING WE TAKE ISSUE WITH THAT DETERMINATION. BUT THAT IS NOT 4 5 IN THE DISCRETION OF ABAG TO BE ABLE TO DISPUTE. WE ARE STUCK WITH HOW HCD HAS SET THOSE PARAMETERS. WE ARE STUCK THAT STATE 6 LAW AND HCD HAS TOLD US THAT WE MAY NOT GRANT EXCEPTIONS FOR 7 8 FLOODS AND FIRES, AND LET ME TELL YOU, I AM FROM NAPA COUNTY AND AS MY FIRST DAY AS A SUPERVISOR WE HAD A FLOOD AND \$40 9 MILLION IN ROAD REPAIR. I AM INCREDIBLY SYMPATHETIC TO 10 SITUATIONS WE ARE ALL FACING FROM CLIMATE INDUCED HAZARD IN 11 COMMUNITIES. BUT I ALSO ACKNOWLEDGE, AS A CAN'T THAT DID NOT 12 APPEAL ITS TRIPLE ALLOCATION FROM THE LAST TIME THAT FOR EVERY 13 HOUSING UNIT THAT WE PRODUCED, WE HAVE 26 JOBS THAT WE ADDED. 14 AND THAT, OVER THE LAST 20 YEARS, NEEDS TO BE RECTIFIED. WHILE 15 16 I VERY MUCH APPRECIATE EVERY JURISDICTION SAYING THAT THEY STRUGGLE WITH THE ACHIEVABILITY OF THESE NUMBERS, WE'RE ALL 17 HERE TOGETHER, AND THAT IS WHY ABAG HAS MADE THE INVESTMENTS 18 INTO THE TECHNICAL ASSISTANCE TO HELP ALL OF US DO BETTER. 19 20 THANK YOU, MR. PRESIDENT. 21 JESSE ARREGUIN, PRESIDENT: THANK YOU OF THE ONCE AGAIN, WE 22 HAVE TO FOLLOW THE STATE LAW AND WE HAVE TO EVALUATE THE 23 APPEAL BASED ON THE CRITERIA AND ESTABLISHED UNDER GOVERNMENT 24

CODE SECTION 65584.05 METHODOLOGY ADOPTED AND I BELIEVE ON THE



- 1 BASIS OF THE INFORMATION PRESENTED AND THE STATUTE THAT WE
- 2 CANNOT RULE IN FAVOR OF THIS APPEAL. THAT THERE IS NOT
- 3 SUFFICIENT GROUNDS TO GRANT THE APPEAL. SO THE MOTION BEFORE
- 4 THE COMMITTEE IS TO TAKE A PRELIMINARY ACTION TO DENY THE
- 5 APPEAL FROM THE CITY OF MONTE SERENO, UNLESS THERE IS ANY
- 6 FURTHER DISCUSSION, I'LL ASK THE CLERK TO PLEASE CALL THE
- 7 ROLL.

8

- 9 CLERK, FRED CASTRO: MOTION BY ARREGUIN, SECOND BY EKLUND. ON
- 10 THE MOTION: [ROLL CALL VOTE] MOTION PASSES NINE AYES, THREE
- 11 ABSENCES.

12

- 13 JESSE ARREGUIN, PRESIDENT: COLLEAGUES, WE'LL TAKE A 30 MINUTE
- 14 BREAK. WE'LL BE BACK AT 12:05 THEN PROCEED TO THE NEXT APPEAL
- 15 WHICH IS PALO ALTO. THANK YOU EVERYONE. SEE YOU IN 30 MINUTES.
- 16 [BREAK.] [MEETING WILL RESUME SHORTLY] [MEETING WILL RESUME
- 17 SHORTLY]

18

- 19 JESSE ARREGUIN, PRESIDENT: OKAY. IT IS 12:05 P.M. I WOULD LIKE
- 20 TO ASK THE MEMBERS OF ABAG ADMINISTRATIVE COMMITTEE TO JOIN US
- 21 SO WE CAN RECONVENE. ONCE AGAIN, OUR 30 MINUTE BREAK HAS
- 22 ELAPSED. IF MEMBERS OF THE COMMITTEE CAN REJOIN US, WE CAN
- 23 PROCEED TO THE NEXT APPEAL.

24

25 CLERK, FRED CASTRO: I COUNT EIGHT.



1 2 JESSE ARREGUIN, PRESIDENT: THE ABAG ADMINISTRATIVE COMMITTEE 3 IS BACK IN SESSION. THIS IS REGIONAL HOUSING NEEDS ALLOCATION APPEAL FOR THE CITY OF PALO ALTO. WE WILL BEGIN WITH A 4 5 PRESENTATION FROM THE APPELLATE JURISDICTION. WE WILL FIRST HEAR FROM THE CITY OF PALO ALTO WHO WILL HAVE FIVE MINUTES TO 6 7 PRESENT THEIR APPEAL. WHO WILL BE PRESENTING ON BAFFLING? 8 JONATHAN LAIT: THIS IS JONATHAN LAIT FOR THE CITY OF PALO 9 10 ALTO. 11 JESSE ARREGUIN, PRESIDENT: YOU MAY PROCEED. 12 13 JONATHAN LAIT: GOOD AFTERNOON CHAIR AND COMMITTEE MEMBERS. IF 14 15 WE CAN GO TO THE NEXT SLIDE. THIS APPEAL IS BEING BROUGHT 16 FORTH IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION, I AM SURE THE COMMITTEE MEMBERS ARE WELL AWARE OF THOSE 17 REQUIREMENTS. WE CAN GO TO THE NEXT SLIDE. THE CITY OF PALO 18 ALTO HAS LONG BEEN A SUPPORTER OF AFFORDABLE HOUSING AND HAS 19 ONE OF THE OLDEST INCLUSIONARY PROGRAMS IN THE STATE WE HAVE 20 200 INCOME RESTRICTED UNITS WHICH REPRESENTS 8% OF OUR HOUSING 21 STOCK FOR LOW-INCOME HOUSING. WE HAVE AFFORDABLE HOUSING 22 PROJECTS INCLUDING PROJECTS ALREADY IN THE OUEUE THAT WE HAVE 23 HELPED FUND AND ALSO ARE COLLABORATING WITH THE COUNTY TOWARDS 24 25 PROJECTS FOR WORKFORCE HOUSING AND HOUSING FOR DEVELOPMENTALLY



- 1 DISABLED WE HAVE OTHER HOUSING PROJECTS IN THE CITY INCLUDING
- 2 88 UNIT SUPPORTIVE HOUSING PROJECT, AND CURRENTLY ARE WORKING
- 3 ON A HOMELESS SHELTER WITHIN THE CITY, AS WELL. NEXT SLIDE.
- 4 THE APPEAL THAT IS BEING BOUGHT FORWARD FOCUSES ON A NUMBER OF
- 5 AREAS. ONE IS THE FIRST AREA IS SOME TECHNICAL DEFICIENCIES
- 6 THAT WE BELIEVE ARE PRESENT. AND I WOULD LIKE TO TAKE A MOMENT
- 7 TO THANK ABAG MTC STAFF FOR THEIR HELP THROUGHOUT THIS
- 8 PROCESS. THEY HAVE WORKED WITH US TO IDENTIFY SOME PROPERTIES
- 9 THAT WE DIDN'T THINK AND THAT THEY AGREED WITH, WERE NOT
- 10 APPROPRIATE FOR INCLUSION. THERE ARE, HOWEVER, TWO PROPERTIES
- 11 THAT REMAIN IN QUESTION FOR US, AND A COUPLE OF OTHER
- 12 PROPERTIES THAT HAVE UNREALISTIC DENSITIES. IF WE CAN GO TO
- 13 THE NEXT SLIDE, PLEASE. THE TWO PROPERTIES THAT WE THINK
- 14 SHOULD BE EXCLUDED FROM THE HOUSING PROJECTIONS ARE OUTSIDE
- 15 THE CITY AS JURISDICTION AND BELONG TO THE LOCAL SCHOOL
- 16 DISTRICT, THAT TOTALS ABOUT 93 HOUSING UNITS. THE OTHER SIX
- 17 PROPERTIES HAVE UNREALISTIC HOUSING PROJECTIONS, INCLUDING ONE
- 18 EXTENDING TO SIZE OF 1600 UNITS PER ACRE AND THAT HAPPENS TO
- 19 BE THE SAME SIDE AS I WAS MENTIONING A MOMENT AGO, THE 88
- 20 UNITS OF SUPPORTIVE HOUSING AND IN THE STAFF REPORT TO THE
- 21 COMMITTEE INDICATE THIS IS MORE OF A CHALLENGE ON THE
- 22 METHODOLOGY ITSELF AND NOT BASIS FOR APPEAL. THE CITY OF PALO
- 23 ALTO WOULD ARGUE OTHERWISE NOTING THAT FEEDING MIS-ACCURATE
- 24 INFORMATION INTO THE METHODOLOGY IS IN ITSELF IS A
- 25 MISAPPLICATION OF THIS PROCESS, AND WE RECOMMEND THAT THE



1

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COMMITTEE FOCUS ON THESE UNITS AND THE OTHER THING I NOTED

- BEFORE, THE REDUCTION. NEXT SLIDE PLEASE. THIS IS ANOTHER AREA 2 3 WHERE THE CITY OF PALO ALTO THINKINGS THAT THE EFFORT TO ADVANCE THE RHNA OBJECTIVES ARE NOT BEING MET BECAUSE IT'S NOT 4 5 FURTHERING THE HOUSING GOALS TO PROMOTE INTRAREGIONAL RELATIONSHIPS BETWEEN JOBS AND HOUSING. WILL THIS IS AN 6 INSTANCE WHERE THE CITY OF PALO ALTO AT ITS OWN INITIATIVE AND 7 8 ECONOMIC DETRIMENT HAS CAPPED OFFICE DEVELOPMENT IN THE CITY, AND WE HAVE STATISTICAL INFORMATION THAT SHOWS THAT CAP HAS 9 ACTUALLY REDUCED THE NUMBER OF OFFICE SOUARE FOOTAGE THAT IS 10 CONSTRUCTED AND CORRESPONDINGLY THE NUMBER OF JOBS GENERATED 11 IN PALO ALTO. WE BELIEVE THIS IS NOT AN ATTACK ON THE 12 METHODOLOGY BUT RATHER A LEGITIMATE APPEAL THAT DOES NOT IS 13 NOT RECOGNIZED AND SHOULD RESULT IN FEWER UNITS TO THE CITY OF 14 PALO ALTO FUNDAMENTALLY IT IS ACCIDENT PENALIZED FOR REDUCING 15 16 -- OR TRYING TO ACHIEVE A JOBS/HOUSING BALANCE BY REDUCING THE
- 19 ON TIME, I'LL NOTE THERE ARE A NUMBER OF OTHER AREAS. THE FACT
 20 THAT PALO ALTO IS BEING ASSIGNED AT LEAST HALF OF ITS PLANNED

AMOUNT OF OFFICE THAT CAN BE BUILT OR DEVELOPED OVER TIME AND

INCLUDING THIS SIX CYCLE PERIOD. NEXT SLIDE PLEASE. I'M SHORT

- 20 THAT PALO ALTO IS BEING ASSIGNED AT LEAST HALF OF ITS PLANNE
- 21 BAY AREA PROJECTIONS WITHIN THIS 18 YEAR CYCLE, IT SEEMS
- 22 UNFAIR. NEXT SLIDE PLEASE.

24 CLERK, FRED CASTRO: ONE MINUTE.

25

23

17



SPEAKER: AND YOU HAVE HEARD THROUGHOUT THESE PROCEEDINGS, 1 2 MUNICIPALITIES BEING CONCERNED ABOUT THE UNFORESEEN IMPACTS OF 3 COVID-19. WE DO BELIEVE THAT THERE WILL BE A HIGHER AMOUNT OF TELECOMMUTERS THAN ARE ACCOUNTED FOR IN THE METHODOLOGY. AND 4 5 THAT, YOU KNOW, THERE STILL REMAINS SOME RESEARCH AND ANALYSIS THAT NEEDS TO BE DONE WITH RESPECT TO THE IMPLICATION OF COVID 6 AND POST PANDEMIC LAND USE PLANNING. NEXT SLIDE PLEASE. 7 8 THIS IS THE LAST SLIDE. IT SIMPLY SUMMARIZES THE CITY'S REQUEST FOR A REDUCTION IN RHNA HOUSING UNITS. AGAIN, WE HAVE 9 10 ROUGHLY 6,000 UNITS THAT HAVE BEEN ASSIGNED TO US AND WE'RE ASKING FOR REDUCTION BASED ON TECHNICAL ERRORS LOCAL CLIMATE 11 FACTORS AND UNFORESEEN CIRCUMSTANCES AND REDUCTION OF 1500 12 UNITS AND REBUTTAL I WILL HAVE FORMER MAYOR AND CITY COUNCIL 13 ERIC OFFER SOME REMARKS. BUT THAT CONCLUDES MY PRESENTATION. 14 15 AND I WANT TO THANK THE COMMITTEE FOR YOUR ATTENTION. 16 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. SO, I WOULD 17 NOW LIKE TO ASK ABAG MTC STAFF TO PRESENT ON THEIR RESPONSE TO 18 THE APPEAL FROM THE CITY OF PALO ALTO. 19 20 GILLIAN ADAMS: THANK YOU. NEXT SLIDE PLEASE. 21 SO THE CITY OF PALO ALTO IS REQUESTING A REDUCTION OF 1500 UNITS REDUCTION OF 22 25% FROM ITS DRAFT ALLOCATION. AND STAFF'S RECOMMENDATION IS 23 TO DENY THE APPEAL. NEXT SLIDE PLEASE. SO PALO ALTO ARGUES 24

THERE ARE ERRORS IN THE PLANNED BAY AREA 2050 FINAL BLUEPRINT



1	INCLUDING HOUSING FORECASTED ON SCHOOL DISTRICT SITES AND
2	SITES WHERE THE CITY ASSERTS THAT THERE ARE UNREALISTIC
3	PROJECTIONS BASED ON PARCEL SIZE. REVIEW BY ABAG MTC STAFF
4	FOUND THE HOUSEHOLDS ON THE PARCEL IN QUESTION ARE RELATED TO
5	FINAL BLUEPRINT BASELINED DATA FOR YEAR 2015 AND NO GROWTH IS
6	FORECASTED ON ANY OF THE PARCELS BETWEEN 2015 AND 2050 BECAUSE
7	YEAR 2015 CONDITIONS ARE CONFIRMED AT THE JURISDICTION LEVEL
8	THE LOCATION OF EXISTING HOUSEHOLDS WITHIN THE CITY HAS NO
9	IMPACT ON THE JURISDICTION'S TOTAL HOUSEHOLD IN 2015. THE BAY
10	AREA HAS MILLIONS OF PARCELS AND IDENTIFYING OF POTENTIAL DATA
11	ON ISSUING SPECIFIC PARCELS IS NOT VALID BASIS FOR APPEAL. THE
12	ALLOCATION IS FOR JURISDICTION LEVEL AND DOESN'T DICTATE WHERE
13	A JURISDICTION SITES HOUSING. NEXT SLIDE PLEASE. WHILE THE
14	CITY'S ARGUMENTS FALL OUTSIDE THE SCOPE OF RHNA APPEAL ABAG
15	MTC STAFF REVIEWED EACH OF THEM TO BETTER UNDERSTAND THE
16	DETAILS IN THE SITES FOR THE FINAL BLUEPRINT. FOR SITE 177
17	HOUSING UNITS AT HOOVER ELEMENTARY SCHOOL ARE NOT ON THE
18	SCHOOL SITE BUT RATHER ADJACENT TO THE SCHOOL, THE 16 HOUSING
19	UNITS AT FRANKLIN MIDDLE SCHOOL SHOULD HAVE BEEN LOCATED
20	ELSEWHERE ALTHOUGH THESE HOUSEHOLDS MIGHT BE ATTRIBUTED TOUT
21	WRONG PARCEL OR IN SOME CASES ASSIGNED TO A SINGLE PARCEL
22	INSTEAD OF BEING DISTRIBUTED ACROSS MULTIPLE A JAYS EVENTS
23	PARCELS IT DOESN'T CHANGE THE TOTAL MEMBER NUMBER OF
24	HOUSEHOLDS IN 2015 OR PALO ALTO RHNA DEVELOPMENT RESULTED IN

MORE HOUSING PROJECTED FOR THE CITY WHICH ASSERTS IT DOESN'T



DID [INDISCERNIBLE] THIS CHALLENGES THE FORECASTED METHODOLOGY 1 2 FALLING OUTSIDE OF APPEALS PROCESS. HCD FOUND ABAG'S 3 METHODOLOGY DOES FURTHER THE OBJECTIVES. WHEN INCORPORATION INTO THE FINAL BLUEPRINT MODELS SHOWS SITES NOT INVALUABLE FOR 4 5 OFFICE DEVELOPMENT BECAUSE OF THE CAP WOULD STILL BE ATTRACTED TO OFFERS FOR RESIDENTIAL USE INSTEAD. WHILE STAFF RECOGNIZED 6 HOW THE CITY'S OFFICE DEVELOPMENT CAP COULD HELP MAKE HEADWAY 7 8 ON THE JOBS/HOUSING BALANCE BY LIMITING JOB GROWTH THE FINAL METHODOLOGY WOULD REQUIRE HEADWAY REQUIRING IDENTIFICATION OF 9 SITES TO INCREASE HOUSING OPPORTUNITIES FOR PERSONS AT ALL 10 INCOME LEVELS. NEXT SLIDE PLEASE. REGARDING PALO ALTO 11 DISCONNECT BETWEEN PLANNED BAY AREA 2050 AND RHNA THE RHNA 12 METHODOLOGY CONSIDERATION BOTH PLANNED BAY AREA HOUSEHOLD AS 13 WELL AS OPPORTUNITIES MAXIMIZE PUBLIC TRANSPORTATION BY 14 INCORPORATING THE PLANNED BAY AREA 2050 BLUEPRINT AS THE 15 16 BASELINE ALLOCATION. HOUSING ELEMENT LAW REQUIRES RHNA TO BE CONSISTENT WITH THE PLANNED BAY AREA 2050 DEVELOPMENT PATTERN 17 BUT DOES NOT SPECIFY HOW TO DETERMINE CONSISTENCY GIVING ABAG 18 THE DISCRETION TO DEFINE ITS APPROACH. THE FINAL BLUEPRINT 19 GROWTH FORECAST ARE ADOPTED AT THE COUNTY AND SUBCOUNTY LEVELS 20 21 ONLY AND THE APPROACH USED THROUGHOUT THE RHNA METHODOLOGY DEVELOPMENT PROCESS DEEMS CONSISTENT WITH THE PLAN IF THE 22 EIGHT YEAR RHNA DOES NOT EXCEED THE PLAN'S 35 YEARS HOUSING 23

GROWTH AT THE COUNTY OR SUBCOUNTY LEVELS. THE EVALUATION SHOWS

THAT RHNA IS CONSISTENT WITH PLANNED BAY AREA 2050. NEXT SLIDE

24



PLEASE. PALO ALTO ARGUES THAT COVID-19 RELATED IMPACTS 1 REPRESENT A CHANGE IN CIRCUMSTANCES. BUT HCD'S COMMENT LETTER 2 3 ON APPEALS INDICATES THAT CHANGES BASED ON APPEALS DUE TO COVID-19 DO NOT FALL WITHIN THE CRITERIA DEFINED BY STATUTE. 4 5 INCLUDING ACCELERATED SHIFT TOWARD TELECOMMUTING HAVE BEEN INCORPORATED INTO THE RHNA METHODOLOGY TO DEFINE THE BLUEPRINT 6 AS THE BASELINE ALLOCATION. IMPACTS FROM COVID ARE NOT UNIQUE 7 8 TO ANY SINGLE JURISDICTION AND DOESN'T INDICATE THAT PALO ALTO HOUSING HAS BEEN DISPROPORTIONATELY IMPACTED RELATIVE TO THE 9 REST OF THE BAY AREA. THE PANDEMIC IS NOT A CAUSE FOR 10 REDUCTION IN RHNA FOR ANY PARTICULAR RHNA. IN ABAG MTC STAFF 11 RECOMMENDS THAT THE COMMITTEE DENY THE APPEAL FILED BY PALO 12 ALTO. THANK YOU. 13 14 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. PALO ALTO'S 15 16 RESPONSE TO STAFF'S PRESENTATION. 17 ERIC FLUISETH: CAN EVERYBODY SEE THIS? 18 19 JESSE ARREGUIN, PRESIDENT: YES. 20 21 ERIC FLUISETH: THANK YOU VERY MUCH. I WANT TO MAKE THREE 22 POINT. I WANT TO MAKE SURE EVERYBODY UNDERSTANDS WHEN WE DID 23 IN TERMS OF OUR PLAN OVER 2015 AND 2018 THEN I HAVE A COUPLE 24 OF SUGGESTIONS ON PROCESS THAT MAYBE THE GROUP COULD CONSIDER 25



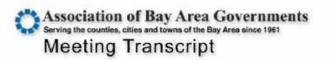
- 1 IN INCORPORATING ANY FUTURE EFFORTS. FIRST, WE ARE NOT OPPOSED
- 2 TO JOBS IN PALO ALTO AND LIMITING ECONOMIC DEVELOPMENT CLEARLY
- 3 PUT EXTRA STRAIN ON OUR CITY FINANCES BUT AFTER THE FIRST FEW
- 4 YEARS IN THE BOOM WE RECOGNIZE THIS SITUATION THE SAME WAY YOU
- 5 DID WE SAW THE EFFECTS TRAFFIC CONGESTION POLLUTION LOSS OF
- 6 MIDDLE INCOME WORKERS WE HAD TO COME UP WITH A PLAN
- 7 ACCOMMODATION OF COMMERCIAL GROWTH LIMITS PLUS RESIDENTIAL
- 8 UPZONING. USUALLY CITIES FIGHT EACH OTHER FOR ECONOMIC
- 9 DEVELOPMENT SO THE NOTION THAT WE WOULD SUPPRESS IT WAS
- 10 CONTROVERSIAL BUT WE TOOK THIS PROBLEM SERIOUSLY BUT THE DATA
- 11 SHOWED IT WORKS JOB GROWTH SINCE 2016 HAS BEEN ZERO. WE HAVE
- 12 NOT ADDED ANY NEW JOBS SINCE 2016 WHILE THE REST OF THE REGION
- 13 INCREASING RAPIDLY. WE'RE AT A POINT TODAY I WANT TO MAKE SURE
- 14 EVERYBODY KNOWS THIS, WE ARE NOW PRODUCING NEW HOUSING SUPPLY
- 15 FASTER THAN NEW HOUSING DEMAND WHICH IS JUST UNHEARD OF IN BAY
- 16 AREA CITIES. YEAH, WE TOOK SOME RADICAL MEASURES TO GET HERE
- 17 AND IT MAY NOT BE FOR EVERYBODY IT MAY NOT BE THE ONLY WAY TO
- 18 BALANCE JOBS/HOUSING GROWTH PLEASE DON'T PUNISH US INSTEAD
- 19 GIVE US CREDIT FOR ATTACKING THIS AND EXECUTING A PLAN THAT
- 20 WORKS. WHILE WE SAW NOT ADDING JOBS SOMEBODY ELSE CAN USE THAT
- 21 SPACE FOR HOUSING I UNDERSTAND IT DOESN'T REALLY WORK THAT WAY
- 22 IN THE REAL-WORLD BUT IF YOU HAVE HOUSING GROWTH GEOGRAPHY AND
- 23 JOB GROWTH GEOGRAPHY, WITH TRANSPORTATION -- I THINK YOU
- 24 SHOULD CONSIDER WEIGHTING CURRENT JOB GROWTH MORE HEAVILY.
- 25 IT'S THE BEST INDICATOR OF FUTURE JOB GROWTH. I KNOW YOU HAVE



LOOKED AT THEORETIC CAL OPPORTUNITY AN IMPORTANT FACTOR BUT 1 DOESN'T FACTOR CONDITIONS ON THE GROUND AND YOU STILL HAVE 2 3 CITIES INCLUDING LARGE ONES WHOSE CURRENT RATE OF JOB GROWTH IS MUCH HIGHER THAN THEIR REVISED RHNA TARGETS CAN SUPPORT 4 5 BARRING CHANGE IN JOB GROWTH IT'S LIKELY TO RATCHET UP THE LOCAL GROWTH THAT GOES BACK TO THE TRANSPORTATION COMMISSION. 6 PLEASE CONSIDER -- [INDISCERNIBLE] JOBS AND HOUSING GROWTH HAS 7 8 BEEN DRIVEN BY MIXED USE PROJECTS THAT MAY ADD HUNDREDS OF HOUSING UNITS BUT THEY'RE PAID FOR BY ADDING SO MUCH OFFICE 9 10 SPACE THAT THEY ULTIMATELY PRODUCE HIGHER HOUSING DEMAND AND THERE ARE A LOT OF THESE PROJECTS IN CITY APPROVAL PIPELINES 11 ON THE PENINSULA RIGHT NOW. THESE PROJECTS COUNT HEAVILY 12 TOWARD A CITY'S RHNA ALLOCATION EVEN THOUGH MAY MAKE THE WHOLE 13 REGIONAL PROBLEM WORSE. BECAUSE THE RHNA PROCESS MONITORS ONLY 14 15 NEW SUPPLY AND NOT NEW DEMANDS WE ARE HEAVILY INCENTIVIZED TO 16 ENCOURAGE NEW PROJECTS. I CAN TELL YOU THAT ALL CITIES ARE 17 LOOKING AT THESE RHNA NUMBERS WONDERING HOW WE'RE GOING TO MEET THEM. 18 19 JESSE ARREGUIN, PRESIDENT: SIR, WE ASK YOU TO WRAP UP. 20 21 SPEAKER: THANK YOU VERY MUCH. I'M ALMOST DONE. I KNOW ABAG IS 22 TRYING TO FACTOR IN FUTURE DEMAND BUT THE WAY RHNA IS DONE 23 TODAY PERTURBS THE SYSTEM AND PUTS THE THUMB ON THE SCALE AND 24 25 PUSHES CITY TO DO BAD BEHAVIOR. I WANT TO SUGGEST FUTURE RHNA



CYCLES BOTH CONSIDER NEW SUPPLY AND DEMAND WHAT WE FOUND IN 1 2 OUR EXPERIENCE IS USING COMMERCIAL ENTITLEMENTS TO MODULATE 3 RATE OF JOB GROWTH THAT REALLY WORKS AND CITIES CAN DO IT ON THESE MIXED USE PROJECTS WHERE THEY'RE BOTH BUILT AT THE SAME 4 5 TIME. 6 JESSE ARREGUIN, PRESIDENT: TIME TO WRAP UP. THANK YOU. THANK 7 8 YOU FOR THAT REBUTTAL. WE'LL NOW GO TO PUBLIC COMMENT ON THE APPEAL FROM THE CITY OF PALO ALTO. AND IF YOU WISH TO SPEAK 9 10 ON THE RHNA APPEAL FROM THE CITY OF PALO ALTO PLEASE RAISE YOUR HAND AT THIS TIME IF YOU ARE ON THE ZOOM PLATFORM. 11 12 CLERK, FRED CASTRO: I'M SORRY, IF WE COULD STOP SHARING 13 14 SCREEN. 15 16 JESSE ARREGUIN, PRESIDENT: ONCE AGAIN RECEIVING PUBLIC COMMENT FROM THE CITY OF PALO ALTO. IF YOU WISH TO SPEAK PLEASE RAISE 17 YOUR HAND OR PRESS STAR NINE IF YOU ARE PHONING IN. IF THERE 18 ARE LESS THAN FIVE SPEAKERS EACH SPEAKER WILL HAVE TWO MINUTES 19 IF THERE ARE MORE THAN FIVE SPEAKERS TIME WILL BE LIMITED TO 20 21 ONE MINUTE. FIRST SPEAKER? 22 CLERK, FRED CASTRO: FIRST SPEAKER IS AARON ECKHOUSE. 23



SPEAKER: HELLO. AARON ECKHOUSE REGIONAL POLICY MANAGER WITH 1 CALIFORNIA YIMBY. I THINK YOU HEARD FROM STAFF WHY PALO ALTO 2 3 DOESN'T MEET THE GROUNDS FOR APPEAL AND SHOULD BE REJECTED. I WOULD LIKE TO TALK ABOUT PALO ALTO'S CLAIM THAT ITS CAP ON 4 5 OFFICE GROWTH MAKES IT SOME KIND OF REGIONAL HOUSING LEADER BECAUSE I THINK THAT CLAIM IS [INDISCERNIBLE]. OFFICE CAPS ARE 6 NOT A HOUSING STRATEGY, DOESN'T PROVIDE A NEW HOME OR NEW 7 8 PERSON. IT'S VERY EASY FOR PALO ALTO TO SAY NO MORE JOBS DEVELOPMENT WHEN THEY ALREADY HAVE SO MANY JOBS WITHIN THE 9 CITY. PALO ALTO HAS THE HIGHEST JOBS/HOUSING RATIO IN ALL OF 10 SANTA CLARA COUNTY AT 3.54 ALMOST 40% HIGHER THAN THE CITY OF 11 SANTA CLARA. PALO ALTO'S HOUSING RATIO IS SO BAD THAT IF THEY 12 ADDED 0 NEW JOBS OVER THE NEXT DECADE AND BUILT THEIR ENTIRE 13 ALLOCATION OF 6,000 NEW HOMES THEY WOULD STILL HAVE THE 14 15 HIGHEST JOB HOUSING RATIO IN ALL OF SANTA CLARA COUNTY. IF 16 PALO ALTO CARES SO MUCH ABOUT ADDRESSING THE HOUSING CRISIS THEY HAVE TO ACTUALLY BUILD SOME HOMES AND ALLOCATION IS A 17 STEP TOWARD REQUIRING THEM TO DO THAT. SO I HOPE YOU WILL 18 REJECT THIS APPEAL. 19 20 CLERK, FRED CASTRO: THANK YOU. OUR NEXT SPEAKER IS ROHAN 21 GHOSH. GO AHEAD, PLEASE. 22 23

SPEAKER: HI EVERYONE CAN YOU HEAR ME?

24



1 CLERK, FRED CASTRO: YES. 2 3 SPEAKER: HI. I AM A STUDENT ACTIVIST WITH PENINSULA FOR EVERYONE. I AM ACTUALLY IN COLLEGE IN DC RIGHT NOW, BUT I 4 5 CALLED BACK INTO THIS MEETING TONIGHT, OR TODAY, TO VERY CLEARLY SAY THAT, AS A PALO ALTO RESIDENT, I SUPPORT HOUSING 6 IN PALO ALTO. I WANT MORE NEIGHBORS. AND, PLEASE DENY THIS 7 8 APPEAL. THIS APPEAL IS EMBARRASSING, AS A PALO ALTO RESIDENT. WE SHOULD BE PROUDLY MEETING OUR OBLIGATIONS TO BUILD HOUSING 9 10 AS A COMMUNITY, AND WE SHOULD NOT BE, YOU KNOW, ASKING FOR WAYS TO GET AROUND THOSE OBLIGATIONS. SO PLEASE DENY THIS 11 APPEAL. AS A PALO ALTO RESIDENT, I IMPLORE YOU TO DO THAT. 12 THANK YOU TO EVERYONE ON ABAG MTC AND A HUGE THANK YOU TO ABAG 13 MTC STAFF. THANK YOU. 14 15 16 CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS RICHARD 17 MELLINGER. GO AHEAD, PLEASE. 18 SPEAKER: SHAME. SHAME. SHAME ON THE CITY OF PALO ALTO 19 FOR THIS RIDICULOUS APPEAL. SHAME ON THE CITY OF PALO ALTO 20 SAYING THAT HAVING TO BUILD A FEW THOUSAND NEW HOMES WHEN THEY 21 HAVE A 3.54 JOBS/HOUSING RATIO IS SOMEHOW SOME TERRIBLE 22

IMPOSITION ON THEM. YOU KNOW, THERE IS -- I WILL SAY THIS,

PALO ALTO IS RIGHT ON ONE THING, WHICH IS THEY DIDN'T GET THE

CORRECT RHNA ALLOCATION. THE RHNA ALLOCATION SHOULD NOT HAVE

23

24



BEEN 6,000 HOMES. IT SHOULD HAVE BEEN 30. WHAT PALO ALTO IS 1 DOING, WHAT IT HAS BEEN DOING OVER THE COURSE OF SEVERAL 2 DECADES WITH THE UNRESTRICTED JOBS GROWTH PAIRED WITH THE 3 COMPLETELY RESTRICTED HOUSING -- COMPLETE RESTRICTION OF NEW 4 5 HOUSING HAS BEEN TO GENTRIFY, NOT JUST ITS OWN CITY, NOT JUST ITS NEIGHBORS, BUT TO HELP DRIVE THE GENTRIFICATION OF THE 6 ENTIRE SAN FRANCISCO BAY PENINSULA. THIS IS SPECIAL PLEADING 7 8 FROM, PROBABLY THE SINGLE WORST ACTOR IN THE REGION. AND SOMEHOW, NOW THAT THEY'RE BEING ASKED TO DO THEIR FAIR -- NOT 9 10 EVEN THEIR FAIR SHARE, A FRACTION OF THEIR FAIR SHARE, IT'S NOT THAT THAT'S TOO MUCH. YOU KNOW, I WANT TO REMIND YOU THAT 11 MAYOR FILL STETHOSCOPE HE GOT HIS START BY RUNNING A CAMPAIGN 12 TO KILL AFFORDABLE HOUSING PROJECTS BACK IN 2014. WHAT WE'RE 13 SEEING HERE TODAY IN THIS APPEAL IT'S CROCODILE TEARS. IT'S 14 15 COMPLETELY INSIGNE SEER IT SHOULD BE REJECTED WITH PREJUDICE 16 AND IF ANYTHING ABAG SHOULD BE CONSIDERING ADDING ADDITIONAL 17 UNITS TO ITS RHNA ALLOCATION FOR PALO ALTO. THANK YOU VERY MUCH. I YIELD BACK. 18 19 CLERK, FRED CASTRO: THANK YOU. NEXT IS RYAN GREGORY LOBUS, 20 21 PLEASE. 22 SPEAKER: THANK YOU. I AM A FORMER RESIDENT OF PALO ALTO. I 23

CURRENTLY LIVE IN SAN JOSE AND THE REASON I MOVED TO SAN JOSE

IS BECAUSE DESPITE THE FACT THAT MY HUSBAND AND I BOTH WORK IN

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24



- 1 TECH BUT WE COULDN'T AFFORD THAT. THAT'S FINE. I WOULD LIKE TO
- 2 KNOW WHAT THE HOUSING ECONOMICS MARKET IS LIKE WHEN TWO TECH
- 3 WORKERS CAN'T AFFORD TO BUY THERE. PALO ALTO SAYS THEY'RE
- 4 DOING WHAT THEY CAN, BUT MEANWHILE THEY SIT IN CITY HALL
- 5 THAT'S OVER 50 FEET BUT THEY HAVE A 50 FOOT HEIGHT LIMIT
- 6 ACROSS THE CITY. THEY BEMOAN THE LOSS OF HOUSING WITH THE
- 7 HOTEL THAT WAS DOWNTOWN PALO ALTO YET ALLOW NEW HOUSING
- 8 DEVELOPMENTS BUILD BECAUSE OF HEIGHT LIMITS AND PARKING
- 9 RESTRICTIONS THEY HAVE THE TOOLS TO CREATE THIS NEW HOUSING
- 10 THEY HAVE THE LAND AND ECONOMICS BUT THEY SIMPLY DO NOT WANT
- 11 TO. PLEASE DENY THIS APPEAL. THANK YOU VERY MUCH.

13 CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS KELSEY BANES.

14 GO AHEAD PLEASE.

12

- 16 SPEAKER: HI. THIS IS KELSEY BANES WITH YIMBY ACTION. I AM A
- 17 PALO ALTO RESIDENT AND LIKE ALL THE OTHER SPEAKERS THUS FAR
- 18 ENCOURAGE YOU TO DENY THIS APPEAL. REALLY APPRECIATE ALL THE
- 19 COMMENTS TODAY FROM ABAG BOARD MEMBERS SPEAKING UP FOR THE
- 20 NEEDS OF THE WORKERS OF SANTA CLARA COUNTY. I AGREE WITH
- 21 PREVIOUS SPEAKERS THAT I THINK THIS IS THE SINGLE MOST
- 22 SHAMEFUL APPEAL THAT YOU WILL HEAR IN YOUR MANY DAYS OF
- 23 HEARINGS. PALO ALTO IS A CITY THAT IS RICH IN MANY WAYS, RICH
- 24 WITH GREAT JOBS PARTICULARLY IN HEALTH CARE AND IN EDUCATION.
- 25 RICH IN SCHOOLS AND PARKS AND RICH IN SOCIAL CAPITAL WHERE WE



- 1 ARE POOR IS IN LEADER'S IMAGINATION AND COURAGE TO DO THE
- 2 RIGHT THING. PALO ALTO'S CLAIMS THAT A PROJECT IN EXCESS OF
- 3 120 UNITS AN ACRE IS UNREALISTIC, THE REALITY IS WE HAVE
- 4 APPROVED 126 UNITS AN ACRE, ARGUMENTS ARE BUILDINGS ARE TOO
- 5 TALL, NOT ENOUGH PARKING BUT PALO ALTO DOESN'T PUT ROOFS OVER
- 6 PEOPLE'S HEADS. YOU HAVE TO BUILD HOUSING. I CAN'T LIVE IN AN
- 7 OFFICE THAT YOU DIDN'T BUILD. I ASK AT MINIMUM THAT YOU DENY
- 8 THIS APPEAL. THANK YOU.

9

- 10 CLERK, FRED CASTRO: THANK YOU. THIS IS OUR SIXTH SPEAKER, MR.
- 11 CHAIR. SO, ONE MINUTE?

12

13 JESSE ARREGUIN, PRESIDENT: YES.

14

- 15 CLERK, FRED CASTRO: NEXT SPEAKER IS ARTHUR KELLER. GO AHEAD,
- 16 PLEASE.

- 18 SPEAKER: HI. I ASK YOU ACCEPT THE APPEAL, BECAUSE THE NUMBERS
- 19 ARE TOO HIGH. 127 UNITS PER ACRE IS RIDICULOUS. BECAUSE THIS
- 20 IS TOO HIGH. IT DOESN'T HAVE ENOUGH PARKING, AND IT WOULD BE -
- 21 WOULD [INDISCERNIBLE] QUALITY OF LIFE. ALL SORTS OF THINGS
- 22 THAT GO WITH HOUSING UNITS AND WE DON'T HAVE PARKS AND THE
- 23 APPROPRIATE FACILITIES FOR HAVING THESE HOUSING UNITS. I WOULD
- 24 APPRECIATE IF THE APPEAL IS SUSTAINED AND THE NUMBER OF UNITS
- 25 WERE REDUCED. THANK YOU.



1 CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS JORDAN GRIMES. 2 3 GO AHEAD. ONE MINUTE. 4 5 SPEAKER: YES. GOOD AFTERNOON AGAIN COMMITTEE MEMBERS. THANK YOU VERY MUCH FOR YOUR TIME. LIKE OTHERS, I WOULD LIKE TO 6 STRENUOUSLY OBJECT TO THIS APPEAL, URGE ITS DENIAL. BETWEEN 7 8 2010 AND 2018, PALO ALTO ADDED 20,475 JOBS PER CENSUS DATA. AND NA SAME TIME PER HUDSON THEY HAVE ADDED 1500 NEW HOMES. 9 PALO ALTO IS A MASSIVE DRIVER OF GENTRIFICATION AND 10 DISPLACEMENT IN THE REGION INCLUDING IN CITIES LIKE EAST PALO 11 ALTO LIKE BEALL HAVEN AND MENLO PARK NORTH FAIR OAKS AND 12 REDWOOD CITY PALO ALTO IS QUITE POSSIBLY THE WORST ACTOR ON 13 HOUSING IN THE STATE. THEY CURRENTLY HAVE SITTING ON COUNCIL A 14 15 MEMBER WHO SAYS THAT THERE IS NO HOUSING SHORTAGE. YOU JUST 16 NEED A SUPERB REALTOR JUST HER. THIS CITY IS TRULY ABSURD, THIS APPEAL IS ABSURD, AND I URGE YOU TO REJECT IT. THANK YOU 17 SO MUCH. 18 19 CLERK, FRED CASTRO: THANK YOU. THERE ARE NO OTHER MEMBERS IN 20 21 THE ATTENDEES WITH THEIR HAPPENED RAY, NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED AT 375 BEALE AND NO WRITTEN 22 COMMENTS WERE RECEIVED. THANK YOU. 23



JESSE ARREGUIN, PRESIDENT: THAT COMPLETES PUBLIC COMMENT ON 1 THE PALO ALTO APPEAL. NOW IN ORDER FOR THE COMMITTEE TO 2 DISCUSS AND TAKE ACTION ON THE PRELIMINARY APPEAL I'LL 3 RECOGNIZE MAYOR HUDSON. 4 5 DAVID E. HUDSON: I'M GOING TO TRY NOT TO BE [INDISCERNIBLE] AS 6 I HAVE BEEN ALL DAY. BUT I WANT TO REMIND EVERYBODY SANTA 7 8 CLARA COUNTY DROPPED 52,000 PLUS HOMES ON EVERYONE ELSE ON THE LAST ITERATION BEFORE WE TOOK METHODOLOGY EIGHT. IT WAS 9 SUPPORTED BY AN OVERWHELMING NUMBER OF PEOPLE FROM SANTA CLARA 10 COUNTY AT OUR MEETING. MORE THAN ANY OTHER COUNTY, CERTAINLY 11 CONTRA COSTA. MAYBE WHERE I'M COMING FROM IS A LITTLE BIT 12 EASIER TO UNDERSTAND IF YOU UNDERSTAND MY CITY. MY CITY IS 13 5,111 MY CITY IS BUILT OUT WE HAVE A VOTER APPROVED GENERAL 14 15 PLAN THAT SAID WE WILL END UP AT 93,460 PEOPLE. BEFORE THAT I 16 HAD NEVER HEARD OF SAN RAHMON BEING OVER 80,000 PEOPLE WE'RE A ABOUT 85,000 RIGHT NOW, TO SOLVE OUR PROBLEM, WE'RE FORTUNATE 17 TO HAVE JUST ONE PERSON OWN AN 11 MILLION SQUARE FEET OF 18 COMMERCIAL SPACE BUSINESS PARK, CONVERTED OR WILL CONVERT, HAS 19 BEEN APPROVED, A PARKING LOT FOR, WHAT USED TO BE AT&T, AND 20 PART OF CHEVRON, TWO OF OUR, OBVIOUSLY, FAIRLY BIG TENANTS IN 21 THE CITY, TO 4500 HOMES. CITY WALK, AND GIVE TRANSIT TO 22 ANYBODY THAT LIVES AND WORKS IN THE CITY. THAT TELLS ME IT 23 CAN BE DONE. WE HAVE ANOTHER 404 UNITS THAT HE IS TEARING DOWN 24

ONE OF HIS BUSINESS PARKS FOUR OR FIVE BUILDINGS TO PUT 404



MORE IN THERE. ALL TO MAKE THIS WORK. I HAVEN'T HEARD ONE 1 COMPLAINT ABOUT IT, OTHER THAN PEOPLE DON'T WANT MORE HOUSING, 2 AND ALL THE REASONS THAT WE HAVE HEARD DURING THE DAY. BUT THE 3 POINT I WANT TO MAKE IS, IT CAN BE DONE IF YOU LOOK FOR A 4 5 SOLUTION. AND IF YOU THINK IT'S CHEAPER TO DO IT THAT WAY GO PRICE OUT WHAT THESE 4 AND 5 STORY PARKING STRUCTURES HE'S 6 GOING TO HAVE TO REBUILD FOR THE COMMERCIAL THAT HAS NOT BEEN 7 8 TORN DOWN. IT'S GOING TO WORK IF YOU WANT TO MAKE IT WORK. IS UNOUESTIONABLY, THOSE SPEAKERS THAT CAME ON HERE TO TELL YOU 9 10 THAT 3 AND 4 JOBS PER HOUSING IS NOT ACCEPTABLE ANYMORE, ARE ON THE RIGHT SIDE OF THIS EQUATION. YOU SHOULDN'T EVEN BE 11 APPEAL BE 1.1 OR 25 TO 1. MY CITY DID, AND I COULDN'T TALK 12 THEM OUT OF IT, BUT THE OTHER PANELISTS THAT YOU'RE GOING HEAR 13 FROM SURE DID, WHEN THE APPEAL WAS DENIED. WE'VE HAVE TO SOLVE 14 15 THE PROBLEM. HOUSING IS MORE THAN A MILLION HOMES BEHIND, AND 16 THE PRIMARY OFFENDER IS IN SANTA CLARA COUNTY, AND ONE OF US 17 IS BEFORE -- ONE OF THEM IS BEFORE US RIGHT NOW. I WILL BE VOTING TO DENY THIS APPEAL. 18 19 JESSE ARREGUIN, PRESIDENT: THANK YOU. MAYOR EKLUND. 20 21 PAT ECKLUND: THANK YOU VERY MUCH PRESIDENT ARREGUIN. I HAVE 22 ONE QUESTION FOR STAFF. AND THEN JUST HELP ME TO CONSIDER, 23 DOES ABAG CONSIDER LAND OWNERSHIP WHEN YOU'RE DECIDING WHETHER 24

25

THERE IS AVAILABLE LAND OR NOT?



1 2 DAVE VAUTIN: I'M HAPPY TO TAKE THAT QUESTION. YOU KNOW, WE 3 LOOK AT DIFFERENT SITES ACROSS THE REGION, BOTH PUBLICLY OWNED SITES AND PRIVATELY OWNED SITES. IN PLANNED BAY AREA 2050 4 5 THERE IS A SPECIFIC STRATEGY DESIGNED TO ENCOURAGE MORE HOUSING ON PUBLIC LANDS THERE ARE SITES ACROSS THE REGION IN 6 WHICH PUBLIC LANDS ARE PART OF THE EQUATION BUT MOST 7 8 DEVELOPMENT ENVISIONED OVER THE ACKNOWLEDGE DECADES ARE ON PRIVATELY OWNED LANDS 9 10 PAT ECKLUND: SO THE ANSWER TO THAT IS YES, YOU DO CONSIDER 11 OWNERSHIP OF THE PROPERTY. OKAY WITH THAT I WOULD LIKE TO MOVE 12 SUPPORT OF DENIAL OF THE APPEAL. 13 14 15 JESSE ARREGUIN, PRESIDENT: TO TAKE A PRELIMINARY ACTION. 16 PAT ECKLUND: PRELIMINARY ACTION TO DENY THE APPEAL. 17 18 JESSE ARREGUIN, PRESIDENT: IS THERE A SECOND? 19 20 21 BELIA RAMOS: I'LL SECOND THE MOTION. 22 JESSE ARREGUIN, PRESIDENT: YES. I WANT TO COMPLIMENT PALO ALTO 23 THAT IT HAS THE RESOURCES BRAINS AND STAFF TO MEET THE HOUSING 24 NUMBERS ON THIS. YOU ARE A WEALTHY COMMUNITY YOU HAVE SUPERB 25



- 1 PLANNING STAFF AND CERTAINLY YOU HAVE VISION COMING FROM THAT
- 2 CITY COUNCIL IN THE PAST. I FIND IT VERY DIFFICULT TO ACCEPT
- 3 THAT PALO ALTO'S NUMBERS AT 10,058, ORIGINALLY PROJECTED UNDER
- 4 OUR FIRST ITERATION THIS TIME AROUND OF RHNA YOUR NUMBERS
- 5 DROPPED BY 4,000 UNITS. EXPORTED OUTSIDE OF THE COUNTY, AS
- 6 MAYOR HUDSON HAS SAID, YET, YOU COME BEFORE US TODAY, AND I AM
- 7 THE THEY'RE OF YOUR NEIGHBORING CITY, AND I HOPE WE SPEAK
- 8 AGAIN ON THIS ISSUE, BUT YOU COME BEFORE US AND REQUEST AN
- 9 ADDITIONAL REDUCTION BECAUSE YOU ARE SAYING YOU CANNOT MEET
- 10 THOSE NUMBERS, WHEN, IN EFFECT, OVER THE LAST 30 YEARS, AGAIN,
- 11 THROUGH YOUR BRILLIANCE, YOUR BRAINS, AND YOUR RESOURCES, YOU
- 12 HAVE CREATED 32,000 JOBS IN YOUR COMMUNITY. ONE OF THE
- 13 WEALTHIEST COMMUNITIES AROUND, WITH A LOT OF WHEREWITHAL. AND
- 14 FOR YOU NOW TO COME BEFORE US AND SAY THAT THE PAST IS
- 15 FORGOTTEN, AND THAT NOW WE MUST HAVE OTHER FOLKS WHO HAVE NOT
- 16 HAD THAT TYPE OF GENEROUS JOB DEVELOPMENT CARRY THE BURDEN
- 17 THAT HAS BEEN CREATED BY YOUR FABULOUS ECONOMIC DEVELOPMENT?
- 18 I DO BELIEVE IS DISRESPECTFUL OF THE COUNTIES AND NEIGHBORS
- 19 AROUND YOU. I CERTAINLY WANT TO WORK WITH PALO ALTO IN THE
- 20 FUTURE TO ADDRESS OUR MUTUAL INTEREST. WE HAVE AT LEAST A
- 21 THOUSAND UNITS THAT ARE IN THE PLANNING PROCESS THAT ARE RIGHT
- 22 NEXT DOOR TO YOU. WE CERTAINLY HOPE THAT YOU WILL BE ACCEPTING
- 23 OF THOSE UNITS THAT WE'RE PLANNING ON PUTTING FORWARD. AND I
- 24 THINK MUTUALLY WE CAN WORK TOGETHER TO FIGURE OUT WHERE THESE
- 25 UNITS SHOULD GO AND HOW ALL OF OUR CITIES CAN CONTRIBUTE TO A



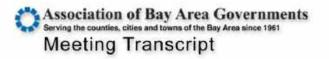
- 1 MASSIVE PROBLEM AS WE HAVE ALL SAID, HAS BEEN CREATED BY
- 2 COMMUNITIES FOR DECADES, IGNORING THE FACT THAT WE ALL NEED TO
- 3 PROVIDE A FAIR SHARE OF HOUSING AT ALL INCOME LEVELS. I WILL
- 4 BE VOTING TO DENY THIS APPROVAL.

5

- 6 JESSE ARREGUIN, PRESIDENT: OKAY. THANK YOU. ANY OTHER
- 7 OUESTIONS OR COMMENTS FROM MEMBERS OF THE ADMINISTRATIVE
- 8 COMMITTEE? SUPERVISOR LEE?

9

- 10 OTTO LEE: YES. GOOD AFTERNOON. I JUST WANT TO SAY THAT THE
- 11 CITY OF PALO ALTO CERTAINLY HAS GOT NOT SO POSITIVE COMMENT
- 12 TODAY BUT I WANT TO SIMULATE BY SAYING THERE WAS A 6 TO 1 VOTE
- 13 THAT PALO ALTO DID A COUPLE OF MONTHS AGO TO LOOK INTO USING
- 14 ONE OF THEIR LANDS TO PUT IN OVER 100 UNIT FOR THE UNHOUSED
- 15 AND WE'RE TALKING ABOUT CONTAINERIZED HOUSING UNIT WHICH IS
- 16 VERY SUCCESSFUL FOR A PILOT PROJECT, AND I WANT TO
- 17 CONGRATULATE THE PALO ALTO CITY COUNCIL FOR THAT KIND OF
- 18 THINKING OBVIOUSLY TRANSITIONAL HOUSING, IS VERY HARD TO BUILD
- 19 AND IT'S THAT I'S SOMETHING PALO ALTO IS DOING AND THAT WILL
- 20 LEAD TO OVER 100 UNITS JUST FOR THAT ONE PROJECT. I WANT TO
- 21 SAY, I WILL BE SUPPORTING THIS DENIAL OF APPEAL ON THE MOTION
- 22 BUT I CERTAINLY WANT TO BALANCE IT OUT BY THANKING PALO ALTO
- 23 FOR THAT FOR LOOKING INTO THAT TYPE OF SOLUTION FOR OUR
- 24 HOUSING. THANK YOU.



JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. ANY OTHER 1 QUESTIONS OR COMMENTS? IF NOT, THE MOTION IS TO TAKE A 2 PRELIMINARY DECISION TO DENY THE APPEAL FROM THE CITY OF PALO 3 ALTO. I'LL ASK THE CLERK TO CALL THE ROLL. 4 5 CLERK, FRED CASTRO: MOTION BY EKLUND, SECOND BY RAMOS. [ROLL 6 7 CALL VOTE] MOTION PASSES I KNOW AYES, THREE ABSENCES. 8 JESSE ARREGUIN, PRESIDENT: THAT COMPLETES THIS ITEM. WE'LL 9 10 PROCEED TO THE NEXT ORDER OF BUSINESS WHICH IS THE ITEM 6F, THE REGIONAL HOUSING NEEDS ALLOCATION APPEAL FROM THE CITY OF 11 SARATOGA. WE WILL BEGIN WITH A PRESENTATION FROM THE APPELLATE 12 JURISDICTION WHO WILL HAVE FIVE MINUTES TO PRESENT THEIR 13 APPEAL. WHO WILL PRESENTING? 14 15 16 THAT WOULD BE ME. DEBBIE. 17 >>JESSE ARREGUIN, PRESIDENT: YOU MAY PROCEED. 18 19 DEBBIE PEDRO: I WANT TO THANK ABAG STAFF FOR THE DETAILED AND 20 21 THOUGHTFUL ANALYSIS ON EACH OF THE APPEALS IT'S A DAUNTING TASK AND I COMMEND YOU FOR THE EFFORTS. NEXT SLIDE PLEASE. 22

THE CITY OF SARATOGA IS APPEALING OUR DRAFT RHNA ALLOCATION ON

THE GROUNDS THAT ABAG DID NOT ADEQUATELY CONSIDER INFORMATION

IN THE LOCAL JURISDICTION SURVEY REGARDING RHNA FACTORS ARE

23

24



- 1 INCLUDING AVAILABILITY OF LAND SUITABLE FOR URBAN DEVELOPMENT
- 2 EXISTING AND PROJECTED JOBS AND HOUSING RELATIONSHIP AND
- 3 GREENHOUSE GAS EMISSIONS GAS REDUCTION TARGETS TO BE MET BY
- 4 2050 IN CONSIDERATION OF THESE FACTORS WE HAVE REQUESTED A 50%
- 5 REDUCTION FROM 1,712 UNITS TO 856 UNITS. NEXT SLIDE PLEASE.
- 6 THE PLANNED BAY AREA 2050 ENVIRONMENTAL IMPACT REPORT
- 7 ACKNOWLEDGED THAT BUILDING ADDITIONAL HOUSING IN HIGH AND VERY
- 8 HIGH FIRE HAZARD ZONES WILL SIGNIFICANTLY INTENSIFY THE IMPACT
- 9 OF WILDLAND FIRES. HALF OF SARATOGA IS AT RISK FOR WILDFIRES
- 10 THE COMPLEX BURNED NEARLY 87,000 ACRES OF LAND AND DESTROYED
- 11 7,000 BUILDINGS IN THE SARATOGA MOUNTAINS OUTSIDE OF CITY
- 12 LIMITS. SARATOGA IS ONE OF SEVERAL JURISDICTIONS THAT HAVE
- 13 ARGUE THAT HIGH FIRE RISK AREAS ARE NOT SUITABLE FOR
- 14 DEVELOPMENT DURING THESE APPEAL HEARINGS. WE BELIEVE THE
- 15 COMMITTEE SHOULD FULLY EXERCISE THIS DISCRETION UNDER
- 16 GOVERNMENT CODE 65584.04 E, SUBSECTION 2B TO AFFIRM A POSITION
- 17 THAT LANDS IN SAN FRANCISCO BAY AREA THAT ARE UNSUITABLE FOR
- 18 FURTHER URBAN DEVELOPMENT. SCAG USED DISCRETION AND APPROVED
- 19 SUBSTANTIAL UNIT REDUCTION IN THE RHNA APPEALS PROCESS FOR THE
- 20 CITY OF PICO RIVERA. SARATOGA IS A PRIMARILY RESIDENTIAL
- 21 COMMUNITY WITH LIMITED COMMERCIAL SPACE. THE PARCELS
- 22 HIGHLIGHTED IN BLUE ON THIS MAP ARE THE FEW COMMERCIALLY ZONED
- 23 PROPERTIES IN THE CITY. MINIMAL COMMERCIAL PROPERTIES HELP
- 24 ENSURE RESIDENTS HAVE NEARBY ACCESS TO GOODS SERVICES AND JOB
- 25 OPPORTUNITIES. SARATOGA WOULD BE FORCED TO FURTHER REDUCE



SPACE FOR COMMERCIAL OFFERINGS AND JOBS TO ACCOMMODATE THE 1 2 RHNA TARGETS LEADING TO LONGER COMMUTES AND PERSONAL TRIPS FOR 3 CURRENT AND FUTURE RESIDENTS. NOT ONLY DOES THIS MAKE IT MORE DIFFICULT FOR RESIDENTS TO ACCESS GOODS SERVICES AND JOBS IT 4 5 ALSO INCREASES VEHICLE MILES TRAVELED THEREBY INCREASING GREENHOUSE GAS EMISSIONS UNFORTUNATELY IN ORDER TO MEET THE 6 RHNA HOUSING TARGET THE REALITY IS THAT WE WON'T BE ABLE TO 7 8 KEEP COMMERCIAL SPACE IN SARATOGA AND COMMUNITY MEMBERS WILL BE FORCED TO DRIVE FURTHER FOR SERVICES OR TO GET TO WORK 9 10 THEREBY INCREASING VEHICLE MILES TRAVELED AND GREENHOUSE EMISSIONS AND ALSO UNDERMINING THE GREENHOUSE EMISSIONS 11 REDUCTION GOALS FOR PLAN 2050. WE URGE THE COMMITTEE TO REDUCE 12 THE CITY OF SARATOGA'S ALLOCATION FROM 1,712 UNITS TO 856 13 UNITS BECAUSE IT REPRESENTS A REALISTIC FEASIBLE TARGET. THANK 14 15 YOU. 16 JESSE ARREGUIN, PRESIDENT: WE WILL PROVIDE OPPORTUNITY TO 17 RESPOND TO MTC STAFF PRESENTATION AFTER THEY OFFER THEIR 18 PRESENTATION. I'LL ASK STAFF TO PRESENT THE RESPONSE TO THE 19 CITY OF SARATOGA'S APPEAL. 20 21 DIR. REBECCA KAPLAN: THE CITY OF SARATOGA IS REQUESTING A 22 REDUCTION OF 856 UNITS ARE 50% REDUCTION IN ALLOCATION. 23 STAFF'S RECOMMENDATION IS TO DENY THE APPEAL SARATOGA ARGUE 24

THAT IS THE CITY WILL HAVE TO REACH UNLIMITED COMMERCIAL LAND



1	HOUSING RESULTING IN LONGER MUTE AND PERSONAL TRIPS. STAFF
2	BELIEVE AS DISCUSSED PREVIOUSLY HOUSING LAW REQUIRES THE
3	METHODOLOGY TO IMPROVE THE INTER-REGIONAL RELATIONSHIP BETWEEN
4	JOBS AND HOUSING AND NOT JOBS AND HOUSING WITHIN A PARTICULAR
5	JURISDICTION HCD DETERMINES THAT THE RHNA METHODOLOGY REACHES
6	OF THE STATUTORY OBJECTIVE. ADDITIONAL CLAIMS THAT REZONING OF
7	COMMERCIAL LANDS FOR HOUSING WILL LEAD TO DECREASE IN JOBS
8	INHERENTLY. ADDITIONALLY THE RHNA METHODOLOGY CONSIDERS
9	DEVELOPMENT CONSTRAINTS IN THE APPEAL BY INCORPORATING DATA
10	FROM THE FINAL BLUEPRINT IN ALLOCATION WHITE ASSERTS URBAN
11	LAND SUITABILITY FOR DEVELOPMENT IT DOES NOT PROVIDE EVIDENCE.
12	SARATOGA ARGUES ITS TRANSIT-RICH GROWTH GEOGRAPHY IN THE
13	PLANNED BAY AREA 2050 BLUEPRINT IS INCORRECT AND THAT SARATOGA
14	RESIDENTS 52 ARE REQUIRED TO DRIVE DUE TO LIMITED PUBLIC
15	TRANSPORTATION OPTIONS. HOWEVER THE BLUEPRINT DESIGNATES A
16	PORTION OF SARATOGA AS A TRANSIT-RICH HIGH-RESOURCE AREA BASED
17	ON VTA FREQUENCY IMPROVEMENTS AND THE MAP ON THE RIGHT SHOWS
18	GEOGRAPHIES WITHIN SARATOGA. DIRECTING GROWTH TO THESE
19	GEOGRAPHIES IS ESSENTIAL TO ADDRESSING THE PRIORITIES REQUIRED
20	OF BOTH PLANNED BAY AREA 2050 AND RHNA WHICH INCLUDE PROMOTING
21	EFFICIENT DEVELOPMENT PATTERNS REDUCING GHG AND FURTHERING
22	FAIR HOUSING. SARATOGA ARGUES HALF OF THE CITY IS IN WILDLAND
23	AREAS AND AT RISK FOR WILDFIRE, AND AS DISCUSSED PREVIOUSLY
24	HOUSING LAW DOES NOT IDENTIFY AREAS AS RISK FOR HAZARDS AS A

CONSTRAINT TO HOUSING AND SARATOGA DOESN'T PROVIDE EVIDENCE



- 1 THAT FLOOD MANAGEMENT INFRASTRUCTURE IS NOT ADEQUATE TO AVOID
- 2 RISK OF FLOODING AS REQUIRED BY STATUTE. IN DEVELOPING ITS
- 3 HOUSING ELEMENT SARATOGA HAS OPPORTUNITY TO TAKE HAZARD RISK
- 4 INTO CONSIDERATION WITH WHERE AND HOW IT SITES FUTURE
- 5 DEVELOPMENT. SARATOGA HAS NOT PROVIDED EVIDENCE IT CANNOT
- 6 ACCOMMODATE ITS RHNA WITHIN LOCATIONS OF ITS JURISDICTION THAT
- 7 ARE SUBJECT TO LOWER RISK OF NATURAL HAZARDS. NEXT SLIDE
- 8 PLEASE. SARATOGA ASSERTS THAT SANTA CLARA VALLEY WATER
- 9 RECENTLY INSTITUTED REDUCTION IN WATER USE AND THE CITY CANNOT
- 10 ACCOMMODATE AN INCREASED DEMAND FOR WATER. THE CITY'S
- 11 ARGUMENTS DO NOT MEET THE REQUIREMENT FOR A VALID RHNA APPEAL
- 12 AS THE CITY HAS NOT DEMONSTRATED AND IS PRECLUDED FROM ITS
- 13 RHNA ALLOCATION BY A DECISION BY ITS WATER SERVICE PROVIDER.
- 14 THERE IS NO INDICATION THAT CURRENT MANDATORY WATER USE
- 15 REDUCTION WOULD EXTEND TO THE NEXT TEN YEARS UNTIL THE END OF
- 16 THE RHNA PLANNING 2031. FURTHERMORE FUTURE POPULATION GROWTH
- 17 DOESN'T NECESSARILY MEAN SIMILAR INCREASE IN WATER CONSUMPTION
- 18 WHILE THE BAY AREA'S POPULATION GREW BY 23% IN 1986 AND 2007
- 19 TOTAL WATER USE INCREASED BY LESS THAN 1%. NOTING ABAG'S
- 20 ALLOCATION METHODOLOGY ENCOURAGES MORE EFFICIENT USE PATTERNS
- 21 KEY TO ADAPTING MORE INTENSE DROUGHT CYCLES IN WILDFIRE
- 22 SEASON. THESE CHALLENGES DO NOT AFFECT ONE CITY OR COUNTY IN
- 23 ISOLATION THE REGION CAN MEET THE FUTURE WATER DEMAND IN
- 24 PERIODS OF DROUGHT. NEXT SLIDE PLEASE. IN CONCLUSION STAFF



- 1 RECOMMENDS THAT THE COMMITTEE DENIES THE APPEAL FROM THE CITY
- 2 OF SARATOGA. THANK YOU.

3

- 4 JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH, MR. KAPLAN. I
- 5 WOULD LIKE TO GIVE THE CITY OF SARATOGA OPPORTUNITY TO RESPOND
- 6 TO THE STAFF PRESENTATION. IF YOU SO CHOOSE.

7

- 8 DEBBIE PEDRO: I WANT TO CONFIRM THAT SARATOGA HAS COMMITTED
- 9 TO PROVIDING OUR FAIR SHARE OF HOUSING IN THE REGION. WE ARE
- 10 PLANNING ON MAKING CHANGES IN THE CITY'S ZONING TO ACCOMMODATE
- 11 HIGHER DENSITY HOUSING HOWEVER CONSIDERING THAT HALF OF THE
- 12 CITY IS IN HIGH FIRE RISK AREAS THERE IS LACK OF APPROPRIATE
- 13 LOCATIONS FOR 1700 OR MORE UNITS WHICH REPRESENTS A 389%
- 14 INCREASE IN HOUSING ALLOCATION THEREFORE WE REQUESTING A 50%
- 15 REDUCTION IN OUR RHNA ALLOCATION BECAUSE IT IS A MORE
- 16 REALISTIC AND FEASIBLE TARGET. THANK YOU.

17

- 18 JESSE ARREGUIN, PRESIDENT: OKAY. THANK YOU VERY MUCH. SO WE'LL
- 19 NOW TAKE PUBLIC COMMENT ON THE APPEAL FROM THE CITY OF
- 20 SARATOGA AND IF YOU WISH TO COMMENT ON THE APPEAL RAISE YOUR
- 21 HAND IF YOU ARE ON THE ZOOM PLATFORM OR PRESS STAR NINE IF YOU
- 22 ARE PHONING IN. I SEE WE HAVE THREE RAISED HANDS, MR. CASTRO.
- 23 MR. CASTRO, YOU ARE MUTED.



CLERK, FRED CASTRO: I APOLOGIZE FOR THAT. OUR FIRST SPEAKER IS 1 2 DANIEL RHODES. GO AHEAD. 3 SPEAKER: THIS IS ANGELIE. 4 5 CLERK, FRED CASTRO: MR. RHODES HAS RAISED HIS HAND AGAIN. 6 AHEAD, ANGELIE 7 8 SPEAKER: MY NAME IS ANGELIE KAUSER, LONG TIME RESIDENT OF 9 10 SARATOGA THE CURRENTLY SERVING AS CHAIR FOR THE PLANNING COMMISSION SARATOGA IS DOUBLE LOTS WITH FEW LARGE LOTS, MAKES 11 THE RHNA ALLOCATION TO REPLACE THE HANDFUL OF COMMERCIAL LOTS 12 WITH HOUSING HAS THIS MAKES IT MORE DIFFICULT FOR RESIDENTS TO 13 ACCESS JOBS AND SERVICES WHILE ALSO INCREASES VEHICLE MILES 14 15 TRAVELED AND OUR GREENHOUSE EMISSIONS. WITH ONLY FIVE BUS 16 LINES OPERATING IN SARATOGA RESIDENTS WILL BE FORCED INTO THEIR CARS FURTHER INCREASING EMISSIONS. INITIALLY ABOUT HALF 17 OF SARATOGA IS IN THE WILDLAND URBAN INTERFACE AREA. IT WOULD 18 BE IRRESPONSIBLE TO INCREASE HOUSING DENSITY IN THE HILLSIDES 19 WHERE THERE IS HIGH RISK OF FIRE ADDING 1700 HOMES IS 20 IMPRACTICAL FOR DEVELOPERS GIVEN THE LACK OF LARGE OPEN LOTS. 21 THIS MEANS THAT SARATOGA WILL BE PENALIZED UNDER THE LAWS LIKE 22 SB35 LEAVING US LITTLE CONTROL OVER FUTURE LAND USE DECISIONS 23 PLEASE GRANT SARATOGA'S APPEAL AND PROVIDE US WITH REALISTIC 24

RHNA ALLOCATIONS. WOULD LIKE TO ADD THAT WE WANT TO DO OUR



FAIR SHARE OF HOUSING BUT WE WANT TO MAKE SURE THAT IT IS 1 REASONABLE AND THAT WE ARE ABLE TO PROVIDE REALISTIC NUMBERS 2 3 TO THE CITY. THANK YOU FOR LISTENING. 4 5 CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS MIKE DURHAM. GO AHEAD, PLEASE. 6 7 8 SPEAKER: GOOD AFTERNOON. -- [INDISCERNIBLE] PENINSULA FOR EVERYONE. I THINK IT'S PRETTY OBVIOUS YOU ALL WILL DENY THE 9 10 APPEAL AS IT HAS VERY LITTLE BASIS IN REALITY. I WILL DIRECT MY COMMENTS TO THE FOLKS IN SARATOGA LISTENING. I FEEL IT'S 11 INTERESTING ABOUT HOW YOU ARE TALKING ABOUT HOW THIS WILL 12 FORCE COMMERCIAL DEVELOPMENT OUT OF YOUR CITY ONE RESPONSE TO 13 THAT WAS MIXED USE. YOU DON'T HAVE TO REZONE ALL OF YOUR 14 15 COMMERCIAL AREAS AND INSTEAD YOU CAN TAKE THE R ONE AREAS IN 16 YOUR CITY AND UPZONE THEM TO ACCOMMODATE THIS NEW RHNA DEMAND, AND I THINK YOU SHOULD PUT THAT CHOICE IN FRONT OF YOUR 17 RESIDENTS TO SAY, HEY, DO YOU STILL WANT TO HAVE A GROCERY 18 STORY IN OUR CITY OR ARE YOU OKAY THAT IF YOU DO KEEP THE 19 GROCERY STORY HAVE AN APARTMENT BUILDING SOMEWHERE IN YOUR 20 NEIGHBORHOOD. MAKE THAT STARK. FOR OUTSIDE OF CITY I THINK 21 THIS IS A GOOD EXAMPLE OF VIGOROUS ENFORCEMENT STATE HOUSING 22 LAWS I THINK YOU HAVE CITIES THAT CLAIM THAT I WANT TO DO 23 THEIR FAIR SHARE BUT KICK AND SCHEME WHEN ASKED TO DO SO IT 24

WILL TAKE A LOT FROM THE STATE AND HCD TO TAKE CITIES LIKE



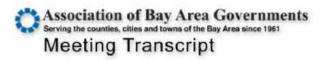
- 1 SARATOGA WHO ARE PRETTY TRANSPARENTLY ACTING IN BAD FAITH, TO
- 2 MAKE SURE THEY FOLLOW-THROUGH. I ASK YOU TO TAKE SERIOUSLY
- 3 UPZONING THE NEIGHBORHOODS, AND IF YOU DO NOT WANT TO BUILD IN
- 4 WILDLAND URBAN INTERFACE I SUGGEST LOOKING AT HOW YOU MAKE
- 5 SURE YOU START THOSE HOMES.

6

7 CLERK, FRED CASTRO: NEXT SPEAKER TINA WALIA.

8

- 9 SPEAKER: I FULLY SUPPORT ADDRESSING THE HOUSING SHORTAGE WITH
- 10 RESPONSIBLE REGIONAL PLANNING NEW HOMES SHOULD BE LOCATED NEAR
- 11 JOBS SERVICES AND TRANSPORTATION ALTERNATIVES AND NOT STATE
- 12 DESIGNATED HAZARD ZONES. I BELIEVE IT IS IMPOSSIBLE FOR A
- 13 REGION-WIDE METHODOLOGY TO COVER CIRCUMSTANCES UNIQUE TO
- 14 INDIVIDUAL JURISDICTIONS. SARATOGA HAS A UNIQUE SITUATION WITH
- 15 HALF OF THE CITY IN THE WILDLAND URBAN INTERFACE AREA AND WE
- 16 HAVE VERY LIMITED COMMERCIAL LAND. I VOLUNTEERED MORE THAN TEN
- 17 YEARS AGO TO HELP SARATOGA WITH ITS CLIMATE ACTION GOALS AND I
- 18 AM VERY DISHEARTENED TO LEARN THAT THIS NEXT HOUSING ELEMENT
- 19 UPDATE WILL RESULT IN A SIGNIFICANT INCREASE OF CARBON DIOXIDE
- 20 IN OUR COMMUNITY DUE TO THE INCREASE IN VEHICLE MILES
- 21 TRAVELED. THIS HAS BEEN THE THREAT OF CLIMATE CHANGE STARING
- 22 US IN THE FACE. I URGE THE BOARD TO ENSURE THE RHNA
- 23 DISTRIBUTION IS EQUITABLE RECOGNIZING UNIQUE CIRCUMSTANCES.
- 24 THANK YOU FOR YOUR CONSIDERATION.



CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS AARON ECKHOUSE. 1 2 GO AHEAD, PLEASE. 3 SPEAKER: AARON ECKHOUSE FROM CALIFORNIA YIMBY. I WOULD LIKE TO 4 5 COMMENT ON THE POINT THAT IF SARATOGA DOESN'T WANT TO REZONE THEIR LIMITED COMMERCIAL LAND, IF THEY DO NOT FEEL LIKE THAT'S 6 A GOOD SOLUTION FOR THEM 99% OF THE CITY IS CURRENTLY ZONED 7 8 FOR ONLY SINGLE HOUSES THAT MIGHT BE ALTERNATIVE THEY COULD LOOK AT. IT IS POSSIBLE TO REPLACE AN EXISTING HOME HOUSE WITH 9 10 A MULTIPLE NEW HOME. AND SARATOGA IS THE ONLY OTHER CITY WHERE ALL OF THE HOUSING AFFORDABLE TO LOW AND VERY LOW-INCOME 11 RESIDENTS BUILT IN THE PAST CYCLE CAME IN THE FORM OF 12 ACCESSORY DWELLING UNITS AS A RESULT OF STATE OVERRIDING LOCAL 13 LAND USE RESTRICTIONS I THINK THAT'S SOMETHING THE CITY SHOULD 14 15 WELCOME THEN YOU DON'T HAVE TO HAVE THESE DIFFICULT 16 CONVERSATIONS WITH CONSTITUENTS. 17 CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER YAN ZHAO. 18 19 YAN ZHAO: HI. THANK YOU FOR ALLOWING ME TO SPEAK. OUR APPEAL 20 IS BASED ON THE GROUNDS THAT THE DRAFT ALLOCATION FOR SARATOGA 21 IS AT ODDS WITH THE RHNA METHODOLOGY. PLANNING FOR MORE THAN 22

1700 NEW HOMES IN SARATOGA WOULD RESULT IN THE NEAR

ELIMINATION OF COMMERCIAL AREAS IN SARATOGA. WITH ALMOST NO

PUBLIC TRANSPORTATION IN SARATOGA THIS PROBLEM IS COMPOUNDED

23

24

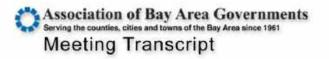


- 1 ADDITIONALLY WOULD BE FORCED TO EITHER ADD HOUSING IN HIGH
- 2 FIRE RISK AREAS OR CONCENTRATED IN THE OTHER HALF OF THE CITY
- 3 WHERE SIGNIFICANT HOUSING DEVELOPMENT IS UNLIKELY GIVEN THE
- 4 FINANCIAL REALITIES OF RESIDENTIAL CONSTRUCTION. OUR
- 5 IMPOSSIBLE RHNA ALLOCATION MEANS WE WILL ALWAYS BE SUBJECT TO
- 6 PENALTIES. PLEASE CONSIDER GRANTING OUR APPEAL FOR PROVIDING
- 7 A REALISTIC, COMMON SENSE ALLOCATION IN LINE WITH ABAG
- 8 METHODOLOGY GOALS. THANK YOU.

9

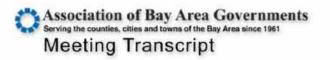
- 10 CLERK, FRED CASTRO: THANK YOU. OUR NEXT SPEAKER IS OUR SIXTH
- 11 SPEAKER. SO YOU HAVE ONE MINUTE. DANIEL RHODES. GO AHEAD,
- 12 PLEASE.

- 14 SPEAKER: THANKS AGAIN. JUST LIKE TO STAND BY MY EARLIER
- 15 COMMENTS. AND I STILL THINK THIS ABAG ORGANIZATION IS
- 16 BASICALLY NOT NEEDED ANYMORE. AND WHAT I WOULD STATE, THOUGH,
- 17 THAT IF IT'S POSSIBLE FOR ABAG TO PUT IN A FOOTNOTE THAT SAYS
- 18 ANY NEW JOB CREATING LIKE THE NEXT GOOGLE, LIKE THE NEXT
- 19 APPLE, THAT HOUSING BE ADDRESSED AT THE SAME TIME THAT'S WHY
- 20 WE'RE IN THIS PROBLEM WE HAVE MORE JOBS THAN PEOPLE THAT'S WHY
- 21 IT GOT OUT OF CONTROL THAT'S WHY PRICES ARE BEING DRIVEN OFF
- 22 PEOPLE GETTING RICH OFF OF INVESTING IN HOUSING AND NOT
- 23 AFFORDABLE HOUSING. I WOULD LIKE THAT TO BE A FOOTNOTE FOR
- 24 ABAG IN THE FUTURE OR IS THAT SOMETHING I HAVE TO TAKE UP WITH
- 25 THE STATE. THANK YOU.



1 2 CLERK, FRED CASTRO: THANK YOU. NO SPEAKERS AT 375 BEALE AND 3 THERE WERE WRITTEN PUBLIC COMMENTS PAST THE PUBLIC COMMENT PERIOD THAT WERE POSTED ONLINE AND E-MAILED TO MEMBERS. 4 5 JESSE ARREGUIN, PRESIDENT: MR. CASTRO, THERE IS ONE MORE 6 RAISED HAND. JORDAN GRIMES. 7 8 SPEAKER: GOOD AFTERNOON ONCE AGAIN I WANT TO PUSH BACK ON THE 9 CLAIM, WE HAVE HEARD THIS TWICE NOW THAT MEETING THE RHNA 10 ALLOCATION WOULD HURT CLIMATE CRISIS AND INCREASE VEHICLE 11 MILES TRAVELED. IN FACT IT'S OUITE THE OPPOSITE ALL OF THE 12 PEOPLE WORKING IN SARATOGA, WHICH THERE ARE THOUSANDS, 13 GARDENERS, TEACHERS, GROCERY STORE WORKERS, SERVICE INDUSTRY 14 15 WORKERS ET CETERA, ALL COMMUTE IN FROM FURTHER AWAY DUE TO THE HOUSING AFFORDABILITY, AND THIS IS A HUGE CONTRIBUTOR TO THE 16 CLIMATE CRISIS IN ORDER FOR WORKERS TO GET THERE THEY HAVE TO 17 COMMUTE IN. IN FACT, THIS METHODOLOGY AND THESE RHNA NUMBERS 18 ARE CONTRIBUTING POSITIVELY HELPING TO REDUCE VEHICLE MILES 19 TRAVELED NOT THE OPPOSITE. THANK YOU. 20 21 22 CLERK, FRED CASTRO: THANK YOU. 23 JESSE ARREGUIN, PRESIDENT: I DO NOT SEE ANY ADDITIONAL RAISED 24

HANDS. MR. CASTRO, ANY COMMENTS AT 375 BEALE?



1 2 CLERK, FRED CASTRO: NO PUBLIC COMMENTS AT 375 BEALE. 3 JESSE ARREGUIN, PRESIDENT: THAT COMPLETES PUBLIC COMMENT ON 4 5 THIS APPEAL. IT'S NOW IN ORDER FOR THE COMMITTEE TO DISCUSS AND TAKE PRELIMINARY ACTION ON THE APPEAL. FIRST I'LL 6 RECOGNIZE MAYOR EKLUND. 7 8 PAT ECKLUND: THANK YOU VERY MUCH PRESIDENT ARREGUIN, I HAVE A 9 10 QUESTION TO ASK STAFF. WE HAVE TALKED BECOME THIS BEFORE, BUT I HAVE NEVER HEARD WHAT THE RATIONALE WAS FOR TREATING CITIES 11 DIFFERENT THAN COUNTIES RELATIVE TO THE FIRE RISK AS HAS BEEN 12 NOTED. COUNTIES HAD VERY HIGH AND HIGH FIRE RISK CONSIDERED 13 WHERE CITIES ONLY HAD VERY HIGH. CAN STAFF PLEASE HELP ME TO 14 15 UNDERSTAND WHY THERE WAS A DIFFERENCE IN BECAUSE THE LANDS ARE 16 THE LANDS. THEY'RE THE SAME, AND WHERE THEY'RE LOCATED, 17 SHOULD, IN MY OPINION, NOT HAVE A FACTOR. BUT I WOULD LIKE TO UNDERSTAND WHAT STAFF'S THINKING WAS AT THE TIME. 18 19 DAVE VAUTIN: I THINK THERE IS A COUPLE OF POINTS TO MAKE HERE, 20 BUT IT'S AN EXCELLENT QUESTION. FIRST OF ALL, IT'S NOT JUST 21 THE MTC/ABAG ACTION ON PLANNED BAY AREA 2050 THAT DEFINED THAT 22 DIFFERENCE IN THE GROWTH GEOGRAPHIES, BUT CAL FIRE ITSELF. 23 SOCAL FIRE MAPPING, HISTORICALLY HAS FOCUSED ON VERY HIGH AND 24 HIGH OUTSIDE OF CITIES, AND THE VERY HIGH AREAS WITH INSIDE



- 1 CITIES. IN RECENT MONTHS WE HAVE SEEN SOME DRAFT LAYERS ON THE
- 2 DETAILED HIGH AND MODERATE WITHIN CITY LIMITS AND WE KNOW CAL
- 3 FIRE IS PLANNING TO UPDATE ITS MAPS IN THE MONTHS AHEAD SO
- 4 THERE IS MORE DATA ON THIS FRONT. AND FROM A PUBLIC POLICY
- 5 PERSPECTIVE OUR CITY LOS ANGELES A GROWTH ORIENTED PATTERN TO
- 6 DIRECT GROWTH INSIDE URBAN GROWTH BOUNDARIES AND MINIMIZE
- 7 GROWTH OUTSIDE OF THEM AND RECOGNITION OF THE DIFFERENCE THERE
- 8 IS REALLY ABOUT TRYING TO ENCOURAGE MORE GROWTH IN OUR CITIES
- 9 AND TOWNS AND RECOGNIZE WE MAY WANT TO TAKE A STRONGER LEVEL
- 10 OF PROTECTION IN UNINCORPORATED AREAS THAT ARE WITHIN THE WUI
- 11 FOR EXAMPLE.

- 13 PAT ECKLUND: OKAY. THINK WE NEED HAVE TO HAVE DISCUSSION ON
- 14 THIS IN THE FUTURE I WOULD LIKE TO ADD THIS TO THE LIST NOT
- 15 ONLY ABOUT DISCUSSION ABOUT TREATING CITIES DIFFERENT THAN
- 16 COUNTIES BUT IN TERMS OF FIRE RISK AND ANY OF THE OTHER
- 17 NATURAL HAZARDS AND WHETHER THAT IS APPROPRIATE OR NOT AND THE
- 18 TYPES OF MAPPING. BECAUSE CAL FIRE, AS I UNDERSTAND IT,
- 19 DOESN'T NECESSARILY HE DO ALL THE MAPPING IN CERTAIN COUNTIES,
- 20 AND IN THE STATE. I THINK WE NEED TO HAVE A CLEAR
- 21 UNDERSTANDING OF WHO DOES WHAT MAPPING AND WHICH MAPPING WE
- 22 SHOULD BE FACTORING INTO THIS DISCUSSION. SO, WITH THAT, I
- 23 WANTED TO STATE THAT I AM VERY SYMPATHETIC TO THE TOWN OF
- 24 SARATOGA. I SPEND A LOT OF TIME IN SARATOGA. AND REALLY
- 25 APPRECIATE THE QUALITY OF LIFE THAT THEY HAVE. UNFORTUNATELY,



I WILL BE SUPPORTING THE STAFF RECOMMENDATION TO DENY THE 1 2 APPEAL. IN WHICH CASE, I WOULD LIKE TO MOVE THAT ACTION. 3 JESSE ARREGUIN, PRESIDENT: OKAY. SO, THERE IS A MOTION TO TAKE 4 5 A PRELIMINARY ACTION TO DENY THE APPEAL. IS THERE A SECOND? 6 7 CARLOS ROMERO: SECOND. 8 JESSE ARREGUIN, PRESIDENT: SECONDED BY MAYOR ROMERO. THANK YOU 9 10 VERY MUCH. MAYOR HUDSON? 11 DAVID E. HUDSON: I STRONGLY SUGGEST IN SANTA CLARA COUNTY THAT 12 YOU DON'T USE VEHICLE MILES TRAVELED AS PART OF YOUR ARGUMENT. 13 IF THE 856 UNITS COME OUT OF SARATOGA THEY'RE GOING TO GO 14 15 SOMEWHERE ELSE THEY'RE NOT GOING TO GO AWAY SOME MAY GO BACK 16 TO OTHER CITIES IN SANTA CLARA COUNTY. IF THEY ALL CAME TO MY CITY OF SAN RAHMON THOSE 856 HOMES ARE THE SAME PEOPLE THAT 17 ARE GOING TO BE COMMUTING BACK TO SANTA CLARA COUNTY OR SAN 18 FRANCISCO OR OTHER BUSINESS PARKS. I HAD A HARD TIME NOT 19 FIGHTING MY CITY BECAUSE OF THEY HAVE COMMUTE TWO OR THREE 20 MILES, TRANSIT IS PROVIDED FOR ANYONE THAT LIVES OR WORKS 21 WITHIN BISHOP RANCH THROUGH THE ENTIRE LINE NOT JUST SAN 22 RAHMON THIS IS WHERE YOU HAVE TO START THINKING TO GO TO BE 23 PART OF YOUR TRANSIT AGENCY AND GET SERVICE EVEN IF IT'S 24

PROVIDED FROM THOSE DEVELOPERS. BUT YOU CAN'T USE VEHICLE



- 1 MILES TRAVELED. OUR ORIGINAL PLAN SHOWED THAT FROM 2015 TO
- 2 2050, WE WERE GOING TO HAVE A 44% INCREASE IN JOBS IN SANTA
- 3 CLARA COUNTY ALONE. YOU CAN'T HIDE FROM THAT. YOU'RE BEHIND
- 4 NOW AND YOU'RE GOING TO BE FURTHER BEHIND GOING FORWARD, AND
- 5 YOU'RE ASKING TO REDUCE HOUSING. JUST DEAL WITH THAT FOR A
- 6 WHILE BEFORE THE NEXT TWO -- [INDISCERNIBLE] IN. THERE IS NO
- 7 BASIS TO DO ANYTHING BUT DENY THIS APPEAL.

8

9 JESSE ARREGUIN, PRESIDENT: FLIGOR?

- 11 NEYSA FLIGOR: THANK YOU. AND LET ME THANK SARATOGA, THE
- 12 APPLICANTS AND MAYOR ZHAO FOR THEIR CONCERNS REGARDING THEIR
- 13 ALLOCATION. I HAVE ONE POINT, I RECOGNIZE THERE ARE MEMBERS OF
- 14 THE PUBLIC WHO JOINED US AFTER THE BREAK, SO THE FIRST COMMENT
- 15 AND IT'S A GOOD SEGUE FROM WHAT MAYOR HUDSON WAS REFERRING TO
- 16 WHEREAS PART OF DEVELOPING THE METHODOLOGY FOR THE RHNA
- 17 ALLOCATION WE CONSIDERED MANY FACTORS AND GREENHOUSE GAS
- 18 EMISSIONS WAS ONE OF THE MANY FACTORS WE CONSIDERED IN
- 19 DEVELOPING THE METHODOLOGY AND THERE ARE CERTAIN GOALS WE WERE
- 20 REQUIRED TO MEET STATUTORILY. PUTTING ALL THOSE TOGETHER,
- 21 THAT'S HOW WE DEVELOPED THE METHODOLOGY SO I UNDERSTAND AND
- 22 SYMPATHIZE WITH THE CONCERNS RELATED TO GHG EMISSIONS. WE
- 23 FACTORED THAT IN, BUT THERE WERE OTHER AREAS THAT WE ALSO
- 24 NEEDED TO CONSIDER. THE QUESTION FOR STAFF -- AND AGAIN
- 25 GILLIAN, I THINK THIS IS FOR YOU, IT'S JUST RESPONDING TO THE



- 1 COMMENTS RELATED TO THE HIGH RISK FIRE ZONES IN SARATOGA AND
- 2 OTHER CITIES THEY KNOW THAT HAVE RACED IT IN SANTA CLARA
- 3 COUNTY AND THE LIMITATION OF THIS COMMITTEE IN CONSIDERING
- 4 THAT AS PART OF THIS APPEAL PROCESS. THANK YOU. AND THAT'S IT,
- 5 CHAIR.

6

- 7 GILLIAN ADAMS: SURE I'M HAPPY TO ANSWER THAT QUESTION AGAIN,
- 8 AND I WILL SAY THAT THE QUESTION OF HAZARDS AND HOW THEY
- 9 SHOULD BE DEALT WITH IN THE RHNA METHODOLOGY WAS ALSO
- 10 SOMETHING THAT WAS CONSIDERED AT LENGTH BY THE HOUSING
- 11 METHODOLOGY COMMITTEE. BUT NOW THAT WE ARE HERE IN THE APPEALS
- 12 PROCESS ALTHOUGH I THINK THERE IS COMPLETE UNDERSTANDING THAT
- 13 THESE HAZARDS ARE CONCERNS FOR EVERYONE WITHIN THE REGION,
- 14 WITHIN WITH THE RHNA APPEALS STATUTES THEY ARE NOT CONSIDERED
- 15 TO BE A CONSTRAINT TO HOUSING ESPECIALLY RELATED TO FIRE
- 16 HAZARD AREAS WHICH IS THE WHAT THE CITY BROUGHT UP. SO THAT'S
- 17 WHERE WE STAND RIGHT NOW.

18

- 19 JESSE ARREGUIN, PRESIDENT: OKAY. THANK YOU VERY MUCH. ANY
- 20 FURTHER QUESTIONS OR COMMENTS FROM MEMBERS OF THE COMMITTEE?
- 21 IF NOT, THE MOTION IS TO TAKE A PRELIMINARY ACTION TO DENY THE
- 22 APPEAL AND I'LL ASK THE CLERK TO CALL THE ROLL.

- 24 CLERK, FRED CASTRO: MOTION AND SECOND. [ROLL CALL VOTE] MOTION
- 25 PASSES NINE AYES, THREE ABSENCES.



1 JESSE ARREGUIN, PRESIDENT: THANK YOU. WE'LL CONSIDER OUR LAST 2 3 APPEAL FOR TODAY WHICH IS THE COUNTY OF SANTA CLARA. AND SUPERVISOR LEE, I BELIEVE, CONSISTENT WITH OUR PROCEDURES, 4 5 THAT YOU WILL NEED TO RECUSE YOURSELF FROM CONSIDERATION OF THIS APPEAL. 6 7 8 OTTO LEE: YES. I WILL RECUSE MYSELF AND TURN OFF THE CAMERA, 9 AND GOOD LUCK. 10 JESSE ARREGUIN, PRESIDENT: COUNSEL DO MEMBERS NEED TO GO OFF 11 THE ZOOM. 12 13 KATHLEEN KANE: IT'S THE SAME AS EXITING THE ROOM IF THEY TURN 14 15 OFF THEIR CAMERA AND NOT PARTICIPATE IN THE MEETING. 16 JESSE ARREGUIN, PRESIDENT: OKAY GREAT. THANK YOU VERY MUCH. 17 WE'LL PROCEED TO ITEM 6G THE REGIONAL HOUSING NEEDS ALLOCATION 18 APPEAL FROM THE COUNTY OF SANTA CLARA AND THIS IS A 19 PRELIMINARY ACTION ITEM WE'LL FIRST HEAR FROM THE CITY OF 20 21 SANTA CLARA COUNTY WHO HAS FIVE MINUTES TO PRESENT THEIR PALE 22 AND I'LL ASK WHO WILL BE PRESENTING. 23 JACK LEAN: I WILL BE PRESENTING ON BEHALF OF THE CITY OF 24

SANTA CLARA. THANK YOU. PLEASE PROCEED.

1 SPEAKER: WE WOULD LIKE TO START BY ACKNOWLEDGING THAT THE 2 3 HOUSING CRISIS IN THE BAY AREA IS OF CONCERN FOR COUNTY LEADERSHIP AND WE WANT TO RECOGNIZE THE CHALLENGE THE 4 5 CHALLENGE IN ASSIGNING THE INCREASE IN HOUSING ALLOCATION IN THIS CYCLE. IMPACTING OUR BOARD OF SUPERVISORS AND COUNTY 6 ADMINISTRATION AT THE FOREFRONT OF FACILITATE THE PRODUCTION 7 8 OF HOUSING OPTIONS WITHIN SANTA CLARA COUNTY TO ADDRESS THE PRESSING DEMANDS, HOWEVER, THIS CYCLE REPRESENTS AN OVER 9 1,000% INCREASE IN OUR ALLOCATION, WHICH HAS PUT THE COUNTY IN 10 A DIFFICULT POSITION. IN THIS PRESENTATION, WE WILL EXPLAIN 11 WHY THE ALLOCATION LEAVES THE COUNTY WITH CHOICES THAT WOULD 12 BE CONTRARY TO THE STATE'S POLICY TO SPEED UP HOUSING 13 PRODUCTION AND PRESERVE NATURAL RESOURCES. NEXT SLIDE PLEASE. 14 15 THE COUNTY'S 1995 GENERAL PLAN USHERED IN A PROGRESSIVE POLICY 16 FRAMEWORK THAT ESCHEWED URBAN SPRAWL AND PROMOTED COMPACT DEVELOPMENT. BECAUSE OF THIS, THE COUNTY HAS BEEN SUCCESSFUL 17 IN PRESERVING THE URBAN AND RURAL DIVIDE WITHIN THE COUNTY AND 18 HAS FACILITATED THE PRESERVATION OF VITAL OPEN SPACE AND 19 AGRICULTURAL LANDS THAT CONTRIBUTE TO CREATING A SUSTAINABLE 20 21 RESILIENT AND DESIRABLE REGION TO LIVE AND WORK. NEXT SLIDE PLEASE. TO ENSURE THAT CITIES DID NOT CONTINUE SPREADING 22 OUTWARDS, THEREBY CONSUMING FARM AND NATURAL LANDS, THE COUNTY 23 IDENTIFIED URBANIZED UNINCORPORATED AREAS AS URBAN SERVICE 24 25 AREAS AND HAS WORKED WITH JURISDICTIONS FOR OVER 25 YEARS TO



1	ENSURE THAT THE RESPECTIVE CITIES TOOK RESPONSIBILITY FOR
2	THESE URBAN SERVICE AREAS TO PLAN FOR THEIR FUTURE AND PROVIDE
3	THE NEEDED SERVICES. THE POLICIES LISTED IN THE SLIDE, BY THE
4	LINCHPIN THAT HAVE BEEN IN PLACE AND HAVE BEEN AFFECTED. NEXT
5	SLIDE, PLEASE. UNDER THESE POLICIES, CITIES HAVE PLANNED FOR
6	AND DEVELOPED OVER 10,000 NEW HOUSING UNITS, INCLUDING SEVERAL
7	HOUSING PROJECTS SUCH AS THE HAUSER COURT APARTMENTS, OHLONE
8	COURT APARTMENTS AND THE VILLAGE CITIES HAVE UTILIZED PARCELS
9	WITHIN THESE UNINCORPORATED UFAS FOR THE LAST RHNA CYCLES TO
10	MEET THEIR HOUSING ELEMENT SITE INVENTORY THE COUNTY HAS
11	FIRMLY BELIEVED TO BE THE RESPONSIBILITY OF THE CITIES TO
12	PLAN, DEVELOP, AND EVENTUALLY ANNEX THESE LANDS CONSISTENT
13	WITH THE LONG STANDING POLICIES OF THE COUNTY AND CITIES.
14	NEXT SLIDE PLEASE. WITH THE ALLOCATION OF ONE OF 3,125
15	UNITS FOR THE NEXT HOUSING CYCLE, THE COUNTY IS FACED WITH TWO
16	UNATTAINABLE CHOICES. THE FIRST CHOICE IS TO FIND SITES WITH
17	THE USX THE CHOICE WILL RESULT IN DISMANTLING POLICIES TASKS
18	WILL REQUIRE A LOT OF NEGOTIATIONS WITH MULTIPLE JURISDICTIONS
19	TO ENSURE THAT THERE ARE NO CONFLICTING CLAIMS. THE PROCESS
20	WILL DELAY ANY POTENTIAL HOUSING PROJECTS IN THE USAS AND
21	COULD ESSENTIALLY RESULT IN NEW POLICIES THAT DO NOT CHANGE
22	WHAT IS ALREADY AN ESTABLISHED AND FAIRLY SUCCESSFUL PROCESS
23	TO DEVELOP HOUSING PROJECTS WITHIN UNINCORPORATED URBAN COUNTY
24	POCKETS JUST SO THE COUNTY CAN ACHIEVE A RHNA NUMBER. THE
25	SECOND CHOICE IS TO LOOK FOR SITES IN THE COYOTE VALLEY OR



AROUND SAN MARTIEN AREAS AROUND THE COUNTY WHICH ARE NO THE IN 1 2 HIGH OPPORTUNITY AREAS THESE ARE AREAS EITHER COVERED IN PRIME 3 SOILS, AGRICULTURAL SOILS AND IN PART ARE IDENTIFIED OR CONTAIN SENSITIVE HABITATS. ADDITIONALLY ALMOST NONE OF THESE 4 5 AREAS ARE IDENTIFIED AS HIGH OPPORTUNITY AREAS WHICH WOULD MEAN THEY WOULD NOT BE IDEAL FOR HOUSING PROJECTS IN ADDITION 6 DEVELOPMENT OF THESE AREAS WOULD UNDO 25 YEARS OF PRESERVATION 7 8 OF URBAN SPRAWL IN THE COUNTY. NEXT SLIDE. WE ARE LOOKING TO REDUCE OUR ALLOCATION GUY 2,000 UNITS IT IS NOT BECAUSE THE 9 COUNTY DOESN'T WANT TO PARTNER IN FUNDING SOLUTIONS TO RESOLVE 10 THE REGIONS IN FACT THE COUNTY PASSED MEASURE A IT FINANCE THE 11 DEVELOPMENT OF AFFORDABLE HOUSING UNITS THROUGHOUT THE COUNTY 12 PARTICULARLY WITHIN THE CITIES WHERE THEY ARE NEEDED. I KNOW 13 I'M OUT OF TIME. IN CONCLUSION WE WOULD LIKE TO ACKNOWLEDGE 14 15 THE VARIOUS LETTERS AND SUPPORT THAT WE HAVE RECEIVED. ALSO, 16 WE HAVE RECEIVED ONE NON-SUPPORT LETTER THAT WE WOULD LIKE TO ACKNOWLEDGE, AS WELL, AND WOULD REQUEST THAT THE COMMITTEE 17 CONSIDER OUR APPEAL OF A REDUCTION OF 2,000 UNITS, AS IT WOULD 18 ENSURE THAT THE COUNTY KEEPS WORKING ON PROVIDING MORE HOUSING 19 PROJECTS WITHIN THE CITIES THROUGHOUT THE OFFICE OF SUPPORTIVE 20 21 HOUSING AND NOT ENGAGE IN REVISING ITS LAND USE POLICIES THAT WOULD RESULT IN GREATER PRODUCTION OF UNITS OVER THE EXISTING 22 POLICY FRAMEWORK. THANK YOU. AND I WILL WAIT FOR OPPORTUNITY 23 FOR REBUTTAL. THANK YOU SO MUCH. YOU'RE ON MUTE. WE CAN'T HEAR 24 YOU.



1 JESSE ARREGUIN, PRESIDENT: YOU WOULD THINK AFTER HOW MANY 2 3 YEARS OF DOING THIS, THEY WOULD UNMUTE YOURSELF. THANK YOU. THANK YOU FOR YOUR PRESENTATION. AND YOU WILL HAVE OPPORTUNITY 4 5 TO RESPOND TO THE STAFF'S PRESENTATION AFTER STAFF PRESENTS. I WOULD NOW LIKE TO ASK ABAG MTC STAFF TO PROBLEM THEIR RESPONSE 6 7 TO SANTA CLARA'S APPEAL. 8 GILLIAN ADAMS: SANTA CLARA COUNTY IS REQUESTING A REDUCTION OF 9 2,000 UNITS 64% FROM ITS 3,125 UNITS. STAFF RECOMMENDS DENIAL 10 OF THE APPEAL. THE CONSIDERATION OF AVAILABILITY SUITABLE LAND 11 FOR DEVELOPMENT, ASSIGNS RESPONSIBILITY WITH THE JURISDICTION 12 OF LAND USE AUTHORITY IN ITS APPEAL THE COUNTY INDICATE THAT 13 IS IT ALLOWS CITIES AND TOWNS IN SANTA CLARA COUNTY TO USED 14 15 SITES LOCATED IN THE UNINCORPORATED COUNTY AND THE HOUSING 16 SITE INVENTORIES DIFFERENT THAN STANDARD PRACTICE IN THE STATUTE. THE EXPECTATION THAT AN UNINCORPORATED COUNTY WOULD 17 PLAN FOR HOUSING IN AN AREA UNTIL IT IS ANNEXED IS RATIONALE 18 FOR HOUSING ELEMENT LAW AND ALLOWS THE COUNTY TO TRANSFER RHNA 19 UNITS TO A CITY OR TOWN WHEN AN AREA IS ANNEXED. HOUSING LAW 20 21 ACKNOWLEDGES CHALLENGES INCORPORATED AREAS TRANSFER OF UNITS TO A CITY OR TOWN. THE FINAL RHNA METHODOLOGY CONSIDERS 22 CONSTRAINTS IN THE APPEAL BY USING PLANNED BAY AREA FINAL 23 BLUEPRINT AS THE BASELINE ALLOCATION. THE FINAL BLUEPRINT USES 24 SANTA CLARA COUNTY'S URBAN SERVICE AREAS AS DE FACTO URBAN



1	GROWTH BOUNDARIES TO CONSTRAIN GROWTH TO PROTECT OPEN SPACE
2	FARMLAND AND ENVIRONMENTAL HABITATS AS MENTIONED PREVIOUSLY
3	HOUSING ELEMENT LAW STATES THAT ABAG MAY NOT LIMIT
4	CONSIDERATION OF SUITABLE HOUSING SITES TO A JURISDICTION'S
5	EXISTING ZONING AND LAND USE RESTRICTIONS AND JURISDICTIONS
6	MUST CONSIDER UNDERUTILIZED LAND OPPORTUNITIES FOR INFILL
7	DEVELOPMENT AND INCREASED RESIDENTIAL DENSITIES AS A COMPONENT
8	OF ARE AVAILABLE LAND FOR HOUSING. IMPORTANTLY, RHNA IS NOT
9	JUST A REFLECTION OF PROJECTED FUTURE GROWTH AS STATUTE ALSO
10	REQUIRES RHNA TO ADDRESS THE EXISTING NEEDS FOR HOUSING THAT
11	RESULTS IN OVERCROWDING AND HOUSING COST BURDEN THROUGHOUT THE
12	REGION. THE FINAL RHNA METHODOLOGY ACCOMPLISHES THIS BY USING
13	TOTAL HOUSEHOLD IN 2050 ABSORPTION THE BASELINE ALLOCATION
14	BECAUSE IT INCORPORATES BOTH EXISTING HOUSEHOLDS AND THE
15	FORECASTED GROWTH AND HOUSEHOLDS FROM THE FINAL BLUEPRINT.
16	PART OF THE REASON THE COUNTY'S DRAFT ALLOCATION IS LARGER
17	THAN OTHER JURISDICTION IN SANTA CLARA COUNTY IS BECAUSE THE
18	COUNTY HAS THE SIXTH HIGHEST NUMBER OF EXISTING HOUSEHOLDS IN
19	THE COUNTIES AROUND 26,300. HOUSING ELEMENT LAW REQUIRES THE
20	RHNA ALLOCATION TO AFFIRMATIVELY FURTHER FAIR HOUSE WHICH
21	MEANS OVERCOMING PATTERNS OF SEGREGATION IS ADDRESSING
22	DISPARITIES IN ACCESS TO OPPORTUNITY. INCORPORATING THE RHNA
23	METHODOLOGY ENSURES ALLOCATIONS FOR THIS OBJECTIVE IN ALL

COMMUNITIES NOT JUST THOSE EXPECTED TO EXPERIENCE SIGNIFICANT

GROWTH. THE COUNTY DOESN'T PROVIDE EVIDENCE THAT IT IS UNABLE

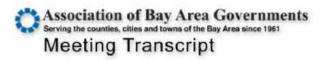
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- 1 TO CONSIDER THE UNDERUTILIZATION OF EXISTING SITES INCREASE
- 2 DENSITIES ACCESSORY DWELLING UNITS AND OTHER PLANNING TOOLS TO
- 3 ACCOMMODATE ITS RHNA. NEXT SLIDE PLEASE. THE COUNTIES
- 4 ACKNOWLEDGES THAT THE RHNA METHODOLOGY DOESN'T FURTHER THE
- 5 RHNA OBJECTIVE TO FULFILL ECONOMIC EOUITY PROTECTING
- 6 ENVIRONMENTAL AND AGRICULTURAL RESOURCES ENCOURAGE EFFICIENT
- 7 DEVELOPMENT APPEARANCE AND ACHIEVE GREENHOUSE REDUCTION
- 8 TARGETS. THE COUNTY'S ARGUMENTS CHALLENGE THE FINAL RHNA
- 9 METHODOLOGY ADOPTED BY ABAG AND APPROVED BY HCD WHICH FALLS
- 10 OUTSIDE OF SCOPE OF THE PROCESS. HCD HAS THE AUTHORITY TO
- 11 DETERMINE THE METHODOLOGY REACHES STATUTORY OBJECTIVES. AND
- 12 HCD FOUND IT DOES MEET THE OBJECTIVES. THE SITE SELECTION TOOL
- 13 DEVELOPED BY ABAG TO EVALUATE RHNA, HCD PLAYS NO ROLE IN
- 14 DETERMINING RHNA. NEXT SLIDE PLEASE. THUS MT ABAG MTC STAFF
- 15 REOUESTS DENIAL OF THE APPEAL. PURSUING RHNA TRANSFERS TO
- 16 CITIES AND TOWNS IF IT CHOOSES TO DO SO. WE WILL DO EVERYTHING
- 17 WE CAN TO EXPEDITE THE PROCESS.
- 19 JESSE ARREGUIN, PRESIDENT: NOW WE WOULD LIKE TO GIVE THE
- 20 COUNTY OF SANTA CLARA A CHANCE TO RESPOND TO STAFF'S
- 21 PRESENTATION.
- 23 SPEAKER: IF WE MAY -- OH I'M SORRY. MY VIDEO. PARDON ME. WE
- 24 WOULD LOOK FORD WORKING WITH ABAG STAFF

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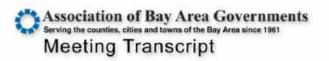
JESSE ARREGUIN, PRESIDENT: WE'RE GOOD. 1 2 SPEAKER: CAN YOU HEAR ME? YES. THANK YOU. MAYOR HUDSON, I DID 3 NOT SPEAK TO VMTS OR ANYTHING OF CLIMATE. THANK YOU SO MUCH 4 5 FOR AN OPPORTUNITY TO PRESENT BEFORE YOU. 6 JESSE ARREGUIN, PRESIDENT: OKAY. THANK YOU VERY MUCH. 7 8 SO, WE'LL NOW PROCEED TO PUBLIC COMMENT ON THE RHNA APPEAL FOR THE COUNTY OF SANTA CLARA. IF ANY MEMBER OF THE PUBLIC WOULD 9 10 LIKE TO SPEAK ON THIS ITEM, PLEASE RAISE YOUR HAND AT THIS TIME IF YOU ARE ON THE ZOOM PLATFORM OR PRESS STAR NINE IF YOU 11 ARE PHONING IN. MR. CASTRO, I SEE WE HAVE TWO RAISED HANDS. 12 13 CLERK, FRED CASTRO: YES. FIRST SPEAKER IS MARK LANGRAF, GO 14 15 AHEAD PLEASE. 16 17 SPEAKER: THANK YOU. GOOD AFTERNOON MARK LANDGRAF, SANTA CLARA, WE SUPPORT THE ALLOCATION REDUCTION BY 2,000 UNITS. THIS IS 18 DIFFERENT PLANNING FOR UNURBANIZED PARTS OF UNINCORPORATED 19 COUNTY ARE CONDUCTED BY CITIES AND THE ALLOCATION OF HOUSING 20 IS INAPPROPRIATE FOR TWO REASONS FIRST THE COUNTY DOESN'T HAVE 21 THE URBAN SERVICES TO SUPPORT HOUSING IN THE RURAL AREAS SO 22 THE ALLOCATIONS ARE UNLIKELY TO RESULT IN HOUSING ACTUALLY 23 BEING BUILT THERE SECONDLY IT'S COUNTER TO ABAG'S OWN STATED 24

CLIMATE GOALS I'M GOING TO MENTION CLIMATE, YES, IN PLANNED



BAY AREA, AND THROUGH ESTABLISHED PRIORITIES CONSERVATION 1 2 AREAS THAT NATURAL INFRASTRUCTURE BEING ACTIVELY PRESERVED TO 3 BUILD CLIMATE RESILIENCE AROUND COMMUNITIES BEING CONSIDERED FOR OTHER USES. UNDERSCORING THE NATURE OF THIS PARTICULAR 4 5 APPEAL I REFER TO THE COMMENT LETTER YOU RECEIVED IN AUGUST WHICH REFERENCES RHNA'S STATUTORY OBJECTIVES OF PROMOTING 6 INFILL DEVELOPMENT SOCIO-ECONOMIC EOUITY PROTECTING 7 8 ENVIRONMENTAL AGRICULTURAL RESOURCES AND ACHIEVING GREENHOUSE GAS REDUCTION TARGETS. I WANT TO BE CLEAR WE'RE IN SUPPORT OF 9 10 HOUSING ALLOCATION, AND WE SUPPORT PROPOSED ALLOCATION IN URBAN SANTA CLARA COUNTY BUT IT'S IMPERATIVE WE CALL ALL 11 OUTDATED PRACTICE OF CREATING CLIMATE SUSTAINABILITY FOR 12 HOUSING THEY BOTH MUST BE ACTIVELY ADDRESSED IN TAP DEM WE 13 URGE YOU APPROVE SANTA CLARA'S COUNTY APPEAL FOR REDUCTION OF 14 15 ALLOCATION TO 2,000 UNITS TO DISTRIBUTE THEM TO INCORPORATED 16 CITIES. THANK YOU. 17 CLERK, FRED CASTRO: NEXT SPEAKER IS BRYAN SCHMIDT. GO AHEAD, 18 PLEASE. 19 20 SPEAKER: GOOD AFTERNOON. BRIAN SCHMIDT LEGISLATIVE ADVOCACY 21 DIRECTOR FOR GREEN FOOTHILLS AND OPEN SPACE PROTECTION 22 ORGANIZATION SUPPORTING SANTA CLARA'S COUNTY APPEAL. THIS IS 23 NOT ABOUT SINGLE FAMILY NEIGHBORHOODS, IT'S ABOUT STOPPING 24

UNDERDEVELOPED SPRAWL IN RESIDENTIAL SPACE. THE COMMITTEE

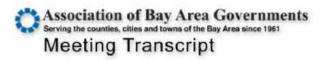


1	MEMBERS CAN DEVELOP A LIST OF ACTION ITEMS FOR FUTURE
2	DISCUSSION AND I'M ASSUME THAT'S PART OF THE NEXT RHNA CYCLE I
3	THINK THAT SOME OF THE MOST IMPORTANT WORK THIS COMMITTEE
4	COULD DO TODAY IT SEEMS WE NEED TO DIFFERENTIATE BETWEEN
5	UNDERUTILIZED LANDS AND OPEN SPACE. MAYOR EKLUND POINTED OUT
6	THE LACK OF TRAPS APPEARANCE IN THE URBANSIM'S MODEL. I WOULD
7	RESPECTFULLY SUGGEST AN ACTION ITEM THAT CONSIDERS IT TO THE
8	ISSUE OF DIFFERENTIATING TO THE UNDERUTILIZED LAND AND OPEN
9	SPACE IN THE NEXT RHNA CYCLE. A SECOND ACTION ITEM I WOULD
10	LIKE TO SUGGEST IS THAT THE NEXT RHNA CYCLE CONSIDER HOW IT
11	MIGHT BE ABLE TO CONSIDER NATURAL HAZARDS, LOOKING AT OTHER
12	LEGAL AUTHORITIES FOR ABAG PLANNING, AND NOT JUST WHAT SOUNDS
13	TO ME LIKE AN OVERSIMPLIFIED AND FRANKLY UNSAFE RELIANCE ON
14	THE STATEMENT THAT THE HOUSING ELEMENT LAW DOES NOT SUPPORT
15	DOES NOT HAPPEN TO MENTION HAZARDS AS A CONSTRAINT, AND I
16	WOULD POINT OUT THAT STAFF HAS ALREADY DONE THIS WITH PLANNED
17	BAY AREA ON FIRE HAZARDS. SO IT SEEMED LIKE OTHER HAZARDS
18	COULD ALSO BE INCORPORATED. MAYBE IT'S TIME FOR ABAG TO WORK
19	TO GET THE LAW CHANGED. TO SUMMARIZE 400 OF THE COMMENTS THAT
20	WERE SUBMITTED TODAY WERE IN SUPPORT OF SANTA CLARA COUNTY'S
21	APPEAL, WE HOPE YOU SUPPORT THAT APPEAL. LACKING THAT THERE
22	ARE CERTAIN ACTION ITEMS THAT COULD DEFINITELY IMPROVE HOW
23	THIS IS DONE IN THE FUTURE. THANK YOU.



JESSE ARREGUIN, PRESIDENT: THANK YOU VERY MUCH. I'LL ASK ARE 1 THERE ANY OTHER ATTENDEES THAT WISH TO SPEAK ON THE COUNTY OF 2 SANTA CLARA'S APPEAL SIGNAL IF SO PLEASE RAISE YOUR HAND OR 3 PRESS STAR NINE. LAST CALL FOR PUBLIC COMMENT. WE HAVE ONE 4 5 MORE SPEAKER? 6 CLERK, FRED CASTRO: YES. CHRISTY CORELY. GO AHEAD, PLEASE. 7 8 SPEAKER: YES. I HAVE SAID THIS BELIEF, BUT THANK YOU FOR 9 TAKING MY COMMENT TODAY, AND THANK YOU FOR SITTING THROUGH 10 HOURS OF THESE APPEALS AND LISTENING TO CITIES AND THE PUBLIC. 11 WE PROTECTOR IT, AND WE HOPE OUR VOICES ARE HEARD. IN THE 12 FUTURE, I I'M HOPING THAT THE CAL MAP CAL MAPS BE READY BY THE 13 TIME THE CITIES HAVE TO DO THE APPEALS. OTHERWISE, HOW DOES 14 15 EACH CITY KNOW THAT THEY HAVE HIGH, VERY HIGH, AND HIGH FIRE 16 RISK AREAS? WE ARE IN THE PROCESS OF DOING OUR HOUSING ELEMENT. I ALSO ATTENDED THAT MEETING THE OTHER NIGHT. WE NEED 17 THIS INFORMATION TO SELECT THE LANDS TO BUILD ON. SO IT SEEMS 18 THAT IF PLANNED BAY AREA 50 IS ABLE TO LOOK AT THE LAYERING OF 19 THE CAL FIRE MAPS, I'M NOT SURE WHERE TO GET THAT AS A 20 21 RESIDENT, AND I'M NOT SURE IF THE CITIES ALSO HAVE ACCESS TO THAT LAYERING MAP THAT HE WAS REFERRING TO. SO, PLEASE, 22 PLEASE, CAL FIRE, GET OUT YOUR MAPS AND HELP THE CITIES MAKE 23 GOOD DECISIONS, AS WE'RE IN THE MIDDLE OF THE HOUSING ELEMENT 24

NOW. IT'S MY UNDERSTANDING THAT NEXT JUNE THAT ANYTHING WITH A



HOUSING APPLICATION, AND MAYBE I'M WRONG YOU CAN CORRECT ME, 1 OR ANYTHING IN THE WORKS, COULD YOU COUNTED TOWARD THEIR NECK 2 ALLOCATION THAT'S JUNE. WE HAVE APPLICATIONS COMING IN NOW AND 3 NEED CAL FIRE MAPS. 4 5 JESSE ARREGUIN, PRESIDENT: ARE THERE ANY OTHER ATTENDEES OR 6 ANY SPEAKERS AT 375 BEALE. 7 8 CLERK, FRED CASTRO: NO PUBLIC COMMENTERS AT 375 BEALL THERE 9 10 WERE COMMENTS SUBMITTED AND THEY HAVE BEEN POSTED ONLINE. 11 JESSE ARREGUIN, PRESIDENT: THANK YOU. THAT CLOSES PUBLIC 12 COMMENT ON THE APPEAL. MAYOR EKLUND. 13 14 PAT ECKLUND: THE OUESTION DIRECTED TO STAFF IS HOW DID WE 15 16 ACCOUNT FOR OPEN SPACE AND AGRICULTURAL LANDS AND EVEN CONSERVATION AREAS THAT ARE ACTUALLY DESIGNATED BY THE 17 JURISDICTION, WHETHER IT'S A COUNTY OR A CITY? SO, DID WE 18 FACTOR IN THOSE AREAS AS POTENTIALLY DEVELOPABLE? 19 20 DAVE VAUTIN: I'M HAPPY TO TAKE THIS QUESTION. ALL OF THESIS 21 OPEN SPACE AREAS, PRIORITY CONSERVATION AREAS, PARKS, THESE 22 WERE ALL PROTECTED FROM DEVELOPMENT. THERE IS NO DEVELOPMENT 23 ON THEM IN PLANNED BAY AREA 2050. ALL OF THE DEVELOPMENT 24 OCCURRING IN SANTA CLARA COUNTY IN PLANNED BAY AREA 2050 IS 25



- 1 OCCURRING IN THE URBAN ISLANDS AND OTHER AREAS WITHIN THE
- 2 COUNTY'S URBAN SERVICE AREAS. SO THAT'S WHERE THE GROWTH IS
- 3 FOCUSED IN THE LONG RANGE PLAN BUT IT'S IMPORTANT -- TO
- 4 REMEMBER THE BASELINE IS THE 2050 TOTAL HOUSEHOLDS WHILE THERE
- 5 IS NEW GROWTH IN TOTAL HOUSEHOLD IN THESE LOCATIONS THERE ARE
- 6 ALSO EXISTING LOCATION IN SANTA CLARA COUNTY AND THEY PLAY A
- 7 ROLE IN THE RHNA BASELINE AS WELL
- 9 PAT ECKLUND: YOU DIDN'T MENTION AGRICULTURAL LANDS, YOU CAN
- 10 ADDRESS THAT.

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14

17

- 12 DAVE VAUTIN: GIVEN MOST ARE OUTSIDE OF URBAN GROWTH BOUNDARIES
- 13 PLANNED BAY AREA 2050 ADDRESSES THOSE AS WELL.
- 15 PAT ECKLUND: WHEN WE DID THE RHNA ALLOCATION WERE THOSE LANDS
- 16 CONSIDERED.
- 18 DAVE VAUTIN: THAT ALLOWS ON THE BASELINE OF PLANNED BAY AREA
- 19 2050 IT DOES FACTOR IN THERE. THE ALLOCATION WE ENCOURAGE THE
- 20 COUNTY TO LOOK AT THESE SITES THAT ARE WITHIN THEIR URBAN
- 21 SERVICE AREAS. THOSE ARE GREAT LOCATIONS, AGAIN, WE WERE ABLE
- 22 TO ACCOMMODATE THE FUTURE GROWTH FOR SANTA CLARA COUNTY BY
- 23 FOCUSING ENTIRELY WITHIN THEIR EXISTING BOUNDARIES NOT HAVING
- 24 TO GO INTO THOSE AGRICULTURAL LANDS.



1

October 22, 2021

PAT ECKLUND: I PERSONALLY BELIEVE, GROWTH IS WHERE CITIES AND

COUNTIES, SOME COUNTIES LIKE MARIN DECIDED THAT WE WANTED TO 2 3 PRESERVE THE WESTERN PART OF THE COUNTY. AND THE COUNTY HAD DECIDED ALONG WITH THE COMMUNITY THAT MORE URBAN DEVELOPMENT 4 5 WAS APPROPRIATE ALONG THE 101 CORRIDOR, REGARDLESS OF WHETHER IT WAS WITHIN THE UNINCORPORATED OR INCORPORATED AREAS. SO 6 THERE WAS A LITTLE BIT DIFFERENTLY TREATMENT IN MARIN THAN IN 7 8 SOME OF THE OTHER CANYON. BUT I TOTALLY SUPPORT THE CONCEPT OF NOT ALLOWING GROWTH ON OPEN SPACE OR AG-LAND, BECAUSE IF WE 9 10 DID, THEN, YOU KNOW, SOME KIDS MAY BE GROWING UP WITHOUT KNOWLEDGE OF WHAT AG LANDS IS, OPEN SPACE OR PARKS OR 11 WHATEVER. SO I TOTALLY SUPPORT THAT. I DID WANT TO MENTION 12 THAT SOMEONE SAID THAT THIS LIST THAT WE'RE DEVELOPING WAS 13 EVENTUALLY TO BE USED IN THE FUTURE RHNA CYCLES, THAT'S NOT MY 14 15 INTEREST OR FOR TRYING TO MAKE SURE THAT THIS LIST IS 16 ACCURATE. I THINK THAT THIS LIST THAT WE'RE PUTTING TOGETHER 17 NEEDS TO HAVE DISCUSSION NOW FOR FUTURE PLANNED BAY AREA, MAYBE IMPLEMENTATION OF THE CURRENT PLANNED BAY AREA, MAYBE 18

22 IS THE FIRST TIME I, AS I MEMBER OF THE RHNA COMMITTEE, AND

POTENTIAL LEGISLATION TO CHANGE THE RHNA PROCESS FOR FUTURE

YEARS. AND THEN, OBVIOUSLY, IN CONSIDERATION OF FUTURE RHNA

ALLOCATIONS. SO, TO ME IT'S A LITTLE BIT BROADER BECAUSE THIS

- 23 THIS IS, I THINK, MY THIRD SINCE BEING ELECTED, SO I ONLY
- 24 MISSED ONE CYCLE WHERE I WAS NOT INVOLVED, AND THIS IS THE
- 25 FIRST TIME WE HAVE DELVED DOWN TO THIS LEVEL OF DETAIL, AND I

19

20



REALLY WANT TO COMPLIMENT PRESIDENT ARREGUIN FOR SETTING UP 1 THIS PROCESS THAT ALLOWS US TO DO THAT AND FOR STAFF EFFORT 2 ALLOWING US TO GET DOWN INTO THE NITTY GRITTY AND INTO THE 3 DETAILS BECAUSE THIS'S WHAT MATTERS. AND I THINK THE MORE THAT 4 5 WE LEARN ABOUT ALL OF THIS, THE BETTER. BUT NEVERTHELESS, I AM GOING TO SUPPORT STAFF'S RECOMMENDATION TO DENY THE APPEAL, 6 AND I WILL MOVE THE MOTION TO DENY THE APPEAL FOR SANTA CLARA 7 8 COUNTY. 9 10 JESSE ARREGUIN, PRESIDENT: PRELIMINARY ACTION. 11 PAT ECKLUND: I'M SORRY. PRELIMINARY ACTION. 12 13 JESSE ARREGUIN, PRESIDENT: I'LL SECOND THE MOTION. OKAY. MAYOR 14 15 HUDSON? 16 DAVID E. HUDSON: I GUESS I HAVE TO APOLOGIZE FOR JACQUELINE, 17 IT'S BANE LONG DAY AND I LET THE PREVIOUS APPEALS BLEED IN 18 ABOUT VMT, AND WHILE I'M AT IT I WANT TO THANK YOU FOR NOT 19 BRINGING UP FIRE HAZARD ON THE ANNIVERSARY OF THE OAK FIRE 20 WHICH IS REBUILT ABOUT 3,000 OAKS. SOMEHOW THE PCA, WE 21 SHOULDN'T BE BEEN ON OPEN SPACE, I JUST HEARD THE REGIONAL 22 PARK DISTRICT WAS SOLD TO A DEVELOPER. I HAVE A BUSINESS PARK 23 WITH TEN OR 11 MILLION SQUARE FEET THERE, BART TURNED DOWN 24

MONEY THAT SCOTT HAGGERTY WENT AFTER IN AN INSTANT LOOKING FOR



HOUSING BECAUSE HE WAS LOOKING FOR PARKING. PLANNED ZONED THAT 1 WAY PLANNING DOESN'T MEAN IT GOES THAT WAY. THEY HAVE HAD 2 10,000 HOMES PERMITTED SINCE 1995. THE COUNTY HAS PERMITTED 3 11,000 HOMES IN SAN RAHMON SINCE 1997 AND WE'RE GOING TO ANNEX 4 5 THEM PLUS THE HOUSING WE BUILD THAT SERVICE JOBS WITHIN OUR CITY. WHAT REALLY HAS ME CONCERNED IS IF WE ACTUALLY DENY THIS 6 APPEAL AFTER ALL THE HOMES THAT WE TURNED AWAY FROM SANTA 7 8 CLARA COUNTY AND TOOK IN THE OTHER COUNTIES AND THEN I'M AT AN AIR DISTRICT MEETING A WEEK AGO WHERE I'M HEARING THAT SANTA 9 10 CLARA COUNTY WANTS TO CLOSE REID HILL VIEW, JANUARY 2022, WAS THE DATE THEY GAVE, AND WHEN I SAID HOW MANY HOUSES ARE YOU 11 GOING TO PUT THERE IT WAS DEAD SILENCE. SANTA CLARA, ALL THE 12 CITIES ALL THE THINGS YOU'RE HEARING TODAY NEED TO ACKNOWLEDGE 13 IF THE HOUSING DOESN'T HAPPEN THERE FOR THE JOBS THEY ALREADY 14 HAVE THAT OTHERS ARE GOING TO GET THOSE JOBS. RIVER ISLAND 15 16 TRACY HILLS IS YOUR RESIDENTS LIVING OUT THERE AND WE HAVE TO STOP IT RIGHT NOW. IF WE KICK IT DOWN THE CAN OR KICK THE CAN 17 DOWN THE ROAD IN SIX, THE NEXT PEOPLE THAT ARE SITTING IN 18 THESE SQUARES 6, 7, 8 YEARS FROM NOW ARE GOING TO BE WONDERING 19 WHAT THE HECK DID YOU DO. I CAN'T HELP BUT VOTE ANYTHING BUT 20 21 DENY THIS APPEAL. 22 JESSE ARREGUIN, PRESIDENT: LEAGUES ANY OTHER OUESTIONS OR 23 COMMENTS ON THE MOTION? OKAY. I JUST WANT TO REITERATE WHAT 24 25 STAFF HAD SAID AT THE CONCLUSION OF THEIR PRESENTATION, THERE



- 1 IS A PROVISION IN THE GOVERNMENT CODE THAT ALLOWS TRANSFERS OF
- 2 UNITS TO INCORPORATE JURISDICTIONS AND I UNDERSTAND SOME OF
- 3 THAT CONVERSATION MAY BE CURRENT TO THAT EFFECT. BUT THAT
- 4 COULD BE A MECHANISM TO SHIFT SOME OF THE UNITS OUT OF
- 5 UNINCORPORATED AREAS PARTICULARLY AREAS WHERE THE COUNTY FEELS
- 6 ARE APPROPRIATE FOR DEVELOPMENT. BUT UNLESS THERE IS ANY
- 7 FURTHER QUESTIONS OR COMMENTS, I'LL ASK THE CLERK TO PLEASE
- 8 CALL THE ROLL.

9

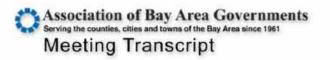
- 10 CLERK, FRED CASTRO: MOTION BY EKLUND, SECOND BY ARREGUIN.
- 11 [ROLL CALL VOTE] MOTION PASSES EIGHT AYES, ONE RECUSAL, AND --
- 12 WELL, FOUR ABSENCES. THANK YOU.

- 14 JESSE ARREGUIN, PRESIDENT: OKAY. THANK YOU VERY MUCH. SO THAT
- 15 COMPLETES THIS MATTER. AND THANK YOU TO SANTA CLARA COUNTY FOR
- 16 JOINING US THIS AFTERNOON, AND FOR YOUR PRESENTATION. SO, WITH
- 17 THAT, THAT COMPLETES OUR BUSINESS FOR THIS AFTERNOON. SO,
- 18 BEFORE I ADJOURN, ANY COMMENTS FROM MEMBERS OF THE
- 19 ADMINISTRATIVE COMMITTEE? I BELIEVE OUR MEETING NEXT FRIDAY ON
- 20 THE 29TH, WILL BE THE LAST ROUND OF APPEALS THAT WE'LL BE
- 21 CONSIDERING AND AT THAT TIME, WE'LL EITHER CONTINUE DISCUSSION
- 22 OR WE CAN TAKE FINAL ACTION. SO I JUST WANT TO JUST CALL
- 23 ATTENTION TO THOSE LISTENING AND PARTICIPATING IN THE MEETING
- 24 TODAY THAT, I BELIEVE, ON THE 29TH, WE WILL BE AGENDAIZING



- 1 OPPORTUNITY TO CLOSE THE PUBLIC HEARING AND CONSIDER TAKING
- 2 FINAL ACTION ON ALL OF THE APPEALS. MAYOR EKLUND.

- 4 PAT ECKLUND: THANK YOU VERY MUCH, PRESIDENT ARREGUIN. I JUST
- 5 WANTED TO, AGAIN, THANK STAFF FOR DOING AN OUTSTANDING JOB IN
- 6 THIS WHOLE PROCESS. IT'S NOT AN EASY ONE. AND THERE THEIR IS
- 7 ALWAYS AREAS FOR IMPROVEMENT BUT I FEEL AS THOUGH STAFF HAS
- 8 PRESENTED RESPONSES PROFESSIONALLY, AND LOOKING AT ALL THE
- 9 DIFFERENT SIDES I WANT TO THANK THEM FOR KEEPING AN OPEN VIEW
- 10 AND STATING THE FACTS THAT, REALLY, I JUST REALLY APPRECIATE
- 11 THAT A LOT. AND YOU DON'T APPEAR BIASED AT ALL, YOU APPEAR
- 12 FAIR AND EVEN KEEL. THAT TO ME SAYS A LOT ABOUT WHO YOU ARE
- 13 AND HOW YOU TREAT YOUR WORK AND THE OTHER THING ONCE AGAIN I
- 14 WANT TO COMPLIMENT PRESIDENT ARREGUIN THIS IS THE FIRST TIME
- 15 WE HAVE BEEN HEARD IN THE RHNA ALLOCATION PROCESS AND WE MAY
- 16 DISAGREE TO DISAGREE. BUT THAT'S AGO. IT'S GETTING THE ISSUES
- 17 OUT AND TALKING ABOUT THEM OBJECTIVELY AND TRYING TO LOOK AT
- 18 THE FUTURE AND HOW WE CAN MAKE IT A BETTER PROCESS. SO, AGAIN,
- 19 I JUST WANTED TO THANK EVERYONE, INCLUDING ALL OF MY COMMITTEE
- 20 MEMBERS. THANK YOU VERY MUCH FOR ACCEPTING AND HEARING MY
- 21 QUESTIONS. AS YOU KNOW, I DO MY HOMEWORK, AND I GET
- 22 CRITICIZED FOR THAT ALL THE TIME. BUT AS PART OF MY REGULATORY
- 23 BACKGROUND, UNFORTUNATELY, I HAVE BEEN WORKING WITH ABAG FOR
- 24 35 YEARS IT WAS SOMETHING WE WERE INGRAINED AND TAUGHT.
- 25 PRESIDENT ARREGUIN. A ROUND OF APPLAUSE. THANK YOU VERY MUCH.

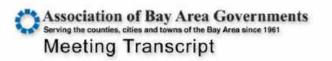


1 JESSE ARREGUIN, PRESIDENT: I APPRECIATE THE THOUGHTFUL 2 3 DISCUSSION WE HAVE HAD, PARTICULARLY TODAY ON SOME OF THE APPEALS I THINK IT'S IDENTIFIED A LOT OF ISSUES FOR US TO 4 5 DISCUSS AROUND WHAT'S NEXT. AND APPRECIATE ALL OF THE FREIGHT OUESTIONS THAT EVERYONE HAS ASKED. I'LL GO NEXT TO MAYOR 6 7 ROMERO THEN MAYOR HUDSON. 8 CARLOS ROMERO: JUST VERY QUICKLY. I WANTED TO ECHO COMMITTEE 9 MEMBER EKLUND' COMMENTS AND IN PARTICULAR, SAY THAT STAFF DID 10 A TREMENDOUS AMOUNT OF WORK TO GET US HERE, PARTICULARLY 11 GILLIAN AND I KNOW WE'RE NOT COMPLETELY DONE. I WILL NOT BE AT 12 THE NEXT HEARING BECAUSE I'LL BE IN A PLACE WHERE THERE IS 13 ABSOLUTELY NO CELL PHONE COVERAGE. BUT WISH YOU ALL THE BEST 14 15 ON THAT NEXT MEETING. AND CERTAINLY TO THE CHAIR -- TO THE 16 PRESIDENT OF ABAG AND THE CHAIR OF THIS COMMITTEE, I KNOW WE ALL HAVE OUR PROCLIVITIES IN TERMS OF WHERE WE WANT THINGS TO 17 GO, AND I THINK YOU DID A PHENOMENAL JOB ENSURING NOT TO LET 18 YOUR PARTICULAR INTEREST OR CONCERN INTERVENE AND YOU HAVE LED 19 US IN AN IMPARTIAL WAY PARTICULARLY THROUGH YOUR LEADERSHIP 20 21 AND YOUR GUIDANCE IN THIS PROCESS. TO UNDERSTAND REVIEW AND DELIBERATE ON THESE ON ALL THESE APPEALS THANK YOU VERY MUCH 22 23 FOR THAT LEADERSHIP.



JESSE ARREGUIN, PRESIDENT: THANK YOU MAYOR ROMERO. APPRECIATE 1 2 THAT. MAYOR HUDSON 3 DAVID E. HUDSON: JESSE WAS OKAY. JUST KIDDING. [LAUGHTER] I 4 5 HAVE TO BRING UP THIS BECAUSE YOU HAVE REALLY TAKEN THIS SHIP IN THE RIGHT DIRECTION, SO FAR, AND AFTER THE PASSING OF THOSE 6 -- THOSE PROCLAMATIONS LAST NIGHT, IT'S EASY TO SIT BACK AND 7 8 SAYING'S GREAT AND DONE. IT'S ABOUT THE RACE IT'S 90% THROUGH, AND I ASK ALL OF US PARTICULARLY THE PRESIDENT, STAY WITH THIS 9 FOLLOW THE LAST I IS DOTTED AND THE LAST T IS CROSSED. IT'S 10 EASY TO SIT BACK AND SAY IT'S DONE WHEN IT'S NOT, AND I'M 11 AFRAID AFTER THE PLANE GETS IN THERE THAT DON'T BURDEN OUT. 12 WE'RE GOING GIVE EVERYBODY THESE BIG NUMBERS AND IT DOESN'T 13 MATTER IF THEY DO NOT DO IT, IF SOMEBODY BRINGS IN A HOUSING 14 15 PROJECT YOU BETTER HAVE THE GREATEST REASON IN THE WORLD FOR 16 NOT LISTENING TO IT AND YOUR ANSWER IS YOU DON'T LIKE IT, THOSE DAYS ARE GONE. THERE ARE PEOPLE IN SACRAMENTO WHO DO 17 LIKE IT. BUT JESSE WITH THE WAY YOU HANDLED THIS AND BROUGHT 18 IT ALONG TO THIS POINT WE ARE WELL POSITIONED TO DEFEND 19 ANYTHING WE HAVE SAID OR DONE AND THE DIRECTION WE'RE TAKING I 20 21 WOULD SAY STAY THE COURSE AND LET'S KEEP PUSHING. 22 JESSE ARREGUIN, PRESIDENT: THANK YOU. THAT'S A GOOD TRANSITION 23 TO ADJOURNMENT. THE ABAG ADMINISTRATIVE COMMITTEE WILL 24

CONTINUE THIS PERSON ON RHNA APPEALS TO THE METRO CENTER



- 1 REMOTELY OCTOBER 29TH, 2021 FROM 9:00 A.M. TO 5:00 P.M. OR
- 2 WHENEVER WE ADJOURN THAT MAY BE THE MEETING WHERE WE
- 3 POTENTIALLY TAKE FINAL ACTION ON ALL OF THESE APPEALS. THANK
- 4 YOU TO MY COLLEAGUES, YOU HAVE PUT IN COUNTLESS HOURS
- 5 REVIEWING MATERIALS AND ATTENDING THESE MEETINGS. ASKING
- 6 QUESTIONS, WE DEFINITELY OWE YOU A DEBT OF GRATITUDE. I HAVE
- 7 BEEN POSING THE QUESTION TO STAFF HOW TO THINK YOU FOR YOUR
- 8 WORK IN CONSIDERING THESE APPEALS. STAY TUNED. WITH THAT, THIS
- 9 MEETING IS ADJOURNED. HOPE EVERYONE HAS A GREAT WE COULD AND
- 10 WE ARE ADJOURNED TO NEXT FRIDAY OCTOBER 29TH. [ADJOURNED]

