



Planning Advisory Committee

Thursday, December 17, 2020 – 9:00 a.m. – 11:00 a.m.

PLEASE NOTE: The SCTA/RCPA Business Office is closed, and this meeting will be conducted entirely by teleconference pursuant to the provisions of the Governor’s Executive Orders N-29-20 and N-35-20, suspending certain requirements of the Ralph M. Brown Act.

PAC members will be video-conferencing into the PAC Meeting via Zoom. Members of the public who wish to listen to the PAC meeting may do so via the following platform:

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Meeting ID: 862 7097 9690

Passcode: 278356

Phone: (669) 900-9128

PUBLIC COMMENT: Public comment on specific agenda items will only be allowed during the meeting via Zoom Meeting by using the raise hand or chat function. Verbal comments from call-in participants not using the Zoom Video platform can only be made by notifying Drew Nichols at drew.nichols@scta.ca.gov and identifying the item number, your name and phone number from which you will be calling. Please include “PAC - Public Comment” in the email subject line. The moderator will then ask for your comment.

ITEM

1. Introductions

2. Administrative

- 2.1. Approval of the agenda – changes, additional discussion items- (ACTION)
- 2.2. Review Meeting Notes from October 15, 2020* – (ACTION)
- 2.3. PAC 2021 meeting schedule (DISCUSSION)
- 2.4. Announcement of Election of Chair in January (DISCUSSION)

3. Standing Updates (DISCUSSION)

- 3.1. Member updates
- 3.2. SCTA Board Agenda and Planning Activities*

4. Adapting to Rising Tides – Presentation by Dana Brechwald, Program Manager of BCDC’s Adapting to Rising Tides - to present findings on ART Bay Area, released in March of this year, and Bay Adapt, BCDC’s current collaborative initiative to develop a region-wide approach to sea level rise adaptation. ART Bay Area provides the first-ever regional comparison of the impacts of sea level rise on people, the environment, and the infrastructure

we rely on. What does this mean for you, and how can Bay Adapt help ensure that local and regional adaptation planning works together towards a common goal?

- 5. **Regional Early Action Planning (REAP) Grants** - Next step on countywide Housing TA provider – Discussion with Josh Abrams
- 6. **Regional Housing Needs Allocation (RHNA)** – standing item - DISCUSSION
- 7. **Comprehensive Transportation Plan (CTP) update** – standing item – DISCUSSION
Summary: Phases 1 and 2 of public outreach are complete. Vision and Goals have been adopted, and transportation projects have been submitted for inclusion in the CTP. Comments from the public are being documented on CTP website. Staff is investigating new virtual venues for next phases of outreach, and new ways to address equity. Existing conditions are being updated, including new content and staff is looking into formatting and production
- 8. **Next agenda** – Election of Chair
- 9. **Public Comment**
- 10. **Adjourn -(ACTION)**

*Attachment

The next **SCTA** meeting will be **December 14, 2020**

DISABLED ACCOMMODATION: If you have a disability that requires the agenda materials to be in an alternate format or that requires an interpreter or other person to assist you while attending this meeting, please contact SCTA/RCPA at least 72 hours prior to the meeting to ensure arrangements for accommodation.

SB 343 DOCUMENTS RELATED TO OPEN SESSION AGENDAS: Materials related to an item on this agenda submitted to the Planning Advisory Committee after distribution of the agenda packet are available for public inspection in the Sonoma County Transportation Authority office at 411 King Street, Santa Rosa, CA 95404, during normal business hours.

PLANNING ADVISORY COMMITTEE MEETING NOTES

Meeting Notes of October 15, 2020

ITEM

1. Introductions

Meeting called to order at 9:04 a.m. by Amy Lyle.

Committee Members: Amy Lyle, Chair, City of Santa Rosa; Nancy Adams, City of Santa Rosa; Jeff Beiswenger, City of Rohnert Park; Noah Housh, City of Cotati; Jessica Jones, Town of Windsor; Kim Jordan, Town of Windsor; Ada Chan, MTC/ABAG; Jenna Garcia, City of Rohnert Park; Kari Svanstrom, City of Sebastopol; Scott Duiven, City of Sebastopol; Heather Hines, City of Petaluma.

Guests: Tom Conlon.

Staff: Janet Spilman; Chris Barney; Suzanne Smith; Drew Nichols; Dana Turrey.

2. Administrative

2.1. Approval of the agenda

Approved as submitted.

2.2. Review meeting notes from August 20, 2020

Noah Housh moved for approval; Jeff Beiswenger seconded.

The committee unanimously approved the meeting notes from August 20, 2020.

2.3. SCTA Board Agenda and Planning Activities

This is included in the agenda packet for the committee’s information.

2.4. MTC October Update

Ada Chan reported MTC is starting the EIR for the plan and there is still room for comments.

Ms. Chan briefly spoke on collaborative planning efforts and announced a template RFP with the identified point person is available to use.

3. Update from group

City of Cotati:

Noah Housh commented on the struggle with financing projects, such as the hotel and an affordable unit project next to the Cotati SMART station.

The VMT work is completed and will be working on a fee update and the cottage housing ordinance is also proceeding.

Staff are also working with the business community on winterizing restaurants.

Mr. Housh also encouraged the committee to go through the data, and will provide comments to MTC/ABAG.

City of Healdsburg:

Scott Duiven updated the committee on the status of the Mill District, Enzo Village, and on the Arden subdivision projects.

The large Montage Resort is under construction. This will be a 130-room resort hotel with 70 residences. The hotel portion is expected to be opened in December.

Mr. Duiven further spoke on the cottage housing River House project.

An ADU ordinance update will be worked on in the coming months and staff will continue to work on extending the parklet program through 2021.

City of Petaluma:

Heather Hines reported on the first AB 2162 application to be received this month for supportive housing.

Ms. Hines explained the assembly bill and its contents.

Ms. Hines reported on the downtown parcel development next to the SMART station. This will include some ground floor retail and a linear bicycle/pedestrian pathway.

The dredging the Petaluma River is almost completed and staff will be releasing an RFP for the General Plan housing element in November.

Ms. Hines further reported on the Free Range program that permits outdoor dining and working on how to winterize restaurants.

The VMT guidelines are also being worked on. There are a lot of housing sites in Petaluma that triggers an EIR because these are in high VMT zones.

The senior veteran project on Petaluma Boulevard S is under construction.

City of Santa Rosa:

Chair Amy Lyle reported the City has been in emergency activation mode.

Staff are working on an update to the Urgency Ordinance. In addition, amendments to the Resilient City Measures are in the works. This update will include COVID recovery elements, such as an interpretation on parklets to support business and the general economy. This will come to the Planning Commission next week.

Furthermore, the Downtown Specific Plan was approved by the City Council last week. An implementation package that includes updates for design guidelines and zoning codes will be

presented to the Planning Commission and City Council. This is aimed to increase the density downtown.

The General Plan update is ongoing. Ms. Lyle spoke on a community advisory committee recruitment and the struggle given the emergencies and PSPS events. An Environmental Justice element will be included in this update and there is a challenge with reaching out to underrepresented communities.

Ms. Lyle further spoke on the integrative work available in the General Plan and climate action.

The City of Santa Rosa is working with Kaiser in hiring a health planning position to provide help on public health. This position was advertised and has closed.

On the development side, Ms. Lyle discussed the SB 35 applications that have been received. The City has approved two projects and found another project to be ineligible.

City of Sebastopol:

Kari Svanstrom announced the new user fee has been adopted.

The development impact fee update is being worked on. Staff are looking at new fees for storm water, government facilities, and adjusting other fees. The inclusionary in lieu fee is \$22.24/sq-ft and is not expected to change.

Caltrans is competing a major ADA upgrade in the downtown and the city continues to work on permitting parklets along the main street, which is under Caltrans' right-of-way.

Ms. Svanstrom also spoke on the small business program that offers microloans for small business.

Ms. Svanstrom further reported on development projects.

City of Rohnert Park:

Jeff Beiswenger reported on the General Plan update work and the planned virtual study sessions with the Planning Commission and City Council. The EIR process is expected to begin early next year.

Mr. Beiswenger further reported on housing construction picking up to a point where builders are running out of lots.

As well, the 218-unit affordable housing complex project by the University District is nearing completion.

The Cambria Hotel is complete and ready for occupancy and the Fairfield Hotel is nearing completion and Home to Suites submitted for a building permit review.

Rohnert Park is also finding ways to allow people to occupy parking lots for outdoor seating and are issuing temporary use permits.

Jenna Garcia spoke further on the Redwood and Willow Glenn affordable housing projects.

Town of Windsor

Jessica Jones reported the Veteran's Village project, a 60-unit affordable housing project, is under construction and the Duncan Village project has stalled with the downfall of Habitat. Work is being done to transfer control of the project to Burbank Housing, however is facing financial challenges.

Ms. Jones also announced a series of affordable housing projects throughout the town and on the update of the Design Objective Standards.

County of Sonoma, Permit Sonoma

Jane Riley encouraged the committee to attend the ABAG data webinar.

Ms. Riley further announced work on the department work plan has slowed down due to 12 activations of the EOC over the past 18 months.

Three specific plans are moving forward, as is the Sonoma Development Center work with the consultant.

Staff are moving forward with updating the safety element and include an environmental justice element. The county will be moving forward with the environmental justice and will connect with the Equity Office for outreach. Ms. Riley expressed an interest to participate with joint outreach efforts with the cities.

Lastly, Ms. Riley announced her retirement from the County of Sonoma.

4. SCTA updates

4.1. SB 743 update – Chris Barney

Chris Barney provided an update on SB 743. An updated table outlining total VMT and efficiency metrics to be used for analysis were included in the agenda packet.

Mr. Barney also spoke on work with city staff and consultants on VMT reporting.

The next task is to update the screening maps with the updated model/figures.

5. MTC/ABAG Housing Methodology Committee

Janet Spilman reported the Housing Methodology Committee has chosen a methodology. The issues are with the data collection and how it is represented. The data was collected through Basis for Plan Bay Area's regional growth framework and is now being translated into RHNA.

This was brought the SCTA Board of Directors and similar concerns were shared. A letter from SCTA was emailed acknowledging this is a big lift for

everyone, and that we are not anti-housing, nor anti-growth.

There is an agreement with the methodology. The issue with ABAG is the data was not accurately or completely transferred from Basis to RHNA.

Jane Riley added the Board of Directors was concern about the translation of the data from Basis to Urban SIM. We are not arguing the housing numbers, we are arguing where the numbers are placed.

Ms. Riley explained further the willingness from ABAG staff to work through the data concern. Since the data will be used for the next ten years, it is important to have it reflected correctly.

Ms. Riley noted that there are four staff members assigned to review the data.

Noah Housh added the functional use of the map have been helpful and highlighted examples of how the housing data was incorrectly placed.

Chris Barney commented on the confusion around the color scale and described the legend to the committee.

Jenna Garcia asked what the best-case scenario for Sonoma County coming out of the ABAG Executive Committee meeting.

Ms. Riley responded early in the HMC process it was decided there will be no caps. The best to hope for would include fixing the data errors and address the RHNA numbers within a city's sphere of influence to alleviate the County's RHNA numbers.

The committee further discussed the data issues and how to interpret the web map under either Plan Bay Area or Basis.

6. Comprehensive Transportation Plan (CTP) update

Janet Spilman provided an updated on the Comprehensive Transportation Plan.

Phases one and two of the public outreach plan have been completed and available on the SCTA website. The draft is hoped to be released in November, and more public outreach will follow.

The SCTA Board of Directors reviewed an update the vision and goals.

Ms. Spilman spoke further on the land use section that explains PDAs and SCTA's monitoring of the regional growth framework and the local impacts. There will be a discussion on the history of land use decisions in Sonoma co, such as Urban Growth Boundaries and city centered growth, and a little comment about the current RHNA cycle.

7. Public Comment

N/A

8. Adjourn

The committee adjourned at 10:51 a.m.

Staff Report

To: SCTA/RCPA Board of Directors
From: Janet Spilman, Director of Planning
Subject: Planning Activities Report

Meeting Date: 12/14/20
Item Number: 6.4.2

Consent Item: **Regular Item:** **Action Item:** **Report:**

Recommendation

Information only

Advisory Committee Recommendation

Not applicable to this item.

Alternatives Considered

Not applicable to this item.

Executive Summary

Update on activities of planning staff that are not on the regular agenda.

Policy Impacts / Nexus to Agency Goals

Not applicable to this item.

Financial Implications

Is there a fiscal impact? Yes No

Is there funding in the current budget? Yes No

The funding source(s) to be used are:

Background

DATA MANAGEMENT AND FORECASTING

- **Modeling and analysis support** – Model analysis and/or support local planning activities was focused on VMT estimation in November and early December. Travel model testing and revisions have continued in November and have included model programming, recoding, and optimization. VMT screening maps were updated for SB743 implementation.
- **Vision Zero Sonoma County Data Dashboard** – Work continues on the Vision Zero data dashboard and story map.

PLANS

Comprehensive Transportation Plan (CTP) - Phases 1 and 2 of public outreach are complete. Vision and Goals have been adopted, and transportation projects have been submitted for inclusion in the CTP. Comments from the public are being documented on CTP website. Staff is investigating new virtual venues for next phases of outreach.

- Staff is looking into new ways to address Equity.
- Staff is at work updating content, addressing new content and looking into formatting and production.
- Performance measures have been revised based on updated CTP goals and are currently being testing and summarized using the travel model and other analysis tools.

Plan Bay Area 2050 (PBA 2050)

- **Regional Housing Needs Allocation (RHNA)** SCTA staff has worked with MTC/ABAG to provide information forecasting inputs that will be used in the RHNA process that local jurisdiction staff can review. SCTA staff has performed a high level review of forecasting inputs and submitted comments to SCTA on errors and potential improvements that could influence housing and employment forecasts in Sonoma County and thereby influence RHNA allocations.
- There are strong concerns among our local planners, shared by agencies all over California, about the amount of housing and new guidelines mandated by the state. This makes potential errors in the handling of data have greater impact.
- **Plan Bay Area -Regional Transportation Plan** – MTC/ABAG has released their draft plan. See <https://www.planbayarea.org/> for the draft plan and details.

PROGRAM MANAGEMENT – MOBILITY INITIATIVES

- **Safe Routes to School**
 - The Sonoma County Bicycle Coalition (SCBC), consultant for the program, is adapting to the Pandemic situation with outdoor and online activities. SRTS Director Tina Panza administers the program, communicates and consults with school partners regarding current offers and feasible future program options.
- **Regional Bike Share Pilot Program**
 - Staff paused on the planned public outreach due to uncertainties in Gotcha’s ability to deliver on the proposed schedule. Gotcha has experienced delays in rolling out programs due to COVID-related challenges. Staff plans to continue planned public outreach in early 2021.
 - Staff continued program planning and coordination, including:
 - Held Technical Advisory Working Group meeting
 - Coordination with TAM, Gotcha, and MTC on the program and schedule
- **Emergency Ride Home Program** – Staff continues to manage the program. The Emergency Ride Home program will reimburse rides home in cases of a qualifying emergency for anyone who works in Sonoma County and gets to work using an alternative transportation option, such as carpooling, vanpooling, public transit, bicycling, or walking. Program rules, restrictions, and reimbursement forms are available online. scta.ca.gov/ERH

ADMINISTRATION OF ALTERNATIVE TRANSPORTATION FUNDING

- **Transportation for Clean Air Fund, County Program Manager (TFCA, CPM)** – Staff continues to manage the program; including processing invoices, developing quarterly reports, and continued to response to requests regarding the routine audit.
- **Transportation Development Act, Article 3 (TDA3)** – Staff continued to track project expenditures, fund revenues, and develop quarterly reports.

COORDINATION & OUTREACH

Local Activities

- Spare the Air Resources Team meeting with local and regional agencies, non-profit advocacy groups, and citizens
- Area Agency on Aging, Connected Communities Transportation Study Steering Committee

Regional Coordination

- MTC/ABAG committees: Regional Modeling Working Group, Transit Finance Working Group, Active Transportation Working Group, Transportation Demand Management Working Group, Regional Mobility Hubs Workshop
- CTA Planners meeting
- Bay Area County Transportation Authority meeting
- Caltrans District 4, Pedestrian Plan Technical Advisory Committee

Supporting Documents

None