

**Peninsula Corridor Joint Powers Board
Work Program – Legislative – Planning Committee (WPLP)
1250 San Carlos Avenue, San Carlos CA
MINUTES OF JANUARY 22, 2020**

MEMBERS PRESENT: C. Stone (Chair), C. Brinkman, C. Chavez

MEMBERS ABSENT: None.

STAFF PRESENT: J. Hartnett, J. Cassman, B. Fitzpatrick, C. Fromson, M. Jones, M. Reggiardo, S. Murphy, D. Seamans, R. Narayan, S. Wong

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chair Charles Stone called the subcommittee meeting to order at 3:03 p.m. and Director Chavez led the Pledge of Allegiance.

2. ROLL CALL

District Secretary Dora Seamans called the roll and confirmed a quorum. All members were present.

3. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None.

4. APPROVE MEETING MINUTES OF DECEMBER 19, 2019

Motion/Second: Brinkman/Chavez moved approval of the December 19, 2019 minutes.

Ayes: Stone, Brinkman, Chavez

Noes: None

Absent: None

5. UPDATE ON DECISION 3 OF THE CONCEPT LAYOUT FOR FURTHER DEVELOPMENT AS RECOMMENDED BY THE DIRIDON INTEGRATED STATION CONCEPT PLAN

Melissa Reggiardo, Manager, Caltrain Planning, provided an update on Decision 3 to stay within the existing Caltrain corridor at Diridon. She said pending the City's discussion on Decision 3, staff will ask for JPB's concurrence at a future meeting.

Director Chavez asked about the list of priorities for Diridon station and land availability. Michelle Bouchard, Chief Operations Officer, said they have broadly identified their footprint needs.

6. RECOMMEND ADOPTION OF THE CALTRAIN RAIL CORRIDOR USE POLICY

Ms. Bouchard provided an update to the policy which was amended to include language on grade separations and air space, based on input provided by the Board following its January meeting. Ms. Bouchard stated the component revised was in the Use Policy lease term lengths to ensure leases return to the Board for warranted extension (over five years) and other modifications to vehicle grade separation and property conveyance policies.

Director Chavez requested a cover memo to include significant changes along with a compendium of documents and a timeline for multiple policy projects in the future. Chair Stone asked about the decision to include hotels as an allowable use. Ms. Bouchard added that Director Bruins suggested hotels as an option after museums were suggested. Executive Director Harnett stated it was an option for expanding possibilities for future use. Director Chavez added that it could provide expansion opportunities depending on future partners.

Public Comment

Drew, San Mateo, expressed concern regarding set out tracks and potential lawsuits. He commented that the mapping should include station right-of-way indicators.

Motion/Second: Chavez/Stone recommended Board approval of the amendment to the Use Policy.

Ayes: Stone, Brinkman, Chavez

Noes: None

Absent: None

7. RECOMMEND ADOPTION OF TRANSIT-ORIENTED DEVELOPMENT POLICY

Brian Fitzpatrick, Director of Real Estate and Property Development, provided an update; highlights included economic feasibility & impact, affordable housing, potential costs, and recommended Board adoption in February 2020.

Chair Stone inquired about establishing a portfolio-wide below market rate goal. Mr. Fitzpatrick recommend against this option as he did not want to set goals that could not be met portfolio-wide.

Public Comment

Karen Camacho, Housing Leadership Council, expressed appreciation for the added changes in policy and suggested first refusal rights and specific height requirements. Paul Krupka, San Mateo, thanked staff for their work on the TOD policy and RCUP. He mentioned Brian Fitz, Melissa Jones, and Jessica Epstein.

Jonathan Erwin Frank, East Palo Alto, suggested that projects covered by the Surplus Land Act should service as a floor in terms of affordable housing commitment of Caltrain.

Roland Lebrun, San Jose, expressed concerns regarding the management of Caltrain.

Joan Cassman, Legal Counsel, clarified that SamTrans has never said the Surplus Land Act does not apply, there has been multiple amendments, and it really is an issue of policy.

Director Brinkman asked about calculations for replacement parking. Mr. Fitzpatrick responded that it depends on the right balance of pedestrian and bike access. He said replacing parking spaces can become an encumbrance to the property.

Director Chavez said it is critical to understand what resources are available for housing and to understand preferences in relation to future partner resources.

Chair Stone inquired about the pros and cons regarding right of first refusal. Mr. Fitzpatrick responded that staff wishes to develop a policy that is flexible due to unique property characteristics.

Ms. Cassman cautioned the Committee on the prohibition of the gift of public funds. Chair Stone recommended a 30% affordability requirement; 15% very low income and 15% low income, with height minimums which would be a change in the current policy. Directors Brinkman and Chavez expressed support for the recommendation.

Motion/Second: Brinkman/Chavez recommended Board approval of the TOD policy establishing a 30% affordability requirement and height minimum.

Ayes: Stone, Brinkman, Chavez

Noes: None

Absent: None

8. CALTRAIN BUSINESS PLAN - UPDATE COVERING DECEMBER 2019 AND JANUARY 2020

Sebastian Petty, Director of Policy Development, reported on the Caltrain Business Plan; highlights included the timeline, implementation plan, overall funding strategies, 2040 service vision, Caltrain corridor growth, travel time and frequency, service patterns, and transportation management policy.

Public Comment

Roland Lebrun, San Jose, voiced concern about the current Business Plan and suggested including flow of traffic and platform length in the plan.

Director Chavez discussed restriction options to Gilroy.

9. COMMITTEE MEMBER REQUESTS

None.

10. DATE/TIME OF NEXT REGULAR WPLP COMMITTEE MEETING: FEBRUARY 26, 2020 AT 3:00 PM, SAN MATEO COUNTY TRANSIT DISTRICT ADMINISTRATIVE BUILDING, 2ND FLOOR, 1250 SAN CARLOS AVENUE, SAN CARLOS, CA

11. ADJOURN

The meeting adjourned at 5:28 p.m.