



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, March 11, 2021
9:30 a.m.**

**Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501**

**WRCOG's OFFICE IS CURRENTLY CLOSED TO THE PUBLIC DUE TO COVID-19
AND STAFF ARE WORKING REMOTELY**

**Members of the public are encouraged to participate in this meeting via Zoom
(see meeting information below)**

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SPECIAL NOTICE – COVID-19 RELATED PROCEDURES IN EFFECT

Due to the state and local State of Emergency resulting from the threat of Novel Coronavirus (COVID-19), Governor Newsom has issued Executive Order N-29-20 (issued March 17, 2020) in which Section 3 supersedes Paragraph 11 of Executive Order N-25-20 (issued on March 12, 2020). This new order states that WRCOG does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. The Order allows WRCOG to hold Committee meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically.

To follow the Order issued by the Governor, the Planning Directors Committee meeting scheduled for Thursday, March 11, 2021, at 9:30 a.m. will be held by video and/or teleconference and any members of the public can attend electronically. Members of the public may send public comments by emailing snelson@wrcog.us, or calling (951) 405-6703 before or during the meeting, prior to the close of public comment.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Suzy Nelson prior to 9:30 a.m. on March 9, 2021, at (951) 405-6703 or snelson@wrcog.us.

The Planning Directors Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. CALL TO ORDER (John Hildebrand, Chair)

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

4. PUBLIC COMMENTS

At this time members of the public can address the Planning Directors Committee regarding any items with the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Summary Minutes from the February 11, 2021, Planning Directors Committee Meeting are Available for Consideration. P. 1

Requested Action: 1. *Approve Summary Minutes from the February 11, 2021, Planning Directors Committee meeting.*

6. REPORTS / DISCUSSION

A. Regional Housing Trust Initiative Update Ivana Medina, WRCOG P. 5

Requested Action: 1. *Appoint up to five representatives to serve on the Regional Housing Trust Steering Committee.*

B. Legislative Activities Update Chris Gray, WRCOG P. 7

Requested Action: 1. *Receive and file.*

C. Mobile Food Vendor Information Sharing Abdu Lachgar, City of Wildomar and John Hildebrand, County of Riverside P. 11

Requested Action: 1. *Receive and file.*

D. RTA Activities Update - TUMF Funded Projects Kristin Warsinski, RTA P. 13

Requested Action: 1. *Receive and file.*

E. HCD Technical Assistance Program Update Sohab Mehmood, HCD P. 15

Requested Action: 1. *Receive and file.*

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

8. ITEMS FOR FUTURE AGENDAS

Members

Members are invited to suggest additional items to be brought forward for discussion at future Planning Directors Committee meetings.

9. GENERAL ANNOUNCEMENTS

Members

Members are invited to announce items / activities which may be of general interest to the Planning Directors Committee.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, April 8, 2021, at 9:30 a.m. on the Zoom platform.

11. ADJOURNMENT

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1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:32 a.m. by Chair John Hildebrand on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

Chair Hildebrand led members and guests in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Christina Taylor, City of Beaumont
Jim Morrissey, City of Canyon Lake
Joanne Coletta, City of Corona
Gustavo Gonzalez, City of Eastvale
H.P. Kang, City of Hemet
Richard MacHott, City of Lake Elsinore
Cheryl Kitzerow, City of Menifee (9:35 a.m. arrival)
Patty Nevins, City of Moreno Valley
Jarett Ramaiya, City of Murrieta
Kenneth Phung, City of Perris (9:35 a.m. arrival)
David Murray, City of Riverside (9:36 a.m. arrival)
Travis Randel, City of San Jacinto
Matt Peters, City of Temecula
Abdu Lachgar, City of Wildomar
John Hildebrand, County of Riverside (Chair)
Jeffrey Smith, March JPA
Kristin Warsinski, Riverside Transit Agency

4. PUBLIC COMMENTS

Arnold San Miguel, Southern California Association of Governments (SCAG), announced that SCAG's Regional Council has approved the release of guidelines for SCAG's 2020/2021 Sustainable Communities Program Smart Cities and Mobility Innovations. Applications are due April 23, 2021. Application webinars will be held on March 8, 2021, and April 5, 2021.

5. CONSENT CALENDAR – *(Beaumont / Peris) 13 yes; 0 no; 4 abstentions. Items 5.A was approved. Representatives from the Cities of Banning, Calimesa, Jurupa Valley, and Norco, and Western Municipal Water District were not present. The Cities of Canyon Lake, Moreno Valley, Temecula, and Wildomar abstained.*

A. Summary Minutes from the December 10, 2020, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the December 10, 2020, Planning Directors Committee meeting.*

6. REPORTS / DISCUSSION

A. Sites Inventory and 3-D Mapping Application Project Introduction

Brain Sims, Principal with Houseal Lavigne Associates, presented on the Site Inventory and 3-D Mapping Application WRCOG will be providing to member agencies through the SCAG Regional Early Action Planning Grant Program. This Program will help agencies identify opportunity sites and produce HCD-compliant site inventory reports by web-based applications. Houseal Lavigne Associates will lead the project team and help member agencies produce more data-informed and regionally consistent Housing Elements. Next steps include staff reaching out and gauging interest from members. It is staff's hope that this will commence in mid-February, with data collection efforts anticipated to be prepared by April 2021, with the sustainability model to conclude in May. The project team anticipates that the Sites Inventory Reporting Tool be ready for use by participating agencies in June 2021.

Action: 1. *Received and filed.*

B. Electric Reach Codes Overview

Joshua Torres, Senior Policy Advisor with Southern California Edison (SCE), presented an overview on electric Reach codes. Adoption of these codes will help agencies move towards a future with clean energy. Reach codes can be customized to suit a community's specific clean energy goals. Sample ordinances from the Cities of Ojai and Santa Monica were shared. SCE staff are available to present information on electric Reach codes upon request.

Action: 1. *Received and filed.*

C. HCD Technical Assistance to Fulfill AB 686 / AFFH Requirements

This item was tabled for a future meeting.

Action: 1. *Received and filed.*

D. RCA Transition to RCTC

Aaron Hake, Interim Regional Conservation Deputy Executive Director of the Western Riverside County Regional Conservation Authority (RCA) provided an update on the transition of management of RCA to RCTC. Beginning on January 1, 2021, RCTC became the managing agency of RCA. RCA's Board of Directors decided that RCTC's expertise and track record in land acquisition, partners with state and federal wildlife agencies, project delivery, and fiscal management would benefit the RCA. Amongst the immediate priorities of RCA Chair Natasha Johnson are to enhance the RCA's communication, education, and partnership with its member agencies.

With RCTC being the managing agency, both agencies will retain its separate legal authorities and governing boards. Near term priorities were discussed as well as the member agency roles and responsibilities under the Multiple Species Habitat Conservation Plan.

Mr. Hake shared that RCTC staff has been in touch with all its member agencies and if any agency did not receive anything, to please let him know.

Action: 1. *Received and filed.*

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray shared that he now serves as WRCOG's Deputy Executive Director and informed the Committee that there will be some transitions with staff. Executive Director Rick Bishop is retiring after over 20 years with the Agency.

8. ITEMS FOR FUTURE AGENDAS

Committee member Kristin Warsinski offered to provide an update from the Riverside Transit Agency and its TUMF-funded projects.

9. GENERAL ANNOUNCEMENTS

Committee member Travis Randel asked about mobile food vendor ordinances and best practices that other members have adopted.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, March 11, 2021, at 9:30 a.m., on the Zoom platform.

11. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 10:48 a.m.

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Regional Housing Trust Initiative Update

Contact: Ivana Medina, Senior Analyst, imedina@wrcog.us, (951) 405-6753

Date: March 11, 2021

The purpose of this item is to present an update on latest developments related to the establishment of the Western Riverside County Regional Housing Trust and request appointment of members to serve on a Steering Committee.

Requested Action:

1. Appoint up to five representatives to serve on the Regional Housing Trust Steering Committee.

Background

WRCOG staff held a visioning session on June 18, 2020, to identify potential new initiatives for the 2020/2021 Fiscal Year. One of the new initiatives identified during this internal session was a Regional Housing Trust. The Regional Housing Trust initiative was then presented to the Administration & Finance Committee on July 8, 2020, where Committee members approved WRCOG staff to proceed with further research and development of a work plan. Staff then completed research and due diligence of information gathering, which included outreach to stakeholders in the housing industry.

WRCOG briefed the Technical Advisory Committee in September 2020 on research findings and subsequently met with WRCOG member agencies individually. These meetings included WRCOG staff and representatives of the member agency, which often included the City Manager / Assistant City Manager, Planning / Community Development Director, and other city staff.

Authorizing Legislation

Assembly member Kelly Seyarto introduced Assembly Bill (AB) 687 (Joint powers authorities: Riverside County Housing Finance Trust), authorizing the creation of a Western Riverside County Housing Finance Trust, a joint powers authority (JPA), for the purposes of funding housing, specifically assisting the homeless population and persons and families of extremely low, very low, and low income within the County of Riverside, as specified. AB 687 would allow any WRCOG member agency to enter into a joint powers agreement to form a Housing Trust. This Bill would also include language that the Housing Trust shall be governed by a Board of Directors consisting of elected officials representing the County of Riverside and representative cities that are party to the joint powers agreement.

It should be noted that the legislation simply enables the formation of a Housing Trust but does not require that a Housing Trust be formed. Additionally, the language does not specify which agency will administer the Housing Trust nor whether any of the agencies in Western Riverside County are required to join the trust.

Authorizing legislation for a Housing Trust is not necessary to establish a Housing Trust but has been done by neighboring Housing Trusts such as the Orange County Housing Financing Trust and the San Gabriel Valley

Regional Housing Trust. By doing so, this allows the Housing Trust to authorize and issue bonds, certificates of participation, and any other debt instrument repayable from funds and financing. It also can potentially lead to greater funding opportunities. WRCOG is requesting that member agencies provide letters of support for this legislation. Staff anticipates that the bill will be heard in Committee in March 2021 and then proceed through the legislative approval process, if it passes out of the Committee.

Steering Committee

A Steering Committee will be convened in April 2021 and will hold three to four meetings. The purpose of this Committee is to provide input on the JPA, its Administrative Plan, and other governance documents. Staff is requesting that this Committee appoint at least five members to serve on the Steering Committee; the Executive Committee will be asked to appoint members at its April 5, 2021, meeting. Other housing advocacy and industry groups will be invited to participate as well. This Steering Committee will also determine goals and key functions of the Housing Trust. For example, housing trusts provide a dedicated source of revenues for a variety of housing activities such as:

- New construction of affordable housing
- Preservation or rehabilitation of existing affordable housing
- Land acquisition for development of affordable housing
- Homeless housing services
- Pre-development activities
- Gap financing loans
- Down payment assistance for developers or eligible first-time home buyers

Housing authorities, non-profits, community land trusts, and other entities offer programs and assistance related to the above activities. One goal of the Steering Committee will be to identify the primary focus of the Housing Trust and determine which programs should be implemented by the Trust.

Prior Actions:

December 9, 2020: The Administration & Finance Committee received and filed.

September 17, 2020: The Technical Advisory Committee received and filed.

August 13, 2020: The Planning Directors Committee received and filed.

Fiscal Impact:

Funds for this effort are provided by the REAP Grant awarded by SCAG. REAP funds will be used to fund outreach activities and other due diligence efforts related to the establishment of the Housing Trust.

Attachment:

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Legislative Activities Update

Contact: Chris Gray, Deputy Executive Director, cgray@wrcoq.us, (951) 405-6710

Date: March 11, 2021

The purpose of this item is to provide an update on legislative activity related to housing and other planning-related issues.

Requested Action:

1. Receive and file.

Staff and WRCOG's On-Call Legislative Consultant, Bill Blankenship, have identified a series of key bills of interest to WRCOG member agencies. These bills relate to housing, touching on key issues such as:

- Financing housing
- Changes to zoning and entitlement processing
- Allowing the conversion of retail uses to residential
- By-right zoning
- CEQA

Additional information regarding each bill is presented below.

Assembly Bill (AB) 687 (as introduced, Seyarto. Joint powers authorities: Riverside County Housing Finance Trust): WRCOG has made history with the introduction of its first piece of legislation. Assembly member Kelly Seyarto has agreed to introduce AB 687. Assemblyman Seyarto is uniquely positioned as a longtime leader of WRCOG and the newly appointed Vice-Chair of the Assembly Committee on Housing and Community Development.

AB 687 would authorize the creation of the Western Riverside County Housing Finance Trust. This Bill would enable WRCOG member agencies to voluntarily enter into a joint powers agreement for the purposes of creating and operating an agency to fund housing projects in Western Riverside County. The Trust will assist with the creation of housing opportunities for the homeless population and persons and families of extremely low, very low, and low income as defined in the health and safety code. The Trust may receive funding from public and private sources and will have the ability to authorize and issue bonds. The Trust will also be governed by its own Board of Directors made up of elected officials representing the County of Riverside and cities within the WRCOG region.

Senate Bill (SB) 5 (as introduced, Atkins. Housing: bond act): The "Housing Bond Act" Bill has several legislative authors in addition to Speaker Pro Tem Atkins. SB 5 would authorize the issuance of bonds for the purpose of financing housing-related programs that serve the homeless population and households that are classified as extremely low and very low-income. This Bill will be placed on the November 2022 Ballot.

SB 6 (as introduced, Caballero. Local planning: housing: commercial zones): This Bill would make housing developments an “authorized use” in commercial zones. A development project in a commercial zone can be streamlined if 50% or more of the site has been vacant for a period of at least three years. This Bill shares many of the same goals that were part of AB 3107 from the 2020 session.

SB 9 (as introduced, Atkins. Housing development: approvals): This Bill has several legislative co-authors, including Senators Caballero, Weiner, and Rubio. The Bill would allow for lot splits to occur in single-family residential neighborhoods and allows the construction of duplexes by-right.

SB 10 (as amended, Wiener. Planning and zoning: housing development: density): This Bill permits local government agencies to pass an ordinance to zone a parcel of up to 10-units of residential density, if the parcel is located in an area that is deemed a transit rich area, job rich area, or an urban infill site. This Bill shares similar goals to SB 902 that was introduced in 2020 and was opposed by several prominent unions and a list of cities.

SB 44 (as amended, Allen. California Environmental Quality Act: streamlined judicial review: environmental leadership transit projects): This Bill establishes procedures for the administrative and judicial review, which pertain to the required environmental review and approvals granted for a transit project. The Bill requires the Judicial Council, on or before April 1, 2022, to adopt Rules of the Court. The set Rules will establish procedures related to judicial review, pursuant to CEQA, or the granting of project approvals, including any appeals to the Court of Appeals or the Supreme Court. Additionally, SB 44 stipulates that the judicial review must be resolved, to the extent feasible, within 270 days of the filing of the certified record. The transit project must meet certain labor and environmental requirements to be eligible for the protections that are contained in this Bill.

AB 68 (as introduced, Salas. Affordable housing: California State Auditor’s Report): This Bill focuses on implementing the recommendations from the California State Auditor’s Report 2020-108, issued on November 17, 2020. The Auditor’s Report addressed the local impediments to housing production. The report outlined that current State law and oversight are insufficient to ensure that cities and counties are working to create the construction of adequate, affordable housing construction. The Bill currently lacks implementation language.

Assembly Constitutional Amendment (ACA) 1 (as amended, Aguiar-Curry. Local government financing: affordable housing and public infrastructure: voter approval): ACA 1 has a large group of co-authors, including Senator Wiener, who is named as the principal co-author. The passage of ACA 1 will be placed on the next statewide ballot, which would be an initiative that would lower the voter threshold from 66% to 55% for general obligation bonds relating to the construction of new schools, affordable housing projects, public infrastructure, and special taxes at the local level.

2021 On-Call Support

WRCOG approved the Scope of Work for the SCAG REAP funding application, which includes a legislation consultation service which is available on an on-call basis. To take advantage of this service, please contact WRCOG’s current On-Call Legislative Consultant Bill Blankenship at billblankenship63@gmail.com or (951) 206-9020. Mr. Blankenship will review the current version of your requested bill and provide you with a brief analysis.

Prior Action:

December 10, 2020: The Planning Directors Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Mobile Food Vendor Information Sharing

Contacts: Abdu Lachgar, Associate Planner, City of Wildomar, alachgar@cityofwildomar.org, (951) 677-7751

John Hildebrand, TLMA Deputy Director, County of Riverside, jhildebr@rivco.org, (951) 955-1888

Date: March 11, 2021

The purpose of this item is to share current information on mobile food vendor ordinances and policies from member agencies.

Requested Action:

1. Receive and file.

At its February PDC meeting, Committee members requested a presentation surrounding mobile food vendors and current best practices, policies, and/or ordinances that have been undertaken by WRCOG member agencies. Abdu Lachgar, Associate Planner from the City of Wildomar, and John Hildebrand, TLMA's Deputy Director with the County of Riverside, will share information regarding their experiences.

Prior Action:

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: RTA Activities Update - TUMF Funded Projects

Contact: Kristin Warsinski, Director of Planning, RTA, kwarsinski@riversidetransit.com,
(951) 565-5136

Date: March 11, 2021

The purpose of this item is to provide an update from the Riverside Transit Agency (RTA) on projects that are underway with funding contributions from the TUMF Program.

Requested Action:

1. Receive and file.

This item is reserved for a presentation from Kristin Warsinski, RTA Director of Planning. RTA receives approximately 3% of TUMF funds collected to implement transit projects in the WRCOG subregion to alleviate congestion from new growth.

Prior Action:

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: HCD Technical Assistance Program Update

Contact: Sohab Mehmood, Housing Policy Division, sohab.mehmood@hcd.ca.gov, (916) 263-5116

Date: March 11, 2021

The purpose of this item is to provide an update on technical assistance that the California Department of Housing and Community Development (HCD) will provide to member agencies during its update of Housing Elements.

Requested Action:

1. Receive and file.

HCD will be offering one-on-one “office hours” as part of its Technical Assistance Program. The office hours are meant to provide an opportunity for agency staff and its consultant to have an open dialogue as Housing Elements updates are developed. These office hours will be held in conjunction with regular PDC meetings and will take place either after the PDC meeting concludes or during the PDC timeslot if a PDC meeting is canceled. Office hours will begin in April 2021. More information on scheduling appointments will be provided when it becomes available.

Prior Action:

December 10, 2020: The Planning Directors Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.

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