



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, August 10, 2023
9:30 AM**

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

Remote Meeting Locations:

**Corona City Hall
400 S. Vicentia Avenue
Planning & Development Conference Room
Corona, CA 92882**

**County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501**

**March Joint Powers Authority
14285 Meridian Parkway, Suite 140
Riverside, CA 92518**

**Temecula City Hall
41000 Main Street, Temecula CA 92590**

Committee members are asked to attend this meeting in person unless remote accommodations have previously been requested and noted on the agenda. The below Zoom link is provided for the convenience of members of the public, presenters, and support staff.

[Public Zoom Link](#)
Meeting ID: 868 6027 9213
Passcode: 104403
Dial in: (669) 900 9128 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Planning Directors Committee meeting, please contact WRCOG at (951) 405-6706. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to lfelix@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix 72 hours prior to the meeting at (951) 405-6706 or lfelix@wrcog.us. Later requests will be accommodated to the extent feasible.

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

1. CALL TO ORDER (Travis Randel, Chair)

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT

At this time members of the public can address the Committee regarding any items within 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. SELECTION OF PLANNING DIRECTORS COMMITTEE LEADERSHIP FOR FISCAL YEAR 2023/2024

A. Leadership Selection for Fiscal Year 2023/2024 and Recognition of Outgoing Chair

Requested Action(s):

1. Select a Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair for Fiscal Year 2023/2024.

6. 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 June 8, 2023, Planning Directors Committee Meeting

Requested Action(s):

1. Approve the Summary Minutes from the June 8, 2023, Planning Directors Committee meeting.

7. REPORTS / DISCUSSION

Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion.

A. Affordable Housing Pipeline

Requested Action(s):

1. Receive and file.

B. Riverside Transit Agency Sustainable Service Plan

Requested Action(s):

1. Receive and file.

C. Development of the SCAG Connect SoCal Plan

Requested Action(s):

1. Receive and file.

D. SCAG Socio-Economic Data Development Next Steps

Requested Action(s):

1. Receive and file.

8. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

9. ITEMS FOR FUTURE AGENDAS

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

10. GENERAL ANNOUNCEMENTS

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

11. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, October 12, 2023, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

12. ADJOURNMENT



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Leadership Selection for Fiscal Year 2023/2024 and Recognition of Outgoing Chair
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: August 10, 2023

Requested Action(s):

1. Select a Planning Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair for Fiscal Year 2023/2024.
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Purpose:

The purpose of this item is to select new Planning Directors Committee leadership for Fiscal Year (FY) 2023/2024 and recognize the outgoing Chair.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #4 - Communicate proactively about the role and activities of the Council of Governments.

Background:

WRCOG would like to recognize outgoing Chair Travis Randel, City of San Jacinto, for his efforts in leading the Planning Directors Committee meetings during the previous fiscal year. Staff appreciates his hard work and dedication in leading the meetings, particularly as it was his second year serving as Chair.

WRCOG’s Committee leadership positions are selected at the start of each fiscal year. The leadership for the Executive Committee for Fiscal Year 2023/2024 is as follows:

Chair: Chris Barajas, City of Jurupa Valley
Vice-Chair: Rita Rogers, City of Perris
2nd Vice-Chair: Brenda Dennstedt, Western Water

Historically, the Committee positions have coincided with those of the Executive Committee, although there are no requirements for this pattern stipulated in WRCOG’s JPA or Bylaws.

Prior Action(s):

None.

Fiscal Impact:

The actions of this item has no fiscal impact.

Attachment(s):

None.

Planning Directors Committee

Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Chair Travis Randel at 9:30 a.m. on June 8, 2023, at the WRCOG office and on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

- City of Beaumont - Katie Jenson
- City of Calimesa - Kelly Lucia
- City of Corona - Joanne Coletta
- City of Eastvale - Gustavo Gonzalez
- City of Hemet - Monique Alaniz-Fejter
- City of Jurupa Valley - Annette Tam
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Doug Darnell
- City of Moreno Valley - Sean Kelleher
- City of Murrieta - David Chantarangsu
- City of Norco - Alma Roblez
- City of Perris - Kenneth Phung
- City of Riverside - Judy Eguez
- City of San Jacinto - Travis Randel (Chair)
- City of Temecula - Matt Peters
- County of Riverside - John Hildebrand
- March JPA - Jeffrey Smith
- Riverside Transit Agency - Jennifer Nguyen

Members absent:

- City of Banning
- City of Canyon Lake
- City of Wildomar
- Western Water

4. PUBLIC COMMENTS

There were no public comments.

5. **CONSENT CALENDAR** – (Lake Elsinore / Perris) 17 yes; 0 no; 0 abstentions.

A. Summary Minutes from the February 9, 2023, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the February 9, 2023, Planning Directors Committee meeting.

B. Summary Minutes from the April 13, 2023, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the April 13, 2023, Planning Directors Committee meeting.

C. 2020 Census Urban Areas

Action:

1. Received and filed.

6. REPORTS / DISCUSSION

A. Assembly Bill 2011 and Senate Bill 6 Overview

Suzanne Peterson, WRCOG Staff Analyst, reported that these two bills provide an avenue for housing development in commercial zones, and become effective on July 1, 2023. Key differences include AB 2011 requiring a ministerial approval process, and is exempt from CEQA. SB 6 has more onerous labor requirements. Committee members should consider expanding Objective Design Standards to cover AB 2011, as well as mapping out areas where the bills can be applied since they will not apply to all properties in commercial zones. Some parcels may be exempt if certain requirements are met. Additional resources will be provided in a separate email.

Action:

1. Received and filed.

B. Affordable Housing Pipeline

Halley Grundy from PlaceWorks reported that many projects are planned but not necessarily built, and are competing with the same funding sources. The pipeline helps to understand which projects are ready, or have recently been built, and helps to identify opportunities for affordable housing development. A link to the online tool will be sent out, which shows affordable housing projects in the pre-development phase, projects under development or construction, and recently completed projects in the region. Committee members are encouraged to notify staff of any new projects not on the map so it can be added.

The tool includes data sets such as funding information, access to amenities such as grocery stores, schools, and hospitals, and helps to compare which sites would be best for certain projects. It also includes links to housing element sites.

A live demo will be brought to the Committee at a later date.

Chris Gray, WRCOG Deputy Executive Director, was surprised at the number of projects in the region, especially those in the pre-development phase, which means they have not been funded. The tool can help representatives determine where to send funding sources, and gives developers the data they need.

Ms. Grundy added that there is a data set that includes existing affordable and subsidized housing that may not appear on the pipeline. User can zoom into the map, select a project, and see information such as the number of units and status.

The tool will be updated quarterly, and completed projects will stay on the Pipeline for one year, after which it will be moved to the existing subsidized housing. If there are projects that have only a portion of affordable housing, these may also be included in the tool.

Action:

1. Received and filed.

C. AB 602 and Residential Trip Generation Studies Activities Update

Suzanne Peterson, WRCOG Analyst III, reported that AB 602 requires development impact fees to be calculated proportionately to the square footage of the proposed units, and have a valid method to establish a relationship between the fee charged and the burden of the proposed development. It also requires local agencies to post the fees and extractions associated with a project.

The Transportation Uniform Mitigation Fee (TUMF) varies based on type of land use and the size of the proposed development, where commercial, office, and industrial project costs are based on square footage, whereas residential projects are based on dwelling type (single- vs multi-family). Accessory Dwelling Units and affordable housing units are exempt.

Jason Pack from Fehr and Peers added that the size of a dwelling influences the number of trips generated, but there are other demographic factor such as income, persons per household, accessibility to an automobile, and distance to / from schools, which may affect this number.

For single-family dwellings, the trip generation study showed that there was a correlation related to number of trips increasing with a larger home size, which levels off at approximately 2,500 square feet. It is recommended that the TUMF charges more for homes greater than 2,500 square feet compared to smaller homes.

Multi-family dwellings, showed a higher correlation with trip generation, but are also affected by other variables. Although size of the unit and number of bedrooms showed a positive correlation, neither was a significant predictor of trip generation relative to the number of units, so it is suggested to keep the current TUMF calculation for these projects, and not base it off of the unit size.

Committee member Kenneth Phung asked whether public transit was taken into consideration when running the trip generation studies for multi-family units.

Mr. Pack stated that most of the locations used in the study were purposely chosen away from public transit.

Committee member Phung asked if there is a correlation between homes with more disposable income generating more trips.

Mr. Pack stated that there was not a strong correlation in homes that are over 2,500 square feet, but added that larger homes may only have one or two drivers.

Chris Gray, WRCOG Deputy Executive Director, highlighted that 89% of multi-family units are 1,300 to 1,500 square feet, where as single-family units vary from 1,000 to 9,000 square feet. One reason that there was not a lot of variation in the trip generation may be number of bedrooms, where most apartments are two bedrooms. Staff is currently looking to update how the TUMF is calculated, where the larger homes will pay a higher percentage than smaller homes, with different tiers.

Committee member Jeffrey Smith asked if there were any additional social information collected on the types of trips that residents took. Are unit sizes and number of rooms a good indicator that these trips are taking place?

Mr. Pack confirmed that based on the data, larger homes generate more trips. The study did not include the distance or reason of the trip.

Mr. Gray added that data on types of trips are not necessary to establish the number of trips, which is what the TUMF is based on.

Action:

1. Received and filed.

D. California Department of Housing and Development Prohousing Designation

David Suls from WSP reported that the Prohousing Designation Program provides incentives to cities and counties in the form of additional points in the scoring of competitive housing, community development, and infrastructure programs. To receive this designation, jurisdictions must comply with the housing element and provide annual progress reports, complete all required re-zonings, and comply with all housing laws. It is based on a score card that reviews various aspects, with a minimum requirement of 30 points.

There are some changes to the Program currently underway, which include specifying procedures for submitting applications, how the applications are scored, and monitoring of jurisdiction's compliance with the Program. This is meant to clarify terms and processes to help applicants better understand the process and regulations.

The main criteria for those points include zoning and land use, accelerated production, reducing costs, financial subsidies, and points for enhancement.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray reiterated that Committee members may participate in these meetings remotely, as long as the address is listed on the agenda. However, there must still be a quorum of members within the jurisdiction. He also congratulated the winners of the American Planning Association award.

8. ITEMS FOR FUTURE AGENDAS

Topics for future agendas include:

- SCAG SED
- RTA's Sustainable Service Plan
- Demographic Changes and an Aging Population
- ADU Roundtable
- REAP 1.0 & 2.0

9. GENERAL ANNOUNCEMENTS

The WRCOG General Assembly will take place on June 29, 2023, at Pechanga Resort Casino, and each member agency receives 10 complimentary registrations.

10. NEXT MEETING

The Planning Directors Committee is dark during the month of July. The next Planning Directors Committee meeting is scheduled for Thursday, August 10, 2023, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:54 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Affordable Housing Pipeline
Contact: Halley Grundy, Senior Associate I, PlaceWorks, hgrundy@placeworks.com, (714) 966-9220
Date: August 10, 2023

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to review the Affordable Housing Pipeline.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #2 - Identify and help secure grants and other potential funding opportunities for projects and programs that benefit member agencies.

Background:

WRCOG is utilizing Regional Early Action Planning (REAP) grant funding to provide member agencies and developers a tool that can be used to understand where current affordable housing projects are and how to better compete for funding opportunities for affordable housing projects.

Halley Grundy, Senior Associate with PlaceWorks, will provide an overview of the Affordable Housing Pipeline being developed in coordination with the Housing Authority of Riverside County.

The pipeline is a mapped inventory of known affordable housing projects in the WRCOG subregion that are currently in progress (either in pre-development or under construction) or recently completed (since 2022). The pipeline will be published as an online mapping tool that includes additional data related to affordable housing development. Together, the pipeline and online map are intended to define the affordable housing landscape at a regional level; facilitate conversations about affordable housing with developers, constituents, state and federal lawmakers, local decision-makers, and funding agencies; increase the region's competitiveness for funding; and avoid intraregional competition by helping developers and jurisdictions within the region coordinate when and where to apply for project-level funding through access to a compilation of relevant data. The pipeline will be updated on a consistent basis to ensure the mapped inventory of known affordable housing projects in the WRCOG subregion is current.

The Affordable Housing Pipeline can be accessed at <https://experience.arcgis.com/experience/349b45a0363543c3b50f294d56bd753e/page/Interactive-Map>.

Prior Action(s):

June 8, 2023: The Planning Directors Committee received and filed.

Fiscal Impact:

Transportation & Planning Department activities are included in the Agency's adopted Fiscal Year 2023/2024 Budget under the Transportation Department. This item is covered by REAP funding that has been approved by SCAG; this funding source is identified in the Fiscal Year 2023/2024 Budget.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Riverside Transit Agency Sustainable Service Plan
Contact: Jennifer Nguyen, RTA Director of Planning, jnguyen@riversidetransit.com, (951) 565-5132
Date: August 10, 2023

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide a summary of RTA's SSP.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #5 - Develop projects and programs that improve infrastructure and sustainable development in our subregion.

Background:

This item is reserved for a presentation by Jennifer Nguyen, Director of Planning at the Riverside Transit Agency (RTA), to provide a summary of RTA's Sustainable Service Plan (SSP). RTA has recently developed an SSP as an opportunity to:

- Update the RTA bus network to better reflect changing travel patterns following the COVID-19 pandemic.
- Evaluate the performance of RTA services to see where schedules and routes can be changed to help people get where they need to go to.
- Make the changes necessary to support a move to a zero-emission bus fleet.

Prior Action(s):

None.

Fiscal Impact:

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

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Development of the SCAG Connect SoCal Plan
Contact: Camille Guiriba, Senior Regional Planner, Planning Strategy, SCAG,
guiriba@scag.ca.gov, (213) 236-1809
Date: August 10, 2023

Requested Action(s):

1. Receive and file.
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Purpose:

The purpose of this item is to provide a presentation on the development of the Connect SoCal plan.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #5 - Develop projects and programs that improve infrastructure and sustainable development in our subregion.

Background:

Every four years, the Southern California Association of Governments (SCAG) updates its visionary plan for the future of the region, Connect SoCal. Meeting federal and state requirements for infrastructure and sustainable planning, Connect SoCal outlines strategies to help our communities thrive when it comes to mobility, housing, economy and the environment. The next Connect SoCal plan is being developed for scheduled adoption in May 2024. This item is reserved for SCAG staff to provide a presentation on the development of the plan.

Prior Action(s):

None.

Fiscal Impact:

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

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: SCAG Socio-Economic Data Development Next Steps
Contact: Kevin Kane, SCAG Program Manager - Demographics and Growth Vision,
kane@scag.ca.gov, (213) 236-1800
Date: August 10, 2023

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide an update on the next steps of SCAG's socio-economic data development.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #5 - Develop projects and programs that improve infrastructure and sustainable development in our subregion.

Background:

The Southern California Association of Governments (SCAG) commenced development of the 2024 Connect SoCal Plan (Regional Transportation Plan/Sustainable Communities Strategy) in 2022. One of the larger deliverables SCAG develops for the Plan are the growth forecasts for population, employment, and household for each jurisdiction. SCAG staff presented to this Committee at its March 2022 meeting.

These forecasts are vital for the jurisdictions in Western Riverside County because they will be included in the Riverside County Transportation Analysis Model (RIVCOM). WRCOG member agencies utilize RIVCOM for General Plan Updates, Specific Plans, infrastructure projects, traffic studies, etc., and all of these are subject to the CEQA process. WRCOG provided technical assistance in reviewing the draft growth forecasts to its members beginning at this Committee's April 2022 meeting.

This item is reserved for SCAG staff to provide a presentation on the next steps for the socio-economic data.

Prior Action(s):

March 10, 2022: The Planning Directors Committee received and filed.

April 14, 2022: The Planning Directors Committee received and filed.

Fiscal Impact:

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

Attachment(s):

None.