

# Planning Directors Committee

## Minutes

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### 1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Vice-Chair Dianne Guevara at 9:31 a.m. on February 9, 2023, on the Zoom platform.

### 2. PLEDGE OF ALLEGIANCE

Vice-Chair Guevara led members and guests in the Pledge of Allegiance.

### 3. ROLL CALL

- City of Banning - Adam Rush
- City of Beaumont - Carole Kendrick
- City of Calimesa - Kelly Lucia
- City of Corona - Joanne Coletta
- City of Eastvale - Gustavo Gonzalez
- City of Jurupa Valley - Dianne Guevara (Vice-Chair)
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow
- City of Moreno Valley - Sean Kelleher
- City of Murrieta - Jarret Ramaiya
- City of Perris - Kenneth Phung
- City of Riverside - Maribeth Tinio
- City of San Jacinto - Kevin White\*
- City of Temecula - Matt Peters\*
- City of Wildomar - Matt Bassi
- County of Riverside - John Hildebrand
- March JPA - Jeffrey Smith
- Riverside Transit Agency - Jennifer Nguyen

\* Arrived after Roll Call

### 4. PUBLIC COMMENTS

Arnold San Miguel from SCAG announced that the next Tool Box Tuesday is scheduled for February 21, 2023, at 1:00 p.m. This will summarize the findings of three temporary traffic demonstrations conducted in the SCAG region and how our jurisdiction can implement our own safety demonstrations. A webinar is scheduled for Wednesday, February 22, 2023, at 11:00 a.m. on understanding SCAG's curbside management strategy.

5. **CONSENT CALENDAR** – (Banning / Perris) 15 yes; 0 no; 2 abstentions. The Cities of Moreno

Valley and Riverside abstained. The City of San Jacinto did not respond. Item 5.A was approved.

## **A. Summary Minutes from the December 8, 2022, Planning Directors Committee Meeting**

### **Action:**

1. Approved the Summary Minutes from the December 8, 2022, Planning Directors Committee meeting.

## **6. REPORTS / DISCUSSION**

### **A. Standardized Plans for Middle Income Housing**

Damien O'Farrell, President and CEO of Parkview Legacy Foundation, provided a presentation to gauge member agencies' interest in incentivizing middle-income housing that would be funded by REAP 2.0.

REAP 2.0 allows funding for creative means to increase housing production with a focus on infill housing and transformative regional economic development. Current norms are large, single-family homes that are out of reach for middle-income residents. Missing Middle-type developments are being proposed that include a variety of housing types to increase affordability.

This incentivization would be created with Standardized Plans for Middle Income Housing, as State guidelines encourage standardized plans as part of the Pro-Housing Designation Program. Activities may include identification of opportunity sites, policy changes, feasibility studies, outreach and educational materials, development, and design of standardized plans, including plan check, for missing middle type housing.

Any interested agencies should reach out to Damien O'Farrell ([damien@parkviewlegacy.org](mailto:damien@parkviewlegacy.org)) or Stacy Cumberbatch ([stacy@opportunityriverside.com](mailto:stacy@opportunityriverside.com)).

### **Action:**

1. Received and filed.

### **B. Mitigating Wildfire Impacts on Development Projects Under CEQA**

Suzanne Peterson, WRCOG Staff Analyst, summarized the CEQA Wildfire Mitigation Guidance for Proposed Developments from the California State Attorney General. Wildfires are posing an increasing threat to people and the environment, as more acres of California have burned in the last decade than in the last 90 years.

The first part of the Guidance document focuses on analyzing a project's impact on wildfire risk which includes project density, location in the landscape, and water supply and infrastructure.

The second part of the Guidance document focuses on analysis of a project's impact on evacuation and emergency access. This includes things like analyzing roadway capacity, impacts on existing evacuation plans and access, and travel times under various scenarios.

The final part of the Guidance reviewed mitigation measures. Mitigation measures are driven by the analysis of different factors (project density, landscape, infrastructure, emergency access, etc.).

Sometimes it can be a challenge to assess these variables. Agencies are encouraged to use fire

modeling, traffic modeling, and other spatial and statistical analyses to quantify the risks and potential impacts. The report emphasized home hardening, which would upgrade building materials and installation techniques to increase a structure's resistance to fire, heat, flames, and embers beyond the bare minimum required by codes. Additional mitigation measures would require having underground powerlines, infill development, and construction of additional points of ingress and egress, and modification of evacuation routes.

Fire Hazard Severity Zones were briefly addressed. CalFIRE is currently updating the State Responsibility Area Maps and will soon be updating the Local Responsibility Area Maps. Additional information will be provided to the PDC on a future agenda item.

**Action:**

1. Received and filed.

**C. Summary of Proposed Projects for Regional Early Action Planning Grant Program - Subregional Partnership Program (SRP) 2.0**

Suzanne Peterson, WRCOG Staff Analyst, presented information on the proposed activities for SCAG's Subregional Partnership Program (SRP). SCAG is set to receive approximately \$246M in Regional Early Action Planning Grants of 2021 (REAP 2.0) funding. The REAP 2.0 SRP Program provides COGs with REAP funding on a non-competitive basis. WRCOG is set to receive approximately \$1.6M. Assistance will be provided on a first-come-first-served basis, and may also be distributed based upon which agency has not yet received assistance under the first round of REAP.

WRCOG is proposing to offer local assistance to cities on Housing Element-related program and activities. Examples include application streamlining, zoning amendments, developing informational materials, and municipal code amendments. WRCOG is also proposing to offer assistance with the Pro-housing Designation application, which will provide incentives to cities and counties in community development programs and will open WRCOG cities up to more funding opportunities.

WRCOG staff will bring the list of proposed activities to the Executive Committee prior to submitting a formal application to SCAG. Planning Directors Committee members are asked to provide feedback by February 16, 2023, so that comments may be incorporated in the report being presented to the Executive Committee in March.

**Action:**

1. Received and filed.

**D. Regional Early Action Planning (REAP) 2.0 Programs to Accelerate Transformative Housing (PATH) Program, Draft Application**

Zach Gardea from SCAG reported that SCAG has drafted the PATH Program application template and is seeking input.

The PATH Program is one of three broad programs developed for SCAG's \$246M REAP 2.0 Program and will provide \$89M in grant funding through a competitive evaluation process for projects with transformative and significant beneficial impacts accelerating infill development that facilitates housing supply, choice, and affordability; affirmatively furthering fair housing; and reducing vehicle miles

traveled. The selection panel will use a five-point scale to rate questions under the five PATH Program criteria, although SCAG is currently searching feedback from the community on the questions and point system. SCAG staff will be available to provide application assistance and to discuss project proposals, with application workshops and weekly office hours beginning in early April 2023.

The draft PATH application can be downloaded on SCAG's REAP 2.0 webpage at <https://scag.ca.gov/reap2021>.

**Action:**

1. Received and filed.

## **7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR**

Chris Gray, WRCOG Deputy Executive Director, reported that the April meeting of the Planning Directors Committee, and subsequent meetings, will be held in person. Members of the Committee wishing to participate in the meeting remotely would have to comply with the Brown Act requirements, and should contact WRCOG staff.

## **8. ITEMS FOR FUTURE AGENDAS**

Topics for future agendas include:

- Census Urban Area boundary
- RTA's Sustainable Service Plan
- Housing Element compliance / non-compliance, pro-housing designation, and next steps on SCAG's SED development.

Committee member Matt Bassi asked about the California Department of Housing & Community Development (HCD) refund for grant money.

Mr. Gray said he would reach out to HCD and provide a follow up.

## **9. GENERAL ANNOUNCEMENTS**

There were no general announcements.

## **10. NEXT MEETING**

The next Planning Directors Committee meeting is scheduled for Thursday, April 13, 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 10:33 a.m.