

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:30 a.m. by 2nd Vice-Chair Travis Randel, at WRCOG's Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Adam Rush, City of Banning
Christina Taylor, City of Beaumont
Gina Gibson Williams, City of Eastvale
Richard MacHott, City of Lake Elsinore
Doug Darnell, City of Menifee
Patty Nevins, City of Moreno Valley
Jarett Ramaiya, City of Murrieta
Kenneth Phung, City of Perris
Travis Randel, City of San Jacinto, 2nd Vice-Chair
Keith Gardner, County of Riverside
Jennifer Nguyen, Riverside Transit Agency

Staff present:

Christopher Gray, Director of Transportation & Planning
Christopher Tzeng, Program Manager
Cameron Brown, Program Manager
Don Ries, Program Manager
Suzy Nelson, Administrative Assistant
Haley Henson, Intern
Natalie Ikhata, Intern

Guests present:

Jeff Caton, ESA
Jenny Chan, Riverside County Transportation Commission
Bill Blankenship, WB Consulting
Phayvanh Nanthavongduongsy, County of Riverside
Jason Killebrew, City of Eastvale

3. PLEDGE OF ALLEGIANCE

2nd Vice-Chair Travis Randel led members and guests in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Don Ries provided an update regarding Western Community Energy (WCE). WCE will be launching in April and May 2020, providing residents in six member jurisdictions energy rates and programs that give them a choice. WCE is a Community Choice Aggregation Program that gives local government the opportunity to buy electricity directly from its source and then offer it to the community at a more competitive rate than the current utility provider.

5. MINUTES – (Banning / Lake Elsinore) 11 yes; 0 no; 0 abstention. Item 5.A was approved. The Cities of Calimesa, Canyon Lake, Corona, Hemet, Jurupa Valley, Norco, Riverside, Temecula, and Wildomar, the March JPA, Western Municipal Water District, and Morongo Band of Mission Indians were not present.

A. Summary Minutes from the February 13, 2020, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the February 13, 2020, Planning Directors Committee meeting.*

6. CONSENT CALENDAR – (Lake Elsinore / Banning) 11 yes; 0 no; 0 abstentions. Items 6.A and 6.B were approved. The Cities of Calimesa, Canyon Lake, Corona, Hemet, Jurupa Valley, Norco, Riverside, Temecula, and Wildomar, the March JPA, Western Municipal Water District, and Morongo Band of Mission Indians were not present.

A. WRCOG Committees and Agency Activities Update

Action: 1. *Received and filed.*

B. Traffic Impact Analysis Guidelines Template

Action: 1. *Received and filed.*

7. REPORTS / DISCUSSION

A. Senate Bill 330 Summary

Chris Gray provided a summary surrounding Senate Bill (SB) 330 that was signed into law on October 9, 2019. SB 330 targets some of the local barriers to the creation of new housing in the State of California. The Bill amends the Housing Accountability Act and establishes new timelines for the development application and approval processes. The Act addresses local agencies, defined as a city, county, or special district, that has housing development projects which are defined as single-family or multi-family dwelling units, mixed-use projects, transitional, and supportive housing projects.

Multiple amendments to the current project approval process were shared, such as local agencies now have 30 calendar days from the submittal of a development project to determine in writing if the application is deemed complete. A project applicant is required to submit a full development application within 180 days of the submittal of a preliminary application. The applicant will need to resubmit within 90 days of receiving a written notice of incompleteness, or the preliminary application will expire.

As part of the amendments to the current Housing Accountability Act, local agencies are prohibited from applying new ordinances, policies, adopted standards, and development fees to a pending project that was not previously adopted and in effect when the development project application was deemed complete. However, there is an exception to written findings that are project specific.

Given the complexities of SB 330 and its various requirements, WRCOG urges each of its member agencies to discuss this legislation with agency legal staff to ensure that the agency is in full compliance with these new requirements.

Action: 1. *Received and filed.*

B. Update on Statewide Study on Residential Development Impact Fees

Chris Gray provided an update on recent statewide efforts to limit residential development impact fees. UC Berkeley's Turner Center for Housing completed two studies based on the impacts of residential

housing, one in 2017 and the other in 2019. The original study resulted from discussions in the State Legislature related to the cost of housing and the perception that impact fees significantly contribute to the high cost of California housing. Since the completion of the first study, a second and more comprehensive study was completed. This study addressed more jurisdictions in California but still focused solely on fees assessed by the local government through Assembly Bill (AB) 1600 (Mitigation Fee Act). The second study provided a number of conclusions, which range from minor procedural changes to larger changes in the statewide fiscal structure.

In February 2020, eight Assembly Bills were introduced that implement many of the recommendations of the two Turner Center studies. WRCOG, its consultants, and legal counsel are still reviewing these bills which were introduced at the end of February 2020. The initial review indicates that AB 1484 (changes the methodology used in the Nexus Studies) and AB 3145 (establishes a ceiling for development fees based on the median home price in a jurisdiction) will have the most significant impact on the process by which development fees are assessed. It could also limit the number of fees that are changed by local agencies.

AB 3144 (provides state funding to reimburse local governments that waive impact fees on affordable housing) could actually be beneficial to the WRCOG subregion. For example, WRCOG exempts affordable housing projects from paying into the Transportation Uniform Mitigation Fee Program. It may be possible for WRCOG or its member agencies to receive some additional funding if this Bill were to pass.

Staff expects that these bills will likely move forward over the next several months and will continue to monitor on a regular basis and provide updates as information becomes available.

Action: 1. *Received and filed.*

C. Local Early Action Planning Grants Opportunity

Christopher Tzeng provided a summary of the new Local Early Action Planning (LEAP) grant opportunity from the California Housing and Community Development Department (HCD). This new grant opportunity was released in January 2020, but technical assistance will be provided in April 2020. This Program will fund technical assistance, preparation and adoption of planning documents, and process improvements that accelerate housing production and facilitate compliance to implement the 6th cycle of the Regional Housing Needs Assessment (RHNA). It is advised that jurisdictions planning to develop a project for the Local Early Action Planning (LEAP) grants reach out directly to the California Department of Housing and Community Development. WRCOG will provide updates on the LEAP grants and notify members when technical staff becomes available.

Action: 1. *Received and filed.*

D. Subregional Climate Action Plan Activities Update

Jeff Caton provided an update to the reduction measures from the 2010 data gathered by the Subregional Climate Action Plan (CAP) project team. The CAP provides a roadmap for the subregion to achieve deep greenhouse gas (GHG) emissions reductions through the year 2050 and will establish policies and priorities enabling participating cities to implement strategies that successfully fulfill the requirements of multiple bills passed through legislation. The data collected, which included GHG inventories and targets, will establish long-term emissions reduction targets for the years 2030 and 2050. WRCOG staff and the project team are seeking input from member jurisdictions on past and present efforts related to CAPs. A survey was sent out to each member asking for feedback.

Action: 1. *Received and filed.*

E. Call for Proposals – ‘Place’ Panel Discussion at WRCOG’s Leadership Conference

Chris Gray provided an update on WRCOG’s 29th Annual General Assembly & Leadership Conference. Preceding the General Assembly is the Leadership Conference. This year’s theme is “A Region at its TIPing Point – Dynamic Discussion on Talent, Innovation, and Place,” and will explore equipping future leaders with the tools to activate change in light of future growth. WRCOG staff is seeking proposals for its ‘Place’ panel discussion, which will consist of a moderator and three panelists. The ‘Place’ panel discussion seeks to highlight the exciting spaces, places, and trends that are developing in Western Riverside County.

If anyone or jurisdiction is interested in being a part of the panel discussion please submit your interest to Elisa Laurel at elaurel@wrcog.us by March 31, 2020.

Action: 1. *Received and filed.*

8. REPORT FROM THE DIRECTOR OF TRANSPORTATION & PLANNING

Chris Gray announced that WRCOG is taking precautionary measures against COVID-19 and may possibly cancel all April committee meetings. Staff will keep Committee members updated.

9. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

10. GENERAL ANNOUNCEMENTS

There were no general announcements.

11. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, April 9, 2020, at 9:30 a.m., at WRCOG’s office located at 3390 University Avenue, Suite 200, Riverside.

12. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 11:04 a.m.