

# 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 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.