

Planning Directors Committee

Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Chair John Hildebrand at 9:31 a.m. on June 9, 2022, on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

- City of Eastvale - Gustavo Gonzalez
- City of Jurupa Valley - Diane Guevara
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow
- City of Murrieta - David Chantarangsu
- City of Perris - Kenneth Phung
- City of Riverside - David Murray
- City of San Jacinto - Travis Randel
- City of Temecula - Matt Peters
- City of Wildomar - Matt Bassi
- County of Riverside - John Hildebrand (Chair)
- March JPA - Jeffrey Smith
- Riverside Transit Agency - Jennifer Nguyen

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR – (San Jacinto / Murrieta) 13 yes; 0 no; 0 abstention. Item 5.A was approved.

A. Summary Minutes from the April 14, 2022, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the April 14, 2022, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

A. Presentation on the Housing Accountability Act by the City of Murrieta

David Chantarangsu, City of Murrieta Development Services Director, presented on how the Housing Accountability Act (HAA) (SB 167, AB 678, AB 1515) and Housing Crisis Act (HCA) (SB 330, SB 8) apply to the City with project review. For HAA, objective standards are key when reviewing project and rendering a decision. Financial and legal implications may be a factor if not followed.

If an HCA pre-application was submitted and accepted, a project locks in its fees and standards prior to formal submittal. The project would have shortened review periods under the Permit Streamlining Act that would begin prior to CEQA and follow CEQA review periods.

Action:

1. Received and filed.

B. Effects of SB 9 on TUMF Calculations

Suzanne Peterson, WRCOG Senior Analyst, provided a summary of the effects of Senate Bill (SB) 9 to the TUMF Program. SB 9 requires ministerial approval of a housing development with no more than two primary units and the subdivision of a parcel into two parcels, in single-family-zoned areas. Combined, these allowances provide for the creation of up to four housing units in an area typically planned for one single-family home. Limitations to these allowances are provided in eligibility criteria which address items such as anti-displacement measures, historic preservation, and environmental constraints, especially related to health and safety.

The TUMF Program funds the mitigation of cumulative regional transportation impacts resulting from future development. The fees collected through the Program are utilized to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service. Fees associated with new residential development are calculated based on the prescribed TUMF rate and the total number of dwelling units associated with a new development as listed in the TUMF Fee Calculation Handbook.

While the allowances granted through SB 9 do not change how TUMF is calculated, it does add a layer of complexity to how the fee is calculated based on the type of and amount of units developed. Examples provided demonstrate both a familiar and new lot configurations for a single-family residentially-zoned property. TUMF will be applied as normally for all new construction. The fee will be based on the type of housing project built depending on new construction of single-family units, multi-family units, Accessory Dwelling Units (ADUs), or Junior Accessory Dwelling Units (JADUs). For all rehabilitation or replacement of existing structures, a credit towards TUMF will be given up to, but not exceeding, the fee for new construction. Currently, all ADUs and JADUs are exempt from the payment of TUMF. Staff will be bringing an item forward at future meetings to establish a standard definition of an ADU that is consistent throughout the region as it applies to the TUMF Program.

Action:

1. Received and filed.

C. Applicability of SB 330 to TUMF

Suzanne Peterson, WRCOG Senior Analyst, provided a detailed review of one aspect of SB 330 as it relates to the TUMF Program and other impact fees. Based on Government Code section 65589.5(o)(4),

SB 330 would apply to TUMF. Government Code section 65589.5(o)(4) specifically includes “ordinances, policies, and standards” that relate to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. Essentially, SB 330 creates a “freeze” that precludes jurisdictions from requiring applicants to comply with subsequently adopted local regulations and fees once the pre-application is deemed complete. While some impact fees are exempt, TUMF is not subject to the exemption listed in Government Code due to TUMF not being increased as a result of an automatic adjustment.

For residential projects, the fee due is based on when the completed preliminary application is submitted to the local agency; unlike non-residential projects where the fee collected is still based on when the TUMF payment application is submitted. Additional information will need to be collected from the local agency to verify the date the complete preliminary application is submitted.

Action:

1. Received and filed.

D. Draft Objective Design Standards Toolkit

Alan Loomis, Principle of Urban Development with PlaceWorks, presented a draft version of the Objective Design Standards (ODS) Toolkit for use by WRCOG member agencies. This Toolkit provides a range of ODS for multi-family and mixed-use residential development designed to address new and amended California State laws authored to increase housing production. These laws require the review or streamlining of eligible projects through the use of “objective” design standards. Unlike design guidelines, which are open to interpretation and discussion, ODS facilitate ministerial, staff-level project review and increased approval times.

The draft Toolkit is organized into four categories: site planning, landscape design, building design, and architectural design standards. WRCOG is requesting input from Committee members on the draft Toolkit so that the final Toolkit meets the needs of WRCOG member agencies. Specifically, staff are requesting comments on the overall structure of the Toolkit, approach, and specific topics that are addressed. Please provide any comments to Suzanne Peterson at speterson@wrcog.us by Thursday, July 7, 2022.

Action:

1. Received and filed.

E. Legislative Activities Update

Bill Blankenship, WRCOG On-Call Legislative Consultant, provided a legislative update noting deadlines for the 2022 legislative session and reviewed several proposed bills. Of those, the following were highlighted:

- SB 930: “Housing Accountability Act” protects the development rights for very low-income housing projects.
- AB 2011: “High Road Jobs Act of 2022” streamlines ministerial review process for a multi-family project that will meet specific labor standards.
- AB 2053: The “Social Housing Act” establishes the California Housing Authority.

- AB 2186: establishes the Housing Cost Reduction Incentive Program.
- AB 2339: establishes new standards for the placement of emergency shelters.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, WRCOG Deputy Executive Director, provided a look ahead for the next few Committee meetings and shared that the July Planning Directors Committee meeting is most likely canceled. At the next Committee meeting, new leadership will be selected.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

There were no general announcements.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, July 14, 2022, at 9:30 a.m., on the Zoom platform with an option to attend in-person at the WRCOG office.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 11:02 a.m.