

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 9:32 a.m. on August 11, 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 Banning - Adam Rush
- City of Calimesa - Kelly Lucia
- City of Eastvale - Gustavo Gonzalez
- City of Hemet - H.P. Kang
- City of Jurupa Valley - Diane Guevara
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow
- City of Norco - Alma Robles
- City of Riverside - Judy Eguez
- City of San Jacinto - Travis Randel
- City of Temecula - Matt Peters
- City of Wildomar - Matt Bassi
- County of Riverside - John Hildebrand (Chair)
- March JPA - Dan Fairbanks
- Riverside Transit Agency - Jennifer Nguyen

4. PUBLIC COMMENTS

There were no public comments.

5. SELECTION OF PLANNING DIRECTORS COMMITTEE LEADERSHIP FOR FISCAL YEAR 2022/2023

A. Recognition of Outgoing Chair and Leadership Selection for Fiscal Year 2022/2023

Chris Gray, WRCOG Deputy Executive Director, thanked John Hildebrand for serving as Chair two years in a row.

Action:

1. Selected as Travis Randel, City of San Jacinto, as Chair, Diane Guevara, City of Jurupa Valley, as Vice-Chair, and Kenneth Phung, City of Perris, as 2nd Vice-Chair for Fiscal Year 2022/2023.

(Wildomar / Lake Elsinore) 14 yes; 0 no; 0 abstention. The City of Norco did not respond. Item 5.A was approved.

Chairman Randel continued the meeting.

6. **CONSENT CALENDAR** – (Lake Elsinore / County) 13 yes; 0 no; 0 abstention. Item 6.A was approved. The City of Lake Elsinore did not respond.

A. Summary Minutes from the June 9, 2022, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the June 9, 2022, Planning Directors Committee meeting.

7. REPORTS / DISCUSSION

A. Housing Element Compliance Update by HCD

Sohab Mehmood, California Department of Housing and Community Development (HCD), provided an update on the Housing Element Update timeline with the implementation of SB 197, which was signed into law on June 30, 2022, and changes several housing program related deadlines, including the rezoning deadlines for jurisdictions' Housing Elements.

State law dictates that if a jurisdiction does not have a compliant Housing Element within 120 days of the statutory due date (October 15, 2021), the jurisdiction would only have one year to complete any rezoning. If a jurisdiction is not found to be in compliance within the one-year timeframe, it cannot be found in compliance until all rezoning is completed.

SB 197 extends that rezoning timeframe, and provides one year from the due date, to be found in compliance with HCD. If that one-year timeframe can be met, the jurisdiction may remain on the approximate three-year rezoning deadline.

A housing element that is adopted and found in compliance means that the HCD has completed its review of the adopted element and has issued a review letter finding the element in compliance with Housing Element Law.

HCD is recommending that jurisdictions submit their adopted Housing Elements to HCD to allow the 60-day review period in order to meet the October 15th statutory deadline.

Action:

1. Received and filed.

B. Lessons Learned from Senate Bill (SB) 35: Expediting Processing

Alexa Washburn, National CORE, provided a presentation on lessons learned from the implementation of Senate Bill (SB) 35, which provides a streamlined ministerial approval process for qualified projects

which are treated as “by right” and not subject to CEQA review.

The California Department of Housing and Community Development (HCD) calculates jurisdiction determination based upon permit data received through the jurisdiction's most recent annual report. None of WRCOG's member jurisdictions are exempt from SB 35. Qualifying projects include multi-family housing development projects and mixed-use projects with at least two-thirds of the square footage designated for residential. The residential project also needs to be consistent with zoning, subdivision, and objective design review standards in effect at the time of application submittal. Consistency with zoning is inclusive of eligible density bonuses, incentives, and concessions applied to the project.

Additionally, the development site must be a legal parcel within an urbanized area or urban cluster, meet the definition of infill, and have a General Plan designation or be zoned for residential use or residential mixed-use.

An applicant must submit a *Notice of Intent (NOI) to Submit an Application for an SB 35 Approval* before the local jurisdiction can accept the application. Once the NOI is submitted, the local jurisdiction initiates the tribal consultation process within 30 days of receiving the NOI. The applicant may move forward with submitting an application if either no tribal recourses would be affected or tribal resources could be affected and an enforceable agreement is documented. If it is found that tribal resources could be affected and an enforceable agreement is not documented, then the application is not eligible for SB 35. The NOI process was created to address any tribal concerns related to the development.

For the approval process, the local jurisdiction shall make a determination of consistency with objective standards within 60 days of application submittal for projects with 150 or fewer housing units, or within 90 days for projects with more than 150 housing units.

Local jurisdictions must ensure state prevailing wages requirements for project development are met, unless a project is otherwise exempt.

Potential developer benefits of SB 35 include more certainty, the elimination of political delays, a reduction in time and cost, and significant parking reductions.

Action:

1. Received and filed.

C. GIS Tool - Underutilization Explorer Dashboard

Suzanne Peterson, WRCOG Staff Analyst, reported that WRCOG is utilizing REAP funding on a GIS tool to help jurisdictions identify underutilized sites that are conducive to housing development. Mrs. Peterson introduced Robert Kain from Houseal Lavigne Associates (HLA) to provide a presentation on the GIS tool.

Mr. Kain reported that this tool, referred to as the Underutilization Explorer Dashboard, offers a new, innovative, evidence-based method to help jurisdictions identify locations conducive to housing development. This method is based on the development concept of underutilization. Underutilization helps jurisdictions identify locations that are built out substantially below what is currently allowed by zoning.

HLA has performed an analysis and developed a dashboard showing a map of underutilized parcels in Western Riverside County. The dashboard is cloud-based, so there is no need to install or configure any software. The tool draws upon SCAG data which is then reviewed for quality control, adjusted as needed, and enhanced. The data and dashboard will be hosted via ArcGIS online.

Action:

1. Received and filed.

D. SB 9 Toolkit Summary

Suzanne Peterson, WRCOG Staff Analyst, reported that staff is working on a proposed scope of work (SOW) for the Senate Bill (SB) 9 Toolkit that will be prepared for use by member agencies. Funding for this Toolkit is being provided through SCAG's REAP grant funding.

The SOW will include an introduction, analysis and standards, infographics, checklist and/or flowchart, potentially a model ordinance, and informational seminars.

Mrs. Peterson asked the Planning Directors for feedback on the scope, specifically regarding the usefulness a model ordinance and format of the training sessions, by August 18, 2022. Several members requested that WRCOG expedite the development of a model ordinance.

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:

- AB 916 - Establishes new standards for bedroom count and height limitations for an accessory dwelling unit.
- AB 2011 - the "High Road Jobs Act of 2022" streamlines the ministerial review process for multi-family projects that meet specific labor standards.
- AB 2668 - Clarifies that development projects qualify for a streamlined ministerial approval process if the project meets objective planning standards.
- SB 197 - Makes statutory changes necessary to implement the various housing-related provisions of the 2022 Budget Act, including the extension of the deadline for adoption of housing elements.

The Governor has until September 30th to sign or veto bills.

Action:

1. Received and filed.

8. 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 September meeting will focus on mitigation measures and construction implementation, as well as the Objective Design Standards Toolkit. Jurisdictional staff are welcomed to attend.

Upcoming presentations will include the review of regional development impact fees, a single-family trip generation study, a Housing Element update, and new legislation which will take effect in 2023. Staff will also be providing additional information on the pro-housing designation process.

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, September 8, 2022, at 9:30 a.m., on the Zoom platform with an option to attend in-person at the WRCOG office.

12. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:58 a.m.