

Planning Directors Committee

Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Chair Travis Randell at 9:32 a.m. on October 13, 2022, on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

- City of Banning - Adam Rush
- City of Beaumont - Carole Kendrick
- City of Corona - Joanne Coletta
- City of Hemet - H.P. Kang
- City of Jurupa Valley - Diane Guevara
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Doug Darnell
- City of Murrieta - David Chantarangsu*
- City of Perris - Kenneth Phung
- City of Riverside - Judy Equez
- City of San Jacinto - Travis Randel (Chair)
- City of Temecula - Matt Peters
- City of Wildomar - Matt Bassi
- County of Riverside - John Hildebrand
- March JPA - Jeffrey Smith
- Riverside Transit Agency - Jennifer Nguyen

4. PUBLIC COMMENTS

Arnold San Miguel, SCAG, announced that SCAG is holding its 13th edition of its Southern California Economic Summit on December 1, 2022. SCAG has initiated “Money Mondays” to highlight open grant opportunities offered in the SCAG region that may be pertinent to an agency’s workplan. Access Money Monday’s at <https://scag.ca.gov/get-involved-grant-opportunities>. Grant opportunities are also shared on SCAG’s Grant Opportunities webpage at <https://scag.ca.gov/get-involved-grant-opportunities>.

5. CONSENT CALENDAR – (Lake Elsinore / Banning) 16 yes; 0 no; 0 abstention. The County of Riverside did not respond. Item 5.A was approved.

A. Summary Minutes from the September 8, 2022, Planning Directors Committee Meeting

Action:

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

6. REPORTS / DISCUSSION

A. 2022 Fee Comparison Analysis Update

Christopher Tzeng, WRCOG Program Manager, reported that WRCOG is conducting an update of the Fee Comparison Analysis based on 2022 fees. The Analysis is a comparison of fees that jurisdictions and agencies charge for development and includes all jurisdictions within Western Riverside County and some jurisdictions adjacent to the subregion. This Analysis was first conducted in 2016 and then in 2018.

An average of recent project trends was included in the Analysis, which includes five development prototypes: specific square footage of single-family, multi-family, retail development, office development, and industrial development.

A breakdown of fees for each land development type analyzed in five categories: regional transportation fees (TUMF), water / sewer connection and capacity fees, city / county capital facilities fees, school development impact fees, and other area / regional fees.

A summary of average development fee changes for the WRCOG subregion was emailed to various Committee for review and discussion on September 22, 2022. WRCOG is requesting input by October 20, 2022, to ensure fees utilized are reasonable. Changes in fees for the various prototypes were discussed. A few jurisdictions experienced particularly large changes.

The fee comparison for each jurisdiction and comparison charts for all WRCOG jurisdictions will be provided in November, with a draft final report presented in December 2022 / January 2023.

Action:

1. Received and filed.

B. Implementation of California Housing Legislation 2022

Taylor Libolt Varner with National Community Renaissance provided a presentation on California Housing Legislation approved in this past 2022 legislative session.

AB 2011 and SB 6 are both related to residential development on commercially zoned property; the bills are designed to fast-track housing development subject to certain conditions and requirements. One key difference in the two Bills is that AB 2011 requires that at least a portion of the units in a qualifying project are reserved for a below-market rate rents, while SB 6 does not come with any affordability restrictions.

Other bills discussed included the density bonus law, parking requirements, accessory dwelling units, housing financing, property taxes, housing elements, and annual progress reports.

Action:

1. Received and filed.

C. SB 9 Toolkit Update

Suzanne Peterson, WRCOG Senior Analyst, reported that WRCOG is developing a SB 9 Toolkit to include a model ordinance, analysis of standards, an infographic, and supplemental informational seminars. The draft Model Ordinance is available for review. The draft Model Ordinance covers both urban lot splits and duplexes. The outstanding sections that have not yet been completed are discretionary topics and will be completed over the next couple of months.

Any feedback will be incorporated or addressed at the next PDC meeting where WRCOG staff anticipates a final draft to be available.

Action:

1. Received and filed.

D. Proposed REAP 2.0 Activities

Suzanne Peterson, WRCOG Senior Analyst, reported that the Regional Early Action Planning (REAP) grant funding in the amount of \$246M is being made available to SCAG. REAP 2.0 seeks to accelerate infill development that facilitates housing supply, choice, and affordability, reduce vehicle miles traveled, and affirmatively further fair housing.

SCAG is making most of the funding available through three programs: (1) \$80M for County Transportation Commission Partnership Programs, (2) \$88M for Programs to Accelerate Transformative Housing (PATH), and (3) \$23M for the Subregional Partnership Program (SRP) 2.0.

The PATH Program includes three competitive funding opportunities for housing authorities, trust funds, catalyst funds, public agencies, water districts, other utilities, tribal entities, cities, and counties. The types of projects varies and WRCOG staff recommend reaching out to SCAG if interested. The guidelines and parameters for PATH Programs has not yet been set; staff anticipates this to be done at upcoming SCAG committee meetings in November 2022.

The SRP 2.0 allocates \$1.6M to WRCOG to assist its member jurisdictions in the implementation of their 6th cycle Housing Elements. WRCOG is on schedule to submit a formal application to receive this funding.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, WRCOG Deputy Executive Director, reported that this Committee will continue meeting every other month; a schedule will be presented for adoption at the next meeting. The following items will be presented at the December meeting:

- Legislative wrap-up summary
- Final fee comparison analysis
- Revisit SB 9 implementation
- Single-family trip generation study (AB 602 compliance)

8. ITEMS FOR FUTURE AGENDAS

Committee member John Hildebrand asked for a presentation on the State's new wildfire requirements as it relates to CEQA.

9. GENERAL ANNOUNCEMENTS

Committee member John Hildebrand congratulated WRCOG Deputy Executive Director Chris Gray on recently receiving the Planner Emeritus Network Award for his dedication as a planning professional.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, November 10, 2022, at 9:30 a.m., on the Zoom platform with an option for Committee members to attend in-person at the WRCOG office.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:41 a.m.