

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:05 a.m. by Chair Keith Gardner at WRCOG's Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Maryann Marks, City of Banning (9:08 a.m. arrival)
Christina Taylor, City of Beaumont (9:08 a.m. arrival)
Joanne Coletta, City of Corona (9:12 a.m. arrival / 10:43 a.m. departure)
Nancy Gutierrez, City of Hemet
Annete Tam, City of Jurupa Valley (9:28 a.m. arrival)
Richard MacHott, City of Lake Elsinore
Lisa Gordon, City of Menifee (9:12 a.m. arrival)
Jarrett Ramaiya, City of Murrieta
Jay Eastman, City of Riverside (9:48 a.m. arrival)
Travis Randel, City of San Jacinto (9:16 a.m. arrival)
Matt Bassi, City of Wildomar
Keith Gardner, County of Riverside (Chair)
Jeffrey Smith, March JPA (9:13 a.m. arrival)
Kristin Warsinski, Riverside Transit Agency

Staff present:

Christopher Gray, Director of Transportation & Planning
Andrea Howard, Program Manager
Christopher Tzeng, Program Manager
Cynthia Mejia, Staff Analyst
Rachel Singer, Staff Analyst
Ivana Medina, WRCOG Fellow
Suzy Nelson, Administrative Assistant
Alexa Washburn, Consultant

Guests present:

Phayvanh Nanthavongduongsy, County of Riverside
Robert Flores, County of Riverside
Colin Rukker, Placeworks
Steve Gunnels, Placeworks

3. PLEDGE OF ALLEGIANCE

Chair Keith Gardner led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. MINUTES – (San Jacinto / March JPA) 12 yes; 0 no; 2 abstentions. Item 5.A was approved. The Cities of Calimesa, Canyon Lake, Eastvale, Moreno Valley, Norco, Perris, and Temecula, and the Morongo Band of

Mission Indians were not present. The Cities of Lake Elsinore and Menifee abstained. This item was taken out of order.

A. Summary Minutes from the December 13, 2018, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the December 13, 2018, Planning Directors Committee meeting.*

6. CONSENT CALENDAR - (San Jacinto / Lake Elsinore) 14 yes; 0 no; 0 abstentions. Items 6.A through 6.D were approved. The Cities of Calimesa, Canyon Lake, Eastvale, Moreno Valley, Norco, Perris, and Temecula, and the Morongo Band of Mission Indians were not present. This item was taken out of order.

A. WRCOG Committees and Agency Activities Update

Action: 1. *Received and filed.*

B. Public Service Fellowship Program Activities Update

Action: 1. *Received and filed.*

C. Resilient IE Update (Climate Adaptation Toolkit)

Action: 1. *Received and filed.*

D. CAPtivate 2.0 Activities Update

Action: 1. *Received and filed.*

7. REPORTS / DISCUSSION

A. Housing Workshop Discussion

Colin Drukker and Steve Gunnels from consulting firm PlaceWorks presented their findings from the Cities of Menifee and Riverside and found that both Cities match the statewide trend of smaller household formation size rates, which in turn leads to the need of more housing units. Additionally, Mr. Drukker and Mr. Gunnels presented on innovative technology solutions in home construction and the impact the solutions can have on labor and costs of building.

Given that housing is a top priority by the state, staff held a thoughtful discussion to clarify local challenges in developing more housing and identifying potential solutions in the subregion. Member agency challenges range from legislation adversely impacting housing production to the cost of construction impeding development. Among the issues discussed, members present reported that, while a significant number of sites are entitled in most jurisdictions for projects similar to what is being built, permit rates lag. Other various challenges facing member agencies include new state solar regulations, Riverside County facing a shortage of construction workers, the timely CEQA process typically lasting 12-18 months, outside agencies such as water districts that are beyond city or county control which hold significant power in the construction process and prohibiting development.

Staff asked Committee members to review the list of questions discussed at the meeting and requested information on specific problems facing their respective jurisdictions so WRCOG can better understand the barriers and potential solutions to building more housing in the subregion.

Action: 1. *Received and filed.*

B. Fee Comparison Analysis Update

Christopher Tzeng presented on some key findings found in the update to the 2016 WRCOG Fee Comparison Analysis. This study examined fees required of development projects, the effect of other development costs, and the economic benefits of transportation investment. Development types analyzed included single-family residential development, multi-family residential development, retail development, office development, and industrial development.

The study found that, with the exception of retail, fees on land uses increased at or below the rate of inflation (6.5%). Other general takeaways included fees on land, besides retail, increased at or below the rate of inflation, school fees increased the highest amongst fees analyzed, and the TUMF fee collected is usually the third largest fee.

Action: 1. *Received and filed.*

8. ITEMS FOR FUTURE AGENDAS

Committee members noted that they would like to hear from developers and to bring them into the discussion to find out why developments that have been approved are not being built despite demand being high.

9. GENERAL ANNOUNCEMENTS

Christopher Gray announced that WRCOG is currently exploring the pros and cons of subregional delegation if WRCOG were to assume responsibility for preparing the Regional Housing Needs Assessment (RHNA) for the subregion for the sixth cycle of RHNA. Staff will present results with a recommended action to be considered through the WRCOG committee structure over the next few months. A final decision must be made by June 28, 2019.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, March 14, 2019, at 9:00 a.m., at WRCOG's office located at 3390 University Avenue, Suite 450, Riverside.

11. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 10:52 a.m.