

**1. CALL TO ORDER**

The meeting of the Planning Directors Committee was called to order at 9:01 a.m. by Chair Keith Gardner at WRCOG's Office, Citrus Conference Room.

**2. SELF INTRODUCTIONS**

**Members present:**

Adam Rush, City of Banning  
Kelly Lucia, City of Calimesa  
Joanne Coletta, City of Corona  
Gina Gibson Williams, City of Eastvale (9:14 a.m. arrival)  
Deanna Elliano, City of Hemet (9:08 a.m. arrival)  
Tamera Campbell, City of Jurupa Valley (9:05 a.m. arrival)  
Richard MacHott, City of Lake Elsinore  
Cheryl Kitzerow, City of Menifee  
Rick Sandzimier, City of Moreno Valley (9:05 a.m. arrival )  
Jeff Murphy, City of Murrieta  
Grace Williams, City of Perris  
Doug Darnell, City of Riverside  
Travis Randel, City of San Jacinto  
Luke Watson, City of Temecula  
Matt Bassi, City of Wildomar  
Keith Gardner, County of Riverside (Chair)  
Kristin Warsinski, Riverside Transit Agency  
Ryan Shaw, WMWD

**Staff present:**

Christopher Gray, Director of Transportation & Planning  
Andrea Howard, Program Manager  
Christopher Tzeng, Program Manager  
Ivana Medina, WRCOG Fellow

**Guests present:**

Colin Drukker, PlaceWorks  
Patty Nevins, City of Moreno Valley  
Kevin White, City of San Jacinto  
Phayvanh Nanthavongduongsy, County of Riverside  
Robert Flores, County of Riverside  
Robert Hernandez, County of Riverside  
Aaron Pfannenstiel, Atlas Planning Solutions

**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 / Banning) 13 yes; 0 no; 1 abstention. Item 5.A was approved. The Cities of Beaumont, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Norco, and Moreno Valley, March JPA, and the Morongo Band of Mission Indians were not present. The City of Wildomar abstained.

**A. Summary Minutes from the March 14, 2019, Planning Directors Committee Meeting are Available for Consideration.**

**Action:** 1. *Approved the Summary Minutes from the March 14, 2019, Planning Directors Committee meeting.*

**6. CONSENT CALENDAR** - (San Jacinto / Banning) 14 yes; 0 no; 0 abstentions. Items 6.A was approved. The Cities of Beaumont, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Norco, and Moreno Valley, March JPA, and the Morongo Band of Mission Indians were not present.

**A. WRCOG Committees and Agency Activities Update**

**Action:** 1. *Received and filed.*

**7. REPORTS / DISCUSSION**

**A. Senate Bill 2 Planning Grant Overview**

Colin Drukker provided an overview of Senate Bill (SB) 2 (Atkins, Building Homes and Jobs Act) including the grant program and its requirements. The Notice of Funding Availability (NOFA) and the application for SB 2 Planning Grant funding has been released and funding will begin in summer 2019 on a non-competitive basis. The main goal of SB 2 is to make funding available to all local governments in California for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production.

Eligible activities include planning projects that will directly enhance housing production. Examples of this include targeted general plan updates, community plans and specific plans, zoning updates, objective design standards, accessory dwelling unit regulations, environmental analyses that eliminate the need for project-specific review, process updates to improve and expedite local permitting, software updates, and any other activity that one can link to the production of new housing.

Priority Policy Areas are eligible, high-impact activities that will be streamlined for approval and include rezoning to permit by-right, objective design and development standards, expedited processing and innovative housing finances, to name a few. The State has contracted with a team of consultants led by PlaceWorks to provide technical assistance to local jurisdictions. Consultants can help with grant application assistance, review of ideas and applications, housing element compliance, and annual progress reports and costs will be covered by the State. Of important note, jurisdictions will only be permitted to submit one application, and are encouraged to ask for their full allocation in that application.

Committee member Deanna Elliano asked if this also meant the development of single-family homes. Mr. Drukker responded that yes, the grant goal is to produce homes in general, not just affordable homes.

Committee member Matt Bassi questioned if having PlaceWorks as on-call consultants would lead to a conflict of interest.

Mr. Drukker replied that they had checked with the State and there would not be a conflict of interest.

**Action:** 1. *Received and filed.*

## **B. Resilient IE Activities Update – Evacuation Network**

Andrea Howard provided a report regarding current work underway in four key efforts in the Caltrans grant-funded project, Resilient IE, and asked for input on the draft Outreach Plan and draft Hazard and Evacuation Maps.

Aaron Pfannenstiel presented the draft Evacuation Maps describing their purpose and functionality. The maps were created after finding little data in the WRCOG subregion of existing map networks and using the Riverside County Roadway Network. The intent for these maps is to identify the preferred network of evacuation routes and any potential vulnerabilities of this network, using the revised WRCOG Vulnerability Assessment, and to inform action to mitigate those vulnerabilities. The resultant network will be useable in jurisdictions' safety elements.

Mr. Pfannenstiel stressed that the drafts should be further analyzed by each jurisdiction to give feedback to ensure that the resultant network is most appropriate for an emergency situation.

Committee member Grace Williams inquired if warehouses with heavy logistics traffic would be viewed as hazards in the evacuation network.

Mr. Pfannenstiel responded that they would not be, but indicated that, if heavy traffic or other roadway conditions created issues with existing roads included in the network, feedback should note whether the roadway should be replaced or if a redundancy should be added.

Committee members were asked to review and provide input regarding the roadways selected for each jurisdiction. Staff asked that input be submitted to [ahoward@wrcog.us](mailto:ahoward@wrcog.us) by Friday, April 19, 2019.

**Action:**        1.        *Received and filed.*

## **C. RHNA Subregional Delegation**

Christopher Gray presented on WRCOG's analysis of subregional delegation for the 6th cycle of RHNA and the specifics of what constitutes delegation. By accepting delegation, the subregion would be tasked with all of the responsibilities related to distributing the housing need for the jurisdictions within the subregion. WRCOG has researched the advantages and disadvantages of taking on subregional delegation and found that while the advantages, such as local control, separate appeals process, and the potential of subregion-specific methodology are benefits, the disadvantages, such as high costs, legal risks, and potential friction between WRCOG and its member jurisdictions, may outweigh the benefits.

Three case studies were provided from agencies that took on subregional delegation in the 4th RHNA cycle and then chose not to pursue subregional delegation again in the 5th RHNA cycle. WRCOG staff communicated with staff from Ventura Council of Governments and found that there were still points of contention within its jurisdictions to this day. WRCOG is exploring options to assist member jurisdictions in this next RHNA cycle through technical assistance and keeping up to date on SCAG RHNA subcommittee meetings to continuously share any updates with the committee.

**Action:**        1.        *Received and filed.*

## **D. Legislative Platform Priority Area Activities Update: Housing**

In accordance with WRCOG's 2019-2020 Legislative Platform, WRCOG has begun to work on potential solutions to address RHNA reform and Housing. Thus far, WRCOG has authored an outline of a White Paper, compiled "soundbites" of anecdotes of housing issues in the region, and has begun meeting

with regional elected officials to provide a voice for Western Riverside County regarding housing and RHNA.

The committee discussed and provided additional potential solutions for RHNA reform including; connection fees, incentivizing smaller lot division, credit for infrastructure, HOA tax deductions, solar financed separately, giving first time home buyers tax breaks, and expanding initiatives.

***Action:***        1.        *Received and filed.*

## **8. ITEMS FOR FUTURE AGENDAS**

There were no items for future agendas.

## **9. GENERAL ANNOUNCEMENTS**

There were no general announcements.

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

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