

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 the WRCOG Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Adam Rush, City of Banning (9:10 a.m. arrival)
Christina Taylor, City of Beaumont
Kelly Lucia, City of Calimesa
Joanne Coletta, City of Corona
H.P Kang, City of Hemet
Tamara Campbell, City of Jurupa Valley
Richard MacHott, City of Lake Elsinore
Rick Sandzimier, City of Moreno Valley
Jeff Murphy, City of Murrieta
Steve King, City of Norco (9:24 a.m. arrival)
Jay Eastman, City of Riverside
Kevin White, City of San Jacinto
Keith Gardner, County of Riverside (Chair)
Kristin Warsinski, Riverside Transit Agency (9:28 a.m. departure)

Staff present:

Christopher Gray, Director of Transportation & Planning
Andrea Howard, Program Manager
Cynthia Mejia, Staff Analyst
Rachel Singer, Staff Analyst
Ivana Medina, Staff Analyst

Guests present:

Doria Williams, City of Desert Hot Springs
Rebecca Deming, City of Desert Hot Springs
Phayvanh Nanthavongduongsy, County of Riverside
Alejandro Huerta, Enterprise Community Partners

3. PLEDGE OF ALLEGIANCE

Chair Keith Gardner led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. MINUTES – *(Lake Elsinore / Murrieta) 11 yes; 0 no; 1 abstention. Item 5.A was approved. The Cities of Canyon Lake, Eastvale, Menifee, Perris, Temecula, and Wildomar, and March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present. The County of Riverside abstained.*

A. Summary Minutes from the May 9, 2019, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the May 9, 2019, Planning Directors Committee meeting.*

6. CONSENT CALENDAR - (County / Murrieta) 12 yes; 0 no; 0 abstentions. Items 6.A and 6.B were approved. The Cities of Canyon Lake, Eastvale, Menifee, Perris, Temecula, and Wildomar, and March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

A. WRCOG Committees and Agency Activities Update

Action: 1. *Received and filed.*

B. State Housing Legislation Update

Action: 1. *Received and filed.*

7. REPORTS / DISCUSSION

A. Presentation by the City of Desert Hot Springs on Cannabis Activity

Rebecca Deming, Community Development Director, and Doria Williams, Assistant to the City Manager, presented on the evolution of cannabis activity in their City. In 2014, the City of Desert Hot Springs held a special election and voters passed a Marijuana Tax Measure with over 70% approval. Ms. Deming proceeded to share an overview of allowable cannabis permit uses and their respective zoning requirements. The tax collected by the City has been 10% of the Gross Monthly Receipts for dispensary and distribution uses. Lab testing and distribution uses are not currently taxed by the City, while cannabis cultivation businesses are allowed and are subject to a \$25 fee on the first 3,000 square feet, plus \$10 per square feet thereafter.

Committee member Rick Sandzimier asked how many entitlements there were in uses other than dispensaries.

Ms. Deming responded that the City does not have a cap on permits for other uses.

Ms. Williams described State licensing classifications and how the City categorizes them into their own system.

Committee member Jeff Murphy asked if the City allows multiple use permits for cannabis activity.

Ms. Deming responded that the City does allow them except in retail uses.

Committee member Tamara Campbell inquired about the City's Cannabis Compliance Team.

Ms. Deming responded that the Team consists of 4 sworn police officers who work in coordination with code enforcement personnel to ensure cannabis compliance throughout the City.

Committee member Campbell asked if the City has had any water supply issues as a result of the booming cannabis industry.

Ms. Williams responded that the City uses recycled water efficiently throughout the City and has not faced water supply challenges.

Action: 1. *Received and filed.*

B. Presentation by the Enterprise Community Partners on the Affordable Housing and Sustainable Communities Grant Program

Alejandro Huerta presented on the Affordable Housing and Sustainable Communities (AHSC) Grant Program. The Program is funded by CAP & Trade dollars and serves as a gap financing tool for new housing and public improvement projects. AHSC provides up to \$20 million per project in the following three categories: \$13.5 million for new housing, \$6 million for bike / pedestrian transit, and \$500,000 for other programs. Applicants must be developers or public agencies that, if applicable, must have a compliant housing element. Because the AHSC is a competitive grant program, applicants must demonstrate project correlation with improved transit development, and quantify expected transit ridership in the application.

Committee member Adam Rush asked if there is a minimum density requirement for applicants.

Mr. Huerta responded that the minimum density requirement is 20 dwelling units per acre.

The Notice of Funding Availability (NOFA) will be released in October 2019, followed by the project submission deadline in February 2020. Awards will then be granted in June of 2020.

Action: 1. *Received and filed.*

C. TUMF Program Development Agreements Update

Christopher Gray announced that WRCOG researched member agencies' existing development agreements to identify any projects that were granted TUMF exemptions. Prior to implementation of the TUMF Program in 2003, agencies and developers had the ability to enter into development agreements with certainty that the project(s) in question would be isolated from the adoption of a regional mitigation fee program, such as the TUMF. WRCOG obtained support for this study by its on-call consulting firm, PlaceWorks, who assisted in obtaining existing Development Agreements for all member agencies.

According to this research, the only remaining development agreement that holds a TUMF exemption is City of Temecula's Harveston / Winchester Hills project, which will be completed in 2026. The City of Temecula is not allowed to amend or extend this agreement. Furthermore, there are no other development agreements throughout WRCOG's member jurisdictions that have a TUMF-exempt development agreement.

To assist this effort, WRCOG sent a letter to each member agency's City Manager, Public Works Director, and Planning Director to inform them of such findings and asked for feedback in case they have agreements that proved otherwise. WRCOG did not receive any notification that a member agency has an existing TUMF-exempt development agreement other than the City of Temecula's.

Staff are reconciling existing credit agreements between member agencies and developers to verify all projects and will be releasing a database with this information soon.

Action: 1. *Received and filed.*

D. Housing Element Annual Progress Reports

Andrea Howard led a discussion encouraging member agencies to share their experience with submitting Housing Element Annual Progress Reports (APRs) to the California Department of Housing and Community Development (HCD). Due to new data requirements from the 2017 State Housing Package, the process of submitting a compliant APR has become more difficult.

Through this discussion, member jurisdictions shared challenges they faced and compared corrections received from HCD.

Ms. Howard indicated that WRCOG's on-call consulting firm, PlaceWorks, through a contract with the State and SB 2, is able to provide assistance to member agencies whose Annual Report was rejected or received corrections.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Christopher Gray announced that the Cities of Hemet, Lake Elsinore, and San Jacinto, and the Riverside Transit Agency, and the Riverside County Department of Public Health all received awards from the Inland Empire section of the American Planning Association.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, August 8, 2019, at 9:00 a.m., at the WRCOG office located at 3390 University Avenue, Suite 450, Riverside.

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