

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:30 a.m. by Chair Keith Gardner, at the WRCOG Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Christina Taylor, City of Beaumont (9:33 a.m. arrival)
Maryn Wells, City of Calimesa
Joanne Coletta, City of Corona
Tamara Campbell, City of Jurupa Valley (9:44 a.m. arrival)
Lisa Gordon, City of Menifee
Jeff Murphy, City of Murrieta
Kenneth Phung, City of Perris
Travis Randel, City of San Jacinto
Matt Bassi, City of Wildomar
Keith Gardner, County of Riverside (Chair)
Jeff Smith, March JPA
Kristin Warsinski, Riverside Transit Agency
Shane Helms, Morongo Band of Mission Indians

Staff present:

Christopher Gray, Director of Transportation & Planning
Casey Dailey, Director of Energy & Environmental Programs
Daniel Ramirez-Cornejo, Program Manager
Christopher Tzeng, Program Manager
Cynthia Mejia, Senior Analyst
Rachel Singer, Staff Analyst
Ivana Medina, Staff Analyst
Daniel Soltero, Staff Analyst
Suzy Nelson, Administrative Assistant
Hailey Henson, Intern
Natalie Ikhata, Intern

Guests present:

Shirley Medina, Riverside County Transportation Commission
Robert Flores, County of Riverside
Phayvanh Nanthavongduongsy, County of Riverside
Gary Hamrick, Cambridge Systematics
Mahmoud Ahmadi, Iteris
Andrea Howard, PlaceWorks
Erik Ruehr, VRPA Technologies
David Murray, City of Riverside

3. PLEDGE OF ALLEGIANCE

Chair Keith Gardner led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. SELECTION OF PLANNING DIRECTORS COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR POSITIONS FOR FISCAL YEAR 2019/2020

Action: 1. *The Planning Directors Committee selected H.P. Kang, City of Hemet, as Chair; Jeff Murphy, City of Murrieta, as Vice-Chair; and Travis Randel, City of San Jacinto, as 2nd Vice-Chair positions for Fiscal Year 2019/2020.*

(County / Wildomar) 12 yes; 0 no; 0 abstention. Item 5 was approved. The Cities of Banning, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Moreno Valley, Norco, Riverside, and Temecula, and the Eastern Municipal Water District were not present.

6. MINUTES – *(County / San Jacinto) 11 yes; 0 no; 1 abstention. Item 6.A was approved. The Cities of Banning, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Moreno Valley, Norco, Riverside, and Temecula, and the Eastern Municipal Water District were not present. The City of Wildomar abstained.*

A. Summary Minutes from the June 13, 2019, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the June 13, 2019, Planning Directors Committee meeting.*

7. CONSENT CALENDAR – *(Wildomar / County) 12 yes; 0 no; 0 abstentions. Item 7.A was approved. The Cities of Banning, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Moreno Valley, Norco, Perris, Riverside, and Temecula, and the Eastern Municipal Water District were not present.*

A. WRCOG Committees and Agency Activities Update

Action: 1. *Received and filed.*

8. REPORTS / DISCUSSION

A. Residential Housing Definition

Daniel Ramirez-Cornejo reported that since the inception of the TUMF Program, there have been two definitions in the TUMF Administrative Plan that differentiate residential uses; one being single-family units and the other being multi-family units. As in most other land uses, staff has seen changes in characteristics and patterns of residential projects over the last decade or so.

Mr. Ramirez-Cornejo provided an overview of the definitions for Single-Family Residential Units and Multi-Family Residential Units, as well as recent changes that impact the definitions such as high density detached residential units. Currently, high density detached unit projects are eligible to pay TUMF at the lower multi-family rate if the number of units is greater than eight units per gross acre. Staff has reviewed additional documents including information developed by the Institute of Transportation Engineers which has a slightly different definition for each.

Staff provided examples of projects that have raised questions regarding the definitions, and how TUMF would be assessed. In each instance, staff has worked with the applicant and member agency to address questions. Projects can become more complex when both single-family and multi-family units are included. In these instances, staff has determined that TUMF will assess projects on a case-by-case basis. Mixed residential use developments have assessed TUMF similarly since the beginning of the Program.

Mr. Ramirez-Cornejo asked for any input or direction from the Committee on whether these definitions should be revised to accommodate the change in residential developments.

Christopher Gray also shared examples of how WRCOG deals with gross density; for example, distinguishing offsite dedications versus onsite parks and streets.

The Committee asked that staff compile a list of projects per jurisdiction regarding single- and multi-family units and report back in three to four months.

Action: 1. *Received and filed.*

B. State Housing Legislative Update

Andrea Howard presented an overview of legislative housing bills that have an impact in the subregion, specifically, two trailer bills that were introduced as part of the Governor's budget including Assembly Bill (AB) 101 and Senate Bill (SB) 102 - both of which were designed to increase housing production.

AB 101 works as an incentive and rewards "pro-housing" jurisdictions. The bill provides \$2.5 billion in funding to address housing and homelessness. SB 102, on the other hand, enacts a fine of between \$10k and \$600k a month and would apply to cities or counties that are non-compliant. AB 101 has passed both legislative houses and is pending approval by the Governor and SB 102 has passed the Senate and is being considered by the Assembly. It is expected that the Governor will pass both bills.

Other proposed legislation discussed included SB 5 (Beall), the Affordable Housing and Community Development Investment Program, which was designed to fill the affordable housing gap created by the dissolution of redevelopment agencies. This bill would establish a program that could authorize up to \$2 billion annually to jurisdictions and special districts in an effort to increase housing production.

AB 10 (Chiu), Income Taxes, would expand the Low Income Housing Tax Credit by an additional \$500 million per year from 2020 to 2024, including \$25 million earmarked for farmworker housing projects. AB 10 passed out of the Assembly and is currently being considered by the Senate.

Two other bills included SB 13 (Wieckowski), and AB 68 (Ting), which relate to Accessory Dwelling Units (ADUs). SB 13 limits fees and restrictions for building new ADUs. SB 13 passed out of Senate and is currently being considered by the Assembly. AB 68, similar to SB 13, would eliminate minimum lot size requirements for adding ADUs and requires proposed ADUs to be approved or denied within 60 days. AB 68 passed out of the Assembly and is being considered by the Senate.

Christopher Gray added that local governments should watch AB 516 (Chiu), which would eliminate the ability for cities and law enforcement agencies to adequately enforce state and local vehicle violations. AB 516 is currently at the Senate Appropriations Committee.

Action: 1. *Received and filed.*

C. Inland Empire Comprehensive Multimodal Corridor Plans

Gary Hamrick provided a background on the Inland Empire Comprehensive Multimodal Corridor Plans (CMCPs). Southern California Association of Governments (SCAG) is leading this project with help from the Riverside County Transportation Commission, WRCOG, and the San Bernardino County Transportation Authority (SBCTA). This project falls between Western Riverside and San Bernardino Counties. The purpose of this Study is to examine multimodal, East / West, and North / South Corridors with focus on both freeway and other modes of travel, as well as to help with the planning of SB-1 funding. The final CMCPs are expected to be completed by spring 2020, in time for Cycle 2 of the Solutions for Congested Corridors Program.

Action: 1. *Received and filed.*

D. Regional Streetlight Program Activities Update

Daniel Soltero provided a recap of all streetlight activities to date. The Cities of Eastvale, Hemet, Moreno Valley, Murrieta, and Wildomar are currently undergoing streetlight retrofits, and the remaining jurisdictions in the Program will begin their retrofits in the coming months. Staff has received mostly positive comments on the streetlight retrofit process throughout the jurisdictions.

WRCOG, through coordination with each member agency, avoided an LED price increase by purchasing fixtures prior to the increase deadline. The price increase was the result of federal tariffs imposed on Chinese imports.

Action: 1. *Received and filed.*

E. Regional Housing Needs Assessment Methodology Update

Cynthia Mejia shared an update on the Regional Housing Needs Assessment (RHNA) methodology options that have been released by the Southern California Association of Governments (SCAG). By way of background, each local jurisdiction in California is required to adopt a Housing Element as a part of its General Plan that shows how each City plans to meet its housing needs. SCAG is currently preparing for its 6th RHNA Cycle, which covers the planning period from October 2021 through October 2029.

Per state housing law, the RHNA distribution methodology must distribute existing and projected housing needs. Over the past several months, SCAG has engaged its RHNA Subcommittee to evaluate factors to consider in the RHNA methodology. Based on the Subcommittee's direction, SCAG staff has compiled three methodology options, which would distribute housing needs throughout the region. Ms. Mejia provided a brief overview of the three options and staff's perspective of each.

SCAG is currently soliciting input on the three methodologies and will be holding four public hearings in August. If any jurisdictions wish to submit comments, they should do so by the deadline of September 3rd. WRCOG will be collecting input from member agencies on whether WRCOG should take a position on behalf of the subregion. Those comments should be submitted to staff by August 23rd. SCAG staff will be reviewing all input on the three options and making a recommendation to its Regional Council for approval in October of this year.

Action: 1. *Received and filed.*

F. Planning Directors Committee Representatives

Christopher Gray reported that as a part of an annual update of Committee contact information, staff would like all Committee members to review and provide updates regarding voting representation. Each agency is encouraged to have at least one alternate. The designated representative need not be the agency's planning or community development director; it need only be a manager-level representative that is knowledgeable of regional planning issues and available to attend the Committee meetings on behalf of their jurisdiction.

Any revisions in agency representation should be submitted by the Technical Advisory Committee member to WRCOG staff via letter or email.

Action: 1. *Received and filed.*

9. REPORT FROM THE DIRECTOR OF TRANSPORTATION & PLANNING

There were no items for future agendas.

10. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

11. GENERAL ANNOUNCEMENTS

Christopher Gray announced that the Cities of Hemet, Lake Elsinore, and San Jacinto, 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.

12. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, September 12, 2019, at 9:00 a.m., at the WRCOG office located at 3390 University Avenue, Suite 450, Riverside.

13. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 10:59 a.m.