

**Planning Directors
May 9, 2019
Summary Minutes**

1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:11 a.m. by Chair Pro Temp Adam Rush, at WRCOG's Office, Citrus Conference Room.

2. SELF INTRODUCTIONS

Members present:

Adam Rush, City of Banning (Chair Pro Temp)
Kelly Lucia, City of Calimesa
Joanne Coletta, City of Corona
Gina Gibson Williams, City of Eastvale
H.P Kang, City of Hemet
Richard MacHott, City of Lake Elsinore
Lisa Gordon, City of Menifee
Rick Sandzimier, City of Moreno Valley
Jeff Murphy, City of Murrieta
Grace Williams, City of Perris
Jay Eastman, City of Riverside
Travis Randel, City of San Jacinto
Matt Bassi, City of Wildomar

Staff present:

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

Guests present:

Kevin White, City of San Jacinto
Julia Descoteaux, City of Moreno Valley
Patty Nevins, City of Moreno Valley
Jenny Ortiz, Neighborhood Partnership Housing Services (NPHS)
Clemente Mojica, NPHS
Candida Neal, City of Santa Ana
Ali Pezeshkpour, City of Santa Ana

3. PLEDGE OF ALLEGIANCE

Committee member Grace Williams led members in the Pledge of Allegiance.

4. PUBLIC COMMENTS

There were no public comments.

5. MINUTES – (San Jacinto / Lake Elsinore) 13 yes; 0 no; 0 abstentions. Item 5.A was approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

A. Summary Minutes from the April 11, 2019, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. Approved the Summary Minutes from the April 11, 2019, Planning Directors Committee meeting.

6. CONSENT CALENDAR - (Murrieta / San Jacinto) 13 yes; 0 no; 0 abstentions. Items 6.A and 6.B were approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the 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. TUMF Program Activities Update: TUMF Calculation and Collection Process

Action: 1. Received and filed.

7. REPORTS / DISCUSSION

A. Presentation by the City of Santa Ana on Cannabis Activity

Rachel Singer introduced Candida Neal and Ali Pezeshkpour from the City of Santa Ana's Planning and Building Department, who provided a presentation regarding the City of Santa Ana's proactive approach in implementing cannabis reform. Background and demographic composition of Santa Ana was shared; the citizens did vote yes on Prop 64. The City struggles with illegal cannabis activity. Extensive and expensive measures have been taken to combat the illegal market. In response, City staff decided to promote legal cannabis businesses by streamlining the review process for the legal market and working with them to ensure success of the legal business's following regulations.

Committee member Rick Sandzimier asked what the City's stance is on separation requirements and the micro-business license.

Ms. Neal responded that the City has safe buffer zones and two retail stores cannot be closer than 500 ft away from each other, which is measured by how the crow flies, rather than property lines. The City also does not issue micro-business licenses.

City staff concluded with the process of how they distribute licenses and that they do so with a comprehensive rating system to ensure only safe and successful businesses attain a license. Examples were distributed to Committee members outlining this process.

Action: 1. Received and filed.

B. Presentation by the Neighborhood Partnership Housing Services

The Neighborhood Partnership Housing Services (NPHS), a community development financial institution, presented strategies to redevelop vacant lots through innovative housing and economic solutions. One method to redevelop vacant lots are manufactured homes.

The price for a manufactured home versus a traditional home built onsite is 15% less than onsite construction.

Other ways to redevelop vacant lots include preserving affordability through community land trusts, supporting affordable housing agreements between municipalities and private developers, including inclusionary zoning, homeless housing solutions, owner-occupied rehabilitation programs, and partnering with community development financial institutions.

NPHS provided pictures of vacant lots repurposed throughout Riverside and San Bernardino Counties. The holistic approach undertaken by NPHS comes from a partnership model. NPHS certifies with local municipalities as a Community Housing Development Organization (CHDO), which then allows cities to transfer ownership of land to NPHS to structure as an owner-developer CHDO project. Projects can then be financed using set-aside CHDO funds through the Home Investment Partnerships Program, also known as HOME.

Action: 1. *Received and filed.*

C. RHNA and Housing Legislative Priority Activities Update

Christopher Gray reported on the feedback received from other committees regarding the possibility of taking on subregional delegation for the 6th cycle of RHNA. Based on discussions from the Administration & Finance and Technical Advisory Committees the conclusion was to recommend that the Executive Committee decline the option of subregional delegation.

Mr. Gray also notified the Committee of the recent legislative outreach undertaken by WRCOG staff. In accordance with WRCOG's 2019/2020 Legislative Platform and its Housing Priority Area, staff met with each of the subregion's state legislators district offices to discuss WRCOG's legislative priorities, including Housing.

Additionally, to promote a solutions-oriented approach to improve the RHNA process, WRCOG has been developing a White Paper. WRCOG also met with staff from the San Bernardino Council of Governments and Coachella Valley Association of Governments to assess the interest in growing WRCOG's activities into a regional effort. This unified effort would help signal the regions commitment to a solution-oriented process.

Action: 1. *Recommended that the Executive Committee take action to decline the option to take on subregional delegation for RHNA Cycle 6.*

(San Jacinto / Murrieta) 13 yes; 0 no; 0 abstentions. Item 7.C was approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

D. State Housing Legislation Update

Andrea Howard shared some key bills in Housing from the League of California Cities. Notable bills include SB 5 (Beal) about Affordable Housing and Community Development Investment Program and SB 50 (Wiener) about Planning and zoning: housing development incentives.

Action: 1. *Received and filed.*

E. Approval of Professional Services Agreement for Update to WRCOG's Subregional Climate Action Plan

Andrea Howard briefed the Committee on the status of the CAPtivate 2.0 project. The Request for Proposal (RFP) was issued in November of 2018; interviews were held in February 2019, and

Environmental Science Associates (ESA) was chosen to lead the update. The expansion to the subregional CAP will include all 18-member cities and the County of Riverside. The comprehensive update will be applied to all components including transportation, land-use, water, energy, and waste sectors.

Caltrans grant funding will cover the transportation and land-use sectors offsetting a large portion of the contract with ESA. The remaining funds for the other sectors will be funded separately through WRCOG's Local Transportation Funds (LTF).

Action: 1. *Recommended that the Executive Committee authorize the Executive Director to execute a Professional Services Agreement between WRCOG and Environmental Science Associates to update WRCOG's Subregional Climate Action Plan in an amount not to exceed \$362,423.*

(Wildomar / San Jacinto) 13 yes; 0 no; 0 abstentions. Item 7.E was approved. The Cities of Beaumont, Canyon Lake, Jurupa Valley, Norco, and Temecula, the County of Riverside, the Riverside Transit Agency, the March JPA, the Eastern Municipal Water District, and the Morongo Band of Mission Indians were not present.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Cynthia Mejia announced that WRCOG's 28th Annual General Assembly & Leadership Conference will be held on June 20, 2019, at the Pechanga Resort Casino and will feature Josh Earnest, White House Press Secretary under President Barack Obama (2014 - 2017), and current Senior Vice President / Chief Communications Officer for United Airlines, as keynote speaker. This year's event will feature a Future of Cities Symposium in the morning and will highlight several key topics facing Western Riverside County, including housing production, transportation trends, and jobs automation.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, June 13, 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 11:02 a.m.