The Regional Planning Committee (RPC) meeting was called to order at 11:39 a.m. by Committee Chair Lori Holt Pfeiler (North County Inland). The attendance sheet for the meeting is attached.

Chair Pfeiler introduced Coleen Clementson, Principal Regional Planner, as the new staff contact for this Committee.

CONSENT

A. APPOINTMENT OF NEW MEMBERS TO THE REGIONAL PLANNING STAKEHOLDERS WORKING GROUP (RPSWG) (RECOMMEND)

Last November, the SANDAG Board approved the creation of the new Regional Planning Stakeholders Working Group (RPSWG). Two members of the RPSWG have recently resigned. Regional Planning Committee Chair Lori Holt Pfeiler and Transportation Committee Chair Joe Kellejian, in consultation with Jack Dale, Chair of the RPSWG, have reviewed potential replacement candidates from the original list of candidates. The Transportation and Regional Planning Committees are requested to forward the following recommendation to the SANDAG Board of Directors for approval: appoint Gary Nordstrom and Greg Alabado to fill current vacancies on the Regional Planning Stakeholders Working Group and designate Kristen Kjero and Helene Radzuk as back-up candidates in the event that additional vacancies arise.

B. REVISED SCHEDULE FOR COMPREHENSIVE 2007 RTP (APPROVE)

The completion of the comprehensive 2007 Regional Transportation Plan (RTP) Update has been delayed at least three months, until June 2007. The cause of the delay is the staff effort to produce a technical 2006 RTP update by March 2006, meeting the federal three-year cycle for air quality conformity. The Transportation and Regional Planning Committees are asked to recommend that the SANDAG Board of Directors approve the revised 2007 RTP work program and schedule.

Action: A motion was made by Supervisor Slater-Price and a second by Councilmember Madaffer to approve Consent Items A and B; this action was approved unanimously.
C. PILOT SMART GROWTH INCENTIVE PROGRAM - PROJECT APPROVAL (APPROVE)

Stephan Vance, Senior Planner, reported that this action represents the first time that SANDAG will program transportation funds to influence local land use decisions to support regional planning goals contained in the Regional Comprehensive Plan (RCP). Mr. Vance provided an overview of the process used to develop the program, the outcomes, and how well the program met the objectives provided by the Board. Once the SANDAG Board adopted the program guidelines and evaluation criteria, projects were solicited from local agencies. Thirty-three applications were received and evaluated by a panel of six volunteers from the Regional Planning Stakeholders Working Group and one member of the San Diego Council of Design Professionals. He thanked the evaluation panel for their work. He reviewed the project evaluation process and the points given to particular criteria including 10 percent for project readiness, 38 percent for smart growth and land use characteristics in the project area, 27 percent for the quality of the proposed improvements, 10 percent for matching funds, and 15 percent for a low-income household bonus. Mr. Vance stated that due to the level of matching funds, we are actually getting $44 million worth of projects for $19 million.

Mr. Vance stated that Board action taken last February directed staff to include the low-income household bonus. He showed a map indicating the location of the candidate projects and a map of the location of the recommended projects. He said that there was a consensus among panel members in terms of the recommended funding and in meeting the objectives of the program. Six projects have construction dates in this fiscal year and the remaining are by the end of the funding program. He showed examples of projects that are ready to go, those that influence land development, support public transit, and support housing development. He also showed that there are smart growth projects in a variety of settings, and the impact of the low-income household bonus. Mr. Vance said that next steps include an amendment to the RTIP to include these projects, submittal of the projects for approval by the California Transportation Commission (CTC), providing technical assistance and oversight, developing a “lessons learned” report, and beginning development of the TransNet-funded program.

Chair Pfeiler noted that there were several public comments.

Steve Otto, representing the San Ysidro Business Association, stated that he disagreed with the score their project received. Their project has high density per acre, but scored low because they were rated against an antiquated San Diego Community Plan. A Community Plan amendment has been submitted but has not been finalized. They have been working with the City of San Diego Redevelopment Agency in the City of Villages program. He had 18 letters supporting their application. He urged the Committee to reconsider their project’s score.

Clive Richard, a member of the public, spoke in support of the projects rated to be funded and wished there was another $20 million to fund all of the projects.
submitted. He spoke in favor of the projects in La Mesa, which provide great access to the Orange Line. He asked that the Committee support staff’s recommendation.

Jay Powell, representing the City Heights Community Development Corporation, supported project No. 9 in the staff report, the Mid-City Urban Trail & State Route (SR) 15 bikeway. He mentioned that Steve Russell submitted a slip but he had to leave and will not speak. Mr. Powell said that this project will complement the I-15 corridor and the planned bus rapid transit system. It is an important component toward making the Mid-City area walkable. This project forms a north-south core that will link several communities in the area. He strongly supported the application and recommendation for this project.

Scott Kessler, Chief Executive Officer of the San Ysidro Business Improvement District Council, spoke on behalf of project No. 19, the San Ysidro Pilot Village Corridor Project, and requested reconsideration due to the apparent double standard of stated criteria. He thought this project should have placed in the money due to having 1,000 new housing units. The intensity of development points were reduced to the lowest ranking. He said that Mr. Vance responded that the projects were based on existing community plans. They have initiated a Community Plan amendment calling for a revision, but were not credited for that. He wondered if all the proposed grant requests were rated evenly for existing Community Plans. He thought that some projects recommended for funding were credited with dwelling units that are proposed and those projects are not as far along in the process as their project. He urged that this project be re-ranked, and that the Committee recommend that the criteria be applied fairly and equitably.

Kathy Keehan, a member of the evaluation panel, thanked staff for their assistance with this process. She said that there was a lot of work to do and panel members took their jobs very seriously. Some even went out and visited all 33 of the project sites. She said that she was really happy with the quality of the projects, and was looking forward to the TransNet program.

Councilmember Jerry Rindone (South County) mentioned that Councilmember Phil Monroe also was a panel member. Councilmember Rindone expressed his strong support for the criteria that were established, and urged the Committee to maintain the criteria that was set.

Ron Morrison, Councilmember, City of National City, stated that National City is the densest city in the county and has the highest concentration of low-income housing. The City realized its responsibility in dealing with the overwhelming need in the region for housing. It has planned for smart growth types of development for the future. He noted that housing developments are not revenue generators for the city. He said that they are excited about the monies that are allotted to some of their projects as it will help to make these projects possible. They are assessing $2,000 per new housing unit and using those funds to provide free shuttle service to tie in with public transit service.

Chair Pfeiler noted that this is the second piece of the Regional Comprehensive Plan implementation. The first piece was adopting the Regional Housing Needs Assessment
(RHNA). We will have a lessons learned report. When the SANDAG Board adopted the RHNA, it included the fact that some cities would receive bonus points for low-income housing. As we move forward, we recognize that each jurisdiction will get a percentage based on achieving their RHNA goal.

Deputy Mayor Bob Emery (Metropolitan Transit System [MTS]) asked that staff address the concerns expressed about the San Ysidro project. Mr. Vance explained that the way we evaluated projects for density was based on SANDAG’s 2010 forecasts of housing units and employment within a quarter-mile radius from the project site. These forecasts were based on existing community plans. Points were also awarded relative to the level of population and employment density compared to the project’s smart growth place type. Bob Leiter, Director of Land Use and Transportation Planning, said that we used our Series 10 growth forecast and it is based on adopted community plans. While there may be updates in process, we used the information provided by the cities. The fact that jurisdictions may be considering plan amendments is not relevant. Mr. Vance added that we counted potential housing units for housing, but not for density purposes.

Deputy Mayor Emery suggested that in the next round of projects the evaluation criteria related to using existing community plans be revised to use up-to-date information. Mr. Gallegos stated that the challenge with that revision is that every jurisdiction will come back and say they were thinking of doing a lot more.

Deputy Mayor Emery said that the San Ysidro project was far into the plan improvement process. Mr. Gallegos said that that project was evaluated in several categories including density and housing. The evaluation process tried to take the potential into account. These are the lessons learned. The cities will improve on the process that they adopt.

Councilmember Scott Peters (City of San Diego) agreed that we need to support the process that was established. We have worked hard to get to this point.

Mayor Madrid stated that there are no winners or losers; the projects selected for funding were the ones that met the criteria. We cannot change the ranking at the last minute. Staff followed the guidelines that the Regional Planning Committee adopted.

Councilmember Stocks expressed support for the staff recommendation. He also had some concerns that he would like the Committee to review as we move forward. He noted that this is an incentive program and the incentives were for land use. He pointed out that two North County projects were not recommended for funding.

Mayor Cafagna stated that the City of Poway did not apply and has no projects in this program. He said that any time you put these kinds of programs together, you only have so much money and certain criteria that need to be met. He felt that we should consider changes to the criteria every time we conduct this kind of a program.

Chair Kellejian expressed concern about a “one size fitting all” type of program. He did not support the criteria at the time they were presented for approval. He noted that this is a pilot program and the first time this process was being followed.
Chair Pfeiler stated that the criteria were set for this process giving points to jurisdictions with existing low-income housing. New criteria will recognize jurisdictions producing housing from this point on.

Chair Kellejian commented that we ought to be looking at like types of projects. Some projects on the list don’t compare in any way. The Grossmont and Solana Beach projects are smart growth projects recognized at the state level.

Supervisor Slater-Price said she did not vote in favor of the criteria, and she thought they were skewed and not presented in a regional way. Major congestion points are along the coast at the I-5/I-805 split. The City of Solana Beach is allowing high-density development near the beach, and there is considerable regional investment in the Coaster rail line. There is no parking at the Solana Beach Coaster Station and that’s why people don’t use the system more. The North County Times noted that only a small percentage of money in this program went to any North County area. She said she didn’t know that jurisdictions already having low-income housing would receive credit to that. She will support this action today, but will not vote in favor of it again. She agreed that the criteria need to be reworked. All of these recommended projects are meritorious. The project in Solana Beach is a long time coming, will have a positive impact on traffic, and will provide a benefit for those who want to live near transit. Every effort should be made to make the Sprinter successful. We should not penalize jurisdictions who made decisions not to require developers to provide infrastructure.

Mr. Gallegos recognized that the Solana Beach project is important. On agenda item 3 considered earlier, the Transportation Committee voted to support pursuing $5.1 million to make that project whole. You have to look at the whole picture. We’re working hard to get all of the big projects done.

Councilmember Jerry Jones (East County) reiterated that this is a pilot incentive program, and when we set the program criteria we agreed this would not be written in stone. The funds for this program had some strings that won’t be there with the TransNet program.

Councilmember Barry Jantz (East County) said that jurisdictions need to be aware that we can’t base decisions on items in process.

Action: A motion was made by Councilmember Peters and seconded by Councilmember Rindone to approve 14 projects for funding under the Pilot Smart Growth Incentive Program; this action was unanimously approved.

D. SHOWCASING LOCAL SMART GROWTH PROJECTS: SMART GROWTH IN LEMON GROVE (INFORMATION)

Mayor Sessom introduced Lemon Grove City Manager Graham Mitchell to present this item.

Mr. Mitchell cited the Lemon Grove General Plan, which calls for a village atmosphere in the downtown area. They went through an arduous city plan program and adopted a Specific Plan last June. This Specific Plan calls for up to 800 housing units in the downtown area, maximizes transit options, and increases circulation. He reviewed the downtown
village districts. He stated that the City’s redevelopment agency recently entered into an agreement with a developer for the Historic Main Street District. He described the various aspects of this development.

Councilmember Peters asked if this project was in the redevelopment area. Mr. Mitchell responded affirmatively, and added that they are hoping this will be a private transaction.

**Action:** This report was presented for information only.

The joint portion of the meeting with the SANDAG Transportation Committee was adjourned at 12:46 p.m.

Chair Pfeiler wished Jack Limber, SANDAG General Counsel, a fond retirement.

Chair Pfeiler recognized Senior Planner Carolina Gregor with a bouquet of flowers and thanks for a great job.

1. **APPROVAL OF MEETING MINUTES**

   **Action:** A motion was made by Councilmember Dave Druker (NCTD) and seconded by Councilmember Peters to approve the minutes of the July 1, 2005, Committee meeting; this action was unanimously approved.

2. **PUBLIC COMMENTS/COMMUNICATIONS/MEMBERS COMMENTS**

   There were no public comments, communications, or additional member comments.

   **REPORTS**

3. **ENERGY WORKING GROUP (EWG) UPDATE (INFORMATION)**

   This item was postponed to a future meeting.

4. **STATUS REPORT ON SMART GROWTH CONCEPT MAP (INFORMATION)**

   Ms. Gregor stated that development of the Smart Growth Concept Map was being coordinated with the revised schedule for the 2007 RTP update. Staff will continue to work with jurisdictions on this matter.

   **Action:** This report was presented for information only.

5. **UPCOMING MEETINGS**

   The next Regional Planning Committee meeting will be held on Friday, October 7, 2005, from noon to 2 p.m.

6. **ADJOURNMENT**

   Chair Holt Pfeiler adjourned the meeting at 12:50 p.m.
## CONFIRMED ATTENDANCE
SANDAG REGIONAL PLANNING COMMITTEE MEETING
SEPTEMBER 2, 2005
11:00 a.m. to 1:00 p.m.

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