

San Diego Association of Governments

REGIONAL PLANNING COMMITTEE

May 6, 2011

AGENDA ITEM NO.: **1**

Action Requested: APPROVE

DRAFT

REGIONAL PLANNING COMMITTEE DISCUSSION AND ACTIONS MEETING OF APRIL 1, 2011

The meeting of the Regional Planning Committee was called to order by Chair Jim Janney (South County) at 12:01 p.m. See the attached attendance sheet for Regional Planning Committee member attendance.

1. APPROVAL OF MEETING MINUTES (APPROVE)

Action: Upon a motion by Mayor Sam Abed (North County Inland) and a second by Supervisor Bill Horn (County of San Diego), the Regional Planning Committee unanimously approved the minutes from the March 4, 2011, meeting.

2. PUBLIC COMMENTS/COMMUNICATIONS/MEMBER COMMENTS

Action: There were no public comments/communications/member comments.

CONSENT (Items 3-4)

3. REGIONAL HOUSING WORKING GROUP CO-CHAIR APPOINTMENT (APPROVE)

A new co-chair of the Regional Housing Working Group (RHWG) was necessary to replace former Lemon Grove Councilmember Jerry Selby. Per the RHWG Charter, replacement of the co-chair is the responsibility of the Regional Planning Committee. Lemon Grove Councilmember Jerry Jones agreed to serve as co-chair of the Working Group.

Action: Upon a motion by Supervisor Bill Horn (County of San Diego) and a second by Mayor Sam Abed (North County Inland), the Regional Planning Committee unanimously approved Councilmember Jerry Jones as co-chair of the RHWG.

Chair Janney asked Councilmember George Gastil (East County) to thank Councilmember Jones on the Committee's behalf.

4. FOLLOW-UP FROM LAST MEETING: SANDAG AND MILITARY ACRONYMS (INFORMATION)

Committee members received a list of the acronyms from the SANDAG and military presentations made at the RPC meeting last month.

Action: This item was presented for information only.

REPORTS (Items 5 – 7)

Chair Janney announced Item No. 6 would be taken out of order due to the depth of Item No. 5.

6. *TransNet* SMART GROWTH INCENTIVE PROGRAM AND TDA/*TransNet* BICYCLE AND NEIGHBORHOOD SAFETY GRANT PROGRAM PROGRESS REPORT (INFORMATION)

Christine Eary, Associate Regional Planner, presented background information and a status update on the projects funded in the first cycle of the *TransNet* Smart Growth Incentive Program and the FY 2010 TDA *TransNet* Bicycle Pedestrian Neighborhood Safety/Traffic Calming grants.

Action: This item was presented for information only.

5. REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION OPTIONS (DISCUSSION)

Susan Baldwin, Senior Regional Planner, presented information on the Regional Housing Needs Assessment (RHNA) allocation options forwarded by the Regional Planning Technical Working Group (TWG) and RHWG.

Bill Anderson, Chair of the TWG, reported on the considerations and concerns of the two working groups during the decision-making process which led to the allocation options. He stated that there were two general philosophies behind the five options: one philosophy based on respecting housing capacities in local general plans as reflected in the 2050 Regional Growth Forecast (Options 2a and 2b), and the other based on balancing low- and very low-income housing throughout the region based on planning principles ranging from income, jobs-housing balance, and proximity to transit (Options 1c, 3a, and 3c). He reported that the two working groups discussed limiting the units allocated to the County of San Diego based on smart growth planning principles, and the question of additional incentives to jurisdictions that take a larger share of units. He mentioned that the two groups met jointly ten times, and that at the last meeting they narrowed the options to forward to the RPC.

Chair Janney introduced the public speakers.

Russ Cunningham, Senior Planner representing the City of Oceanside, thanked SANDAG staff and Chair Anderson for their guidance during the allocation process and expressed support for allocation concepts 3a and 3c.

Megan Jones, CAO Staff Officer representing the County of San Diego, expressed concern that the current proposal's effect on the County would be significant and not consistent with state law. By way of a PowerPoint presentation, she presented a brief overview of RHNA fundamentals and some of the realities and myths associated with the RHNA.

Eric Lardy, CAO Staff Officer representing the County of San Diego, expressed further concern that current approaches uniformly assign the regional percentages to each jurisdiction without regard to plan capacity. Also, they do not consider relevant factors in state law regarding infrastructure, reduction of greenhouse gases, and preservation of sensitive resources; and, are not consistent with the development pattern that is included in the 2050 Regional Growth Forecast, which is the basis for the Sustainable Communities Strategy (SCS) required under Senate Bill 375.

Devon Muto, Chief, Land Use and Planning, representing the County of San Diego, presented the County's current assignment of housing and an alternative approach to the RHNA focused on capacity and recognition of each jurisdiction's planning efforts to assign density within their jurisdiction.

Ed Batchelder, Supervisor and Advance Planning Manager representing the City of Chula Vista, commented that the issue is primarily about planning for low-income housing units by providing opportunities for higher densities. He indicated that the growth forecast provides a good foundation, but that it doesn't address two factors required for consideration by housing law: overconcentration of low-income units, and jobs-housing balance (therefore resulting in the development of Options 3a and 3c). That said, he felt that the consensus of the working groups was that lower-income housing should not be placed in the unincorporated area, and efforts should be taken to move that share of units to more urbanized areas due to funding considerations. He concluded by expressing support for incentives for jurisdictions willing to take a higher share of the units.

Chair Janney opened the floor to discussion by the RPC.

Chair Janney asked why Option 2b, which does not exceed the capacities of any jurisdiction, should not be used.

Gary Gallegos, Executive Director (SANDAG), supported Option 2b as it is based on the 2050 Regional Growth Forecast, which includes adequate capacity for the four income categories.

Mr. Anderson stated the majority of planning directors disagreed with this approach as there was a concern that a few jurisdictions were not providing their fair share of lower-income, multifamily housing capacity.

Ms. Baldwin clarified how units in Option 2b were reallocated from jurisdictions that initially had units that exceeded their capacities to other jurisdictions that had spare capacity.

Supervisor Pam Slater Price, County of San Diego, expressed her concerns regarding the costliness of sprawl development, the lack of water and sewer service, assigning multifamily housing development to the backcountry, and the need for more moderate and above moderate-income housing. She suggested using Option 2b, which represents local jurisdiction plans.

Mr. Anderson reported that during the working group discussions, not everyone agreed regarding the issue of limiting allocations based on general plan capacities. Some working group members felt that several jurisdictions were not providing their fair share of lower-income housing capacity in relation to projected job growth. Many working group members were supportive of reducing the County's share of the lower-income RHNA. Working group members expressed a preference for options based on a methodology that addresses planning principles, and then negotiating for incentives for jurisdictions that accept additional units based on SANDAG Policy No. 033 criteria, or other similar mechanisms.

Mayor Sam Abed, North County Inland, posed a question on existing housing units.

Ms. Baldwin clarified that these were not percentages of housing units built already; they were the percentage of households in those income categories.

Mayor Abed expressed his support of Option 1c as it is the most equitable option.

Supervisor Bill Horn, County of San Diego, stated that agriculture will not exist in 20 years in the region because of water limitations, and that increased density should be focused along the transportation corridors in which the region has invested, such as the SPRINTER and San Diego Trolley lines. He said the cities of Carlsbad, Del Mar, Santee, and Poway should increase their densities and suggested staff return with another proposal.

Vice Mayor Alejandra Sotelo-Solis, South County, stated that the City of National City is presently in the process of updating its general plan. She noted that South County communities absorb a lot of low-income housing, and suggested that those communities could benefit from additional financial resources. She stated that the dream for minimum wage workers is still home ownership. She asked if there was a timeline associated with this item.

Chair Janney told her the item was for discussion only today and that it would return for a recommendation to the SANDAG Board in May.

Supervisor Slater-Price commented that there has been a significant amount of funding invested in infrastructure in the City of San Diego; she questioned the return of investment with respect to jobs. If job centers are being located outside the City, then the resources and housing should follow (e.g., in those areas such as around Carlsbad, San Marcos, and other unincorporated areas near cities).

Ed Gallo, North County Transit District (NCTD), remarked that these discussions are very similar to discussions in the past. He agreed with Mayor Abed on Option 1c.

Coleen Clementson, Principal Planner (SANDAG), noted that the 2050 Regional Growth Forecast reflects the updated local general plan information, which indicates a tremendous increase in the capacity for higher-density housing in many of the jurisdictions (e.g., in Vista, National City, and El Cajon). Option 2b reflects the smart growth perspective of the forecast and Option 2c makes an adjustment for jobs/housing balance. She asked for direction on the options presented.

Mayor Abed asked if Option 1c was best in order to maintain an equity approach.

Ms. Clementson replied that all of the options, to some degree, deal with equity.

Councilmember Al Ovrom, Metropolitan Transit System (MTS), stated he could not support Option 2b. Coronado has reasonable zoning and has resisted pressures to down-zone.

Supervisor Horn liked Option 2b from a capacity-driven standpoint and said cities should provide tax breaks as an incentive to bring in more manufacturing companies.

Mr. Anderson suggested that an alternative to consider would be for the County's excess units in Option 1c could be allocated to the incorporated cities on a proportional basis.

Chair Janney remarked that Option 3c includes many planning principles, and suggested that this option be tested with a cap on the County's units.

Mr. Anderson noted that many of the RHNA options lead to more units in the City of San Diego.

Supervisor Slater-Price said the County could work with Options 2b or 2c.

Mayor Abed said he understood shifting units from the County to the local jurisdictions, and that he did not mind that as long as it was based on equity and not capacity.

Vice Mayor Sotelo-Solis asked if an equitable distribution would result in a higher allocation to National City.

Ms. Baldwin directed the Committee to Table 4, page 21.

Mr. Gallegos stated that National City's number would probably go down.

Councilmember George Gastil (East County) asked how this plan related to a high-density, unincorporated area like Spring Valley.

Devon Muto, Chief, Advanced Planning (County of San Diego), responded that Spring Valley is included in the County's general plan as a location for high-density housing.

Supervisor Slater-Price asked if the unincorporated area in Vista receives housing units also.

Mr. Muto responded that the unincorporated area of Vista (Buena Creek SPRINTER station) was another area identified for high-density housing.

Supervisor Horn suggested changing the zoning on the land located along the Interstate 15 corridor and SPRINTER rail line to allow more development, as the transportation infrastructure is already there and agriculture will be disappearing.

Mr. Gallegos stated that he heard consensus to look at a modification to Option 3c that re-allocates lower-income units from the County to the cities, and suggested that representatives from Poway, Carlsbad, and Santee be invited to participate in the next Regional Planning Committee meeting.

Ms. Clementson reiterated that all of the options will be returned at the next meeting and that a new option would be developed building upon Option 3c, with the redistribution of a portion of the County's lower-income units among the other jurisdictions.

Action: This item was presented for discussion only.

7. HEALTHY WORKS PROGRAM STATUS REPORT (INFORMATION)

Stephan Vance, Senior Regional Planner, and Dr. Tracy Delaney, Healthy Works Program Director from the San Diego County Health and Human Services Agency, provided background information and highlighted the progress made with the Communities Putting Prevention to Work grant, which was provided through the Centers for Disease Control and aimed at obesity prevention.

Action: This item was presented for information only.

8. UPCOMING MEETINGS

The next meeting of the Regional Planning Committee is scheduled for Friday, May 6, 2011, at 12 noon.

9. ADJOURNMENT

Chair Janney adjourned the meeting at 2:01 p.m.

Attachment: Attendance Sheet

CONFIRMED ATTENDANCE
SANDAG REGIONAL PLANNING COMMITTEE MEETING
APRIL 1, 2011
12:00 p.m. to 2:00 p.m.

SUBREGIONAL AREA	JURISDICTION	NAME	MEMBER / ALTERNATE	ATTENDING	
				Yes	No
North County Inland	City of Escondido	Sam Abed	Member	✓	
	City of Vista	John Aguilera	Alternate	✓	
South County	City of Imperial Beach	Jim Janney, Chair	Member	✓	
	City of National City	Alejandra Sotelo-Solis	Alternate	✓	
North County Coastal	City of Del Mar	Carl Hilliard, Vice Chair	Member	✓	
	City of Solana Beach	Lesa Heebner	Alternate		✓
East County	City of Lemon Grove	Jerry Jones	Member		✓
	City of Lemon Grove	George Gastil	Alternate	✓	
City of San Diego	----	Jerry Sanders	Member		✓
	----	Sherri Lightner	1 st Alternate		✓
County of San Diego	----	Bill Horn	Member	✓	
	----	Pam Slater-Price	Alternate	✓	
Advisory Members	Caltrans, District 11	Laurie Berman	Member		✓
		Bill Figge	Alternate	✓	
Advisory Member	San Diego County Water Authority	Howard Williams	Member	✓	
		Elsa Saxod	Alternate		✓
Advisory Member	Department of Defense	Steve Chung	Member		✓
Advisory Member	San Diego Unified Port District	Lou Smith	Member	✓	
		Vacant	Alternate	--	--
Advisory Member	MTS	AI Ovrom	Member	✓	
		Mary England	Alternate		✓
Advisory Member	NCTD	Mark Filanc	Member		✓
		Ed Gallo	Alternate	✓	
Advisory Member	Regional Planning Technical Working Group (TWG)	Bill Anderson	Member	✓	
		Bill Chopyk	Alternate		✓
Advisory Member	Southern California Tribal Chairmen's Association	LaVonne Peck (La Jolla)	Member	✓	
		Allen Lawson (San Pasqual)	Member		✓

Environmental Mitigation Program Advisory Member	Wildlife Conservation Board	Dave Means	Member		✓
		Vacant	Alternate		✓
Environmental Mitigation Program Advisory Member	California Department of Fish and Game	Steve Juarez	Member		✓
		David Mayer	Alternate		✓
Environmental Mitigation Program Advisory Member	US Army Corps of Engineers	Therese Bradford	Member		✓
		Michelle Matson	Alternate		✓
Environmental Mitigation Program Advisory Member	US Fish and Wildlife Service	Vacant	Member	--	--
		Susan Wynn	Alternate		✓