



**BOARD OF DIRECTORS  
JUNE 27, 2003**

**AGENDA ITEM NO. 03-06- 4-C  
ACTION REQUESTED - APPROVE**

---

## **REGIONAL PLANNING COMMITTEE DISCUSSION AND ACTIONS**

Meeting of June 6, 2003

The Regional Planning Committee meeting was called to order by Committee Chair Lori Holt Pfeiler (North County Inland). Committee members and alternates in attendance were Jack Feller (North County Coastal), Jill Greer (East County), Jim Madaffer (City of San Diego), Ron Roberts (County of San Diego), Judy Ritter (North County Inland), Patricia McCoy (South County), Maggie Houlihan (North County Coastal), and Jerry Jones (East County). Ex-Officio members in attendance were Gene Pound (Caltrans), Leon Williams (Metropolitan Transit Development Board), David Druker (North County Transit District), James Bond (San Diego County Water Authority), and Bob Leiter (Regional Planning Technical Working Group). Also in attendance was Ron Morrison, SANDAG Chair.

### **CONSENT ITEMS**

- 1. ACTIONS FROM APRIL 4, 2003 REGIONAL PLANNING MEETING (INFORMATION)**
- 2. REPORT ON REGIONAL COMPREHENSIVE PLAN (RCP) FROM MAY 23, 2003 BOARD MEETING (INFORMATION)**
- 3. BOARD REPORT ON DRAFT REGIONAL ENERGY STRATEGY (INFORMATION)**

Action: The consent agenda was approved.

- 4. PUBLIC COMMENTS AND COMMUNICATIONS**

There were no public comments or communications.

- 5. SECOND ROUND OF RCP WORKSHOPS (DISCUSSION)**

At their last meetings, the Regional Planning Committee and the SANDAG Board of Directors discussed the second round of RCP workshops. The workshops were originally proposed to focus on urban form, including a regional mapping exercise. In light of existing local general plan update processes, members of the Regional Planning Technical Working Group (RPTWG) expressed concern about the workshop content, in particular, the mapping exercise. As a result of the collaborations with members of the RPTWG and the Regional Planning Stakeholders Working Group (SWG), three options for the Committee's consideration were proposed:

- **Option 1:** Postpone the workshops until September, and shift their focus to key regional policies that could be included in the RCP. This option would not delay the

RCP process; the draft RCP would still be presented to the SANDAG Board in December (Staff recommendation).

- **Option 2:** Hold the workshops in July; however, refocus their content to key regional policies.
- **Option 3:** Hold the workshops in July, and maintain their focus on Urban Form and the mapping exercise (original proposal).

Bob Leiter, representing the Planning Directors, distributed a letter on behalf of the RPTWG, expressing concerns about the original proposal for a mapping exercise at the workshops. He added, however, that the RPTWG would support Option 1. Mike Stepner, representing the SWG, also expressed support for Option 1, adding that more time is needed to flesh out the workshops and build effective partnerships on the RCP.

Action: The Committee approved moving forward with Option 1, and directed staff to continue working with the Stakeholders and Technical Working Groups to refine the workshop content.

## 6. RCP WORK PROGRAM SCHEDULE (COMMENT)

Based upon the Committee's action on Item #5 to postpone the second round of RCP workshops until September, a work program schedule was presented that would result in a draft RCP by December. Comments included:

- The schedule is ambitious; the RCP focuses on too many topics.
- The intent of the RCP is to provide a framework for our region, especially with regard to identifying the region's infrastructure priorities.

## 7. REGIONAL HOUSING ISSUES (DISCUSSION)

A report was made updating the Committee on the two housing bills that Senator Denise Duchenev is sponsoring on behalf of SANDAG. SB 491 (Duchenev) would pursue a one year extension of housing element due dates for the San Diego region in order to better coordinate housing with the RCP. SB 492 (Duchenev) would extend the self-certification pilot program. The Committee was asked to provide direction on the kinds of issues that should be addressed in the Housing Chapter.

Comments included:

- The region needs to remove obstacles, such as regulations and fees, placed in front of developers that truly want to build more housing in our region.
- A partnership between the public and private sectors needs to be established to promote additional housing construction and provide assurances and incentives for increasing the housing supply.
- Government should help facilitate the construction of housing projects – the existing bureaucracies slow down actual production.
- The process is upside-down. Our housing is unaffordable because we can't bring housing units to market. A discussion point in the housing chapter should address the fact that we have designed a system which, in and of itself, is a problem.

- We should start with fresh ideas and goals to produce an abundance of housing so that people are not left out of the equation. General plans could include twice as many units because we are not able to produce the housing levels contained in them.
- When we talk about steamlining, we also need to address aging infrastructure.
- We need to be careful about the jobs we create. Minimum wage jobs create the need for more affordable housing.
- We need to recognize that by tying housing to transportation incentives and investments, we are putting in place a system where SANDAG is deciding where housing will go.
- Smaller jurisdictions are concerned about tying transportation incentives to density.
- Would it be reasonable to identify places in the region that could be used more effectively? If we are going to try to provide sustainable infrastructure, it would be worthwhile to invest into our re-use areas. Often, we don't recognize the potential of these areas. There are many opportunities for redevelopment and infill.
- Many people are moving out of the County by choice to areas like Temecula because of the land availability and the quality of life. We can't change that reality. Also, we need to think of jobs in terms of transportation access because of the increasing number of two-income families.

#### **8. UPDATE ON ENVIRONMENTAL JUSTICE AND SOCIAL EQUITY (EJ/SE) STRATEGY (DISCUSSION)**

Environmental Justice and Social Equity is being addressed in the RCP in three ways: (1) SANDAG is working with community based organizations to implement an outreach program to traditionally underrepresented communities; (2) a chapter of the RCP will be devoted to EJ / SE, and will identify historic and future disparities and set goals to address those disparities; and (3) each chapter of the RCP will include a section on EJ / SE. The infrastructure component will be closely linked to the environmental justice and social equity. The region is changing demographically – by 2015, there will be no ethnic majority in our region. Environmental Justice and Social Equity will be discussed at SANDAG's July 25, 2003 Board meeting. The Regional Planning Committee was asked to help define the key discussion questions for that meeting.

Comments included:

- We will all need help in figuring out how to accept densification in our communities. We already have many low-income families; we need tools to help address the issues.
- It is going to take more than just education to achieve densification.
- People have preconceptions of what low-income means. Many low-income families are struggling to pay mortgages of \$200,000. The perceptions need to change.
- Density is the red flag in most communities. The question of affordability comes later in the process.
- A lot of people will never get to the \$200,000 house. If we continue to create convention center and hotel jobs, people will not be able to earn what they need to become homeowners. People are living in garages now. This issue is not an easy political question, but if we don't address this, it will worsen.

**9. ADJOURNMENT AND UPCOMING MEETING (INFORMATION)**

The next Regional Planning Committee meeting will be held in *San Ysidro* on **Friday, July 11, 2003, from 12 noon to 2:00 p.m.** The meeting will be held on the *second* Friday of the month due to the July 4, 2003 holiday, and will be in San Ysidro to allow Committee members to attend SANDAG's binational conference on Homeland Security, which will be held on that same date at that same location.

GARY L. GALLEGOS  
Secretary