



ORANGE COUNTY COUNCIL OF GOVERNMENTS Technical Advisory Committee

Meeting Date / Location

Tuesday, October 5, 2021
9:30 A.M. – 12:00 P.M.

Meeting Link:

https://teams.microsoft.com//meetup-join/19%3ameeting_NmY4N2FmNTQtODk4MC00ZGIZLWEyYzItNjU2ODZmMDNiMml2%40thead.v2/0?context=%7b%22Tid%22%3a%2247feb367-af81-4519-94d7-caab1dfa1872%22%2c%22Oid%22%3a%22a2e04a02-2df2-4f7f-8724-377325b47e13%22%7d

Or call in (audio only)

+1 949-522-6403,,650103999# United States, Irvine
Phone Conference ID: 650 103 999#

Agenda Item

Staff

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INTRODUCTIONS

(Chair Farnsworth, City of Yorba Linda)

PUBLIC COMMENTS

(Chair Farnsworth)

The agenda descriptions are intended to give members of the public a general summary of items of business to be transacted or discussed. The posting of the recommended actions does not include what action will be taken. The Technical Advisory Committee may take any action which it deems appropriate on the agenda item and is not limited in any way by the notice of the recommended action.

At this time members of the public may address the TAC regarding any items within the subject matter jurisdiction, which are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. NO action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person and an overall time limit of twenty minutes for the Public Comments portion of the agenda. Any person wishing to address the TAC on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the TAC Chair prior to an individual being heard. Whenever possible, lengthy testimony should be presented to the TAC in writing and only pertinent points presented orally. A speaker's comments shall be limited to three minutes.

ADMINISTRATION

- 1. OCCOG TAC Meeting Minutes (Chair Farnsworth) TAC 4
• Draft OCCOG TAC minutes for the September 7, 2021 meeting

Recommended Action: Approve OCCOG TAC minutes for the September 7, 2021 meeting, as presented or amended

Agenda Item	Staff	Page
PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS		
2. HCD’s Draft Regional Technical Assistance Plan for OCCOG	(Allison Holmstedt, HCD) 15 minutes	TAC 10
<i><u>Recommended Action:</u></i> Receive report.		
3. Center of Demographic and Research Update <ul style="list-style-type: none"> • 2021 Housing Inventory System (HIS) Data Collection • 2020 Census, OCP-2022 & 2024 SCAG RTP/SCS Timeline Update • OCDAP and Building Footprints 	(Deborah Diep, Center for Demographic Research (CDR)) 15 minutes	TAC 11
<i><u>Recommended Action:</u></i> Receive report.		
4. OC Mobility Hubs Strategy	(Warren Whiteaker, OCTA) 15 minutes	TAC 15
<i><u>Recommended Action:</u></i> Receive report.		
5. Senate Bill 9 and 10 Implementation	(Chair Farnsworth) 15 minutes	TAC 28
<i><u>Recommended Action:</u></i> Receive report.		
6. AB 1398 and AB 215	(Chair Farnsworth) 15 minutes	TAC 30
<i><u>Recommended Action:</u></i> Receive Report.		
7. REAP Updates	(Executive Director Marnie Primmer) 15 minutes	
<i><u>Recommended Action:</u></i> Receive report.		

REPORT FROM CHAIR/VICE CHAIR

REPORT FROM THE OCCOG EXECUTIVE DIRECTOR

MATTERS FROM OCCOG TAC MEMBERS

ANNOUNCEMENTS FROM NON-MEMBERS

ITEMS FOR NEXT MEETING

IMPORTANT DATES OR UPCOMING EVENTS

October 7, 2021 – SCAG Community, Economic, and Human Development Meeting
from 9:30 to 11:30 pm

October 7, 2021 – SCAG Regional Council Meeting from 12:30 pm to 2:00 pm

November 17, 2021 – OCCOG General Assembly at the Disney Grand Californian Hotel &
Spa

Adjourn to: NOVEMBER 2, 2021



AGENDA ITEM # 1

Minutes

Draft Action Minutes

The Orange County Council of Governments Technical Advisory Committee (OCCOG TAC) meeting of September 7, 2021, was called to order at 9:30 am by Chair Nate Farnsworth, City of Yorba Linda. The meeting was held through video and telephone conferencing.

PUBLIC COMMENT:

There were no public comments at this time.

ADMINISTRATION

1. OCCOG TAC Meeting Minutes

The OCCOG meeting minutes of August 3, 2021 were unanimously approved by the TAC as moved by Justin Equina, City of Irvine, and second by Jennifer Savage, City of San Clemente.

PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS

2. Regional Data Platform Update

Tom Vo, SCAG, and Caitlyn Smith, ESRI, gave a presentation and demo of the Regional Data Platform (RDP) tools.

3. Center for Demographic Research

Ms. Deborah Diep, Director of Center for Demographic and Research, gave an update on the 2021 Housing Inventory System (HIS) Data Collection, 2020 Census, OCP-2022 & 2024 SCAG RTP/SCS Timeline Update, OCP-2022 Review & Feedback on Jurisdiction-level Housing Growth, and OCDAP and Building Footprints.

2021 Housing Inventory System (HIS) Data Collection

The deadline for the January 1–June 30, 2021 HIS data was Friday, July 23, 2021. HIS submission forms were updated in 2020 to include additional sample entries, clarifications in the instructions, and an updated HIS unit flow chart to better explain how to record unit activity when attached ADUs are involved. This is similar to DOF's new housing survey flow chart DOF, but is tailored to CDR's 4 ADU types. An additional optional column was added "Building Permit



Date Issued” to assist in compiling HIS, DOF and HCD APR data. For HIS questions, please contact Ruby Zaman at 657-278-4709 or ruzaman@fullerton.edu.

2020 Census, OCP-2022 & 2024 SCAG RTP/SCS Timeline Update

The draft timeline for jurisdiction review of the draft 2022 Orange County Projections (OCP-2022) data has been modified because of the five month delay of the 2020 Census data release.

The next step is to incorporate these into the county-level control totals and small-area estimates and projections. It is currently expected that the jurisdictions’ TAZ-level review of the 2019 base year data and the disaggregation of 2020 Census population and housing counts to the new 2021 traffic analysis zones (TAZs) will be combined with the review of the projections data in approximately March-April 2022.

OCP-2022 Review & Feedback on Jurisdiction-level Housing Growth

The CDR has provided a draft housing growth worksheet via email to each jurisdiction (Attachment 1). The worksheet contains the approved housing growth totals from OCP-2018, the 2020 Census housing count, HIS activity submitted from July 1, 2019 to date and draft jurisdiction housing growth totals for OCP-2022. Jurisdictions are asked to review the draft housing growth totals and provide feedback by Thursday, September 23, 2021 to Ruby Zaman at ruzaman@fullerton.edu.

OCDAP and Building Footprints

The OCDAP Cycle 1 deliverables have arrived, which consists of building footprints corresponding to the 2020 aerial imagery for Cycle 1. CDR is interested to know if any agencies have developed or are developing point data that can be associated with building footprints, primarily dwelling units by type and number of units. Agencies involved are attempting to avoid duplication of efforts and would like to share information if possible.

Cycle 2 for the term of 2022-2024 is under development. An RFP is expected to go out this fall and estimated costs for Cycle 2 should be ready by the end of 2021. Cycle 2 imagery is planned to be collected in summer 2022.

4. Social Greenprint Update

Chair Farnsworth and Vice Chair Equina updated the TAC on the SoCal Greenprint.



At the July 1, 2021 Regional Council meeting, a motion was made by Council Member Trevor O’Neil to pause the implementation of SoCal Greenprint, and hold a special public hearing before the Regional Council to provide further direction on the tool.

On August 24, 2021, SCAG held a public hearing for SoCal Greenprint to hear from various stakeholders. The meeting did not reflect the original motion as the public hearing was not before the entire Regional Council as originally requested; approximately 4 to 5 Regional Council members were available and present for the meeting.

Comments (both in opposition and support) during the meeting included:

- Rescheduling a special public hearing before the entire Regional Council
- Concerns this tool could be used to file CEQA litigation
- Concerns this tool would stop development
- Support of SoCal Greenprint to ensure coastal cities are held accountable for their RHNA

Action: Received Report. Discussion.

5. RTP/SCS Subdelegation

At the September 2, 2021, Community Economic Human Development (CEHD) Committee meeting, SCAG staff gave a presentation on the draft SCS Framework and Guidelines. SCAG staff also recommended that the CEHD recommend Regional Council to adopt the Subregional Sustainable Communities Strategy Framework and Guidelines for use in the development of the 2024 RTP/SCS.

However, CEHD Committee members expressed concern about the certain items in draft framework and guidelines, specifically local data, cost-sharing, and legal protection.

As such, a motion was made to pull the agenda item off the Regional Council consent calendar and continue it to the October 2021 meeting. The continuance would allow SCAG staff to work with the subregions and further discuss these concerns. At the September 2, 2021, Regional Council meeting, the vote passed to continue the item to October 2021.

Subregional Council of Governments will have until October 29, 2021 to communicate their intent to SCAG

6. REAP Update

Executive Primmer gave an update on REAP. Surveys for the Geospatial tool are due to the WSP team as soon as possible so OCCOG can provide software licenses to the TAC. Training for this tool will commence in about two months.



OCCOG was approached by two other subregions, Gateway Cities and County of Ventura, to develop a comprehensive ADU tool. Currently developing a scope of work and an MOU to put together a tool and interactive website that is robust enough for the public. NapasonomaADU.org website is an example of what OCCOG, Gateway Cities, and Ventura County is aiming to do.

The 4th video will be released tomorrow with the monthly OCCOG newsletter.

Action: Received Report. Discussion.

REPORT FROM CHAIR/VICE CHAIR

There were no items to report from the Chair/Vice Chair.

THE EXECUTIVE DIRECTOR

Executive Primmer announced to the TAC that the OCCOG General Assembly will be held on November 17th at the Disney Grand Californian Hotel & Spa.

Additionally, the OCCOG Board has directed OCCOG staff to evaluate paths forward to ensuring OCCOG has a voice in regional planning matters.

MATTERS FROM OCCOG TAC MEMBERS

There were no items to report from OCCOG TAC Members.

ANNOUNCEMENTS FROM OCCOG TAC NON-MEMBERS

There were no items to report from non-OCCOG TAC Members.

ITEMS FOR NEXT MEETING

There were no items discussed for next meeting.

IMPORTANT DATES OR UPCOMING EVENTS

There were no dates or upcoming events announced.



ADJOURNMENT

The meeting was adjourned by Chair Farnsworth until Tuesday, October 5, 2021 via video and teleconferencing.

Submitted by:

Justin Equina, City of Irvine
OCCOG TAC Vice Chair

Attendees:

Name	Agency
Belinda Deines	Dana Point
Brian James	Fountain Valley
Chad Ortlieb	Orange
Charles Guiam	Anaheim
Chris Chung	Garden Grove
Chris Wright	San Clemente
David Lopez	La Habra
Deborah Diep	CDR
Derek Bingham	Rancho Santa Margarita
Erica Demkowicz	Tustin
Erich List	Laguna Niguel
Estefany Franco	
Jaime Murillo	Newport Beach
Jay Wu	Laguna Hills
Jennifer Ash	Stanton
Jennifer Mansur	Lake Forest
Jennifer Savage	San Clemente
Jennifer Ward	OCBC
Jimmy Dao	Brea
Jonathan Hughes	SCAG
Juan Arauz	Brea
Justin Arios	Costa Mesa
Maribeth Tinio	Fullerton
Marika Poynter	Irvine
Matt Jenkins	Fountain Valley
Melanie McCann	Santa Ana
Minoo Ashabi	Costa Mesa
Nate Farnsworth	Yorba Linda
Nicolle Aube	Huntington Beach
Paige Montojo	Stanton



Technical Advisory Committee October 5, 2021

Orange County Council of Governments

Ricardo Soto	Santa Ana
Roland Ok	SCAG
Ron Santos	Lake Forest
Rose Rivera	Aliso Viejo
Roy Ramsland	La Habra
Ruby Zaman	CDR
Sam Hiebert	Placentia
Scott Hutter	La Palma
So Kim	
Steve Dague	Yorba Linda
Steven Giang	County of Orange
Swati Meshram	Buena Park
Tom Oliver	Los Alamitos
Travis Wellis	Stanton
Virginia Gomez	TCA
Warren Whiteaker	OCTA
Wendy Starks	Rancho Santa Margarita



**AGENDA ITEM # 2 HCD's Draft Regional Technical Assistance Plan for
OCCOG**

STAFF RECOMMENDATION

Receive reports.

The California Department of Housing and Community Development (HCD) and their technical assistance team, PlaceWorks, has drafted a Technical Assistance (TA) Plan for the OCCOG region. The draft regional TA plan can be accessed here:

<https://hcdcagov.box.com/s/gpuktfensbt4nolr59uoxdru0uvhyqd3>.

Table 1 of the TA plan outlines the services HCD will provide to OCCOG jurisdictions to address housing, comply with new state housing laws, and accelerate housing production. The tools, resources, and assistance identified in Table 1 reflect the priorities in the regional Technical Assistance Survey. Before finalizing the plan, HCD would like to ensure the information aligns with the priorities and needs of OCCOG and make any adjustments, if necessary.



AGENDA ITEM # 3

Center for Demographic Research (CDR) Updates

STAFF RECOMMENDATION

Receive reports.

1. 2021 Housing Inventory System (HIS) Data Collection

The deadline for the January 1–June 30, 2021 HIS data was Friday, July 23, 2021.

The following cities have not submitted their data as of September 28, 2021:

- Fullerton
- Laguna Woods
- San Juan Capistrano
- Seal Beach
- Westminster

Please submit data to CDR using the 2020 HIS form located at

<http://www.fullerton.edu/cdr/HISform.xls> Revisions to prior years may use either the new or old form. Please verify that the same data reported to CDR is also provided to DOF in their annual Housing Unit Change Survey. HIS submission forms were updated in 2020 to include additional sample entries, clarifications in the instructions, and an updated HIS unit flow chart to better explain how to record unit activity when attached ADUs are involved. This is similar to DOF's new housing survey flow chart DOF, but is tailored to CDR's 4 ADU types. An additional optional column was added "Building Permit Date Issued" to assist in compiling HIS, DOF and HCD APR data. For HIS questions, please contact Ruby Zaman at 657-278-4709 or ruzaman@fullerton.edu.

2. 2020 Census, OCP-2022 & 2024 SCAG RTP/SCS Timeline Update

Due to the nearly 5-month delay in the release of the 2020 Census data, the draft timeline for jurisdiction review of the draft 2022 Orange County Projections (OCP-2022) data has been modified. In recent iterations, the review of the base year data has been done separately and prior to the review of the projections data. The next step is to incorporate these into the county-level control totals and small-area estimates and projections. It is currently expected that the jurisdictions' TAZ-level review of the 2019 base year data and the disaggregation of 2020 Census population and housing counts to the new 2021 traffic analysis zones (TAZs) will be combined with the review of the projections data in approximately March-April 2022.

Some key dates involving jurisdiction review and feedback are:

1. August 12, 2021- U.S. Census Bureau released legacy-format data that CDR will process and begin allocating to OCTA traffic analysis zones.



2. September 7, 2021- CDR request jurisdiction feedback on draft housing growth totals by jurisdiction & return feedback to CDR by September 23, 2021.
 - Reminder to turn in forms to Ruby Zaman ruzaman@fullerton.edu
3. March 1, 2022 OCCOG TAC- CDR Overview & release of OCP-2022 jurisdiction review packets, includes both base year 2019 and all projection years, along with verification of 2020 Census counts.
4. March 2022- OCP jurisdiction meetings
5. End April 2022- OCP-2022 Feedback & approval from jurisdictions due to CDR

SCAG has indicated that 2050 will be the horizon year for their 2024 RTP/SCS. CDR's OCP-2022, which will feed into the RTP/SCS will also have a horizon year of 2050. CDR is developing the county level control totals, which will be taken through the formal approval process: CDR TAC, CDR Management Oversight Committee in fall and the OCCOG TAC and OCCOG Board in December 2021-January 2022.

3. OCDAP and Building Footprints

The OCDAP Cycle 1 deliverables have arrived. This involves building footprints corresponding to the 2020 aerial imagery for Cycle 1. CDR and other participating agencies are interested to know if any agencies have developed or are developing point data that can be associated with building footprints, primarily dwelling units by type and number of units. Agencies involved are attempting to avoid duplication of efforts and would like to share information if possible. CDR is primarily looking for point-level data to assist in the disaggregation of census data to housing units by type.

Cycle 2 for the term of 2022-2024 is under development. An RFP is expected to go out this fall and estimated costs for Cycle 2 should be ready by the end of 2021. Cycle 2 imagery is planned to be collected in summer 2022.

Expected deliverables for Cycle 2 include:

- 3" aerial/ortho imagery with infrared for all Orange County (tif, ecw...) flown in summer 2022
- Building Footprints benchmarked to the 2022 aerial imagery
- Ability to download and retain local copies of above data to use in GIS and/or CAD systems software
- Vendor-hosted online software application for unlimited non-GIS users to view data listed above and perform data analysis
- Training for all participants
- One price for two years' worth of access



STAFF REPORT October 5, 2021

Orange County Council of Governments

- LiDAR (Light Detection and Ranging)— a remote sensing method used to examine the surface of the Earth
- Contours

For interest in Cycle 1 participation, please contact Javier Aguilar, SCAG aguilar@scag.ca.gov

For interest in Cycle 2 participation, please contact Deborah Diep, CDR ddiep@fullerton.edu to be added to the interest list.

Agency	Cycle 1 FY 2020/21-2021/22	Cycle 1 FY 2022/23-2023/24
City of Anaheim	Pending*	
City of Brea	Active	
City of Buena Park	Active	
City of Costa Mesa	Pending*	
City of Fountain Valley	Active	
City of Garden Grove	Active	
City of Irvine	Active	
City of Laguna Hills	Active	
City of Laguna Niguel	Active	
City of Lake Forest	Active	
City of Los Alamitos	Active	
City of Mission Viejo	Active	
City of Newport Beach	Active	
City of San Clemente	Active	
City of San Juan Capistrano	Active	
City of Santa Ana	Active	
City of Tustin	Active	
City of Westminster	Interested	
City of Yorba Linda	Active	
County of Orange	No	Yes
Municipal Water District of Orange County	Active	Yes
Orange County Council of Governments	Active	Yes
Orange County Fire Authority	Active	Yes
Orange County Water District	Active	Yes
Southern California Association of Governments	Active	Yes

*Paid but Participation Agreement not received



Orange County Council of Governments

STAFF CONTACTS

Contact: Ms. Deborah Diep, Director, Center for Demographic Research
657/278-4596 ddiep@fullerton.edu

HIS & Employment data: Ms. Ruby Zaman, Assistant Director, CDR
657/278-4709 ruzaman@fullerton.edu

For GIS: Ms. Teresa Victoria, GIS Analyst, CDR
657/278-4670 tvictoria@fullerton.edu



ORANGE COUNTY Mobility Hubs Study

Customizing Mobility for Local Communities

OCCOG TAC Meeting
October 5, 2021

Overview



Why?

OCTA is tasked with **creating a transit system that is responsive to changing user needs and regional demands.**

This *Mobility Hubs Strategy* aims to **address the existing and anticipated future demands** within OC.

Milestones

- Project Completion: Spring 2022
- Public Engagement and Webinar: Fall 2021
- Website: octa.net/OCMobilityHubs



What?

- Strategic alignment to local context
 - 2018 OC Transit Vision
 - 2022 Long Range Transportation Plan
- Engage with stakeholders and communities
- Develop a network vision as well as conceptual mobility hub plans and designs for priority locations
- Deliver a Mobility Hub Strategy

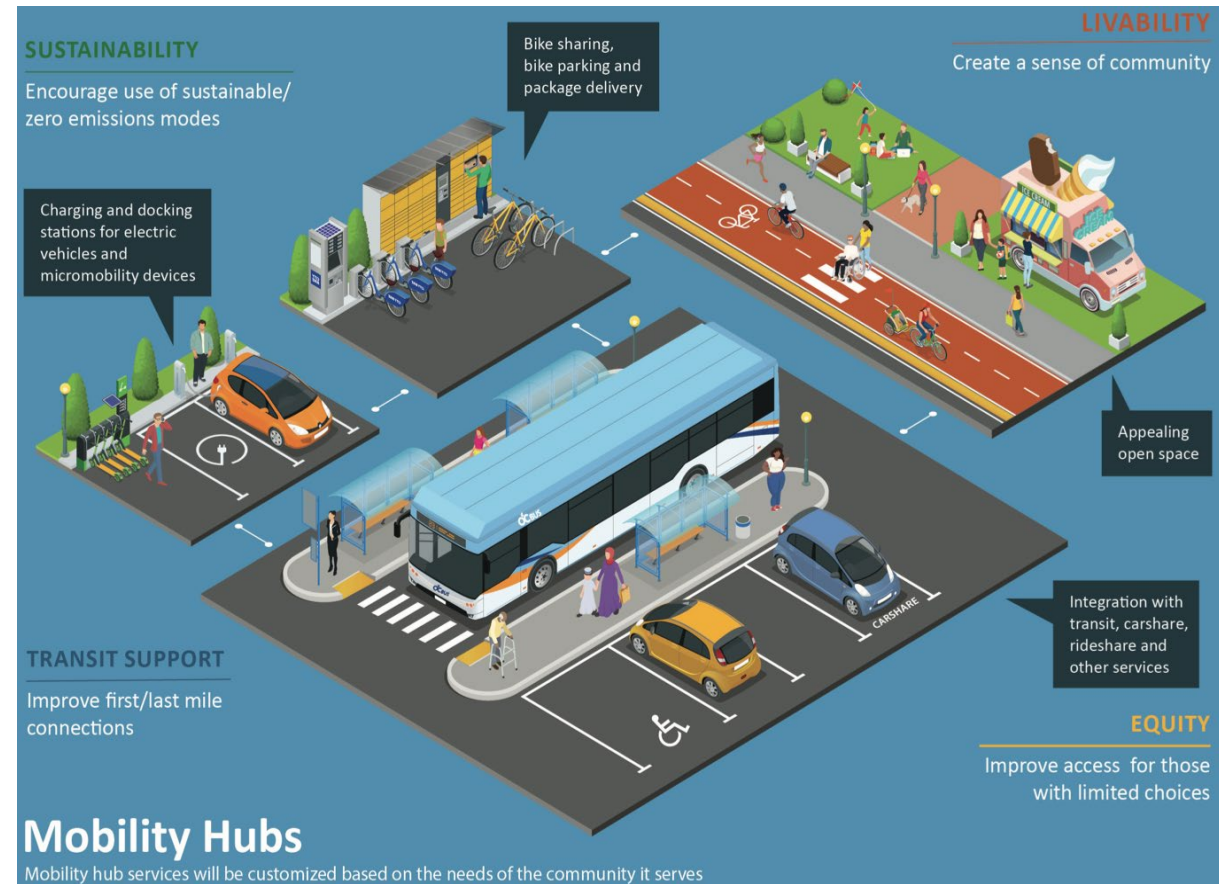


What are Mobility Hubs?

Mobility Hubs are **identifiable places** where different transport modes and services meet to encourage multimodal journeys.

They allow people to **easily switch** between transport services and modes.

They are scaled and designed in a **flexible and adaptable manner** in response to **local community needs** and to create a sense of place.



What could be the main benefits?

This strategy will explore how Mobility Hubs may benefit:



Equity: Support a more equitable transport system



Transit support: Enhance the public transit experience, improve first and last/mile connectivity to transit (e.g., via shared mobility)



Sustainability: Reduce cars dependency and encourage use of sustainable/zero emissions modes



Livability: Ensure safe and secure trips while creating a sense of community



Main Components

A Mobility Hub is clearly identified with...

- Branding and information
- Co-location of public transit & shared mobility
- Safe and secure parking or/and drop-zones
- A place for everybody (good lighting, visibility, accessibility and safety)

The type and number of components vary depending on...

- Location and land use
- Local mobility services available
- Local needs



Mobility Hubs - Examples

Mobility Hubs...

.. are places of connectivity where different modes of travel seamlessly converge



San Diego, Mobility Hub



Berlin, Jelbi Station



Mobility Hubs - Examples

Mobility Hubs...

.. provide a focal point in the transportation network that seamlessly integrates different modes of transportation



Los Angeles, Willbrook Rosa Parks Metro Bike Hub



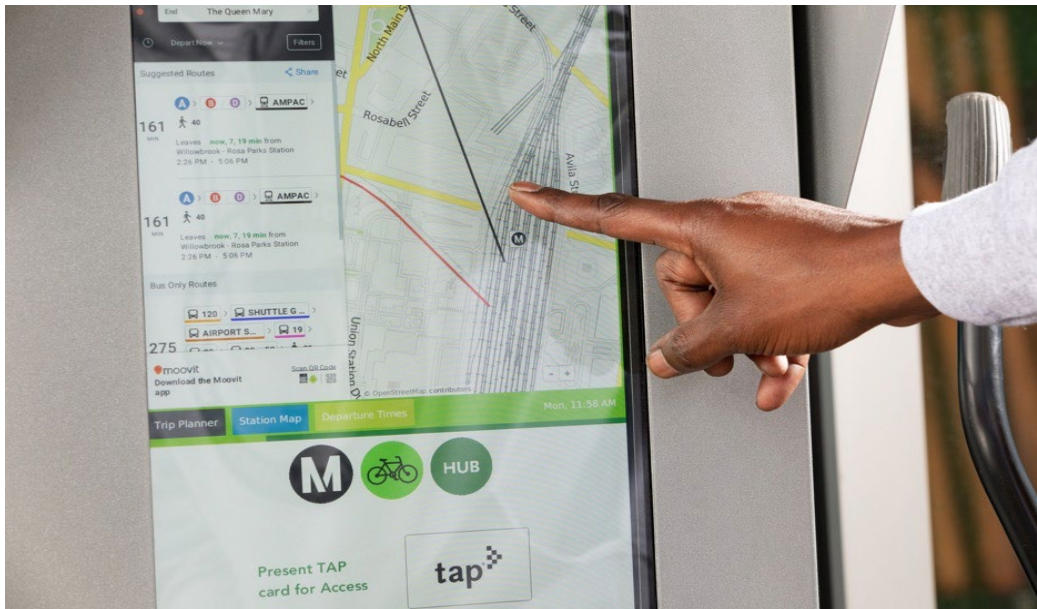
San Francisco, Caltrain SF Mobility Hub



Mobility Hubs - Examples

Mobility Hubs...

.. are part of a physical/ digital/ policy framework to connect all modes of mobility to encourage multimodal travel.



Tranzito Mobi kiosks



Minneapolis, Mobility Hubs



Outreach Efforts

Outreach completed leading up to the October 7, 2021, Community Webinar:

- Electronic Meeting Notices
 - Project database
 - Transit riders
- SMS/MMS Texting Campaign
 - 3 text messages (1 invitation and 2 reminder texts) with Spanish and Vietnamese translation
- OCTA Social Media Platforms
- Print/Digital Ads
 - Ads published in ethnic newspapers (Excelsior and VietBao Daily)
 - 3 Facebook ads were posted in English, Spanish, and Vietnamese



Stay Connected

Ways to provide further comments and/or questions:

- Christina Pirruccello
 - Community Relations Specialist
 - cpirruccello@octa.net
- Warren Whiteaker
 - Principal Transportation Analyst
 - wwhiteaker@octa.net

octa.net/OCMobilityHubs





THANK YOU

ORANGE COUNTY MOBILITY HUBS STUDY



TAC 25

OCTA MOBILITY HUBS STUDY



ORANGE COUNTY Mobility Hubs Study

Customizing Mobility for Local Communities

AT A GLANCE

PROJECT MANAGER:	Warren Whiteaker Project Manager (714) 560-5748 wwhiteaker@octa.net
COMMUNITY OUTREACH:	Christina Pirruccello Community Relations Specialist (714) 560-5766 cpirruccello@octa.net
WEBSITE:	octa.net/OCmobilityhubs

Fact Sheet as of 9/20/21

OVERVIEW

The Orange County Transportation Authority (OCTA) is studying mobility hubs as a potential strategy for bringing together various mobility services, amenities, and technologies all in one place to connect travelers more conveniently to their destinations.

Mobility hubs improve connectivity and convenience by allowing people to easily switch between transportation services including bus, bike and e-scooters, ridesharing, and rail. They can also offer supporting amenities, such as electric charging stations, secured bike storage, or seating. These hubs are generally located at activity centers near employment, housing, shopping, recreation and other essential destinations and integrated into neighborhoods.

The Orange County Mobility Hub Study will explore how mobility hubs might benefit Orange County residents and visitors, how they could be planned and designed, and identify a potential network of locations. This strategy serves as an opportunity to improve connectivity and increase sustainable transportation options throughout the county while addressing traffic congestion and pollution caused by vehicle emissions.

BACKGROUND

In 2018, OCTA finalized the OC Transit Vision (Transit Master Plan), a 20-year plan for the future of Orange County's public transit system. The Transit Master Plan identified the need for easier connections to transit routes, improvements to walking and biking access, as well as park-and-rides. The Mobility Hubs Study will help address these needs.

Through this study, OCTA will identify communities that could benefit most from mobility hubs and will develop a strategy for locating and designing mobility hubs across Orange County. Conceptual mobility hub designs will be developed for priority locations and potential implementation during a later phase.

SCHEDULE

MILESTONES	APPROXIMATE TIMELINE
Mobility Hubs Assessment	Fall 2021
Public Engagement and Webinar	Fall 2021
Network Plan	Winter 2021 – 2022
Final Mobility Hubs Strategy	Spring 2022

STAY IN TOUCH

Stay informed with up-to-date study information by signing-up at octa.net/OCmobilityhubs.



Orange County Transportation Authority
550 S. Main Street
P.O. Box 14184
Orange, CA 92863-1584
(714) 560-OCTA
www.octa.net

SUSTAINABILITY

Encourage use of sustainable/
zero emissions modes

Charging and docking
stations for electric
vehicles and
micromobility devices

Bike sharing,
bike parking and
package delivery



TRANSIT SUPPORT

Improve first/last mile
connections

Mobility Hubs

Mobility hub services will be customized based on the needs of the community it serves

LIVABILITY

Create a sense of community

Appealing
open space

Integration with
transit, carshare,
rideshare and
other services

EQUITY

Improve access for those
with limited choices





AGENDA ITEM # 5

SB 9 AND SB 10 IMPLEMENTATION

STAFF RECOMMENDATION

Discuss strategies to implement SB 9 and SB 10.

SB 9

Senate Bill 9 significantly alters local authority related to uses permitted in single-family residential zones. This bill will essentially allow a property owner by right to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. These new regulations, effective January 1, 2022, must meet the following criteria for a lot split:

- 1) The parcel must be located in a single-family residential zone;
- 2) The two new parcels must be relatively equal in size (60%/40% maximum split);
- 3) The two new parcels must be no smaller than 1,200 square feet; and
- 4) The property owner must occupy one of the housing units created by the lot split for a minimum of three years.

There are several types of properties that are ineligible for a lot split under SB 9:

- 1) Parcels located in an environmentally unsafe or sensitive area, such as wetlands, high or very high hazard severity zones (unless the site has adopted fire hazard mitigation measures required by existing building standards), a hazardous waste site, an earthquake fault zone, a flood plan or floodway, lands identified for conservation in an adopted natural community conservation plan, and lands under a conservation easement;
- 2) A parcel that requires the demolition or alteration of any affordable housing, rent-controlled housing, housing that was withdrawn from rent within the last 15 years, or housing occupied by a tenant in the last three years;
- 3) A parcel designated as a historic landmark or within a designated historic district;
- 4) A parcel that has already been subject to a lot split through this lot split procedure;
- 5) A parcel that is adjacent to a parcel created through a lot split, if the owner or any person acting in concert with the owner subdivided the adjacent parcel; and
- 6) Any proposed lot split where the building official makes a written finding, based on a preponderance of the evidence, that the proposed project would have a specific, adverse impact upon the public health and safety or the physical environment and for which there is not feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

A local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards to the lot split, provided that they do not result in a unit size of less than 800 square feet. No setback can be required for an existing structure or structure



constructed in the same location and to the same dimensions as an existing structure, but side and rear setbacks of up to four feet are allowed for other splits. Local agencies may not require dedications of right-of-way or construction of off-site improvements nor may they require the correction of nonconforming zoning conditions.

A local agency may require easements for public services/facilities and that parcels have access to the public right-of-way. Off street parking of up to one space per unit may be required; however, no parking can be required for parcels located within half mile of a high-quality transit corridor or major transit stop, or within one block of a car share vehicle.

SB 9 also creates the ability for a property owner to develop a two-unit housing development on the property similar to the provisions of the lot split described above, with the exception of the following:

- 1) Demolition of an existing structure may be restricted to no more than 25% of the existing exterior walls of an existing structure, unless certain conditions are met;
- 2) No requirement for an owner to live in one of the units as a principal residence for at least three years;
- 3) Cities may not require easements for public services/facilities as a condition of approval; and
- 4) Cities may require a percolation test if the residential units will be connected to an on-site wastewater system.

Finally, because SB 9 allows these actions by right, they are exempt from environmental review under CEQA. Cities are also required to report on these lot splits and housing developments in their annual housing element reports.

SB 10

SB 10 creates a voluntary process for local agencies to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in either a transit-rich area or an urban infill site. The ordinance would be exempt from CEQA and must contain certain specified findings. In addition, the ordinance may supersede a zoning restriction established by a local initiative, if it is approved by a 2/3 vote of the members of the legislative body. Such an ordinance cannot apply to parcels in areas with fire hazards, unless certain exceptions are met, nor to certain publicly owned land designated as open space or for park or recreational purposes. Local agencies cannot use this ordinance to reduce the density of any parcels and once adopted, cannot subsequently reduce the density of any parcel subject to the ordinance. The bill will sunset on January 1, 2029.



AGENDA ITEM # 6

AB 215 AND AB 1398

STAFF RECOMMENDATION

Receive and file.

On September 28, 2021, the Governor's Press Office released the attached press release. Two of the bills signed by the Governor are being brought forward to the OCCOG TAC for your attention as they may have significant impacts related to the adoption of your Housing Element.

AB 215

AB 215 would require a local government to make the first draft revision of a housing element available for public comment for at least 30 days and, if any comments are received, take at least 10 additional business days to consider and incorporate public comments into the draft revision before submitting it to the department. The bill would require a local government to post any subsequent draft revision on its internet website and to email a link to the draft revision to individuals and organizations that have requested notices relating to the local government's housing element, as specified. The bill would prohibit the department from reviewing a first draft revision submitted by the local government, until the local government has made the draft available for public comment for at least 30 days and has taken at least 10 business days to consider and incorporate the comments. By imposing new duties on local governments with regard to the adoption of a housing element revision, the bill would impose a state-mandated local program. This bill would also require the department to review the draft and report its written findings to the planning agency within **90 days** of receiving the first draft submittal for each housing element revision or within 60 days of its receipt for a subsequent draft amendment or adoption. This 40-day public comment review and 90-day HCD review will apply to any Housing Elements submitted after January 1, 2022.

This bill would add the Housing Crisis Act of 2019 and various other provisions to the list of laws that, when violated, requires the department to notify the jurisdiction and authorizes the Attorney General to bring an action to enforce state law. The bill would authorize the department to appoint other counsel to represent the department if the Attorney General declines to represent the department, and would specify the applicable statute of limitations for actions or proceedings brought by the Attorney General or other counsel pursuant to those provisions.

AB 1398

AB 1398 would require a local government that fails to adopt a housing element that the Department of Housing and Community Development has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete this rezoning no later than one



year from the statutory deadline for the adoption of the housing element. The bill would prohibit a jurisdiction that adopts a housing element more than one year after the statutory deadline from being found in substantial compliance, as described above, until required rezoning is completed, as specified. The bill would also specify that the above-described requirement for the local government to revise its housing element every 4 years applies until the due date for the 6th revision of the housing element and that adoption of a 6th revision housing element that is found to be in substantial compliance satisfies any obligation to adopt a 4-year housing element. By adding to the duties of local planning officials with respect to rezoning sites, this bill would impose a state-mandated local program. In other words, if a jurisdiction does not have an adopted **AND** certified housing element by February 13, 2022, any rezoning needed for the Housing Element must be completed within **ONE** year or HCD will determine that the Housing Element is out of compliance.

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GAVIN NEWSOM

GOVERNOR OF CALIFORNIA

FOR IMMEDIATE RELEASE:

Contact: Governor's Press Office

Tuesday, September 28, 2021

(916) 445-4571

Governor Newsom Signs Legislation to Increase Affordable Housing Supply and Strengthen Accountability, Highlights Comprehensive Strategy to Tackle Housing Crisis

Governor Newsom has signed 31 affordable housing bills focused on cutting red tape and holding cities accountable for providing their fair share of housing

California Comeback Plan's \$22 billion housing and homelessness investment will lead to the creation of over 84,000 new housing units and exits from homelessness

Governor announces new Housing Accountability Unit at HCD to support local jurisdictions' efforts to create housing

California Comeback Plan funds new \$100 million grant program for low- to moderate-income homeowners to build accessory dwelling units

Administration has advanced \$800 million in new or accelerated funding to build affordable, climate-friendly housing and infrastructure

OAKLAND – Today, Governor Gavin Newsom signed a suite of bills to boost housing production across California, complementing the Governor's \$22 billion housing affordability and homelessness package and ongoing work by the state to spur more housing production, tackle barriers to construction and hold local governments accountable. Taken together, the actions represent a comprehensive housing vision and the state's commitment to create more affordable housing, faster and cheaper.

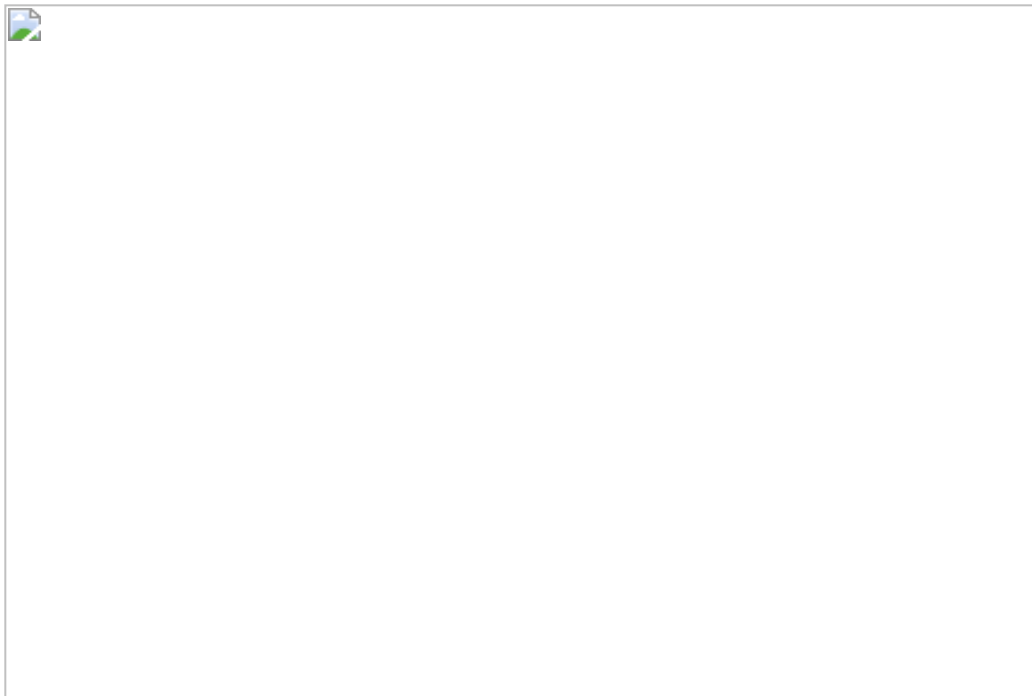
"The acute affordability crisis we are experiencing in California was decades in the making, and now we're taking the necessary steps to fix it," said Governor Newsom, who signed the legislation at an affordable housing development in Oakland today. "This package of smart, bipartisan legislation boosts housing production in California – more streamlining, more local accountability, more affordability, more density. These bills, plus this year's historic budget investments in affordable housing, will directly lead to more inclusive neighborhoods across the state. Creating denser housing near jobs, parks and schools is key to meeting our climate goals as well as our affordability goals."

Since taking office, the Governor has prioritized tackling the housing crisis, signing major legislation to boost housing production, remove barriers to construction of accessory dwelling units and streamline state laws to maximize housing production.

This comprehensive housing vision brings a focus on four key areas: streamlining the building of new homes, breaking down barriers to build more affordable housing, addressing systemic bias by elevating fair housing principles and holding local governments accountable to do their job.

Today's bill package, combined with four housing bills signed [earlier this month](#), create a robust 31-bill housing package that touches on all four key areas – all complemented by budget investments Governor Newsom included as part of his California Comeback Plan.

Under Governor Newsom, California is pursuing its boldest housing and homelessness budget in state history, with an unprecedented investment of \$22 billion to tackle these systemic issues. The funding will lead to the creation of over 84,000 new affordable homes for Californians, including over 44,000 new housing units and treatment beds for people exiting homelessness.





Governor Newsom signs affordable housing legislation in Oakland.

The California Comeback Plan included a \$10.3 billion budget investment for affordable housing that will enable the creation of more than 40,000 new affordable homes for low-income Californians. These investments include \$850 million for incentivizing infill development and smart growth, \$800 million to preserve the state's affordable housing stock, \$100 million to promote affordable homeownership and significant funding to scale up the state's efforts to create more Accessory Dwelling Units, build more housing on state-owned excess land, and investments in farmworker housing.

The following bills were signed today:

- AB 68 by Assemblymember Sharon Quirk-Silva (D-Fullerton) – Department of Housing and Community Development: California Statewide Housing Plan: annual reports.
- AB 215 by Assemblymember David Chiu (D-San Francisco) – Planning and Zoning Law: housing element: violations.
- AB 345 by Assemblymember Sharon Quirk-Silva (D-Fullerton) – Accessory dwelling units: separate conveyance.
- AB 447 by Assemblymember Tim Grayson (D-Concord) – California Debt Limit Allocation Committee: income taxes: low-income housing tax credits.
- AB 491 by Assemblymember Christopher Ward (D-San Diego) – Housing: affordable and market rate units.
- AB 571 by Assemblymember Chad Mayes (I-Rancho Mirage) – Planning and zoning: density bonuses: affordable housing.
- AB 602 by Assemblymember Tim Grayson (D-Concord) – Development fees: impact fee nexus study.
- AB 634 by Assemblymember Wendy Carrillo (D-Los Angeles) – Density Bonus Law: affordability restrictions.
- AB 721 by Assemblymember Richard Bloom (D-Santa Monica) – Covenants and restrictions: affordable housing.

TAC 34

- AB 787 by Assemblymember Jesse Gabriel (D-Encino) – Planning and zoning: housing element: converted affordable housing units.
- AB 838 by Assemblymember Laura Friedman (D-Glendale) – State Housing Law: enforcement response to complaints.
- AB 948 by Assemblymember Chris Holden (D-Pasadena) – Bureau of Real Estate Appraisers: disclosures: demographic information: reporting: continuing education.
- AB 1029 by Assemblymember Kevin Mullin (D-South San Francisco) – Housing elements: prohousing local policies.
- AB 1043 by Assemblymember Isaac Bryan (D-Los Angeles) – Housing programs: rental housing developments: affordable rent.
- AB 1095 by Assemblymember Ken Cooley (D-Rancho Cordova) – Affordable rental and owner-occupied housing: equity in state and local programs.
- AB 1297 by Assemblymember Chris Holden (D-Pasadena) – California Infrastructure and Economic Development Bank: public and economic development facilities: housing.
- AB 1304 by Assemblymember Miguel Santiago (D-Los Angeles) – Affirmatively further fair housing: housing element: inventory of land.
- AB 1398 by Assemblymember Richard Bloom (D-Santa Monica) – Planning and zoning: housing element: rezoning of sites: prohousing local policies.
- AB 1466 by Assemblymember Kevin McCarty (D-Sacramento) – Real property: discriminatory restrictions.
- AB 1584 by the Committee on Housing and Community Development – Housing omnibus.
- SB 263 by Senator Susan Rubio (D-Baldwin Park) – Real estate applicants and licensees: education requirements: fair housing and implicit bias training.
- SB 290 by Senator Nancy Skinner (D-Berkeley) – Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.
- SB 381 by Senator Anthony Portantino (D-La Cañada Flintridge) – Surplus residential property: priorities, procedures, price, and fund: City of South Pasadena.
- SB 478 by Senator Scott Wiener (D-San Francisco) – Planning and Zoning Law: housing development projects.
- SB 591 by Senator Josh Becker (D-Menlo Park) – Senior citizens: intergenerational housing developments.
- SB 728 by Senator Robert Hertzberg (D-Van Nuys) – Density Bonus Law: purchase of density bonus units by nonprofit housing organizations.
- SB 791 by Senator Dave Cortese (D-San Jose) – California Surplus Land Unit.

The Governor previously signed:

- AB 1174 by Assemblymember Tim Grayson (D-Concord) – Planning and zoning: housing: development application modifications, approvals, and subsequent permits.
- SB 8 by Senator Nancy Skinner (D-Berkeley) – Housing Crisis Act of 2019.
- SB 9 by Senator Toni G. Atkins (D-San Diego) – Housing development: approvals.
- SB 10 by Senator Scott Wiener (D-San Francisco) – Planning and zoning: housing development: density.

Every city and county in California is obligated by law to plan and zone for their fair share of housing – a process currently underway. All told, local governments will need to plan for the creation of more than 2.5 million units statewide – more than doubling their obligation under the previous Regional Housing Needs Allocation (RHNA) cycle.

Today's package of legislation, combined with unprecedented new state subsidies for affordable housing, enable local governments to meet these goals. To ensure that local leaders fulfill their legal responsibility to plan and zone for their share of the state's housing needs, Governor Newsom announced the launch of California's new Housing Accountability Unit (HAU) at the California Department of Housing and Community Development (HCD). The new HAU will work with local municipalities to provide technical assistance to jurisdictions to aid their efforts to comply with state legislation mandating housing creation, including zoning and permitting. The HAU will also be empowered to take escalating enforcement steps to bring municipalities into compliance with their RHNA goals in the event of persistent non-compliance.

"It is absolutely imperative to meet these housing goals if we are serious about building an equitable future," said Governor Newsom. "And it is similarly imperative to meet these housing targets because unaffordable housing leads to hours-long car commutes – directly inhibiting our efforts to meet our climate goals. Creating denser housing closer to major employment hubs is critical to limiting California's greenhouse gas emissions."

As part of the \$22 billion California Comeback Plan investment for housing and homelessness, the Governor today announced the launch of a \$100 million grant program for low- to moderate-income homeowners to build accessory dwelling units on their property, one of the latest efforts to ease the affordable housing shortage in the state. The California Housing Finance Agency's (CalHFA) ADU Financing Program will provide as much as \$25,000 in assistance to income-qualified homeowners, which is expected to produce 4,000 units of housing throughout the state. This funding will make a significant difference in ADU creation as upfront costs are often the biggest challenge for homeowners looking to build an ADU on their owner-occupied property.

The state is also taking action to address the interrelated problems of climate change and housing affordability with programs to transform neighborhoods into transit-oriented, affordable communities with a focus on limiting California's greenhouse gas emissions.

The Governor today announced that the Administration has nearly doubled the funding available in the Affordable Housing and Sustainable Communities (AHSC) program for projects promoting dense, transit-oriented development. The California Strategic Growth Council took action to increase available funding for the current award round from \$405 million to \$785 million by accelerating funds that were planned for future award rounds. The AHSC program has invested over \$1.1 billion across the state through 104 sustainable projects, creating over 9,000 affordable units and reducing 2.13 million tonnes of emissions over the projects' operating lives.

In addition, the Governor signed legislation last week to add \$420 million over three years to support the Strategic Growth Council's Transformative Climate Communities Program, which provides large community-scale grants to transform low-income neighborhoods into transit-oriented, complete, affordable communities with a focus on greenhouse gas reduction.

Taken together, the AHSC acceleration and new TCC funding equal \$800 million in new or accelerated funding to build affordable, climate-friendly housing and

infrastructure in California.

In the coming days, the Governor will sign a package of bills to continue to confront California's homelessness crisis – one of the most persistent challenges facing the state.

###

Governor Gavin Newsom

State Capitol Building
Sacramento, CA 95814

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