

Meeting Date / Location

Tuesday, November 5, 2019
9:30 A.M. – 12:00 P.M.
IRVINE CITY HALL
CONFERENCE AND TRAINING CENTER (CTC)
1 CIVIC CENTER PLAZA
IRVINE, CALIFORNIA 92623

<u>Agenda Item</u>	<u>Staff</u>	<u>Page</u>
INTRODUCTIONS	(Chair Marika Poynter, City of Irvine)	
PUBLIC COMMENTS	(Chair Poynter)	

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 <ul style="list-style-type: none"> ◆ Draft OCCOG TAC minutes for the October 1, 2019 meeting <p><i>Recommended Action:</i> Approve OCCOG TAC minutes of October 1, 2019, as presented or amended</p>	(Chair Poynter)	1
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PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS

2.	Center for Demographic Research Update <ul style="list-style-type: none"> ◆ 2020 Census New Construction Program ◆ SCAG/Orange County Data & Aerial Consortium ◆ Open Space GIS data 	(Ms. Deborah Diep, Director, Center for Demographic Research) – 30 minutes	6
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Agenda Item	Staff	Page
<p><i>Recommended Action:</i> Receive report. Discussion.</p>		
<p>3. Connect SoCal Growth Forecast</p>	<p>(Ms. Diep) – 30 minutes</p>	<p>11</p>
<p><i>Recommended Action:</i> Receive report. Discussion.</p>		
<p>4. Regional Housing Needs Assessment Update ♦ Proposed Regional Housing Needs Assessment Methodology Discussion</p>	<p>(Chair Poynter) – 10 minutes</p>	
<p><i>Recommended Action:</i> Receive report. Discussion.</p>		
<p>5. Update on Regional Policy Issues ♦ Southern California Association of Governments Regional Council and Policy Committee meetings ♦ Accessory Dwelling Unit/Housing Supply Bills of Interest ♦ Assembly Bill 1100</p>	<p>(Chair Poynter and Ms. Diep) – 30 minutes</p>	<p>25</p>
<p><i>Recommended Action:</i> Receive report. Discussion.</p>		
<p>REPORT FROM THE CHAIR</p>		
<ul style="list-style-type: none"> • Discussion of OCCOG TAC Chair and Vice Chair Appointment (2020) 		
<p>REPORT FROM THE OCCOG EXECUTIVE DIRECTOR</p>		
<p>MATTERS FROM OCCOG TAC MEMBERS</p>		
<p>ANNOUNCEMENTS FROM NON-MEMBERS</p>		
<p>ITEMS FOR NEXT MEETING</p>		
<p>IMPORTANT DATES OR UPCOMING EVENTS</p>		
<ul style="list-style-type: none"> ♦ November 7, 2019: Southern California Association of Governments Regional Council and Policy Committee Meetings *Determination of RHNA Methodology and Release of Connect SoCal (2020 Regional Transportation Plan/Sustainable Communities Strategy) ♦ November 21, 2019: Southern California Association of Governments Technical Advisory Committee meeting ♦ November 21, 2019: Orange County Council of Governments Board of Directors meeting ♦ December 5, 2019: Southern California Association of Governments Tenth Annual Economic Summit 		

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**Adjourn to: DECEMBER 3, 2019
CITY OF IRVINE – CITY HALL
CONFERENCE AND TRAINING CENTER (CTC)
1 CIVIC CENTER PLAZA
IRVINE, CALIFORNIA 92623**



**ORANGE COUNTY
COUNCIL OF GOVERNMENTS**
Technical Advisory Committee

Draft Action Minutes

Meeting of October 1, 2019

The Orange County Council of Governments Technical Advisory Committee (TAC) meeting of October 1, 2019, was called to order by Chair Marika Poynter, City of Irvine, at the City of Irvine City Hall, Conference and Training Center (CTC), 1 Civic Center Plaza, Irvine, California 92623 at 9:40 a.m. Attendees were invited by the Chair to introduce themselves. The list of meeting attendees is attached.

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATION

1. OCCOG TAC Meeting Minutes

The OCCOG meeting minutes of September 3, 2019 were unanimously approved by the TAC as moved by Vice Chair Susan Kim, City of Anaheim, and a second by Mr. Nate Farnsworth, City of Yorba Linda.

PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS

2. Center for Demographic Research Update

Ms. Deborah Diep, Executive Director for the Center for Demographic Research, provided the OCCOG TAC with an update on CDR related issues, including the January 1 – June 30, 2019 Housing Inventory System (HIS) data collection and the 2020 Census New Construction Program.

January 1 – June 30, 2019 housing construction and demolition data was due to the Center for Demographic Research on Friday, July 26, 2019. HIS submission forms were updated in 2017 and now include the revised categories for the Accessory Dwelling Units (ADUs). Revisions to prior years may use either the new or old form. For questions related to HIS, OCCOG TAC members should contact Tania Torres.

Registration for the U.S. Census Bureau New Construction Program ended June 14, 2019. The New Construction Program is the opportunity to submit city-style mailing addresses for new units where construction began during or after March 1, 2018 and the address was not submitted to the Census Bureau as part of another geographic partnership program since March 2018, such as the LUCA program (Local Update of Census Addressing). Addresses must have basic construction (closing the structure to the elements, roof, door, windows) completed by Census Day.

Action: Received report. Discussion

3. Connect SoCal Growth Forecast

Ms. Kimberly Clark, SCAG staff, provided the OCCOG TAC with an update on the Connect SoCal Growth Forecast. This is a follow-up to a presentation given to the SCAG Technical Working Group (TWG) in September 2019. Ms. Clark noted that the Connect SoCal Growth Forecast would be presented to the SCAG Community, Economic and Human Development (CEHD) Policy Committee at the October 7, 2019 meeting.

Ms. Clark shared that the growth forecast is merely a vision for future growth and not dictation. The growth forecast concentrates growth in areas where the most greenhouse gas emission reduction can be attained and it de-emphasized growth in environmentally sensitive areas, military areas, and high fire areas.

Ms. Clark indicated that SCAG is having a difficult time capturing certain entitlements that seem to go over the densities identified in the jurisdiction's General Plan. Several OCCOG TAC members shared that this could be due to the fact that there are approved specific plans or development agreements or density bonuses that supersede the densities in the General Plan.

SCAG staff is hopeful they will be able to release the growth forecast dataset prior to the release of the Draft Connect SoCal document (2020 Regional Transportation Plan/Sustainable Communities Strategy) for a six-week review.

Action: Received report. Discussion

4. Regional Housing Needs Assessment Update

Chair Poynter provided the TAC with an update on the development of the Regional Housing Needs Assessment (RHNA) methodology, specifically, details were given on the new SCAG staff recommended methodology. The SCAG RHNA Subcommittee will take action on the new SCAG staff recommended methodology on October 7, 2019 and the SCAG Community, Economic and Human Development (CEHD) Policy Committee will take action on the methodology on October 21, 2019.

Chair Poynter and other members of the OCCOG TAC expressed concern with several of the new factors incorporated into the proposed SCAG staff recommended methodology and indicated additional analysis will need to be done.

5. Update on Regional Policy Issues

Chair Poynter reviewed Senate Bill 13, Assembly Bill 68, and Assembly Bill 881, the three Accessory Dwelling Unit bills approved by the California legislature on September 13, 2019. Governor Newsom has until October 13, 2019 to sign the bills into law. Chair Poynter shared that the three pieces of legislation will impact how a jurisdiction can review and approve ADUs.

Action: Received report. Discussion

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REPORT FROM CHAIR/VICE CHAIR

There was no additional report from the Chair or Vice Chair.

REPORT FROM THE EXECUTIVE DIRECTOR

There was no report from the Executive Director.

MATTERS FROM OCCOG TAC MEMBERS

There were no other matters from OCCOG TAC members.

ANNOUNCEMENTS FROM OCCOG TAC NON-MEMBERS

There were no announcements from OCCOG TAC non-members.

ITEMS FOR NEXT MEETING

IMPORTANT DATES OR UPCOMING EVENTS

- ◆ October 3, 2019: Southern California Association of Governments Regional Council and Policy Committee Meetings
- ◆ October 7, 2019: Regional Housing Needs Assessment (RHNA) Subcommittee *Determination of RHNA Preferred Methodology*
- ◆ October 17, 2019: Southern California Association of Governments Technical Working Group Meeting
- ◆ October 21, 2019: Special Meeting of the Southern California Association of Governments Community, Economic and Human Development (CEHD) Meeting
- ◆ October 24, 2019: Orange County Council of Governments Board of Directors Meeting
- ◆ October 25, 2019: Association of California Cities Orange County Housing Forum
- ◆ November 5, 2019: Orange County Council of Governments Technical Advisory Committee Meeting
- ◆ November 7, 2019: Southern California Association of Governments Regional Council and Policy Committee Meetings *Determination of RHNA Methodology and Release of Connect SoCal (2020 Regional Transportation Plan/Sustainable Communities Strategy)

ADJOURNMENT

The meeting was adjourned by Chair Poynter until Tuesday, November 5, 2019 at the City of Irvine City Hall, Conference and Training Center, 1 Civic Center Plaza, Irvine, California 92623.

Submitted by:

Marika Poynter, City of Irvine
OCCOG TAC Chair

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Attendees List for October 1, 2019 Meeting

Marika Poynter, City of Irvine
Justin Equina, City of Irvine
Chad Ortlieb, City of Orange
Melinda Whelan, City of Newport Beach
Jaime Murillo, City of Newport Beach
Erich List, City of Laguna Niguel
Nicolle Aube, City of Huntington Beach
Amy Stonich, City of Stanton
Izzak Mireles, City of Stanton
Marco Cuevas, City of Seal Beach
David Lopez, City of La Habra
Susan Kim, City of Anaheim
Joanne Hwang, City of Anaheim
Alexa Smittle, City of Westminster
Virginia Gomez, Transportation Corridor Agencies
Warren Whiteaker, Orange County Transportation Authority
Chris Chung, City of Garden Grove
Ron Santos, City of Lake Forest
Nate Farnsworth, City of Yorba Linda
Derek Bingham, City of Rancho Santa Margarita
Jay Wu, City of Laguna Hills
Joanna Chang, County of Orange
Steven Giang, County of Orange
Kori Sanders, City of Cypress
Daniel Inloes, City of Costa Mesa
Justin Arios, City of Costa Mesa
Erica Roess, City of Aliso Viejo
Monique Alaniz-Flejter, City of Laguna Beach
Kimberly Clark, Southern California Association of Governments
Deborah Diep, Center for Demographic Research/California State University Fullerton
Scott Reekstin, City of Tustin
Marnie Primmer, Orange County Council of Governments
Maribeth Tinio, City of Brea

Item 2: Center for Demographic Research (CDR) Updates
Recommended Action: Discussion.

Reports

1. 2020 Census New Construction Program

The New Construction Program is the opportunity to submit city-style mailing addresses for new units where construction began during or after March 1, 2018 and the address was not submitted to the Census Bureau as part of another geographic partnership program since March 2018, such as the LUCA program (Local Update of Census Addressing). Addresses must have basic construction (closing the structure to the elements, roof, door, windows) completed by Census Day.

<https://www.census.gov/programs-surveys/decennial-census/about/new-construction.html>

CDR requests that any units and addresses reported in the Census Bureau's New Construction Program also be report to CDR so we can eliminate double counting when it comes to HIS.

The New Construction Program Schedule

- June 14, 2019 – New Construction Program registration deadline.
- September 2019 – Registered participants receive/download materials. Participants have 45 calendar days to respond after receiving the notification of materials.
- September 2019 – Training webinars begin.
- September - October 2019 – E-mail reminders sent.
- December 2019 – Closeout materials sent to participants.

2. SCAG/Orange County Data & Aerial Consortium

SCAG is reaching out to local agencies in the SCAG region to inform them of their effort to join resources and pool money to expand an LA County GIS collaborative effort known as LARIAC (Los Angeles Region Imagery Acquisition Consortium) to the entire SCAG region. <https://egis3.lacounty.gov/dataportal/lariac/>

This joint effort would reduce the cost of purchasing aerial imagery and other GIS information that can be used by all departments within an agency without the need for GIS software by including a user-friendly, non-GIS platform; GIS users would have access to GIS data. Cycle 1 would include 3-inch pixel aerial/ortho imagery, infrared, and building footprints. The services would include in-person training, webinars, and additional support. Imagery and reference information would be collected in spring 2020, which would provide a critical baseline reference for the 2020 U.S. Decennial Census and the 2024 RTP/SCS. 2020 will also be the base year for CDR's 2022 Orange County Projections (OCP). Some of the goals are to reduce or eliminate duplicate purchases across the region, reduce costs using economies of scale, allow for unlimited and cross-departmental users within an agency. Some sample uses are:

- Reference/point-in-time snapshots
- Measuring height of buildings, distance between manhole openings, curb-to-curb
- Counting number of floors in a building
- Sidewalk analyses
- Tree canopy coverage
- Vegetation coverage

Contact: Javier Aguilar, SCAG: (213) 236-1845 Cell: (213) 999-1252 aguilar@scag.ca.gov

Attachment: SCAG Data Collaborative FAQ



3. Open Space GIS data

CDR now includes a map displaying permanently protected open space excluding city parks in the hardcopy Orange County Projections (OCP). See Attachment: OCP permanent open space map

CDR is looking for guidance and clarification on the different, general types of open space, specifically whether land is permanently protected or not and how agencies classify & define them. E.g., Is NCCP land different than the RMV open space? Why? Should city parks be included in permanently protected lands? Is there some way to differentiate?

The following summary is using the CPAD 2019a database:

- 1,381 of the 1,496 CPAD 2019a parcels in Orange County have open space areas that are not displayed in the other open space layers.

<u>Number of Parcels</u>	<u>Description of Use</u>
58	Local Conservation Area
3	Local Historic or Cultural Area
83	Local Other or Unknown
834	Local Park
124	Local Recreation Area
13	National Forest
2	National Wildlife Refuge
18	Private Conservation
151	Private Recreation or Education
13	State Conservation Area
25	State Park
1	State Resource Management Area
56	NOT LISTED
1,381	Grand Total

Attachments:

1. OCP-2018 Permanently Protected Open Space Map
2. CDR Draft Open Space Map

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

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

For GIS: Mr. Ian Boles, GIS Analyst, CDR
657/278-4670 iboles@fullerton.edu

For HIS: Ms. Tania Torres, Demographic Analyst, CDR
657/278-3417 tatorres@fullerton.edu

SCAG/Orange County Data & Aerial Consortium

(Part of the SCAG Region Aerial Acquisition project)



Project Overview

Through the SCAG GIS Services Program and SCAG Future Communities Initiative, SCAG is working to build a consortium in Orange County with local jurisdictions and partner agencies to procure and share orthogonal, obliques, building footprints, LiDAR and digital terrain imagery. Cycle 1 would have imagery flights completed to serve as a benchmark for the 2020 Decennial Census and RTP 2024 base year. Envisioned as a 10-year program with five two-year cycles, this data collaborative between Orange County and SCAG is part of a broader, region-wide effort SCAG is undertaking.

As part of the project, SCAG staff will manage the project, assist to secure funds, host a consortium website, and coordinate activities with agency technical staff. Currently, SCAG is working with staff from the County of Orange, Orange County cities, water districts, non-profits, special districts and other potential partners to secure needed funds for the project. Meetings have been held around Orange County to discuss the project. Contact Javier Aguilar, SCAG at aguilar@scag.ca.gov to be included on the email distribution list regarding the project and future meetings.

Objectives

1. Obtain high accuracy aerial imagery (and related products) to support local agencies' needs, such as land use and asset monitoring, pre-engineering design, and geospatial analyses.
2. Unify imagery acquisition to improve communication among Orange County agencies and SCAG.
3. Eliminate duplicate imagery acquisitions for many agencies and leverage economies of scale to obtain more and better products.
4. Save taxpayer money and increase efficiency through collaboration.
5. Integrate aerial imagery and related products with the SCAG land use database and other geographic information system (GIS) layers.

What's Included in Cycle 1?

- Aerial imagery flown in late spring/early summer 2020
 - 3" aerial/ortho imagery with infrared for all Orange County (tif, ecw...)
 - Building Footprints
- 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

Timeline

- Ongoing - Outreach to OC agencies for participation
- SCAG RFP & vendor selection in late fall 2019
- Imagery flights in ~spring 2020
- Training and outreach on product beginning in summer 2020 & ongoing throughout Cycle 1
- Products available in late 2020
- Billing for Cycle 1 in late summer 2020 (FY2020/21)

FAQs

- Cycle 2 expected to include everything in Cycle 1 plus:
 - Obliques/45-degree angle aerial imagery
 - Contours
 - LiDAR (Light Detection and Ranging)— a remote sensing method used to examine the surface of the Earth
- An agency can sign up for one cycle at a time; this is not a 10-year commitment.
- If an agency needs to drop out in future cycles, they will still have access to their original cycle's data.
- Even if you only want some of the products, there is a minimum base fee on the pricing that covers the online software/user-interface and aerial images; no city will pay less than the \$900 base fee.
- Recognizing agencies may currently be in multi-year contracts, this information can be used for future budgeting and procurement.
- Cycles run for two fiscal years:
 - Cycle 1: July 2020-June 2022
 - Cycle 2: July 2022-June 2024
 - Cycle 3: July 2024-June 2026
 - Cycle 4: July 2026-June 2028
 - Cycle 5: July 2028-June 2030
- Aerials will be flown every two years
- LiDAR- about every 5-6 years (TBD)

DRAFT

Contact: Javier Aguilar, MUP, GISP; Phone: (213) 236-1845 E-mail: aguilar@scag.ca.gov

900 Wilshire Boulevard, Suite 700, Los Angeles, CA 90017 www.scag.ca.gov

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10/31/2019

SCAG/Orange County Data & Aerial Consortium

(Part of the SCAG Region Aerial Acquisition project)



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Jurisdiction	1 Price covers 2 years
Aliso Viejo	\$900
Anaheim	\$2,434
Brea	\$900
Buena Park	\$900
Costa Mesa	\$978
Cypress	\$900
Dana Point	\$900
Fountain Valley	\$900
Fullerton	\$1,092
Garden Grove	\$900
Huntington Beach	\$1,307
Irvine	\$3,229
Laguna Beach	\$900
Laguna Hills	\$900
Laguna Niguel	\$927
Laguna Woods	\$900
La Habra	\$900
Lake Forest	\$900
La Palma	\$900
Los Alamitos	\$900
Mission Viejo	\$900
Newport Beach	\$1,163
Orange	\$1,211
Placentia	\$900
Rancho Santa Margarita	\$900
San Clemente	\$914
San Juan Capistrano	\$900
Santa Ana	\$1,332
Seal Beach	\$900
Stanton	\$900
Tustin	\$900
Villa Park	\$900
Westminster	\$900
Yorba Linda	\$952
County of Orange	\$13,753

Project cost for Cycle 1: \$332,803

Includes:

- 3" aerial/ortho imagery with infrared for all Orange County (tif, ecw...)
- Building Footprints
- 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

Committed Regional Agencies:

- SCAG- \$200,000
- OCCOG- \$20,000

Balance needed for full funding: \$112,803

Agencies considering participation:

- MWDOC
- OCFA
- OCWD
- SAWPA

Draft pricing for jurisdictions is based on minimum base fee of \$900 that covers the online software/user-interface and aerial images.

With unlimited user access, all departments within an agency can utilize the information to address their unique needs. This can be done on mobile devices or at their workstation instead of having to go out into the field.

Some example uses are:

- Reference/point-in-time snapshots
- Planning: Measuring height of buildings or setbacks
- Public Works: distance between manhole openings, curb-to-curb
- Fire: Counting number of floors in a building; locating fire hydrants
- Police: assessing access points on a building
- Sidewalk analyses
- Tree canopy coverage
- Vegetation coverage

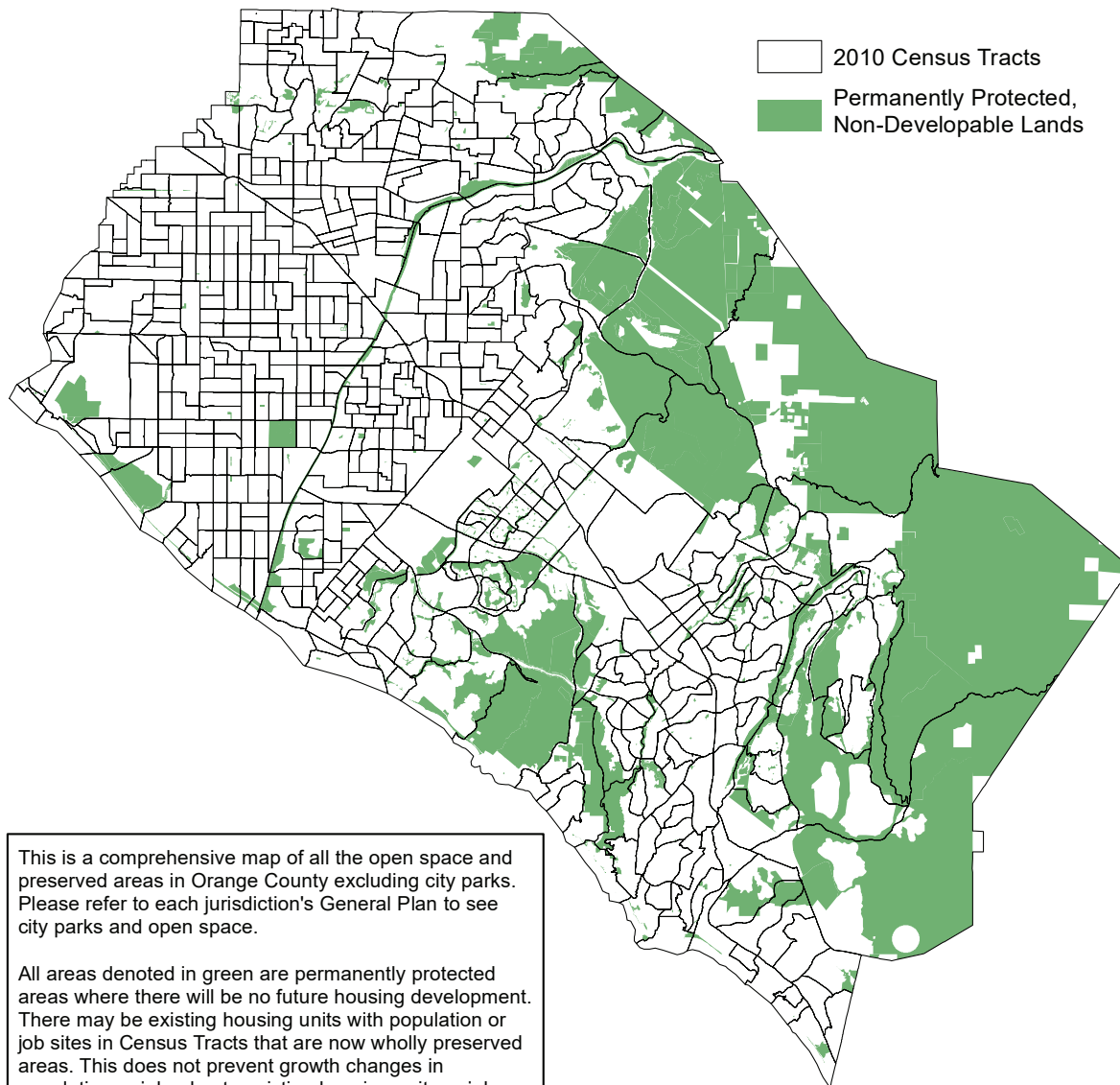
Contact: Javier Aguilar, MUP, GISP; Phone: (213) 236-1845 E-mail: aguilar@scag.ca.gov

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Map 5 illustrates permanently protected open space areas in Orange County, excluding city parks. This reference map, originally developed for the 2011 Orange County Sustainable Communities Strategy report, has been updated and shows the land area in the county that will be preserved and not used for future development. The 2010 census tract boundaries are shown and reflect the same boundaries as Maps 1, 2, and 4 which are the population, housing unit, and employment growth maps.

**Map 5.
Comprehensive Permanently Protected Areas
September 2018**



This is a comprehensive map of all the open space and preserved areas in Orange County excluding city parks. Please refer to each jurisdiction's General Plan to see city parks and open space.

All areas denoted in green are permanently protected areas where there will be no future housing development. There may be existing housing units with population or job sites in Census Tracts that are now wholly preserved areas. This does not prevent growth changes in population or jobs due to existing housing units or job facilities. No future housing development will occur in the preserved areas.

All future housing growth will be in areas that are in white. There may be population and job growth changes in Census Tracts which are wholly preserved areas due to already existing housing units and job facilities.

Item 3: 2020 SCAG RTP/SCS (Connect SoCal) Data & Entitlements Review
Recommended Action: Discussion.

Report

On October 31, 2019, SCAG is expected to send an email to local jurisdictions' city managers, community development/planning directors, city clerks (for dissemination to elected officials), subregional coordinators, and subregional executive directors notifying jurisdictions of the opportunity to review the growth forecast for SCAG's 2020 RTP/SCS: Connect SoCal. SCAG is asking jurisdictions to review their entitlement information and general plan densities at the split Traffic Analysis Zone level (SCAG Tier 2 TAZs/OCTAM TAZs split by jurisdiction boundaries) along with small area future household and employment growth for years 2016 to 2045. Specifically, jurisdictions are asked to verify that all current entitlements, including any and all updates as of November 2019, are accurately reflected in the draft growth forecast. Note that jurisdictions had until October 1, 2018 to provide SCAG with their entitlement database updates during the RTP/SCS local input process. Orange County jurisdictions provided detailed data to CDR through the Orange County Projections (OCP) process, which included entitlements and anticipated projects as of May 2018.

CDR will forward the SCAG emails to the OCP data contacts at each jurisdiction once received.

To expedite and assist in the data review, CDR requested and received a copy of all the Orange County draft growth forecast data and entitlements for review. A summary of that review in comparison to the 2018 Orange County Projections, Orange County's local input into the RTP/SCS is provided below. Additional information will be provided and discussion will occur at the TAC meeting.

A summary update will also be provided to the City Managers at their monthly meeting on November 6, 2019 and to the OCCOG Board at their November 21, 2019 meeting. CDR will be assisting with this and coordinating feedback, comments and corrections for Orange County; jurisdictions may also provide their own additional comments and corrections directly to SCAG.

Feedback is due to SCAG by Friday, December 11, 2019.

SCAG Draft RTP/SCS Data Review Summary:

Of the 1,741 TAZs in Orange County, these are split by jurisdictions for a total of 2,141 split TAZs.

1. All job, housing and population growth in SCAG's draft Plan matches OCP-2018 at the jurisdictional level.
2. In all 35 Orange County jurisdictions, future job, housing and population growth was moved around within the jurisdictions at the split TAZ level.
3. Recently-Completed Entitlements: In 24 split TAZs across 11 jurisdictions, 4,768 housing units were built between July 1, 2016 and June 1, 2019 that were reported to CDR through HIS (CDR's Housing Inventory System) and included in the OCP projected housing growth. SCAG's draft growth forecast "removed" these units from



their projected and newly-built locations and "moved" the growth into other split TAZs located in the same jurisdictions. Jurisdictions affected:

- a. Costa Mesa
- b. Cypress
- c. Fullerton
- d. Huntington Beach
- e. Irvine
- f. Lake Forest
- g. Newport Beach
- h. Orange
- i. San Juan Capistrano
- j. Unincorporated OC
- k. Yorba Linda

4. EMPLOYMENT

- a. No issues:
 - i. In 414 split TAZs, both the OCP job growth and SCAG growth are zero (no employment growth)
 - ii. In 1 split TAZ, the SCAG growth matches the OCP job growth.
- b. Differences:
 - i. SCAG **added** 14,976 future jobs into 28 split TAZs areas where there was no job growth projected in OCP.
 - ii. In the 279 split TAZs where SCAG **added** more job growth than OCP projected, SCAG **added** 192,532 jobs that were **removed** from other locations.
 - iii. In the 93 split TAZs where SCAG **removed** job growth from where OCP projected it, SCAG **added** those 58,878 jobs to other locations.
 - iv. In 1,326 split TAZs, SCAG **removed all** projected job growth (153,642 jobs) and **added** them to other locations.

5. POPULATION & HOUSING

- a. No issues:
 - i. In 386 split TAZs, both OCP & SCAG project no population growth.
 - ii. In 547 split TAZs, both OCP & SCAG project no housing growth.
 - iii. In 5 split TAZs, the OCP and SCAG population and housing growth are the same.
- b. Differences:
 - i. In 68 split TAZs, OCP projected no population or housing growth but SCAG **added** 52,037 population growth and 19,505 households into these STAZs.
 - ii. In 190 split TAZs, SCAG **added** 192,478 more people than was projected in OCP and **removed** that projected population growth from other locations.
 - iii. In 149 split TAZs, SCAG **removed** 80,978 projected population growth that was projected in OCP and **added** them to other locations.
 - iv. In 1,302 split TAZs, SCAG **removed all** the projected population growth in OCP and **added** those 163,573 people to other locations.
 - v. In 81 split TAZs where OCP projected zero housing growth, SCAG **added** 22,898 new households which was **removed** from other locations.



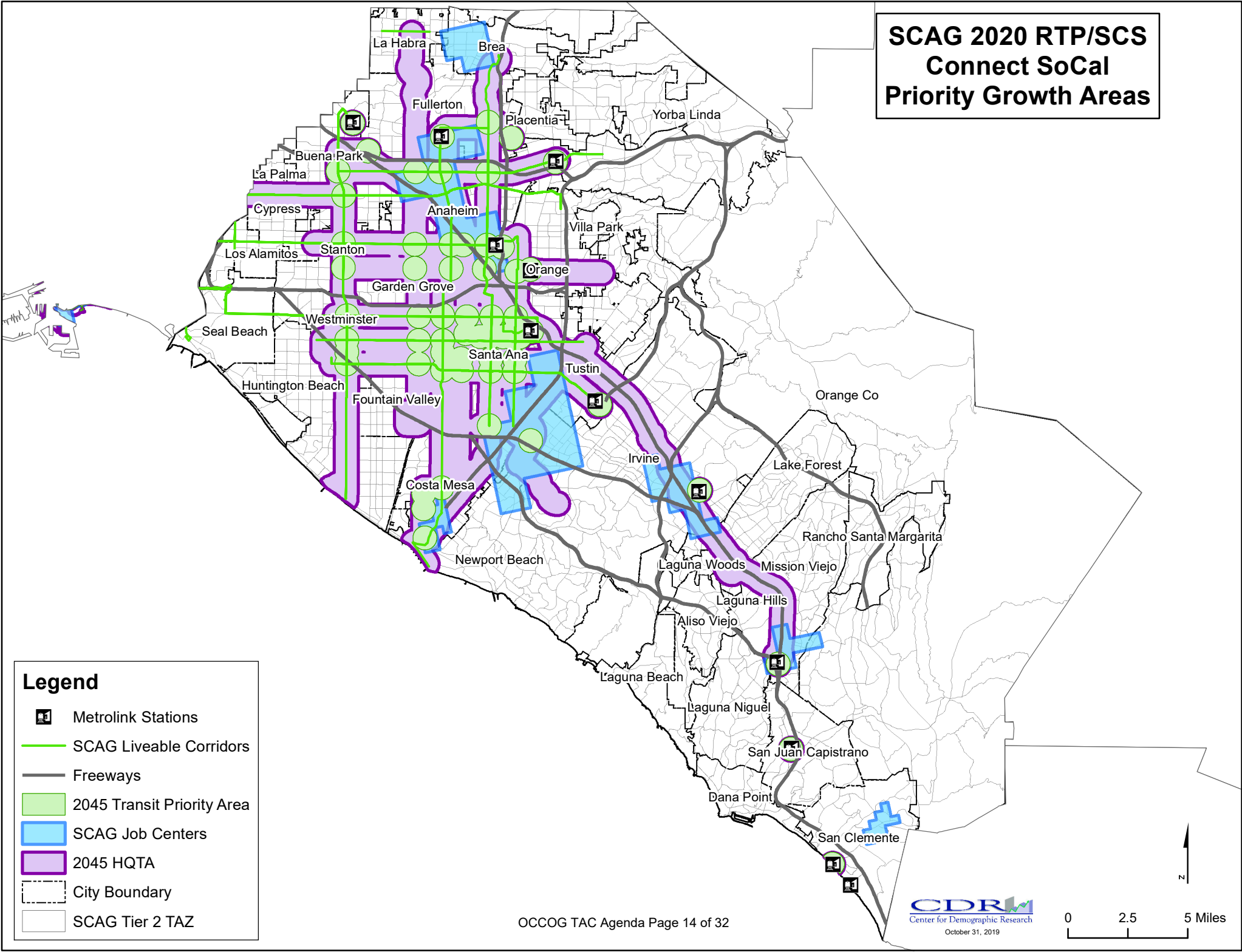
- vi. In 195 split TAZs, SCAG **added** 63,769 more households than what was projected in OCP.
 - vii. In 85 split TAZs, SCAG **removed** 29,192 households that were projected in OCP and **added** them to other locations.
 - 1. Of these, in 24 STAZs, SCAG **removed** 4,768 housing units that were constructed between July 1, 2016 and July 1, 2019.
 - viii. In 1,192 split TAZs, SCAG **removed all** the projected housing growth and **added** these 57,486 households to other locations.
6. Some of the TAZs into which growth was redistributed by SCAG are areas that are permanently preserved as open space.

Attachments:









- 1. Comparison maps between OCP-2018 and SCAG's draft RTP/SCS growth forecast

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

SCAG 2020 RTP/SCS Connect SoCal Priority Growth Areas

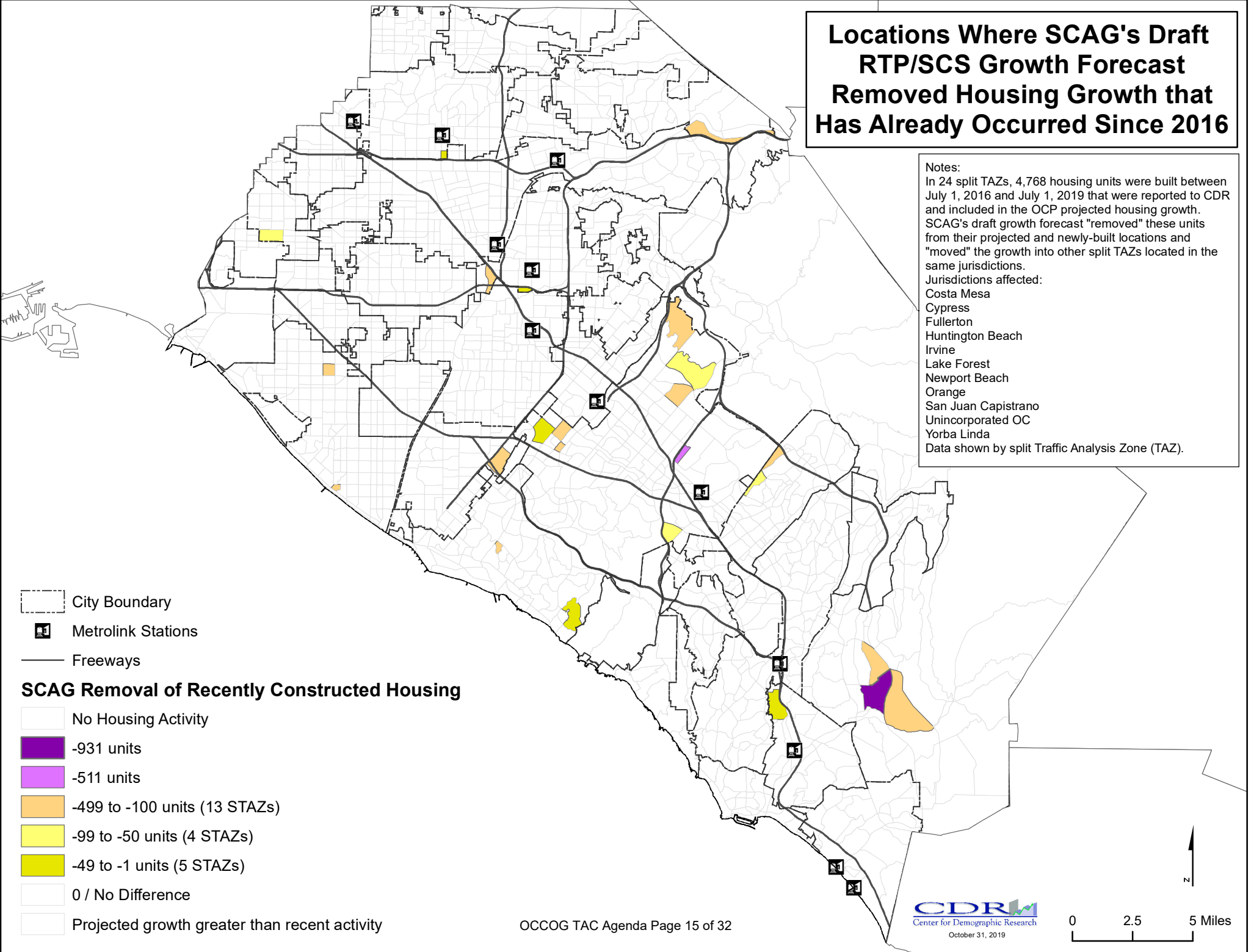


Legend

-  Metrolink Stations
-  SCAG Liveable Corridors
-  Freeways
-  2045 Transit Priority Area
-  SCAG Job Centers
-  2045 HQTA
-  City Boundary
-  SCAG Tier 2 TAZ

Locations Where SCAG's Draft RTP/SCS Growth Forecast Removed Housing Growth that Has Already Occurred Since 2016

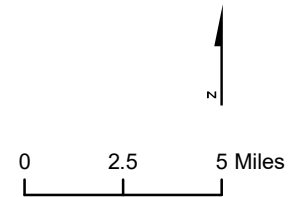
Notes:
 In 24 split TAZs, 4,768 housing units were built between July 1, 2016 and July 1, 2019 that were reported to CDR and included in the OCP projected housing growth. SCAG's draft growth forecast "removed" these units from their projected and newly-built locations and "moved" the growth into other split TAZs located in the same jurisdictions.
 Jurisdictions affected:
 Costa Mesa
 Cypress
 Fullerton
 Huntington Beach
 Irvine
 Lake Forest
 Newport Beach
 Orange
 San Juan Capistrano
 Unincorporated OC
 Yorba Linda
 Data shown by split Traffic Analysis Zone (TAZ).



- City Boundary
- Metrolink Stations
- Freeways








SCAG Removal of Recently Constructed Housing

- No Housing Activity
- 931 units
- 511 units
- 499 to -100 units (13 STAZs)
- 99 to -50 units (4 STAZs)
- 49 to -1 units (5 STAZs)
- 0 / No Difference
- Projected growth greater than recent activity










Differences in Employment Growth 2016-2045 SCAG Growth Forecast Less OCP-2018 (Local Input)

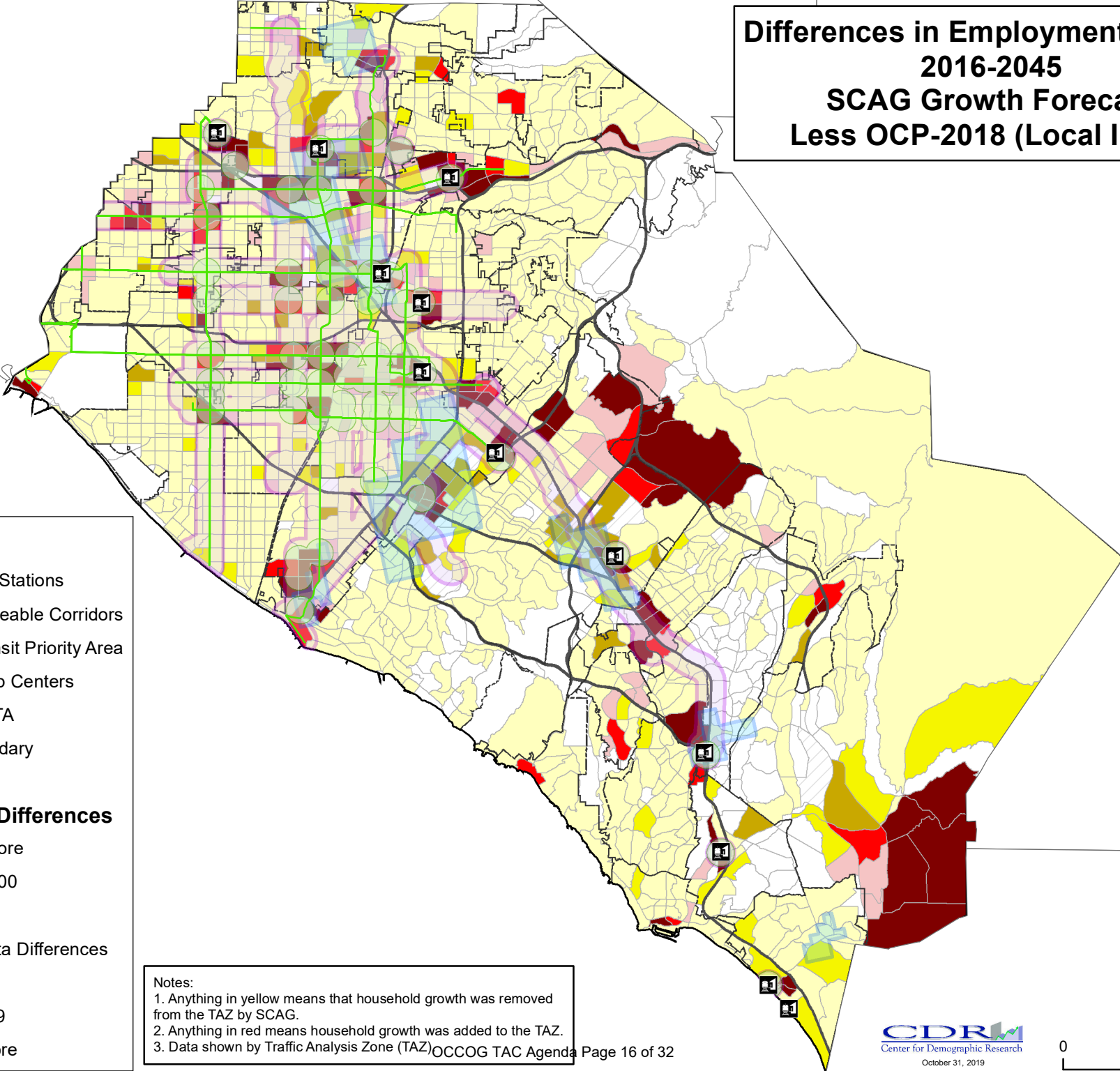
Legend

-  Metrolink Stations
-  SCAG Liveable Corridors
-  2045 Transit Priority Area
-  SCAG Job Centers
-  2045 HQTAs
-  City Boundary
-  Freeways

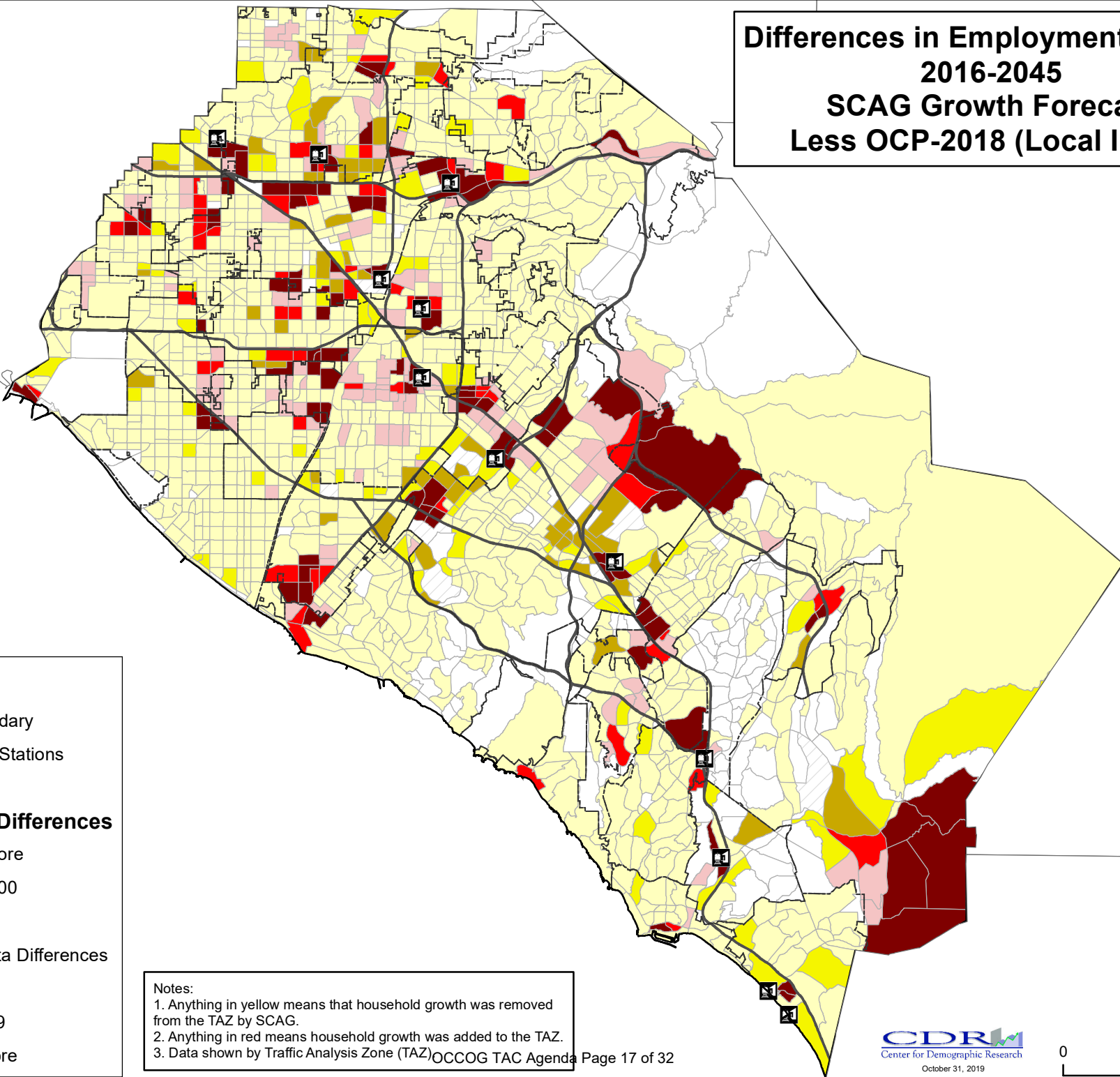
Employment Differences

-  -500 or More
-  -499 to -200
-  -199 to -1
-  0 / No Data Differences
-  1 to 199
-  200 to 499
-  500 or More

Notes:
 1. Anything in yellow means that household growth was removed from the TAZ by SCAG.
 2. Anything in red means household growth was added to the TAZ.
 3. Data shown by Traffic Analysis Zone (TAZ)



**Differences in Employment Growth
2016-2045
SCAG Growth Forecast
Less OCP-2018 (Local Input)**



Legend

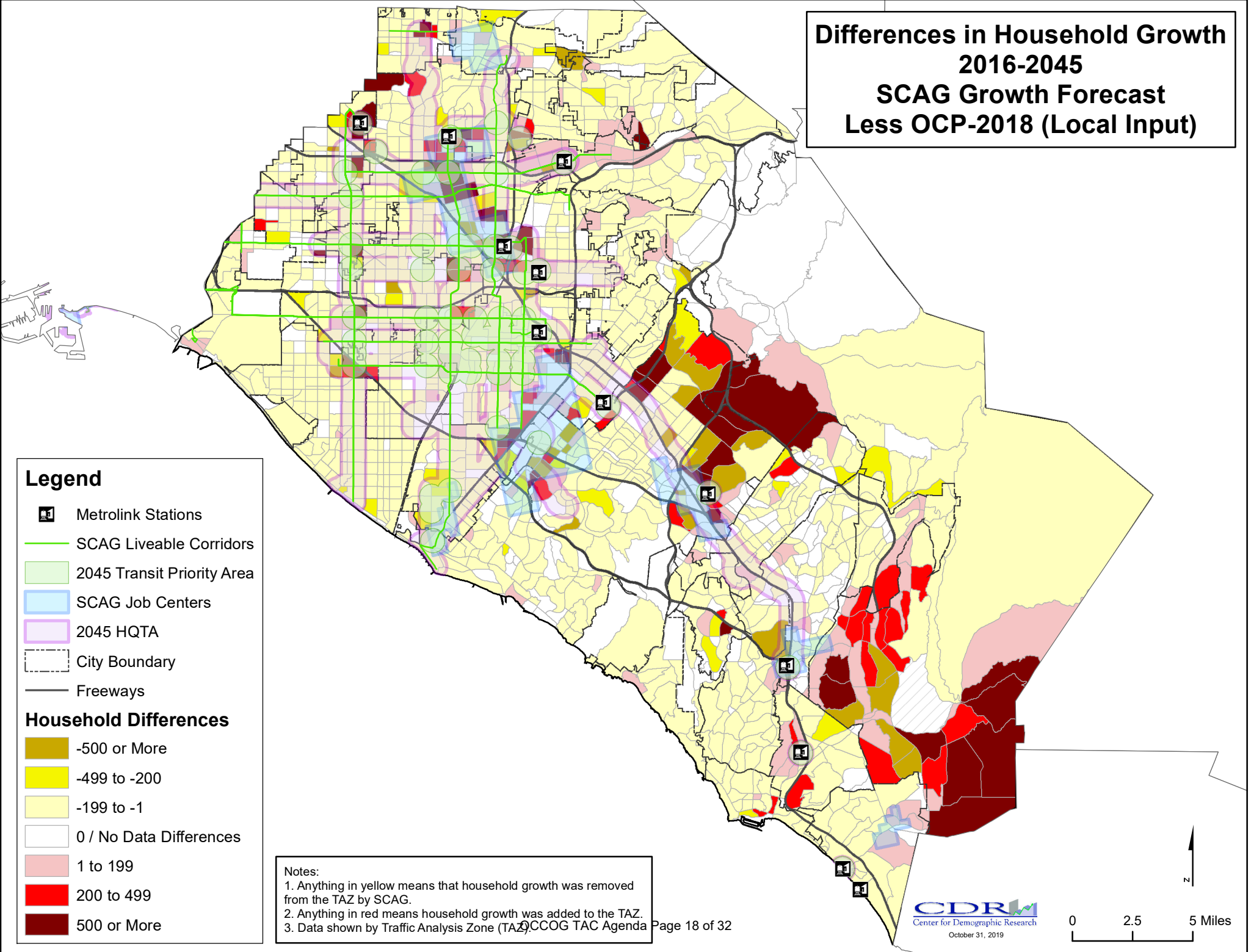
- City Boundary
- Metrolink Stations
- Freeways

Employment Differences

- 500 or More
- 499 to -200
- 199 to -1
- 0 / No Data Differences
- 1 to 199
- 200 to 499
- 500 or More

Notes:
 1. Anything in yellow means that household growth was removed from the TAZ by SCAG.
 2. Anything in red means household growth was added to the TAZ.
 3. Data shown by Traffic Analysis Zone (TAZ)

Differences in Household Growth 2016-2045 SCAG Growth Forecast Less OCP-2018 (Local Input)



Legend

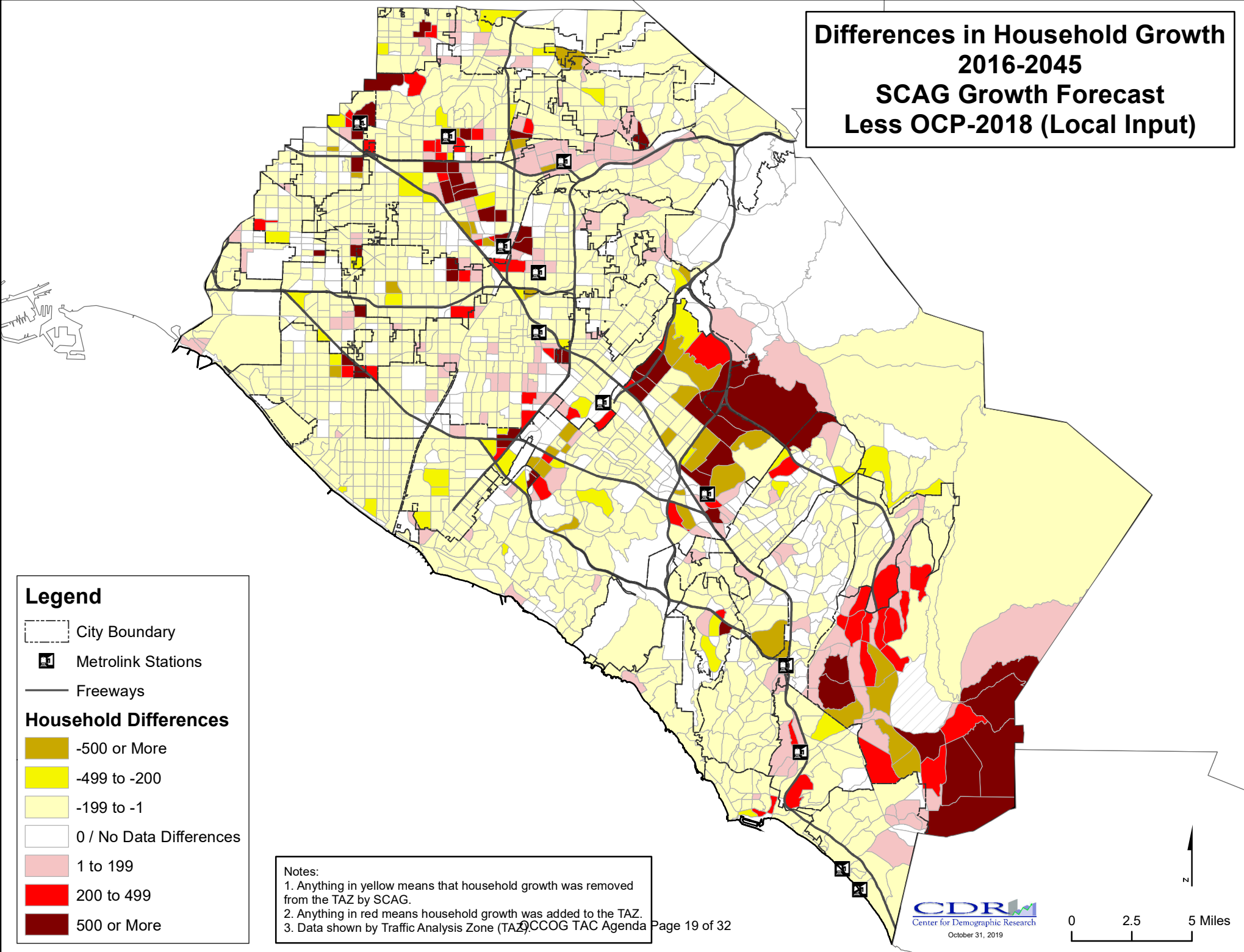
- Metrolink Stations
- SCAG Liveable Corridors
- 2045 Transit Priority Area
- SCAG Job Centers
- 2045 HQTAs
- City Boundary
- Freeways

Household Differences

- 500 or More
- 499 to -200
- 199 to -1
- 0 / No Data Differences
- 1 to 199
- 200 to 499
- 500 or More

Notes:
 1. Anything in yellow means that household growth was removed from the TAZ by SCAG.
 2. Anything in red means household growth was added to the TAZ.
 3. Data shown by Traffic Analysis Zone (TAZ).

**Differences in Household Growth
2016-2045
SCAG Growth Forecast
Less OCP-2018 (Local Input)**



Legend

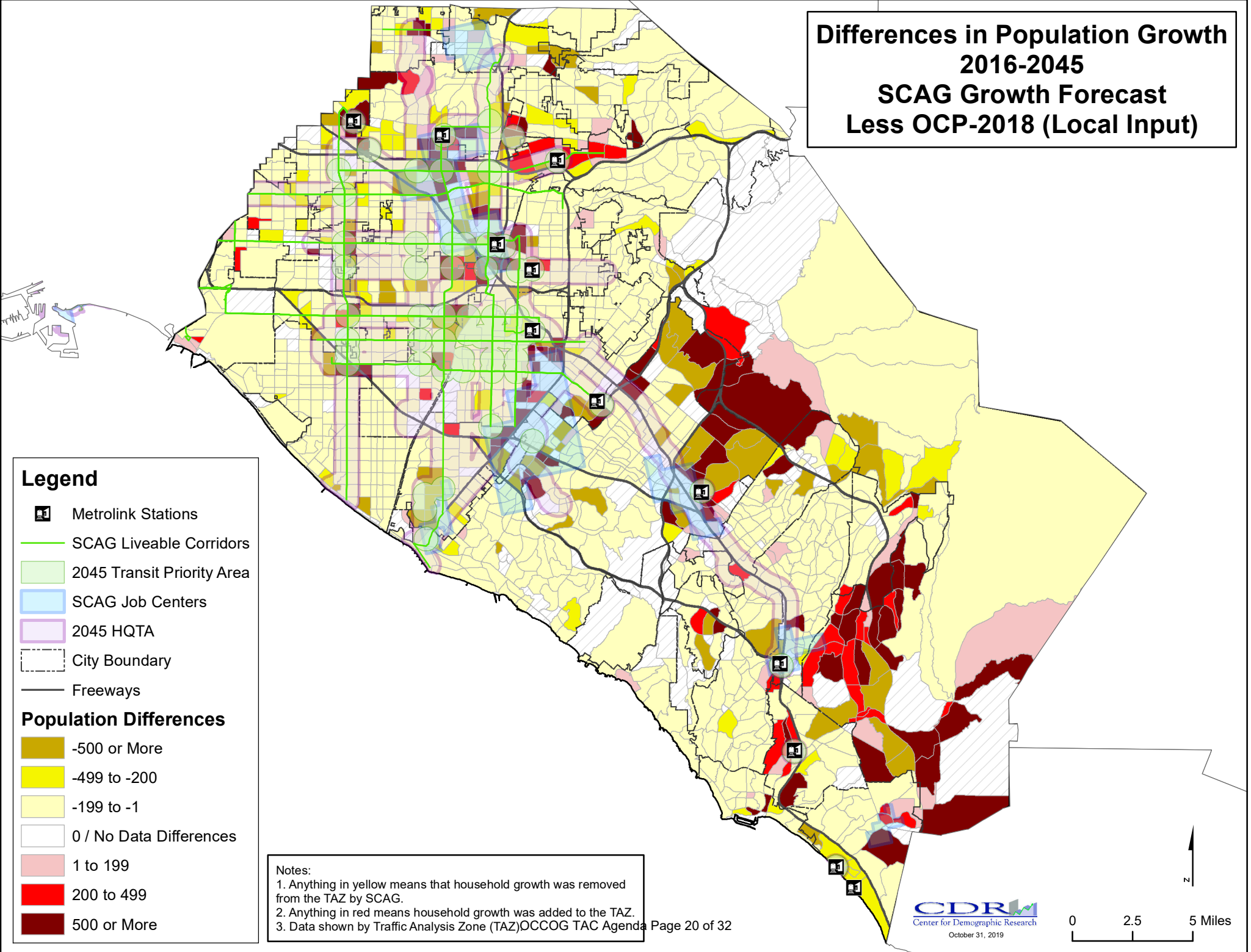
- City Boundary
- Metrolink Stations
- Freeways

Household Differences

- 500 or More
- 499 to -200
- 199 to -1
- 0 / No Data Differences
- 1 to 199
- 200 to 499
- 500 or More

Notes:
 1. Anything in yellow means that household growth was removed from the TAZ by SCAG.
 2. Anything in red means household growth was added to the TAZ.
 3. Data shown by Traffic Analysis Zone (TAZ).

Differences in Population Growth 2016-2045 SCAG Growth Forecast Less OCP-2018 (Local Input)



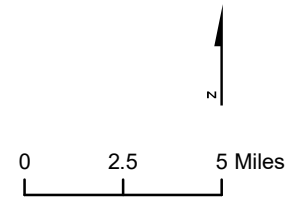
Legend

- Metrolink Stations
- SCAG Liveable Corridors
- 2045 Transit Priority Area
- SCAG Job Centers
- 2045 HQTA
- City Boundary
- Freeways

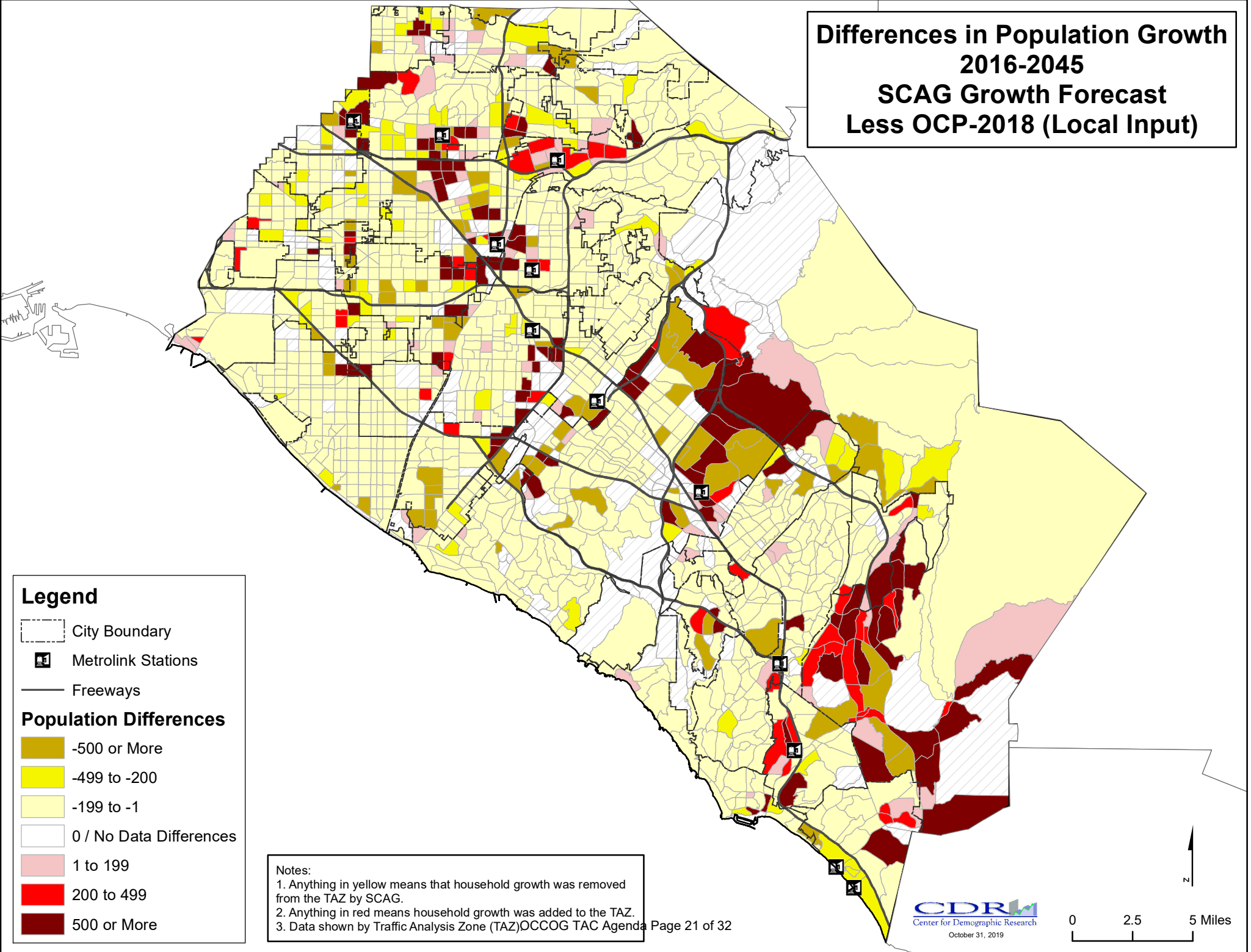
Population Differences

- 500 or More
- 499 to -200
- 199 to -1
- 0 / No Data Differences
- 1 to 199
- 200 to 499
- 500 or More

Notes:
 1. Anything in yellow means that household growth was removed from the TAZ by SCAG.
 2. Anything in red means household growth was added to the TAZ.
 3. Data shown by Traffic Analysis Zone (TAZ)



**Differences in Population Growth
2016-2045
SCAG Growth Forecast
Less OCP-2018 (Local Input)**



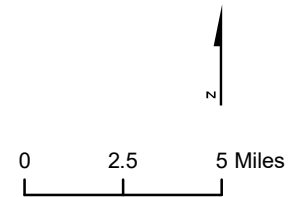
Legend

- City Boundary
- Metrolink Stations
- Freeways

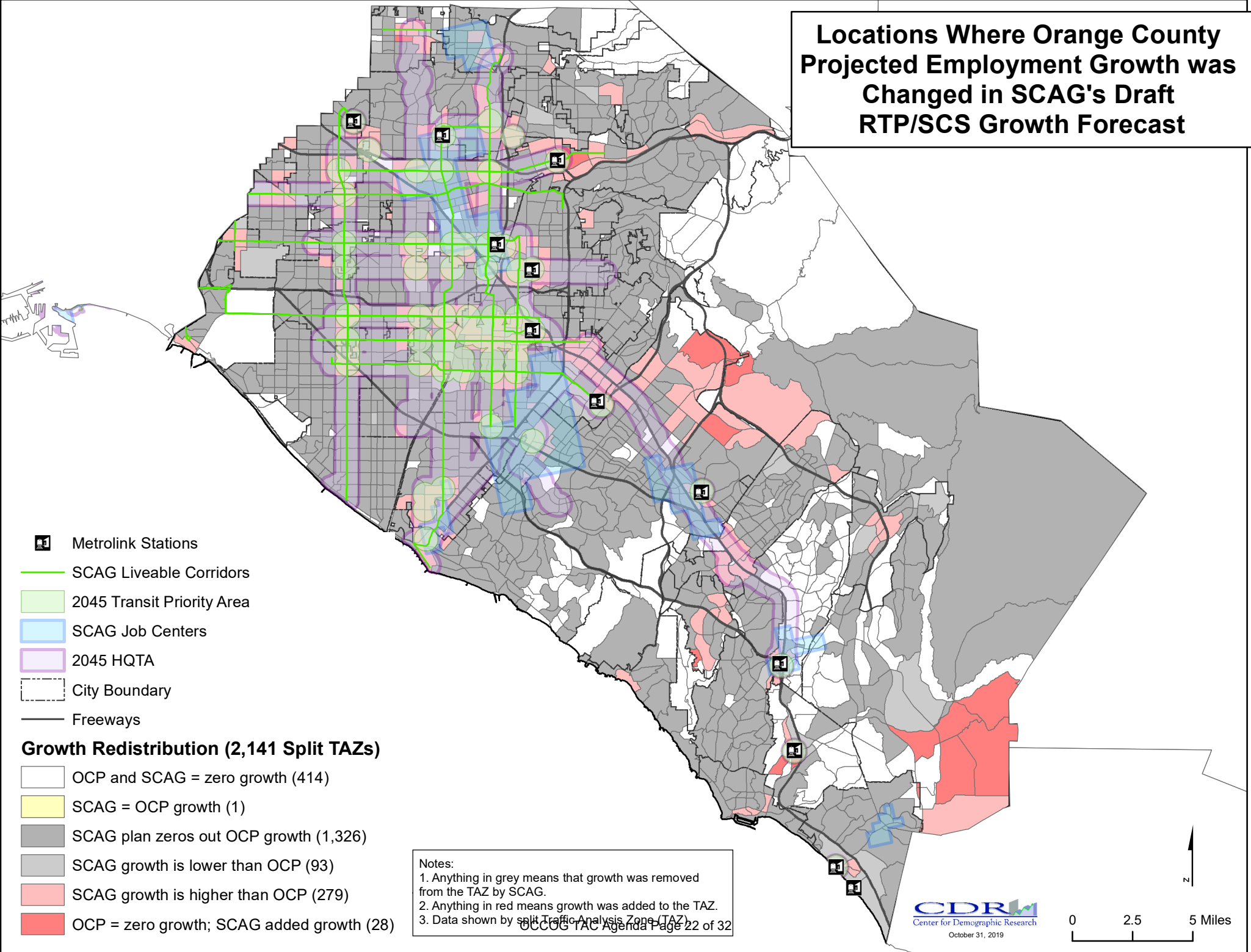
Population Differences

- 500 or More
- 499 to -200
- 199 to -1
- 0 / No Data Differences
- 1 to 199
- 200 to 499
- 500 or More

Notes:
 1. Anything in yellow means that household growth was removed from the TAZ by SCAG.
 2. Anything in red means household growth was added to the TAZ.
 3. Data shown by Traffic Analysis Zone (TAZ)



Locations Where Orange County Projected Employment Growth was Changed in SCAG's Draft RTP/SCS Growth Forecast



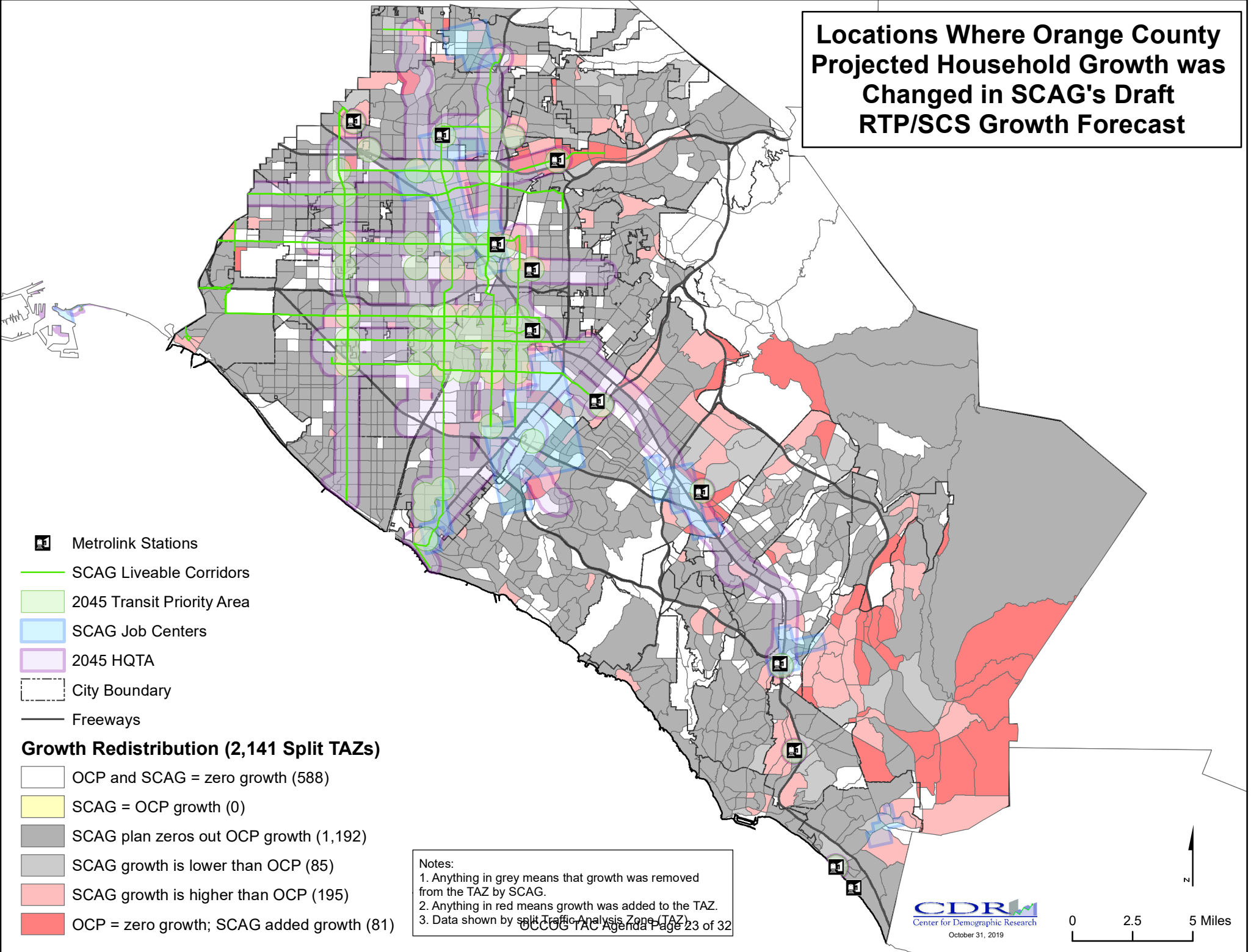
- Metrolink Stations
- SCAG Liveable Corridors
- 2045 Transit Priority Area
- SCAG Job Centers
- 2045 HQTA
- City Boundary
- Freeways

Growth Redistribution (2,141 Split TAZs)

- OCP and SCAG = zero growth (414)
- SCAG = OCP growth (1)
- SCAG plan zeros out OCP growth (1,326)
- SCAG growth is lower than OCP (93)
- SCAG growth is higher than OCP (279)
- OCP = zero growth; SCAG added growth (28)

Notes:
 1. Anything in grey means that growth was removed from the TAZ by SCAG.
 2. Anything in red means growth was added to the TAZ.
 3. Data shown by split Traffic Analysis Zone (TAZ).

Locations Where Orange County Projected Household Growth was Changed in SCAG's Draft RTP/SCS Growth Forecast



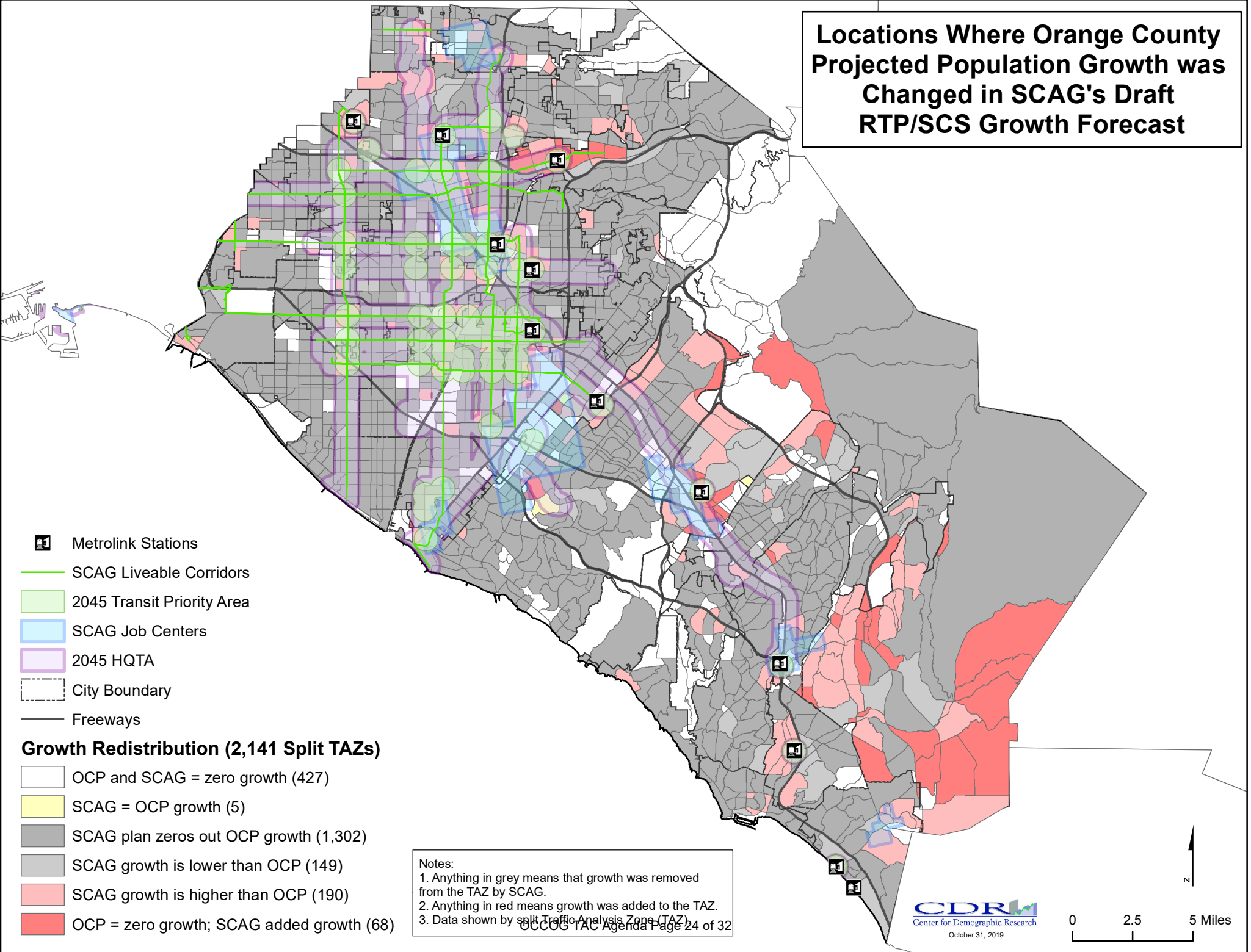
- Metrolink Stations
- SCAG Liveable Corridors
- 2045 Transit Priority Area
- SCAG Job Centers
- 2045 HQTA
- City Boundary
- Freeways

Growth Redistribution (2,141 Split TAZs)

- OCP and SCAG = zero growth (588)
- SCAG = OCP growth (0)
- SCAG plan zeros out OCP growth (1,192)
- SCAG growth is lower than OCP (85)
- SCAG growth is higher than OCP (195)
- OCP = zero growth; SCAG added growth (81)

Notes:
 1. Anything in grey means that growth was removed from the TAZ by SCAG.
 2. Anything in red means growth was added to the TAZ.
 3. Data shown by split Traffic Analysis Zone (TAZ).

Locations Where Orange County Projected Population Growth was Changed in SCAG's Draft RTP/SCS Growth Forecast



- Metrolink Stations
- SCAG Liveable Corridors
- 2045 Transit Priority Area
- SCAG Job Centers
- 2045 HQTA
- City Boundary
- Freeways

Growth Redistribution (2,141 Split TAZs)

- OCP and SCAG = zero growth (427)
- SCAG = OCP growth (5)
- SCAG plan zeros out OCP growth (1,302)
- SCAG growth is lower than OCP (149)
- SCAG growth is higher than OCP (190)
- OCP = zero growth; SCAG added growth (68)

Notes:
 1. Anything in grey means that growth was removed from the TAZ by SCAG.
 2. Anything in red means growth was added to the TAZ.
 3. Data shown by split Traffic Analysis Zone (TAZ).

Accessory Dwelling Units (ADU)



SDC 11/6/2019

DRAFT- looking for feedback from agencies on clarification to new legislation, things missed, and any other new questions or issues that have arisen.

ADU Legislation in 2016

- 4 pieces of legislation passed in 2016
 - Effective January 1, 2017
 - Encourage additional rental housing (cannot be sold separately from primary housing unit)
 - Streamline approval processes & setting form standards
 - Renders null and void local ordinances if they have not been updated; i.e. ADUs are allowed anywhere there is a single family home unless ordinance is updated.
- Accessory Dwelling Units (ADUs)- a.k.a. second units, granny flats, in-law units, casitas...
 - Two types: ADU & JADU (junior accessory dwelling unit)
 - Four forms: detached ADU; attached ADU; and repurposed space ADU & JADU

What's New Since 2017?

- AB 494 (2017)
 - No setback required for existing garage converted to a portion of an ADU.
 - Parking requirements for ADUs may not exceed one parking space per unit or per bedroom, whichever is less.
 - Removes prohibition on specified offstreet parking where that parking is not allowed anywhere else in the jurisdiction.
 - Replacement parking standards overridden by 2019 legislation
- SB 229 (2017)
 - Authorizes local agencies
 - to allow ADUs in single-family or multifamily areas.
 - prohibit the sale or other conveyance of the unit separate from the primary residence.
 - ADU connection fees or capacity charges may not be charged for special districts and water corporations.
 - Replacement parking standards overridden by 2019 legislation

What's New Since 2017?

■ AB 68- Approved 2019

- Permits 2 ADUs on lots with single-family homes
- Permits multiple ADUs on lots with multi-family homes
- Prohibits:
 - Minimum lot sizes
 - Maximum dimensions for an ADU that do not allow:
 - 850 sq. ft for an ADU with 1 or fewer bedrooms
 - 1,000 sq. ft for an ADU with 2 or more bedrooms
 - Requiring a set-back for an ADU built within an existing structure (ADU-R) or a new structure in the same footprint
 - Requiring more than a 4-foot setback for all other ADUs
 - Requiring replacement parking when parking is demolished to create an ADU

■ SB 13- Approved 2019

- Similar provisions as AB 68 plus
- Authorizes a local agency to count ADUs as part of their housing element

What's New Since 2017?

- AB 670- Approved 2019
 - Cannot prevent ADU as long as construction meets state requirements, includes HOA CC&Rs
- AB 881- Approved 2019
 - Overrides any owner-occupancy requirement through 1/1/2025
 - Prohibition of imposing additional parking standards for dwellings that are within ½ mile of transit service
 - Local agencies can only consider adequacy of water and sewer services and the impact of ADUs on traffic flow and public safety as part of permitting process.
- AB 69- (pending 2019–2020 regular session)
 - New small building standards that allow for small kitchens and bathrooms with small appliances
 - Defines small home as:
 - an ADU of less than 800 sq. ft.
 - a JADU
 - any other attached dwelling unit under 800 sq. ft.

Table 1

REQUIREMENTS	ADU- Detached (ADU-D)	ADU- Attached (ADU-A)	ADU- Attached; repurposing of existing space (ADU-R)	JADU- Attached; repurposing of existing space (JADU)
Activity Type	New construction	New construction; addition to existing structure	Conversion; conversion of existing space	Conversion; conversion of existing space
Lot/existing structure	Single family residence on SF or MF lot	Single family residence on SF or MF lot	Single family residence on SF or MF lot	Must be within existing SF residence on SF zoned lot
Maximum ADU Size	1,200 square feet	50% of living area up to 1,200 square feet	No size limits	500 square foot maximum
Kitchen	Required	Required	Required	Required: efficiency kitchen
Bathroom	Required	Required	Required	Not required; shared bath with primary residence is allowed
Separate Entrance	Jurisdiction may require	Jurisdiction may require	Required	Required
Parking	Depends, parking may be eliminated and cannot be required under specified conditions	Depends, parking may be eliminated and cannot be required under specified conditions	No, parking cannot be required	No, parking cannot be required
Prohibition on ADU Sale	Yes	Yes	Yes	Yes
Ministerial Approval Process	Yes	Yes	Yes	Yes

Questions/Issues

- Artificial change in the makeup of a jurisdiction's housing stock if SF units are reclassified as MF
- Reclassifying SF units as MF will affect traffic modeling and household sizes
- These are accessory units by definition. Shouldn't the primary use of the lot and structure be retained and then separately track ADUs?
- Doesn't reclassification of SF to MF create a legal, non-conforming unit (i.e. multifamily on SF lot)? Isn't this in conflict with the legislation when it talks about consistency with general plan and zoning designations for lots?
- Will ADUs really create more housing stock or is this an artificial increase in units, except when a new detached structure is added?
- What will the effect of ADUs be on things such as utilities, parking, schools, emergency response...?
- Can HOAs/CC&Rs prohibit ADUs?- no longer as of 9/2019
- LUCA will be key in helping to identify ADUs.

Questions/Issues *(continued)*

- Census will count ADUs even if they aren't permitted
 - It is best to have unique address identifier for ADUs- different #, A/B unit ½
 - Census housing units are self-reported, so describing unit type isn't consistent
 - There is no formal process for “removing” an ADU from the housing stock if not in use or if new homeowner doesn't use the ADU or absorbs it back into original structure. If there is no response during the Decennial Census, they may not count the ADU as a separate unit and unit would “go away”.
- There is no consistent numbering/addressing standards for ADU units across jurisdictions, and sometimes within jurisdictions. Agencies would prefer a consistent identifier process.
- There was recognition by all agencies that the technical/definitional conversion of SF units to MF units by adding an ADU to a SF structure may cause down-the-line issues such as changing the character of a jurisdiction by creating legal non-conforming units, changing the nature of a jurisdiction's housing mix, and traffic modeling results.