

Westside Development Constraints Cost and
Land Use Regulation Policy Actions Project
WSCCOG Board Meeting

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Agenda

1. Project Methodology
2. Task Findings and WSCCOG Collective Actions
3. Next Steps
4. Q&A

Project Methodology

Task 1.2 Comprehensive Development Costs Database

- Reviewed hard construction costs, soft construction costs, land costs for the subregion.

Task 1.3 Development Constraints Analysis

- Conducted a desktop review of the entitlements/permitting process and a review of the zoning code and development standards in each city.
- Interviewed 5 individuals in residential development in the WSCCOG subregion.

Task 1.4 Housing Production Policy Best Practices

- Researched and reviewed best practices from around the U.S. and world.

Task 1.5 On-Call TA for Drafting /Amending Existing Ordinances

- Raimi & Associates is leading the outreach to understand individual needs of the cities.

Task 1.2: Costs Database Findings

Hard Costs

- ADUs are expensive to build because a lack of economies of scale.
- Cost savings with wood-framed modular and mass timber projects.
 - Some concerns about supply chain and additional regulations.
 - Time savings with modules built in a controlled factory setting.
- Parking is expensive - \$48,000 direct costs for an underground stall.

Land Costs

- Land sales comp in the WSCCOG subregion are significantly higher than the city average and over double the county average.

Soft Costs

- Many cities had similar costs for impact fees and permit/plan check fees; some cities have additional fees, including affordable housing linkage fees, transportation fees.



Source: Arup

Task 1.3: Findings from the Desktop Review

- **Development Process**

- Many cities offer pre-submittal meetings, point of contacts, virtual submissions and review.
- Some of the impact and permitting/plan check fees are difficult to find.
- Architectural Review/Design Commission review requirements and standards can be unclear.

- **Zoning, Codes, Regulations**

- Some design standards can inhibit the feasibility of new development (unit sizes, open space requirements, height requirements).
- Parking requirements are high.

Task 1.3: Findings from the Interviews

Market Rate/Affordable Developers and Land Use Consultants

- Specific Plans can be more restrictive making development harder.
- Density seems too low in certain corridors.
- Design guidelines and review process are not always transparent.
- Important to expand the number of projects that can be approved by-right.
- Still, it takes 18 months to 2 years to reach the permitting process for by-right projects:
 - Design review can add 3-6 months.
 - High level of detail in the project application requires developers to engage additional consultants and specialists earlier on in the process.

Task 1.3 Feasibility Scorecard - DRAFT

Policy Action	Impact on Development	Beverly Hills	Culver City	Los Angeles	Santa Monica	West Hollywood	WSCCOG Subregion
1. Entitlements Process							
Predevelopment meetings	Accelerate Housing Development	●	●		●		
Expedited processing	Accelerate Housing Development		●		●	●	
Development fee waiver or deferral of fees	Reduce Rental Rates	●	●	●	●		
Improve technology	Accelerate Housing Development		●				
Develop turnaround time standards	Accelerate Housing Development	●	●	●	●	●	
Assign a case manager	Accelerate Housing Development		●		●		
Objective Architectural/Design Review Board standards	Accelerate Housing Development	●			●		
Clear processes and expectations	Accelerate Housing Development	●	●	●	●	●	●
2. Permitting Processes							
Explore parallel permitting	Accelerate Housing Development	●	●		●	●	
Improve technology	Accelerate Housing Development		●		●		
Expedited permitting for 100% Affordable Housing projects	Accelerate Housing Development	●	●	●	●	●	●
3. CEQA							
Ensure projects are ministerial	Accelerate Housing Development	●	●	●	●	●	●
CEQA streamlining	Accelerate Housing Development	●	●	●	●	●	●
4. Increase Density							
Increase density in targeted areas of the city	Increase Total Units	●	●	●	●	●	
Provide a density target and penalty	Increase Total Units	●	●	●	●	●	
Offer ministerial Density Bonuses above the state bonus	Increase Total Units	●	●				
Create a regional approach to cross jurisdiction corridors	Increase Total Units	●	●	●	●	●	●
5. Objective Design Standards							
Strategic Specific Plans	Increase Total Units	●	●	●	●	●	
Objective Design Standards	Increase Total Units	●	●	●	●	●	●
Eliminate minimum parking requirements	Reduce Rental Rates	●	●	●	●	●	●
Reduce the minimum unit size requirements	Reduce Rental Rates	●	●				
Increase height limits	Increase Total Units	●	●	●	●	●	
Clear historic process	Accelerate Housing Development	●	●	●	●	●	●
6. Support Affordable Housing Pipeline							
Regional Inclusionary Housing Requirement	Increase Affordable Housing Units						●
Regional Affordable Housing Trust Fund	Increase Affordable Housing Funding		●			●	●
Incentives for residential development	Increase Total Units	●	●	●	●	●	
Remove the retail requirement for new developments	Increase Total Units	●	●	●	●	●	

Task 1.3 – WSCCOG Collective Actions

- **Entitlement Process**
 - Clear processes and expectations
- **Permitting Process**
 - Expedited permitting for 100% Affordable Housing projects
- **CEQA**
 - Ensure projects are ministerial
 - CEQA streamlining
- **Increase Density**
 - Create a regional approach to cross jurisdiction corridors

Task 1.3 – WSCCOG Collective Actions

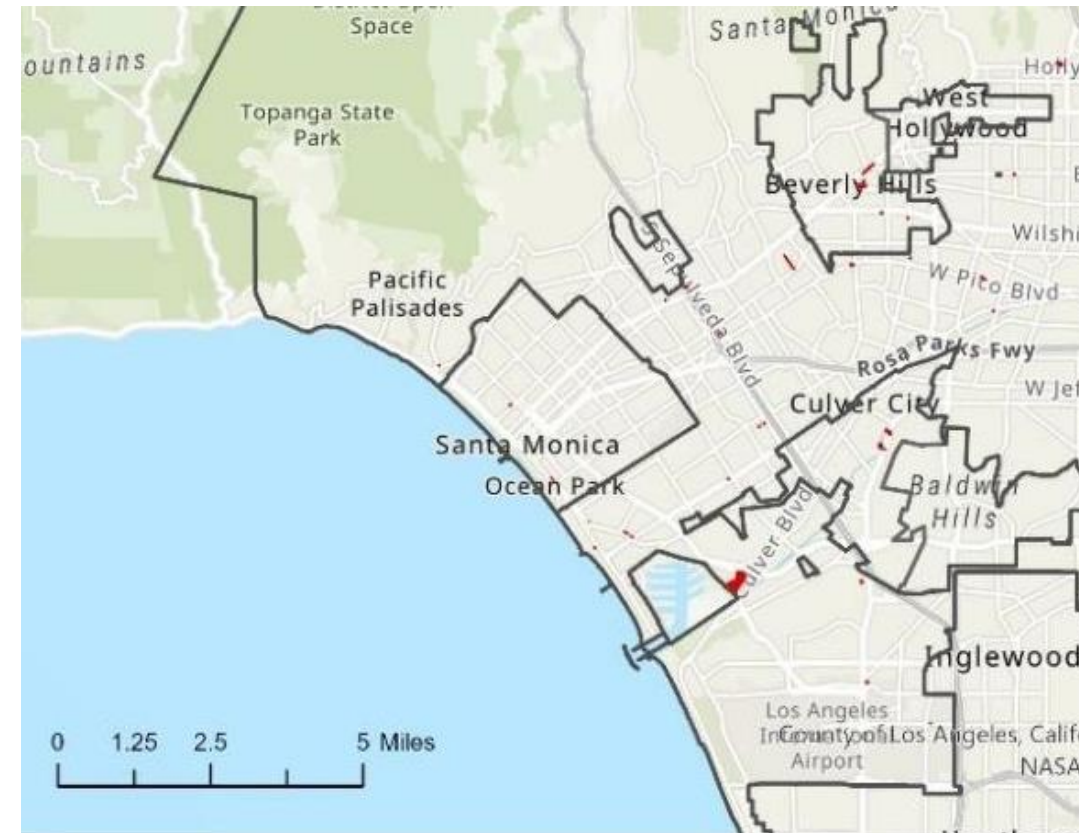
- **Design Standards**
 - Objective Design Standards
 - Eliminate minimum parking requirements
- **Support Affordable Housing Pipeline**
 - Regional Inclusionary Housing Requirement
 - Regional Affordable Housing Trust Fund

Task 1.4 – Best Practices Findings

Research demonstrates that cities should implement a comprehensive housing strategy:

- Proactively *up-zone* areas with underutilized parcels.
- Simplify and streamline the *ADU* process and provide pre-approved plans.
- *Modular* projects deliver housing faster and at lower price points.
- *Tax incentives* can create funding and affordable units.
- Waive/defer development *impact fees*.

Vacant land in the WSCCOG subregion



Source: Arup

Task 1.4 Feasibility Scorecard - DRAFT

Policy Action	Impact on Housing Development	Beverly Hills	Culver City	Los Angeles	Santa Monica	West Hollywood	WSSCOG Subregion
1. Policy							
Land strategies	Increase Total Units	●	●	●	●	●	
Incentivize development near existing/future transit	Increase Total Units	●		●		●	
Zoning code reform	Increase Total Units	●	●	●	●	●	●
Regional and state collaboration	Increase Total Units						●
Vacancy Tax	Increase Affordable Housing Funding	●	●	●	●	●	
Multi-Family Tax Exemption Program	Reduce Rental Rates	●	●	●	●	●	
2. Found Land							
Underutilized Land							
Set affordability targets for sites	Increase Affordable Units	●	●	●	●	●	
Flexible redevelopment of shopping centers	Increase Total Units	●	●	●	●	●	●
Proactively upzone commercial corridors	Increase Total Units	●	●	●	●	●	
Waive fees for sub-dividing and lot consolidation	Increase Total Units	●	●	●	●	●	
Require protections for existing residents	Increase Affordable Housing Units	●	●	●	●	●	
ADUs							
Identify an ADU team or staff lead	Increase Total Units	●	●	●	●	●	●
Outreach and educational events	Increase Total Units	●	●	●	●	●	●
Provide pre-approved ADU plans	Increase Total Units	●	●		●	●	●
Allow more than 1 ADU on single family parcels	Increase Total Units	●	●	●	●	●	
Waive impact fees for structures over 750 sq. ft.	Reduce Rental Rates	●	●	●	●	●	
Amnesty program for un-permitted ADU's	Increase Total Units	●	●	●	●	●	
Increase height limits to allow for 2 story ADUs	Increase Total Units	●	●	●		●	
3. Innovations in Construction							
Mass Timber							
Advocate the State to update the building code and policies	Increase Total Units						●
Education of city staff and identify a mass timber lead	Increase Total Units	●	●	●	●	●	
Modular							
Ensure height limits allow for modular	Increase Total Units	●	●	●	●	●	
Advocate the State to update the building code and policies	Accelerate Housing Development						●
Education of city staff and identify a modular lead	Accelerate Housing Development	●	●	●	●	●	

Task 1.4 – WSCCOG Collective Actions

- Policy Actions

- Zoning code reform
- Regional and state collaboration

- Underutilized Land

- Flexible redevelopment of shopping centers

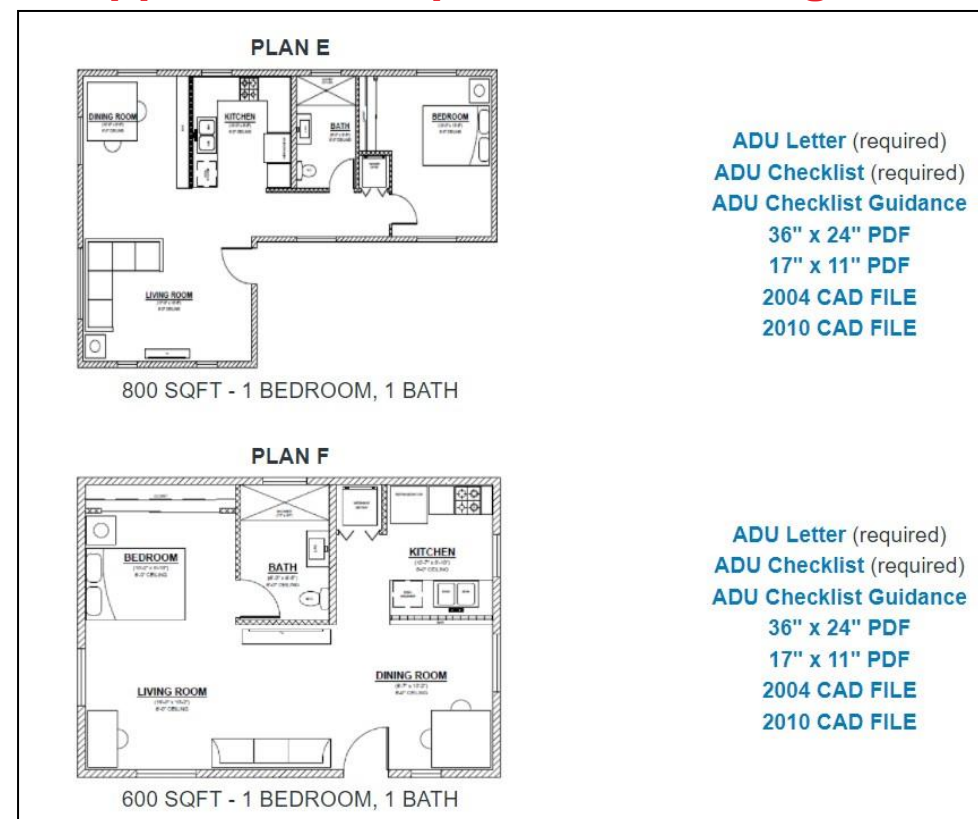
- Accessory Dwelling Units

- Identify an ADU team or staff lead
- Outreach and educational events
- Provide pre-approved ADU plans

- Innovations in Construction: Mass Timber & Modular

- Advocate the State to update the building code and policies

Pre-approved floor plans in San Diego County



Source: County of San Diego

Next Steps – Arup Team

Tasks 1.2 – 1.4

- Arup to address comments and will submit the final deliverables on June 30th.

Task 1.5: On-Call TA for Drafting New and/or Amending Existing Ordinances Update

- Raimi & Associates to complete outreach and conduct technical assistance:
 - Beverly Hills - Revisions to the Multifamily zoning code
 - Santa Monica - Alignment with SB9
 - Culver City
 - West Hollywood

Questions?

ARUP