

DATE: June 7, 2022

TO: Westside Cities Council of Governments Board

FROM: Westside Cities Council of Governments Staff

SUBJECT: Metro Mobility Concept Plan for the 2028 Olympic and Paralympic Games
(REVISION)

Recommended Action

Approve the WSCCOG's recommended projects for the Metro Mobility Concept Plan for the 2028 Olympic and Paralympic Games.

List of Recommended Projects

- Express Lanes
 - I-405 ExpressLanes
- Mobility Hubs
 - Purple (D Line) Stations First Last Mile (FLM) and Mobility Hubs
 - Expo (E Line) Stations First Last Mile (FLM) and Mobility Hubs
 - **Culver City Transit Center Expansion (ADDED)**
- Bus Rapid Transit (BRT)
 - La Cienega Blvd/Jefferson Blvd BRT
 - Lincoln Blvd BRT
 - Sepulveda Blvd BRT
 - Wilshire Blvd BRT
 - Venice Blvd BRT
 - **Washington Blvd BRT (ADDED)**
- Electric Bus
 - Culver CityBus Battery Electric Bus/Vehicle Purchase and Facility Electrification
(ADDED)

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 1.4 Feasibility Scorecard - **DRAFT**

Policy Action	Impact on Housing Development	Beverly Hills	Culver City	Los Angeles	Santa Monica	West Hollywood	WSCCOG 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	●	●	●	●	●	