

Appropriate Infill

NEW PARTNERS FOR SMART GROWTH

FEBRUARY 4, 2012

MOTT SMITH



Civic Enterprise Associates LLC

Why don't we see more good infill projects already?





North Village Center Long Beach

- 6.3 acres
- 60 workforce townhomes
- 32,000 SF of retail
- Parking: 5/1,000 (retail). 2/unit (residential)



Design and urban values were new.

Approach to development was old.

Died in the wake of RDAs' demise

Took **over 20 years** to secure RDA funds
and assemble 45 (!) parcels.

Not replicable at scale.

Property **still vacant**.

Our challenge:

- 1. Make development possible without land assembly.**
- 2. Make development possible without (or with less) public funding.**

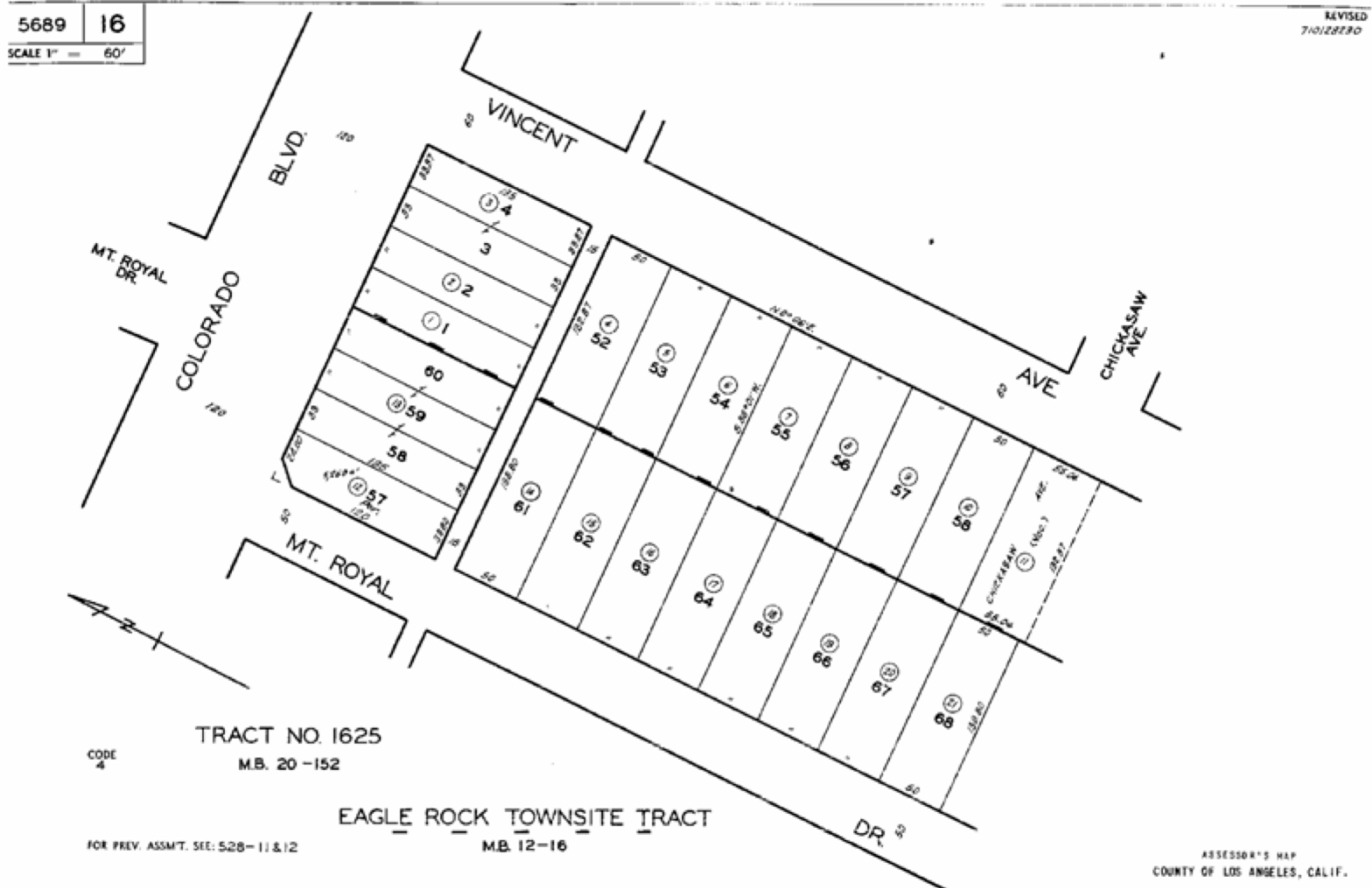
#1 Fix parking requirements

Typical Parking Requirements

- Retail: 4/1,000 SF
- Office: 2/1,000 SF
- Residential 1.5-2.5/unit
- Etc.

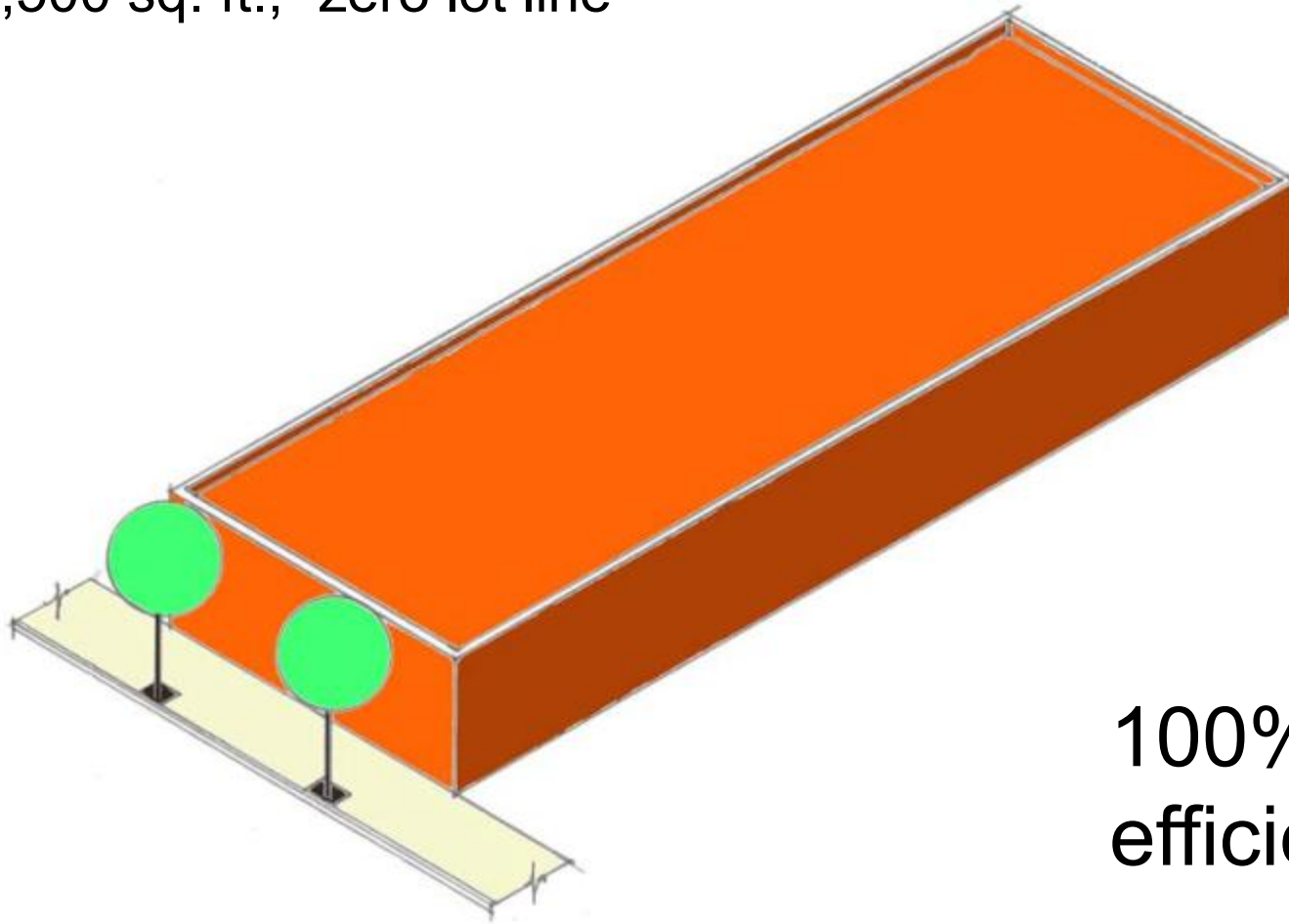
Typical Commercial Blvd. Parcels

County of Los Angeles: Rick Auerbach, Assessor



Typical Pre-WWII Building: Great Infill!

7,500 sq. ft., “zero lot line”

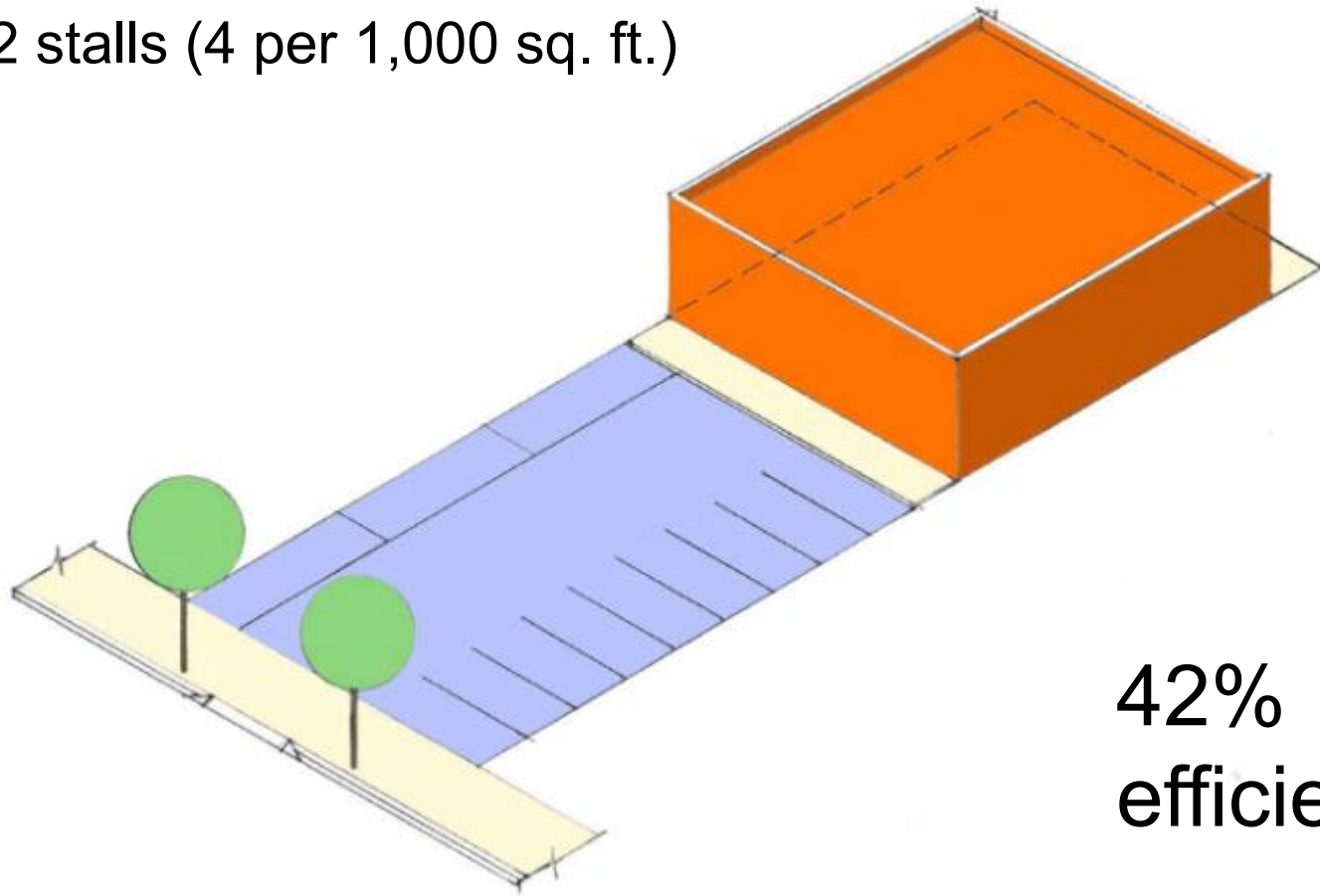


100%
efficiency

“By-Right” Retail Building:

3,125 sq. ft. (improvements)

12 stalls (4 per 1,000 sq. ft.)

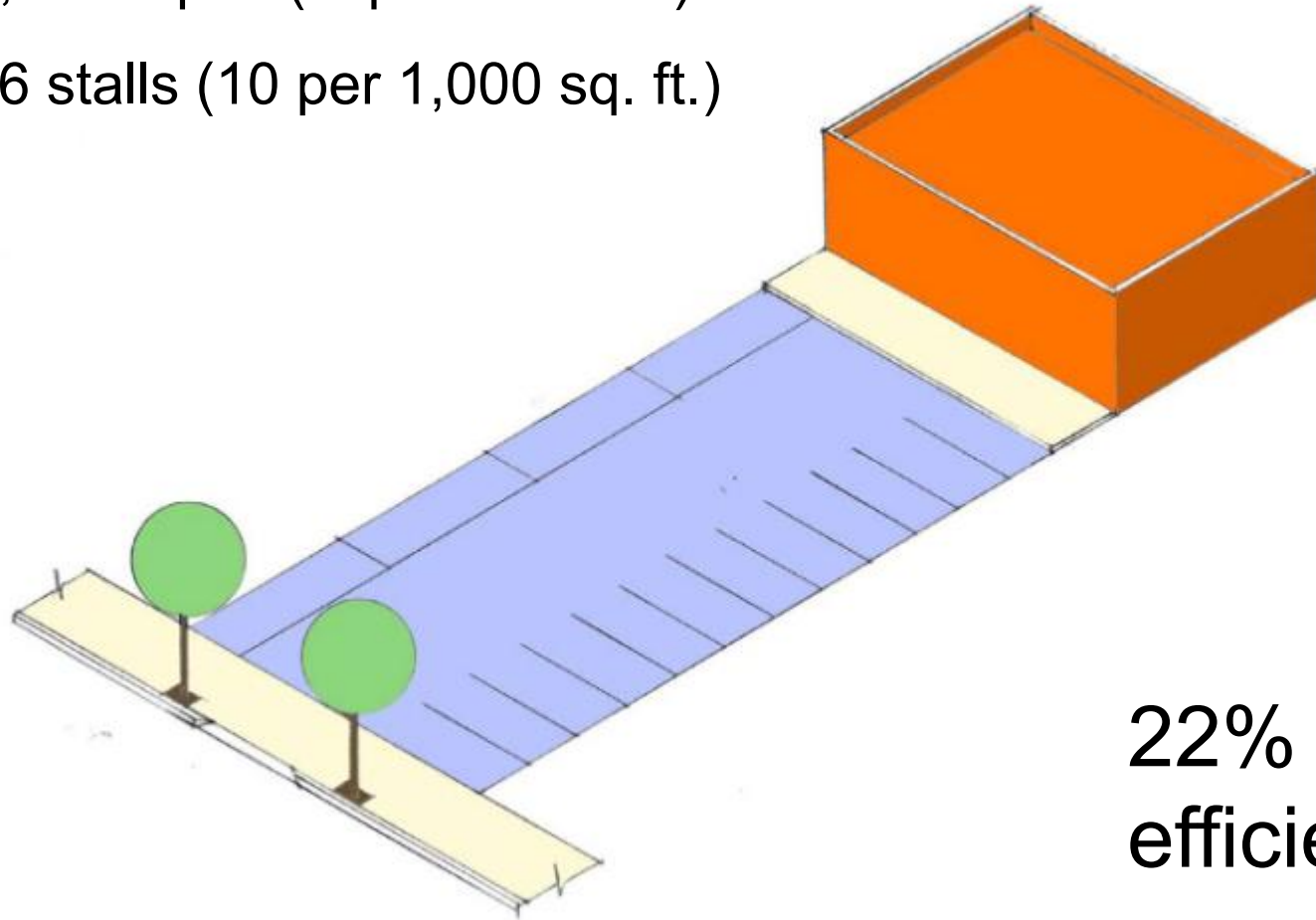


42%
efficiency

“By-Right” Restaurant Building:

1,665 sq. ft. (improvements)

16 stalls (10 per 1,000 sq. ft.)



22%
efficiency

What We Want (Discretionary)



What We Get (By Right)



Photos courtesy of Echo Park Valley Historical Society

What we want



Change of use from “main street” retail to restaurant



Sidewalk café on 50 x 150 lot



Zero-lot-line townhomes



Low-scale mixed-use

What we get



Convenience Store



“3 over 1” or “4 over 1”
Condo/Apt.



Auto Service



Drug Store

**How do people develop/reuse
single lots now?**

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Exposes applicants to extortion suits

Ratner's Deli

Reuse existing flooring store as a delicatessen,
one block from the home of a “serial petitioner.”

Beverlyconnection

Total Spaces 6 10

Upper Level 490

Promenade Level 1 12

Lower Level 1 12

Bakery
CAFE

1 JOHN B. MURDOCK (SBN48384)
2 ATTORNEY AT LAW
3 1209 PINE STREET
4 SANTA MONICA, CA 90405
5 TEL: (310) 450-1859
6 FAX: (310) 450-9818

7 Attorney for Petitioner:
8 BEVERLY WILSHIRE HOMES ASSOCIATION

CONFORMED COPY
ORIGINAL FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

NOV 12 2010

John A. Clarke, Executive Officer/Clerk
BY  Deputy
Nancy Alvarez

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 COUNTY OF LOS ANGELES

BS128995

11
12 BEVERLY WILSHIRE HOMES
13 ASSOCIATION,

14 Petitioner,

15 vs.

16 THE CITY OF LOS ANGELES; THE CITY
17 COUNCIL OF THE CITY OF LOS ANGELES;
18 CENTRAL AREA PLANNING COMMISON
19 OF THE CITY OF LOS ANGELES; MICHAEL
20 J. LOGRANDE, DIRECTOR, CITY PLANNING
21 DEPARTMENT; THE SUPERINTENDENT
22 OF BUILDING OF THE CITY OF LOS
ANGELES; and DOES 1 through 10,

Respondents.

Case No.

PETITION FOR WRIT OF MANDATE
AND INJUNCTIVE RELIEF
[CCP 1094.5, 1085, 1086, 526]

acknowledge, Developer shall pay attorney fees and related costs to BWA by cashier's check or wire transfer of immediately available funds as follows:

A. Developer shall pay to BWA Sixty-Two Thousand Dollars (\$62,000.00) within thirty (30) days of the Effective Date of this Agreement.

B. If the City approves the Revised Project, Developer shall pay to BWA and additional Seventy-Eight Thousand Dollars (\$78,000.00) within thirty (30) days following the final approval. If the City does not approve the Revised Project, the payment obligations in this sub-paragraph (B) are null and void, except as set forth in Sub-paragraph (C) below.

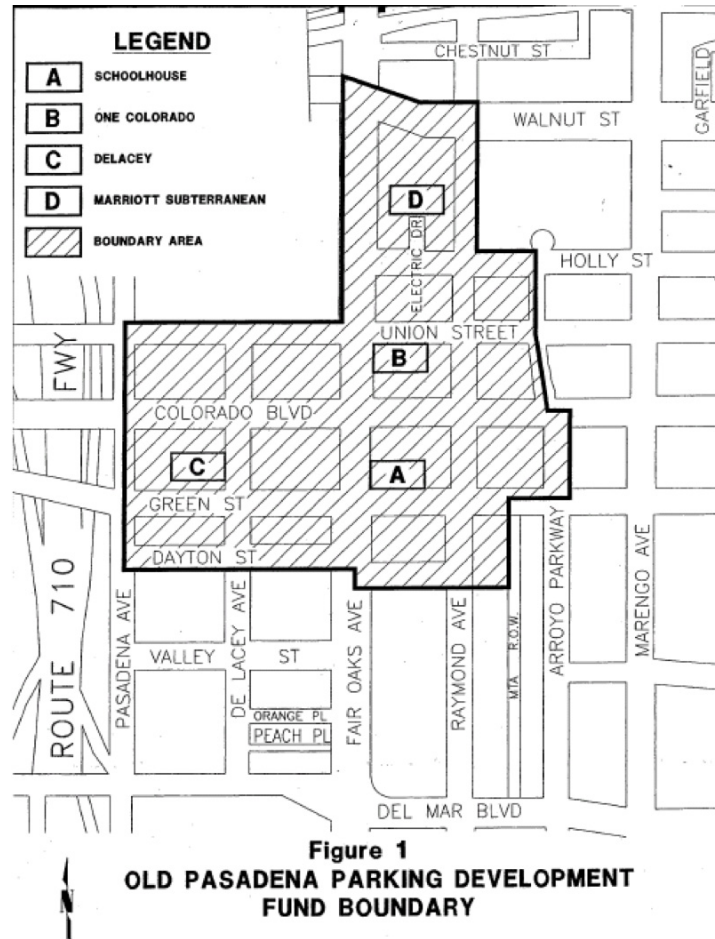
“Parking Credits”

- Born in Pasadena (ht Marsha Rood)
- Implemented on a pilot basis in L.A.
- Enabled in the West Hollywood General Plan Update

“Parking Credits”

- one credit satisfies one space requirement
- Building owners “lease” credits from the City.
- Creates “park once” neighborhoods, more efficient use of resources, less expensive and more predictable than alternatives.
- Better way to manage development and parking in destination districts

Old Pasadena Parking District



Old Pasadena



Source: www.railroadarchive.net/IA00_goldline.html

RECORDING REQUESTED BY
City of Pasadena

WHEN RECORDED MAIL TO:
City of Pasadena
Office of the City Clerk
100 N. Garfield Ave, Room 236
Pasadena, CA 91109

OLD PASADENA
ZONING PARKING CREDIT CONTRACT NO. _____

This Zoning Parking Credit Contract (hereinafter referred to as "Contract"), dated this _____, is entered into by and between the City of Pasadena (hereinafter referred to as "City"), and _____, owner, Zoning Parking Credit Contractor (hereinafter referred to as "Contractor").

RECITALS

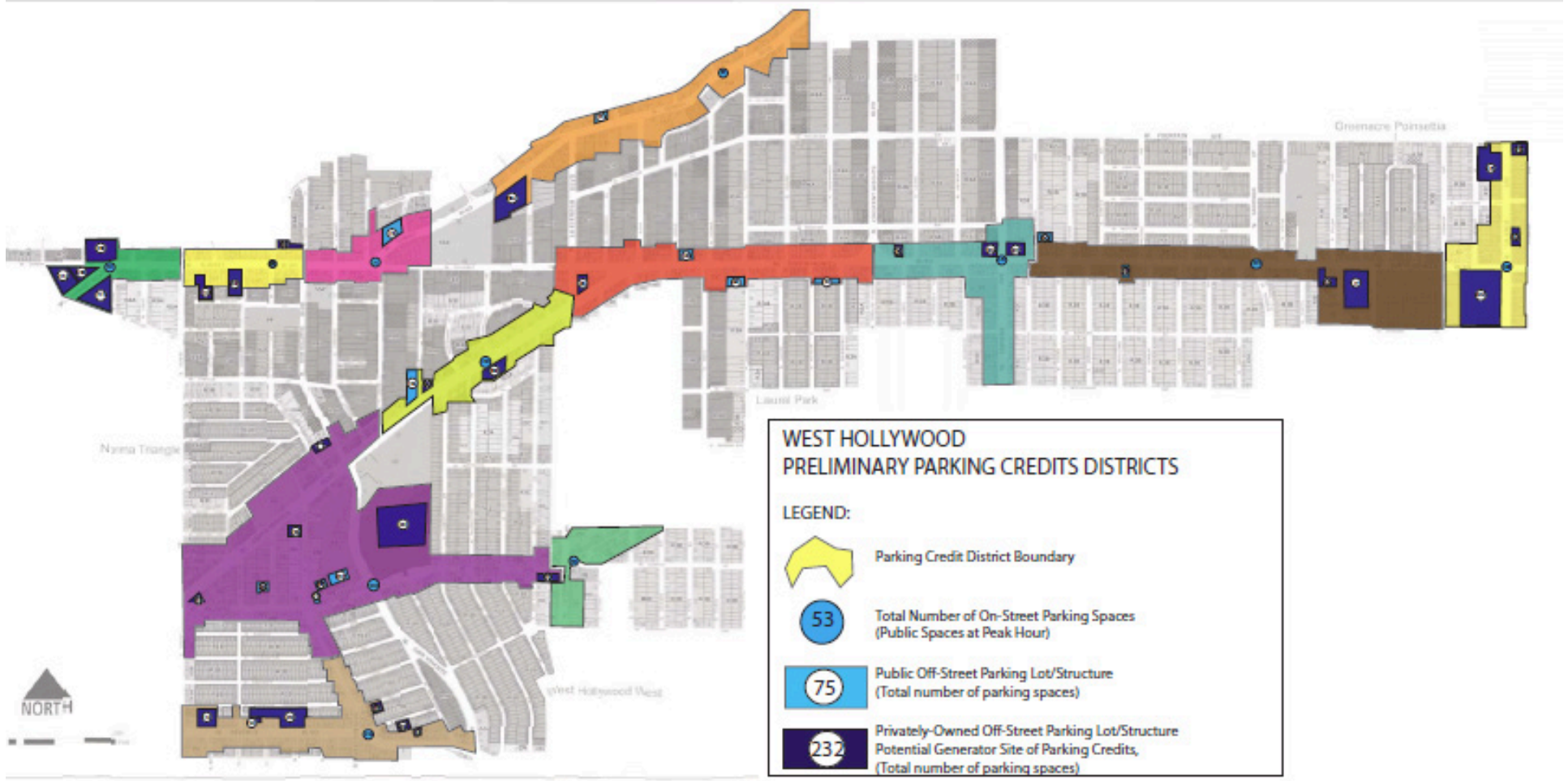
WHEREAS, the Contractor owns certain Property as more particularly described in Exhibit "A" to this Contract, attached hereto and incorporated by reference as if fully set forth herein (the "Property"); and

WHEREAS, Property is located within the Old Pasadena Parking Development Fund Boundary established by Resolution of the City Council; and

WHEREAS, the development planned for the Property (the development is hereinafter referred to as "Project") requires a certain number of parking spaces to satisfy the off-street parking requirements of the City of Pasadena Zoning Code in effect as of the date of this Contract (hereinafter referred to as "Zoning Code"); and

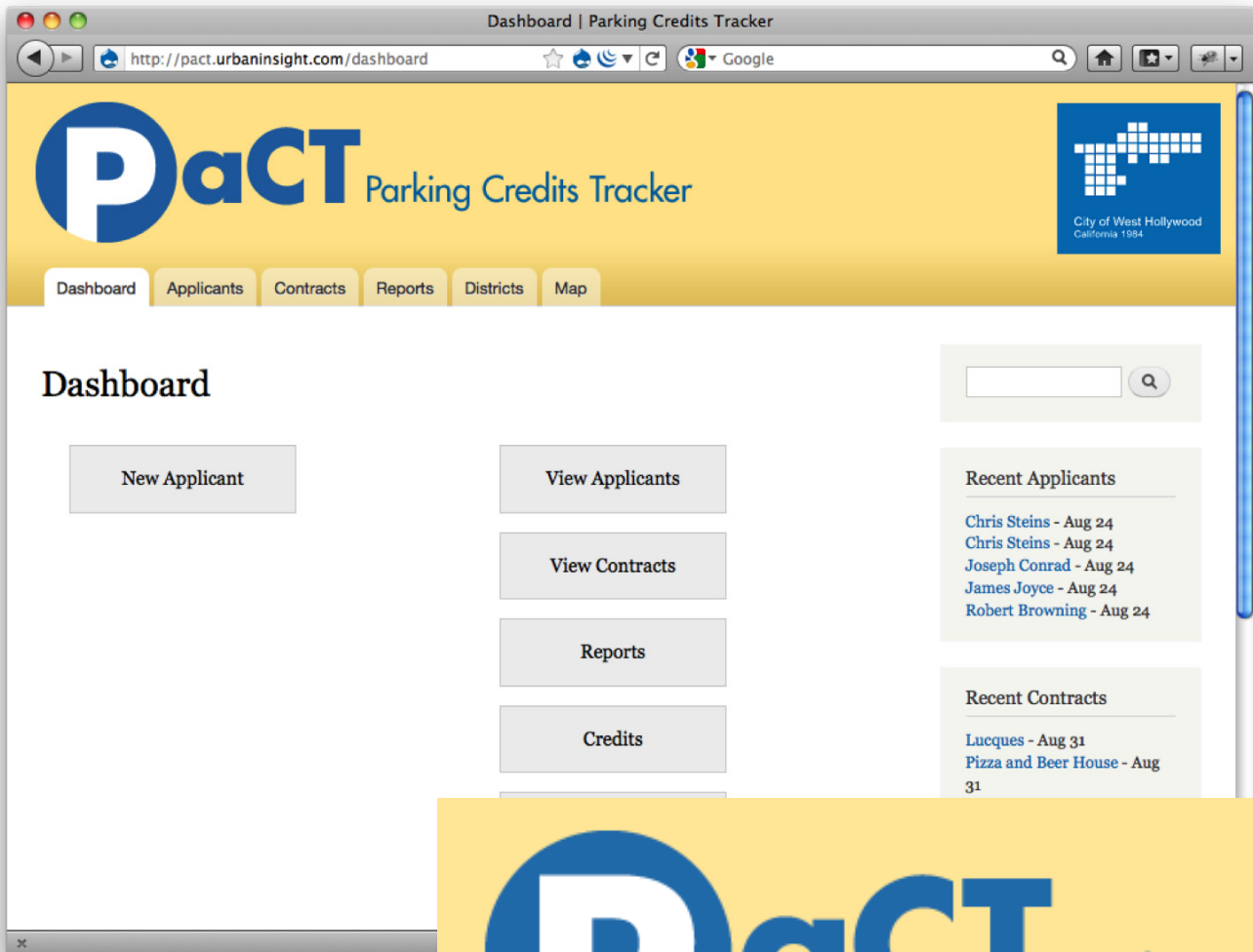
WHEREAS, the Contractor submitted Application No. _____ for Zoning Parking Credit spaces, dated _____, is attached hereto as Exhibit "B"; and

12 Districts



PaCT Parking Credits Tracker





Applicant: *Edit Applicant 8474 Melrose Ave*

View Edit

Location *

Applicant Information *

Business Information *

Property Owner Information

Billing Address

Applicant *

First Name *

James

Last Name *

Joyce

Title

Organization

Email Address

jj@example.com

Address *

Communicate

Contracts

Lucques (2012)

Lucques (2011)

Add a contract

User menu

- My account
- Log out

Create PCC

Permit Information *

Validations *

Permit Status

Physical Address *

8474 Melrose Ave

Use

Restaurant

District

District 2

Number of Credits *

10

Year (July 1 - June 30)

2012

Application date

Date

2011-08-29

E.g., 2011-08-29

Save Preview

Search

User menu



- My account
- Log out

Generate Reports

- Credit Renewal Letter
- Credit Expiration Letter
- Credit Acceptance Letter

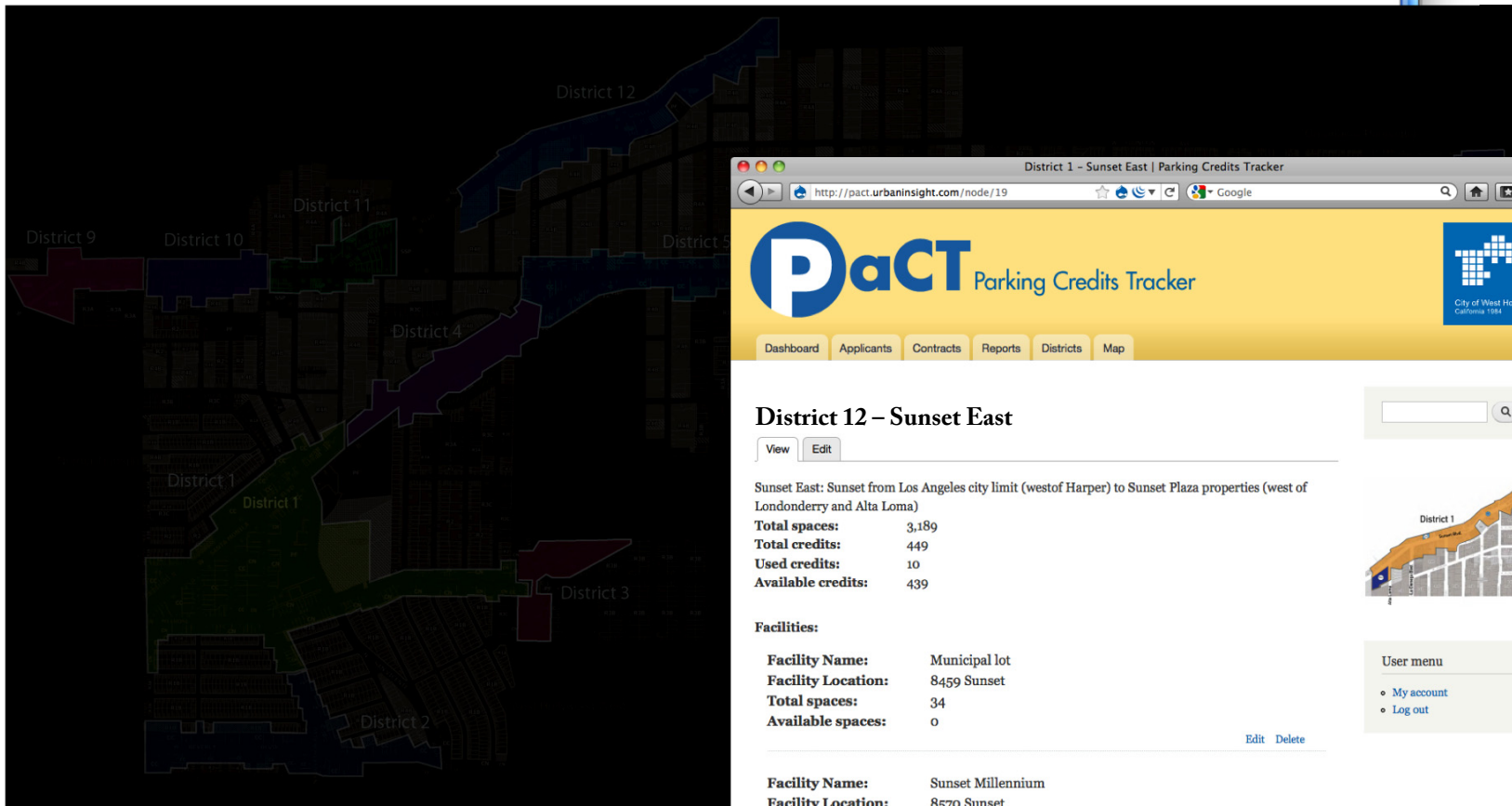
District Map | Parking Credits Tracker

http://pact.urbaninsight.com/node/48



City of West Hollywood
California 1984

Dashboard Applicants Contracts Reports Districts Map



District 1 - Sunset East | Parking Credits Tracker

http://pact.urbaninsight.com/node/19

City of West Hollywood
California 1984

Dashboard Applicants Contracts Reports Districts Map

District 12 - Sunset East

View Edit

Sunset East: Sunset from Los Angeles city limit (west of Harper) to Sunset Plaza properties (west of Londonderry and Alta Loma)

Total spaces:	3,189
Total credits:	449
Used credits:	10
Available credits:	439


Facilities:

Facility Name:	Municipal lot
Facility Location:	8459 Sunset
Total spaces:	34
Available spaces:	0

[Edit](#) [Delete](#)

Facility Name:	Sunset Millennium
Facility Location:	8570 Sunset
Total spaces:	962
Available spaces:	449

Search



User menu

- [My account](#)
- [Log out](#)

.io 1001x844

**But what if you don't have the money to build
parking structures?**

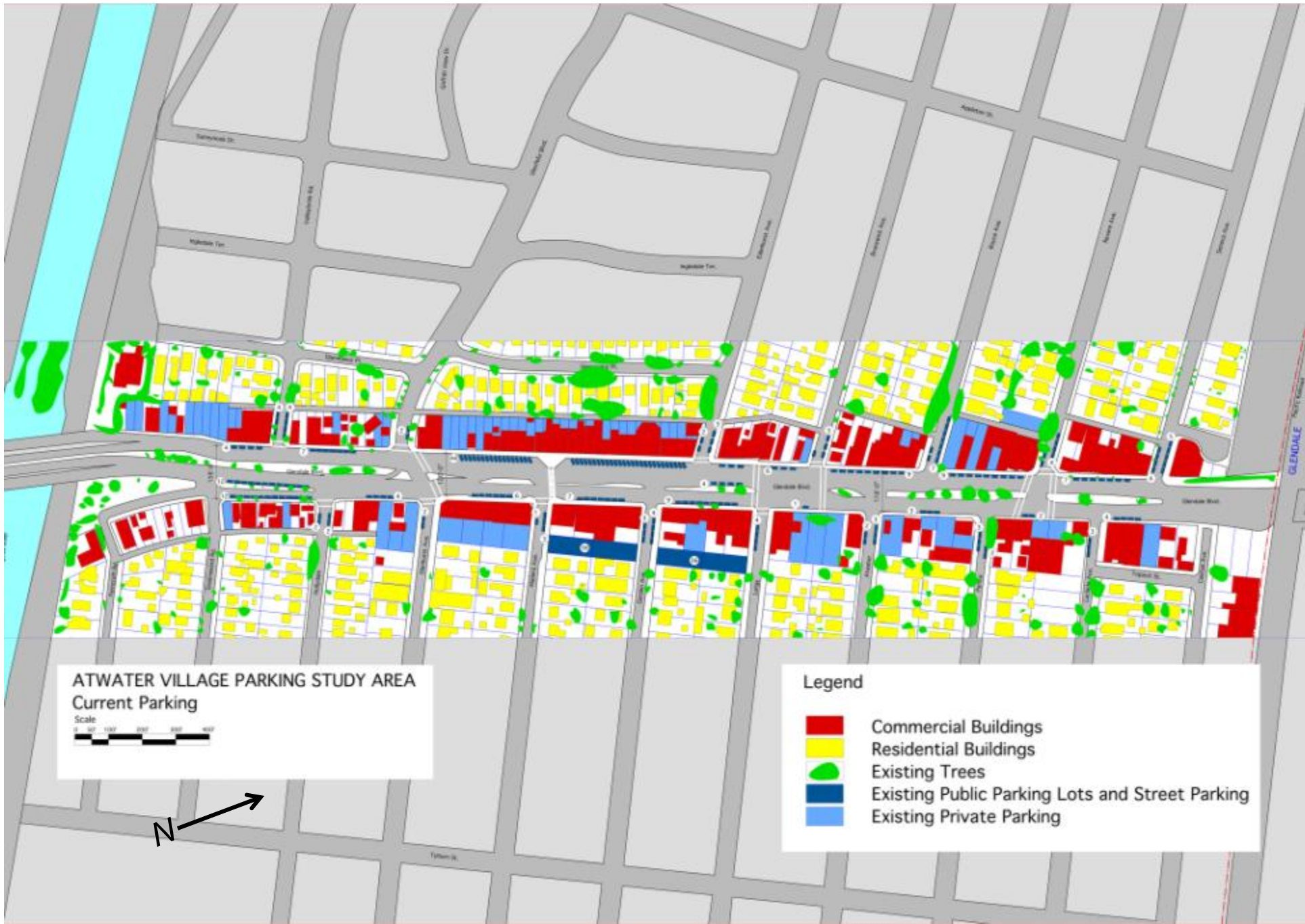


What We Want



What We Often Get





Parking Survey: Results

- Overall Occupancy (all hours):
47% (172 spaces)
- Highest Occupancy:
West side, weekday, after 6 p.m. (67%)
- Lowest Occupancy:
City Lots, weekend, after 6 p.m. (16%)

Summary of Recommendations

- How many parking credits?
 - Weekday-Day: 120
 - Weekday-Night: 110
 - Weekend-Day: 110
 - Weekend-Night: 150

Predictability and respect for legitimate resident concerns.

Ditto for businesses.

Ongoing City funding stream for real parking management and data collection.

Efficient use of resources.

#2 Legalize small lot development

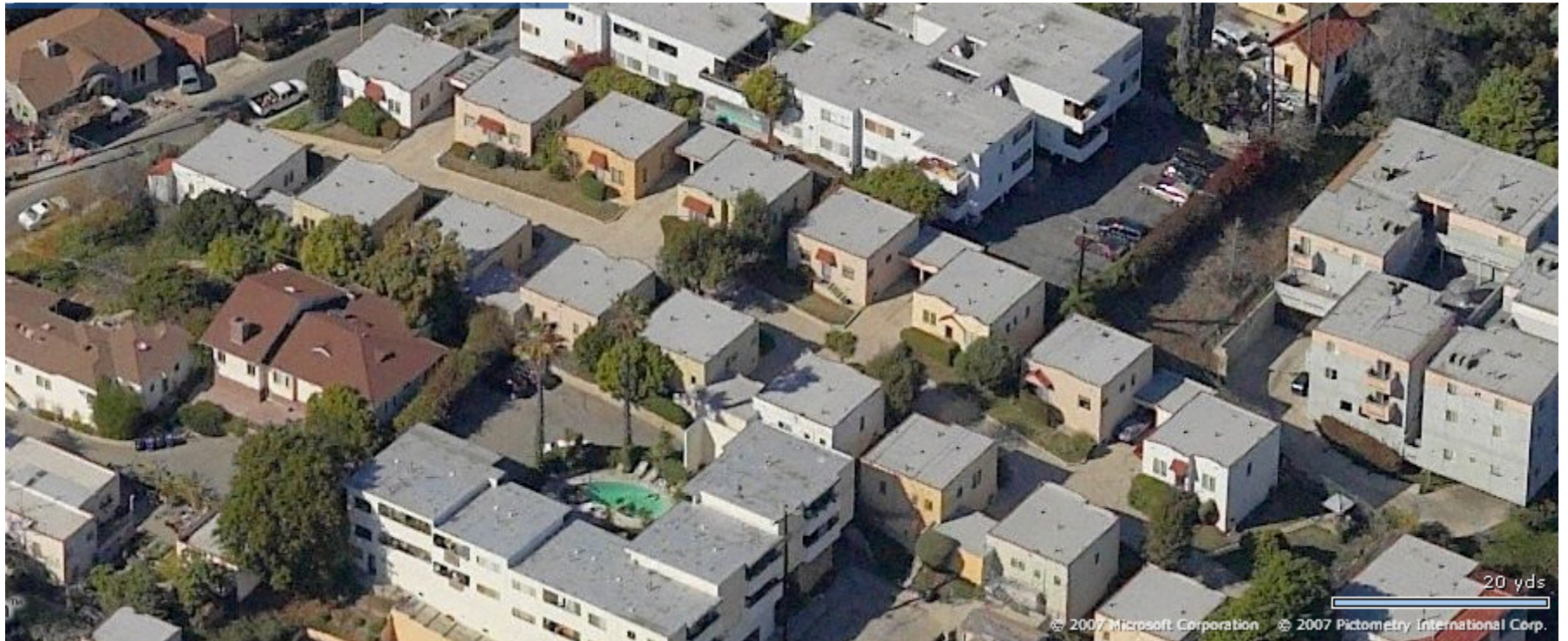
Zone	Use	Maximum Height		Required yards			Minimum Area		Minimum Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		

Multiple Residential

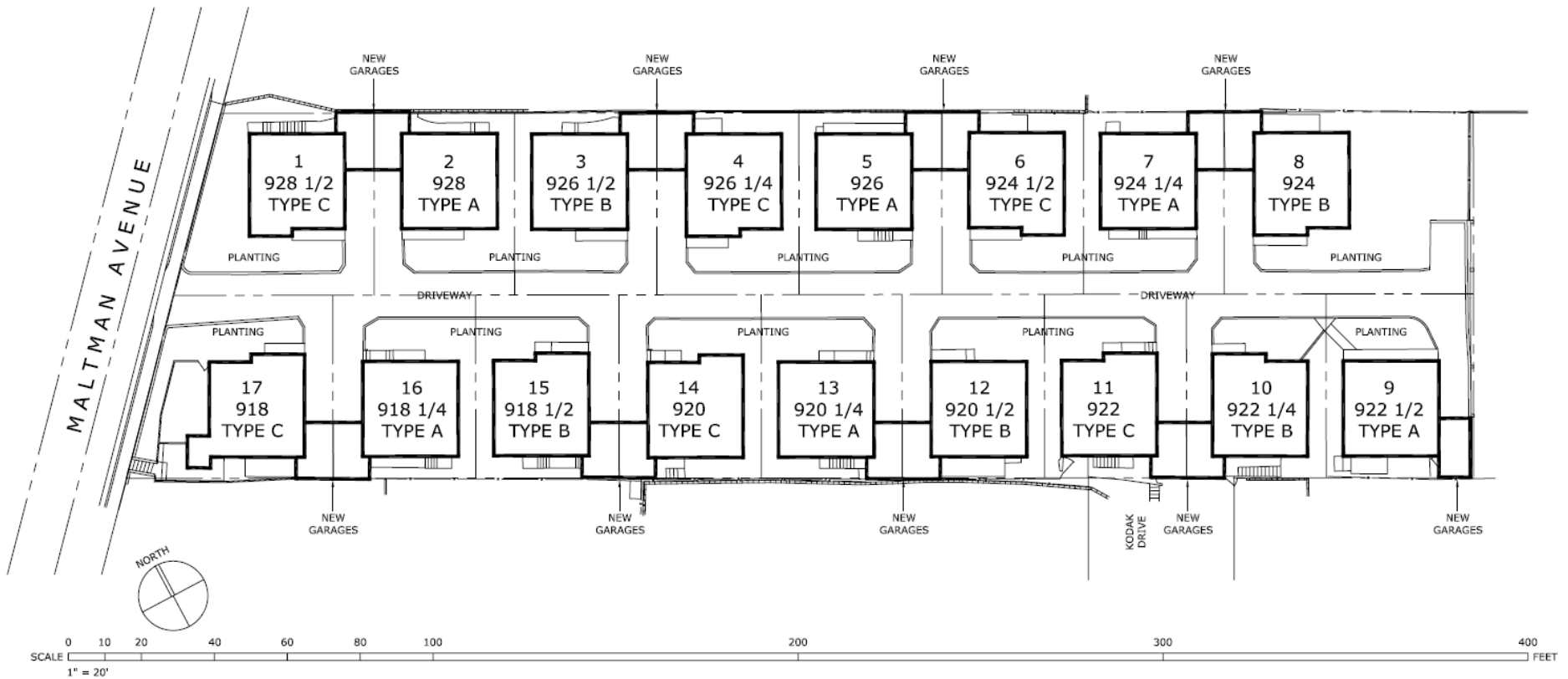
R2	Two-Family Dwellings R1 Uses, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 20 ft. max., but not less than prevailing	10% lot width 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 nd	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered	
RD1.5	Restricted Density Multiple Dwelling One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations			15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 nd , not to exceed 16 ft. *6		5,000 sq. ft.	1,500 sq. ft.			1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable
RD2							2,000 sq. ft.				
RD3								6,000			







Maltman bungalows pre-renovation, surrounded by newer mid-rise construction.
(local.live.com)



Site: 0.82 acres

Units: 17 (originally built in 1926)

Mix: 11 one-bed (~700 sq. ft.)
6 two-bed (~700 sq. ft.)

Zoning: RD2



Looking west towards Maltman Avenue along central driveway just prior to construction.



One of the bungalows prior to renovation.



Original attached garages prior to renovation.



Typical bathroom prior to renovation.



Typical kitchen and utility room prior to renovation.

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- 3. Sell below current entry-level pricing**

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2. 60% acquisition financing

3. 80% LTC construction loan

4. Single equity investor

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Montage of bungalows during renovation.



Looking west along central driveway during utilities trenching process.



Unsalvageable wooden windows and doors were documented and replaced with custom reproductions. Nearly all original hardware was restored.



Original garage rooflines were documented and reproduced in new construction. Note 6" air gap between the rebuilt structures.



Skilled craftsmen reproduced original stucco texture on rebuilt garages, each matching the unique finish of the attached bungalow.





Paint colors were chosen from a period-appropriate palette.

1342/21

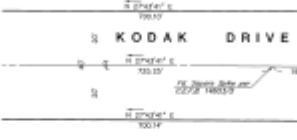
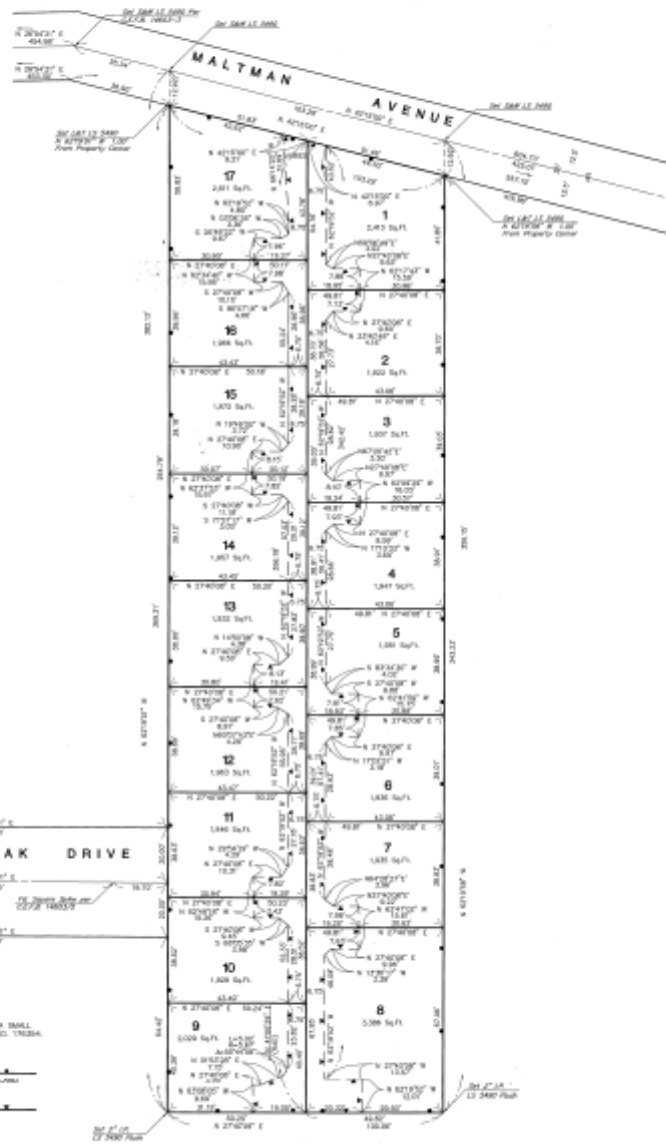
BOOK 1342 PAGE 21

SCALE: 1" = 20'

SHEET 3 OF 3 SHEETS

TRACT NO. 65891

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

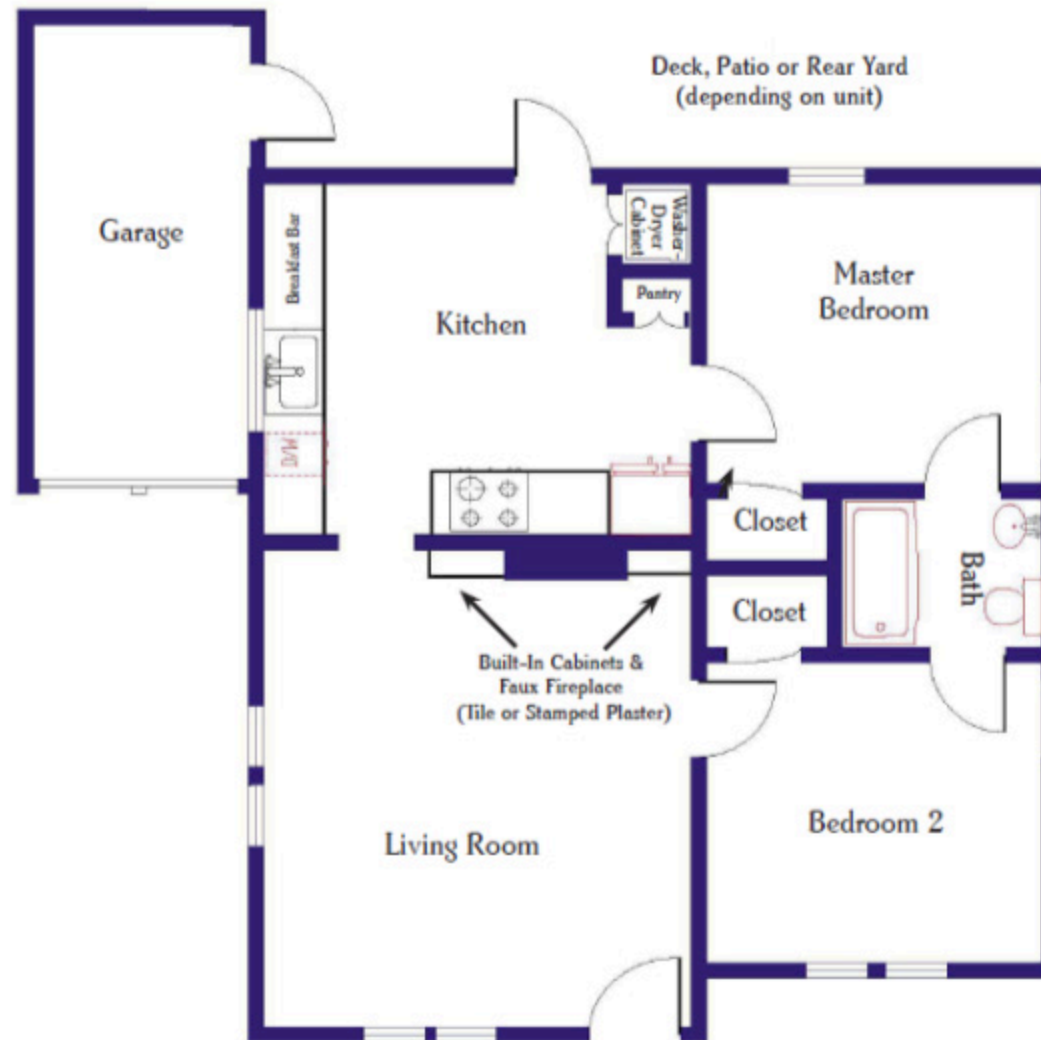


NOTE.
THIS MAP IS BEING RECORDED AS A SMALL
LOT SUBDIVISION FOR RECORDATION NO. 178284.

LEGEND
INDICATES THE BOUNDARY OF THE
COMMUNITY DISTRICT
INDICATES THE BOUNDARY OF THE
COMMUNITY DISTRICT



Floor Plan C





Photos by Axel Koester

Schedule:

1. Entitlements – 9 months
2. Construction – 12 months
3. Sales (2007-2008) – 3 months for 16 units, 6 months for last unit

Results

- **Preserved a classic bungalow court**

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- **Created 17 new first-time homeowner households** (including three former tenant households)

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- Demonstrated market for compact units
- Helped work through some regulatory issues for small lot projects
- **Doubled our investor's money**

Key take away:

We can start enabling good infill development right now through ordinance. We don't have to wait to finish our plans.

Thank You