

Entitlement Efficiency

ABAG Regional Planning Committee

February 4, 2015

What is Entitlement Efficiency?

The relative time and money required to review and permit a development application

The level of consistency between the review **process** and the community vision embodied in an adopted plan

Why Does it Matter?

- Infill development projects are key to implementing Plan Bay Area and adopted local plans
- Feasibility of infill projects is time and cost sensitive
- Certainty is critical to financing & completing projects and to maintaining community support

Why Does it Matter?

- Unnecessary delays in the review process can:
 - Cause projects to miss market cycles
 - Stretch staff capacity
 - Frustrate community members involved in creating an adopted plan
 - Stop much-needed housing and community services from being built

Entitlement Efficiency: Bay Area PDA Overview

- Adopted Plans and EIRs in 120 of 190 PDAs
- Use of streamlining opportunities varies across region:
 - Communities with history of lawsuits: developers often conduct complete EIR
 - Communities with broad support for infill: expedited review process; opportunities for additional efficiency

Entitlement Efficiency: Bay Area PDA Overview

- Level of Service (LOS) greatest obstacle to efficient review and implementing community vision
- Desire for clarity on CEQA streamlining opportunities
- Recently adopted plans spurring developer interest

Oakland's time has come, especially from a residential standpoint... With the Broadway Valdez Plan in Place, approvals for 3093 Broadway took just 3 months.

SF Business Times,
1/29/15



How Much “Entitlement Certainty” Does Your Community Want?

about Use, Form and ancillary Community Benefits

Values-Based Vision

Does your community know what functions it wants its built environment to serve, and for whom?

Complete Communities

Does your community’s vision address where workers and visitors, as well as residents, will live/work/play/shop/worship/learn/travel?

Congruent Plans & Policies

Does your community have plans and policies that specify what you want built, where, in order to manifest the community vision?

Vision-Based Entitlement

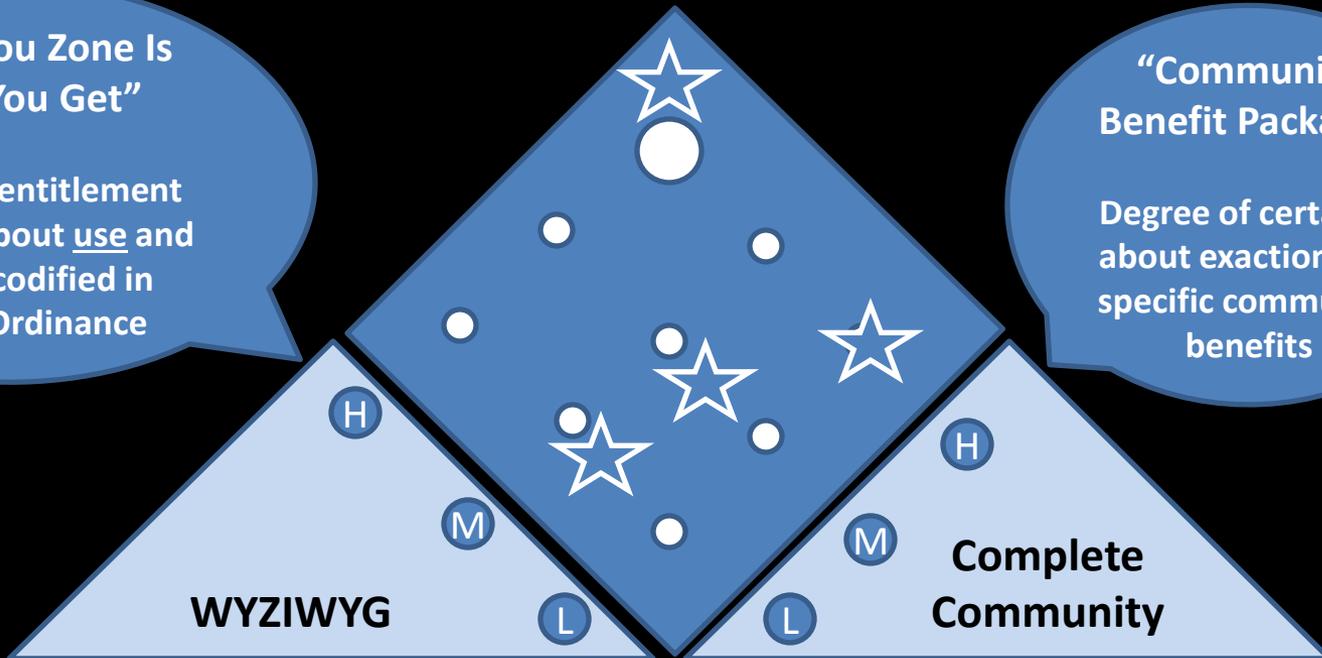
Does your community encourage, or at least allow, those who want to build to that specification to secure entitlements to do so?

**“What You Zone Is
What You Get”**

Degree of entitlement
certainty about use and
form as codified in
Zoning Ordinance

**“Community
Benefit Package”**

Degree of certainty
about exactions for
specific community
benefits



Proposed ABAG Approach

1. Draft Advisory Memo for review
2. Revised Memo following BAAQMD and CEQA Guideline updates
3. Targeted technical assistance
4. Forums & working groups
5. Web-based tool highlighting PDAs with high levels of regulatory readiness

Committee Feedback

1. How useful would it be to create a web based tool to identify the degree of entitlement efficiency, by objective measures, in Specific Plan areas within PDAs?
2. How useful would it be for RPC to form a working group on entitlement efficiency?
3. If a working group is formed, what should its focus be (e.g., policy input, process improvement, publicizing and promoting most-effective practice)?

Recommended Action

ABAG staff requests that the Regional Planning Committee:

Accept the proposed approach to providing technical assistance to jurisdictions that wish to increase entitlement efficiency in Priority Development Areas