

CHALLENGES OF INFILL HOUSING PRODUCTION

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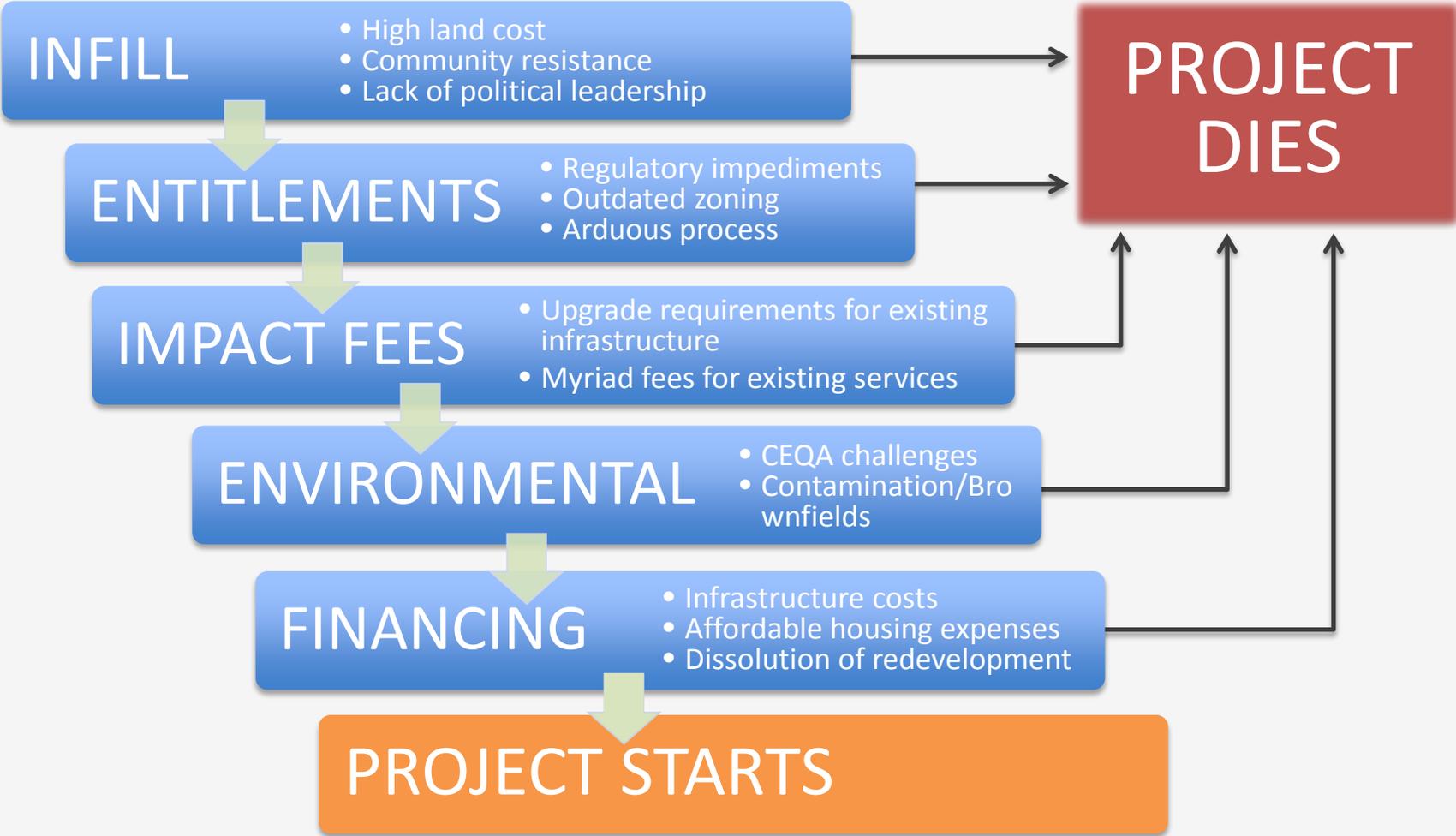
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Barriers to Infill Development





ANCHOR VILLAGE

STOCKTON | 73 units/acre | 0.45 parking ratio



AB 744

As of January 1, 2016, developments containing affordable housing and located near transit will be entitled to greatly reduced parking requirements in most California communities.

AB 744, an amendment to California's density bonus law (Government Code Section 65915) provides that, if requested by the developer, no city, county, or city and county may *require* more parking than allowed by the statute unless the local agency has completed its own parking study meeting specific standards.



CORNERSTONE PLACE

EL CAJON | 70 units/acre | 1.04 parking ratio





CREEKVIEW TERRACE

SAN PABLO | 125 units/acre | 0.61 parking ratio



Key Take-Aways

Tools to Encourage Infill Development

- Reduce parking requirements through AB 744
- Utilize CEQA exemptions
- Streamline entitlement process
- Utilize SB1818 whenever possible
- Be practical about mixed-use building commercial requirements

Thank you!

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