General Plans, Current Trends in Planning and Zoning

AICP Training Program

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General or Comprehensive Plans

Don’t think of Local Terminology
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- Growing Smart Legislative Guidebook
  - APA Web Site
- Practice of Local Government Planning (The Green Book)
- APA Policy Guides
  - APA Web Site
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- Comprehensive Plans
  - Geographic Scope is an entire municipality
    - Could be Larger Planning Area
  - Long-Term Document
  - Elements: Demographics, Economic Development, Transportation, Land Use, Facilities, Utilities, Environmental Constraints, Recreation
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- **Strategic Plans (CV SPA Plans)**
  - More focused and directed towards a purpose
  - Implements Comprehensive Plans
  - Focus: Implementation, Measurement, Monitoring
  - SWOT (Strengths and Weaknesses) Analysis
  - Often Short-Term
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- **System Plans**
  - Sets Policies and Programs for a Specific Network of Community facilities, such as a Sewerage System
  - Other Examples?
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- District Plans (Area Plans)
  - More Detailed than a Comprehensive Plan
  - Limited Geographic Scope
  - Lot-Specific Plans and Alternatives
  - Detailed Support Studies, such as Economic and Market Analyses
  - Examples?
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- Five Major Steps in the Planning Process
  - Goal Formulation
  - Study and Analysis
  - Plan and Policy Preparation
  - Implementation
  - Monitoring
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- The Practice of Local Planning states that in reality only 3 Steps are included:
  - Inventory and Trends Analysis
  - Forecasting and Demand
  - Facility and Service Planning
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- Goals
  - Value-Based and Not Measurable

- Objectives
  - More Specific and Measurable

- Policies
  - Rules and Courses of Action

- Programs
  - Mission-Oriented to Carry Out Policy
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- Technique – Surveys
  - Discussed in a Later Session of the Course
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- **Technique – Visioning**
  - Used to Develop Goals and Objectives
  - Themes
  - Vision Statement
  - Beginning of the Process
  - When used in Chula Vista?
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- Technique – Citizen Participation
  - Formal Community Groups
  - Focus Groups
  - Charettes
  - Working Groups
  - Brainstorming
  - When are each Used?
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- More Recent Approaches
  - Greater Detail in Plan Element Specifications
    - California General Plan Guidelines
  - Regional Context
  - Stronger Design and Fiscal Input
  - Integration Among Elements
    - Transit/Land Use Connection
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- More Recent Approaches
  - Citizen Participation Processes
  - On-Going Evaluation and Periodic Revision
    - Monitoring Programs
    - Action Plans/Targeted Progress
  - Understanding Regional and Local Market & Economic Factors
    - Impact of Urban Limit Lines
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- More Recent Approaches
  - Importance of the Taking Issue
    - Eminent Domain
    - Religious Freedom
  - Preference for Mandatory Planning
  - Issues and Opportunities Elements
  - State and Regional Planning
Zoning
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- **Standard State Zoning Enabling Act (1922)**
  - States to Enact Zoning Ordinances
  - To be In Accordance with Comprehensive Plans
  - Provided for Creation of a Zoning (Planning) Commission
  - U.S. Dept. of Commerce published in 1928
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- The Green Book notes:
  - Failed to Fully Define Relationship between Planning and Zoning
  - Optional vs. Mandatory
  - Sanctioned Piecemeal Plan Adoption
    - Stronger Connection, Regional Planning
    - Inter-Jurisdictional Coordination
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- Brief History of Zoning
  - City of San Francisco enacted 1st Ordinance in U.S.
    - Addressed Obnoxious Uses
  - Los Angeles (1909) 1st to Apply Zoning to Undeveloped Land
  - NYC (1916) 1st Comprehensive Zoning Ordinance
    - Land Use, Density, and Building Bulk Controls
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- Brief History of Zoning
  - U.S. Supreme Court (1926) upheld Comprehensive Zoning Ordinance (Euclid v. Ambler Realty)
    - Alfred Bettman credited with convincing the Court
  - Jane Jacob initiated Mixed Use Zoning District Movement
    - The Death and Life of Great American Cities
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- Euclidian Zoning
  - Pyramid Classification System
  - Exclusive Classification System
- Performance Zoning
  - Performance Standards
  - Meet the Standards = Permitted
- Form Based Code/Smart Code
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- **Zoning Procedures**
  - **Procedural Due Process**
    - Right to be Notified of an Action
    - Opportunity for a Fair Hearing
    - Impartial Body
  - **Substantive Due Process**
    - Regulations Rationally Related to Public Welfare
    - Not Arbitrary
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- APA Adopted Policy Guides
  - Planning for Sustainability
  - Homelessness
  - Energy
  - Redevelopment
  - Agricultural Land Preservation
  - Billboard Controls
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- APA Adopted Policy Guides
  - Wetlands
  - Water Resources
  - Hazardous Waste Management
  - Community Residences
  - Endangered Species & Habitat Protection
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- Factory Built Housing
- Historic & Cultural Resources
- Impact Fees
- Neighborhood Collaborative Planning
- Provision of Childcare
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- Security
- Smart Growth
- Supply of Public & Subsidized housing
- Surface Transportation
- Takings
Planning for Sustainability - Indicators

- Suburban Sprawl
- Segregation/Unequal Opportunity
- Loss of Agricultural Land and Open Space
- Depletion and Degradation of Water Resources
- Loss of Wetlands
- Traffic Congestion and Air Pollution
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Planning for Sustainability – Objectives

- Reduce dependence on:
  - Fossil fuels, extracted underground metals and minerals
  - Chemicals and other manufactured substances that accumulate in Nature
  - Activities that harm life-sustaining ecosystems
- Meet the hierarchy of present and future human needs fairly and efficiently
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- **Homelessness**
  - Provide for a diverse choice of housing opportunities
  - Encourage inter-agency coordination
  - Emergency, transitional, and permanent housing
  - Support Federal, State, and local efforts to streamline existing programs and lower barriers to affordable housing
  - Support the establishment of a National Housing Trust Fund
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- Energy
  - Reduce Consumption through Comprehensive Planning
  - Increase Fuel Economy Standards
  - Reduce Dependence on Fossil Fuels
  - Support Development of Renewable Energy
  - Environmental Quality and Justice
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- Redevelopment
  - Tie to Comprehensive Planning
  - Smart Growth
- Planning Representation
  - Coordination or Competition
  - Planning Commission
- Inclusive Public Process
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- Wetlands
  - Sound mitigation policy based on science
  - Public-private partnerships to improve wetlands management
  - Use of created wetlands as solutions to non-point source water quality problems
  - Wetlands Protection in Comprehensive Plans
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- Water Resources
  - 20-year projection of water needs
  - Sources of surface & groundwater supply
  - Protection of watershed
  - Plan for water conservation and reuse
  - Storm water & flood plain management element
  - Policies for resource and habitat restoration
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- **Solid and Hazardous Waste Management**
  - Source reduction, the use of biodegradable products
  - Recycling and reuse of materials
  - Education programs on waste minimization, reuse, recycling and resource recovery.
  - Rapid assessment and cleanup of brownfields.
  - Appropriate reuse (parks, open space) of closed landfills
  - Ensure Environmental Justice
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- Smart Growth
  - Planning Structure, Process, Regulation
    - Reform State Legislation
    - Comprehensive Planning
    - Support In-Fill and Re-Use
    - Use of Incentives
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- **Smart Growth**
  - Transportation and Land Use
    - Multi-Modal Planning
    - Link Land Use and Transportation
    - Reduce Road Standards
    - Funding Incentives
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- Smart Growth
  - Regional Management and Fiscal Efficiency
  - Social Equity and Community Building
  - Environmental Protection and Land Conservation