

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

General Plans, Current Trends in Planning and Zoning

- Growing Smart Legislative Guidebook
 - APA Web Site
- Practice of Local Government Planning (The Green Book)
- APA Policy Guides
 - APA Web Site

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- System Plans
 - Sets Policies and Programs for a Specific Network of Community facilities, such as a Sewerage System
 - Other Examples?

General Plans, Current Trends in Planning and Zoning

- 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?

General Plans, Current Trends in Planning and Zoning

- Five Major Steps in the Planning Process
 - Goal Formulation
 - Study and Analysis
 - Plan and Policy Preparation
 - Implementation
 - Monitoring

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- Goals
 - Value-Based and Not Measurable
- Objectives
 - More Specific and Measurable
- Policies
 - Rules and Courses of Action
- Programs
 - Mission-Oriented to Carry Out Policy

General Plans, Current Trends in Planning and Zoning

- Technique – Surveys
 - Discussed in a Later Session of the Course

General Plans, Current Trends in Planning and Zoning

- 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?

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- The Green Book notes:
 - Failed to Fully Define Relationship between Planning and Zoning
 - Optional vs. Mandatory
 - Sanctioned Piecemeal Plan Adoption
 - American Law Institute (1976) Model Code
 - Stronger Connection, Regional Planning
 - Inter-Jurisdictional Coordination

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- Euclidian Zoning
 - Pyramid Classification System
 - Exclusive Classification System
- Performance Zoning
 - Performance Standards
 - Meet the Standards = Permitted
- Form Based Code/Smart Code

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- APA Adopted Policy Guides
 - Planning for Sustainability
 - Homelessness
 - Energy
 - Redevelopment
 - Agricultural Land Preservation
 - Billboard Controls

General Plans, Current Trends in Planning and Zoning

- APA Adopted Policy Guides
 - Wetlands
 - Water Resources
 - Hazardous Waste Management
 - Community Residences
 - Endangered Species & Habitat Protection

General Plans, Current Trends in Planning and Zoning

- Factory Built Housing
- Historic & Cultural Resources
- Impact Fees
- Neighborhood Collaborative Planning
- Provision of Childcare

General Plans, Current Trends in Planning and Zoning

- Security
- Smart Growth
- Supply of Public & Subsidized housing
- Surface Transportation
- Takings

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

■ 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

General Plans, Current Trends in Planning and Zoning

- Energy
 - Reduce Consumption through Comprehensive Planning
 - Increase Fuel Economy Standards
 - Reduce Dependence on Fossil Fuels
 - Support Development of Renewable Energy
 - Environmental Quality and Justice

General Plans, Current Trends in Planning and Zoning

- Redevelopment
 - Tie to Comprehensive Planning
 - Smart Growth
 - Planning Representation
 - Coordination or Competition
 - Planning Commission
 - Inclusive Public Process

General Plans, Current Trends in Planning and Zoning

■ 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

General Plans, Current Trends in Planning and Zoning

- 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

General Plans, Current Trends in Planning and Zoning

- Smart Growth
 - Planning Structure, Process, Regulation
 - Reform State Legislation
 - Comprehensive Planning
 - Support In-Fill and Re-Use
 - Use of Incentives

General Plans, Current Trends in Planning and Zoning

- Smart Growth
 - Transportation and Land Use
 - Multi-Modal Planning
 - Link Land Use and Transportation
 - Reduce Road Standards
 - Funding Incentives

General Plans, Current Trends in Planning and Zoning

- Smart Growth
 - Regional Management and Fiscal Efficiency
 - Social Equity and Community Building
 - Environmental Protection and Land Conservation

