

# General Plans, Current Trends in Planning and Zoning

AICP Training Program  
February 8, 2007

# 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?

# General Plans, Current Trends in Planning and Zoning

- 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) 1<sup>st</sup> to Apply Zoning to Undeveloped Land
  - NYC (1916) 1<sup>st</sup> Comprehensive Zoning Ordinance
    - Land Use, Density, and Building Bulk Controls

# General Plans, Current Trends in Planning and Zoning

- 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

# General Plans, Current Trends in Planning and Zoning

- 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

