



ACCELERATING HOUSING PRODUCTION



Planning Commissioner Training

Planning Framework



ACCELERATING HOUSING PRODUCTION | TECHNICAL ASSISTANCE SERVICES

SUPPORTED BY:



PROVOST &
PRITCHARD

THEHOUSINGWORKSHOP



URBAN MATH



INTRODUCTION TO THE CONCEPT OF PLANNING

Key Milestones in Planning

- 1928 Standard City Planning Enabling Act (SCPEA)
- 1927 California requires that cities and counties have a Master Plan
- 1970 National Environmental Policy Act (NEPA)
- 1970 California Environmental Quality Act (CEQA)

The need for comprehensive planning arose from the squalor and poor living conditions that followed World War I and the clash of housing with heavy industry.





INTRODUCTION TO THE CONCEPT OF PLANNING

Why Plan?

- Establishes goals and policies for directing and managing future growth and development.
- Addresses fundamental issues such as the location of growth, housing needs, and environmental protection.
- Resources are always limited so planning helps account for future demand for services, including sewers, roads, and fire protection.

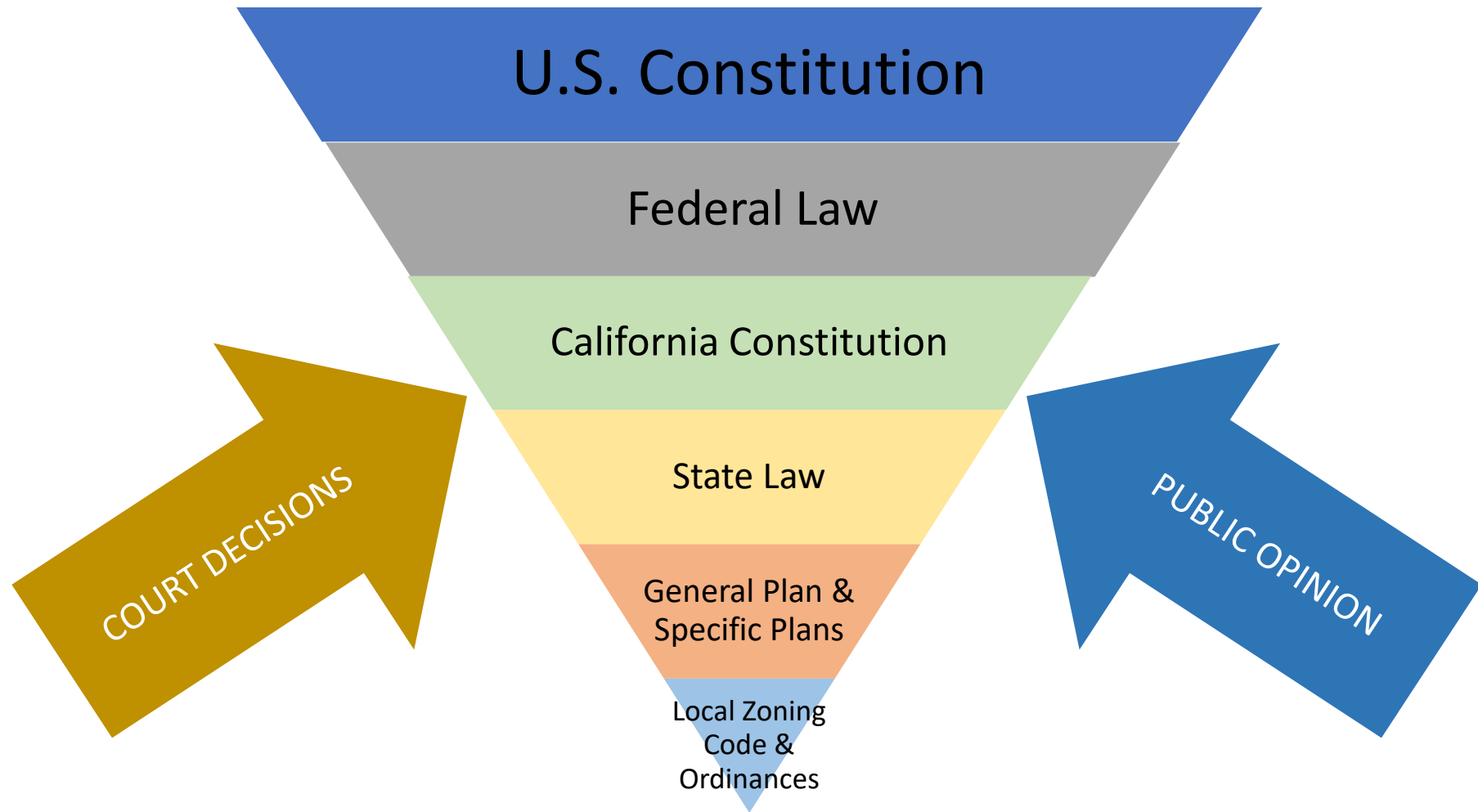
PLANNING PRINCIPLES

Who Does Planning?

- Everybody
- Cities and counties
- Regional and state agencies
- Applicants

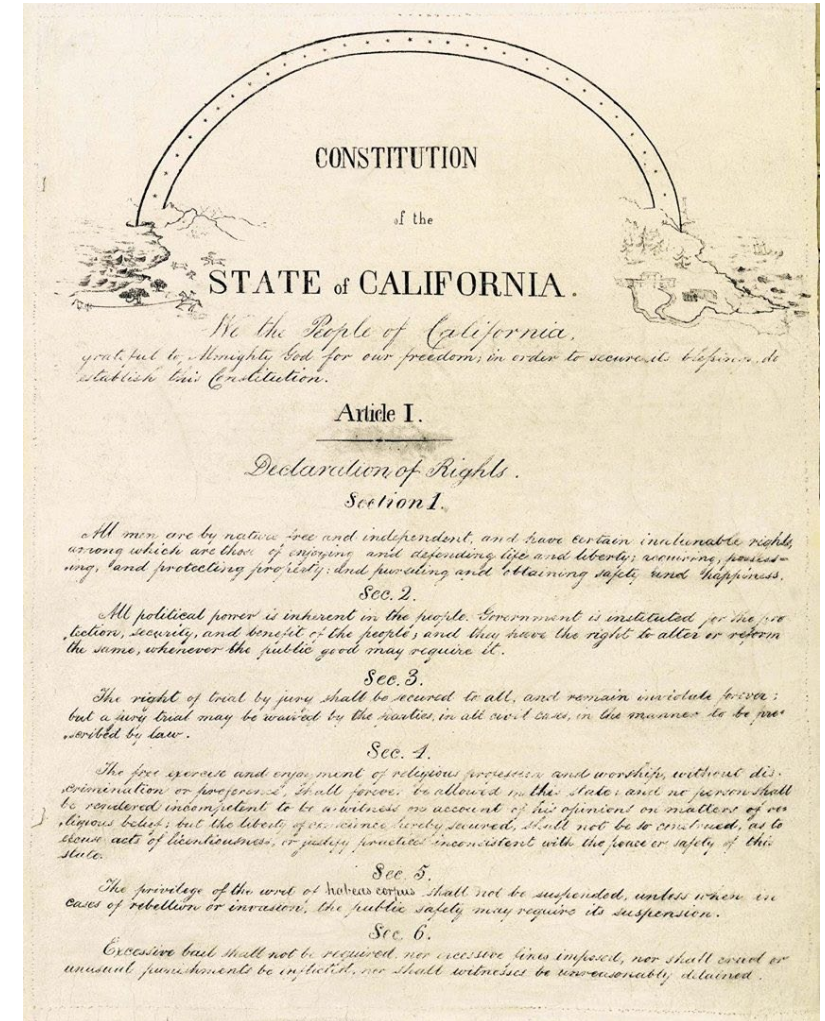


THE HIERARCHY



PLANNING PRINCIPLES

- Police Power (US Constitution): The capacity of the states to regulate behavior and enforce order within their territory for the betterment of the health, safety, morals, and general welfare of their inhabitants.
- Three basic limitations that generally apply:
 - Exercise of police power must be “reasonably related” to the public welfare
 - Police power only applies within geographic limits of the agency
 - Exercise of police power cannot be in conflict with general laws preemption





PLANNING PRINCIPLES

Planning Processes

- Regional Planning: State legislative requirements, Southern California Association of Governments, South Coast Air Quality Management District, etc.
- Long Range Planning: General Plan, Specific Plans, Zoning Ordinance,
- Current Planning: Implements Zoning Ordinance and General Plan

Local Planning Framework

- General Plan
- Specific Plan
- Zoning
- Conditional Use Permits and Variances
- Subdivisions and Parcel Maps
- Design Standards or Guidelines
- Building Permits



LEGAL BASIS FOR PLANNING

Federal

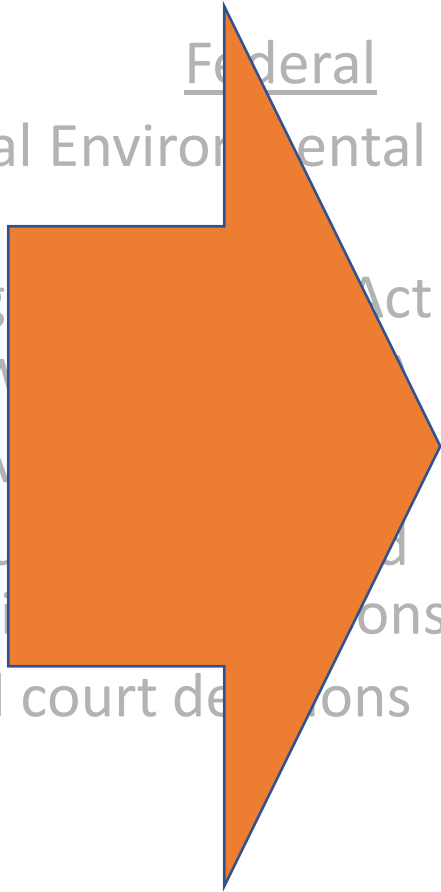
- National Environmental Policy Act (NEPA)
- Endangered Species Act (ESA)
- Clean Water Act (CWA)
- Clean Air Act
- Religious Land Use and Institutionalized Persons Act (RLUIPA)
- Federal court decisions

State

- Planning and Zoning Law
- Subdivision Map Act
- California Environmental Quality Act (CEQA)
- Permit Streamlining Act (PSA)
- Mitigation Fee Act
- California Coastal Act
- Ralph M. Brown Act
- Political Reform Act
- State court decisions

LEGAL BASIS FOR PLANNING

- National Environmental Policy Act (NEPA)
- Endangered Species Act
- Clean Water Act
- Clean Air Act
- Religious Freedom Restoration Act
- Federal court decisions



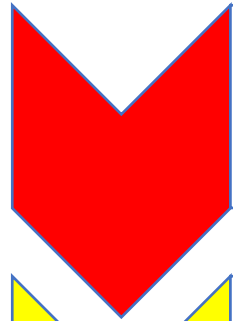
Local

- ☐ General Plan
- ☐ Specific Plan
- ☐ Zoning Ordinance
- ☐ Other Ordinances & Regulations
- ☐ Design Guidelines
- ☐ Environmental Guidelines
- ☐ Application Submittal Requirements

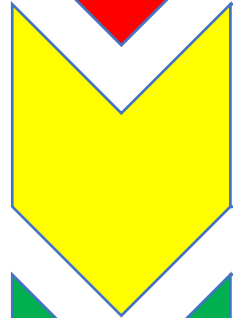


- State**
- and Zoning Law
 - on Municipalities
 - Environmental Quality
 - (SEA)
 - Coastal
 - Brownfields
 - Reform Act
 - court decisions

LINEAR PROCESS



• Application..

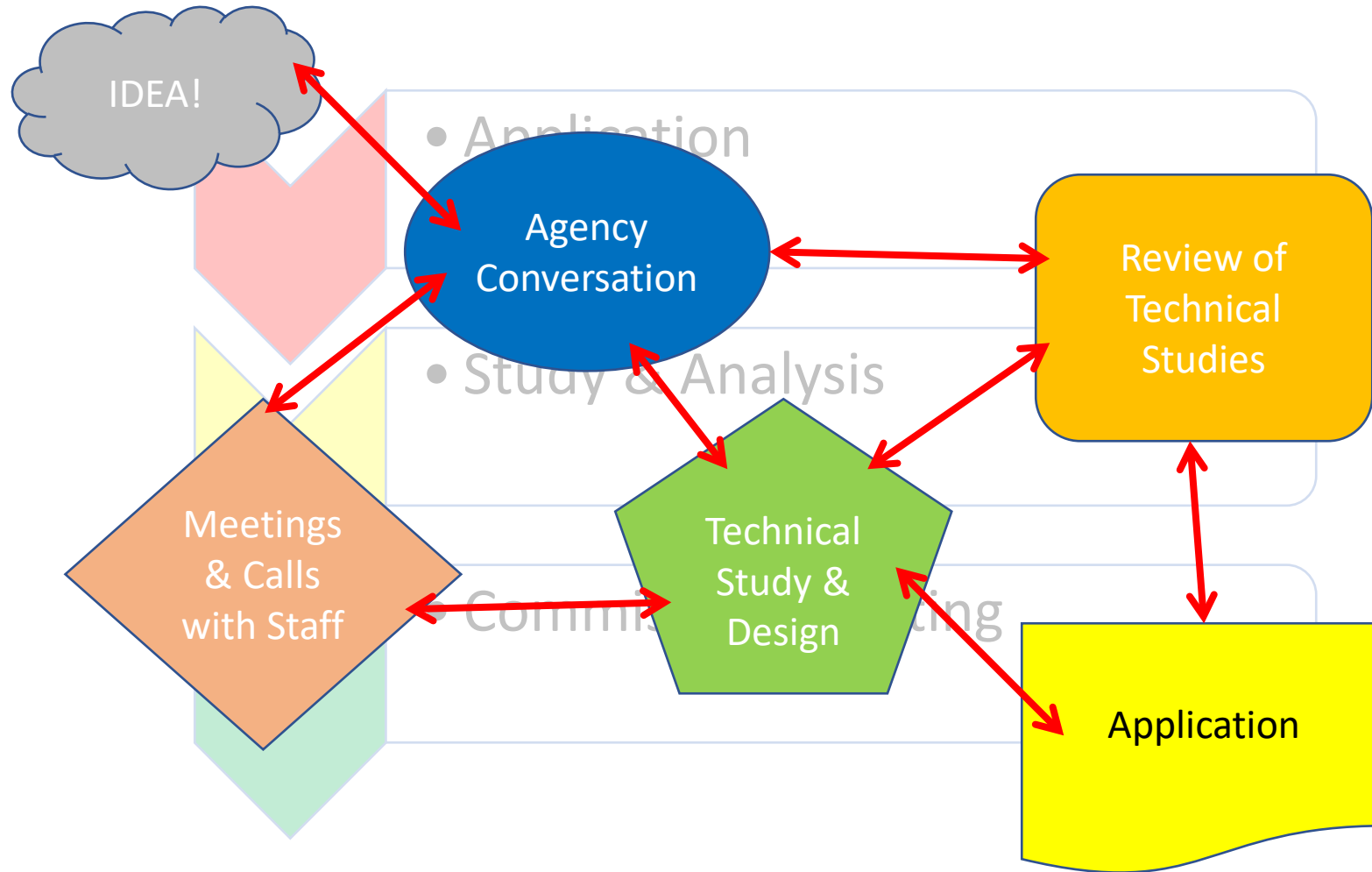


• Study & Analysis



• Commission Meeting

NON-LINEAR PROCESS



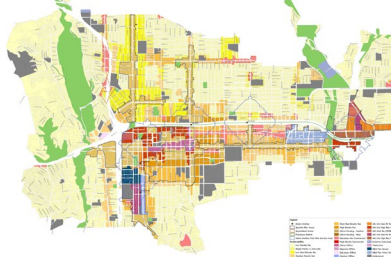
GENERAL PLANS

- Required by State Law
- The “constitution” for planning, development and conservation
- Provides long-range vision (20-30 year horizon)
- Basis for local land use decisions and other policies
- Identifies important community issues
- Sets the ground rules



REQUIRED GENERAL PLAN ELEMENTS

LAND USE



HOUSING



CIRCULATION



CONSERVATION



OPEN SPACE



NOISE



SAFETY



AIR QUALITY



ENVIRONMENTAL JUSTICE





EXAMPLES OF “OPTIONAL” ELEMENTS

Parks and Recreation

Sustainability

Public Health

Economic Development

Community Character & Urban Design

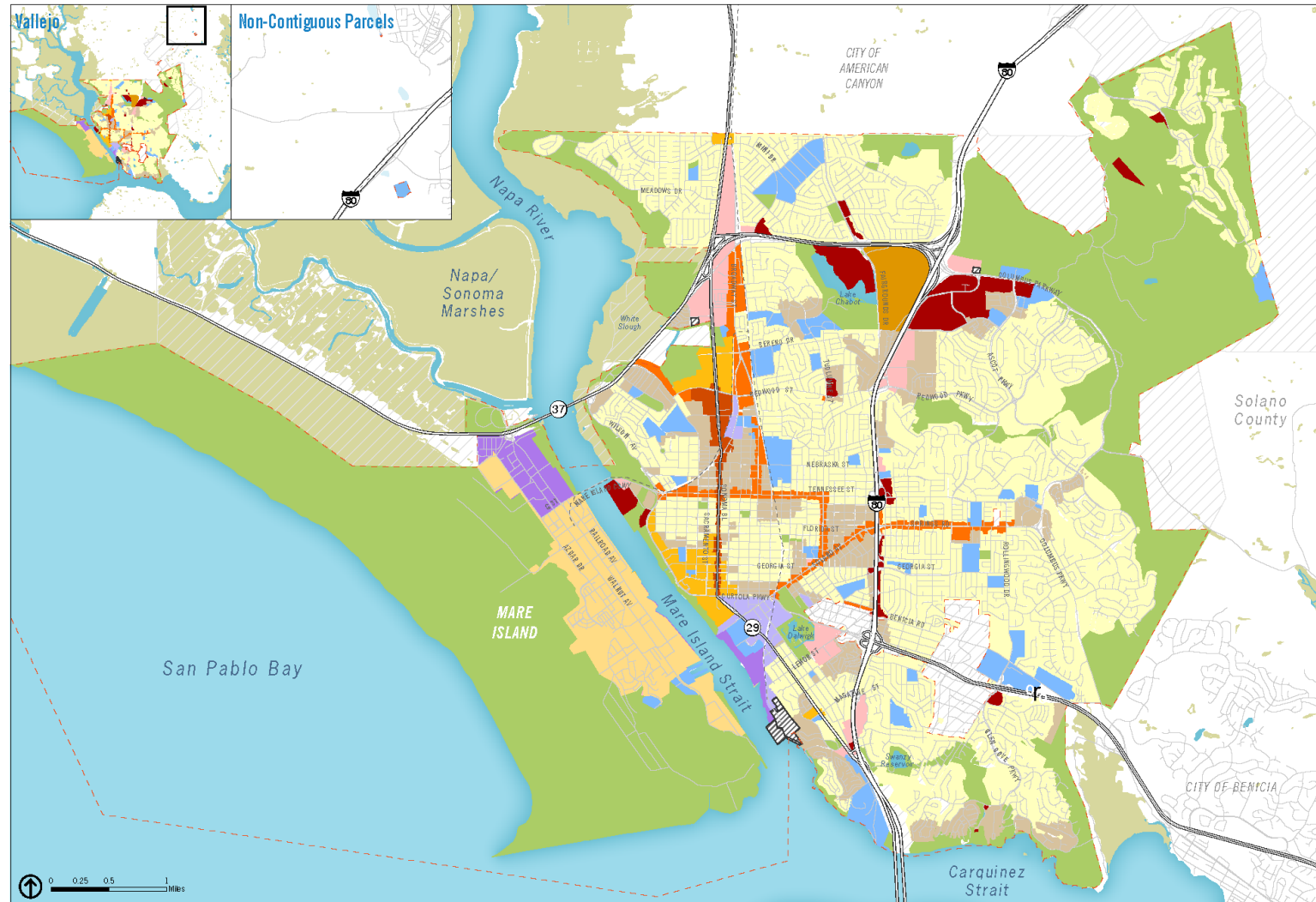
Jurisdictions may
refer to these as a
number of
different names

Elements can be
combined



GOALS AND POLICIES

- **Goals.** Statements of desired future conditions (end state) regarding a particular topic that contributes to the jurisdiction's vision
 - **Community identity.** Neighborhoods, places, and buildings that are well maintained, demonstrate pride and reinvestment, and reinforce a sense of community
- **Policies.** Statements that guide decision-making and specify public commitment. A way of expressing how to achieve goals and make the vision a reality
- **Implementation/Action.** Individual tasks to further the policy and lead to the Goal.



TYPICAL GENERAL PLAN CIRCULATION MAP



Source: City of Vallejo 1999 General Plan; Solano County, 2014; Fehr & Peers, 2016; PlaceWorks, 2016.

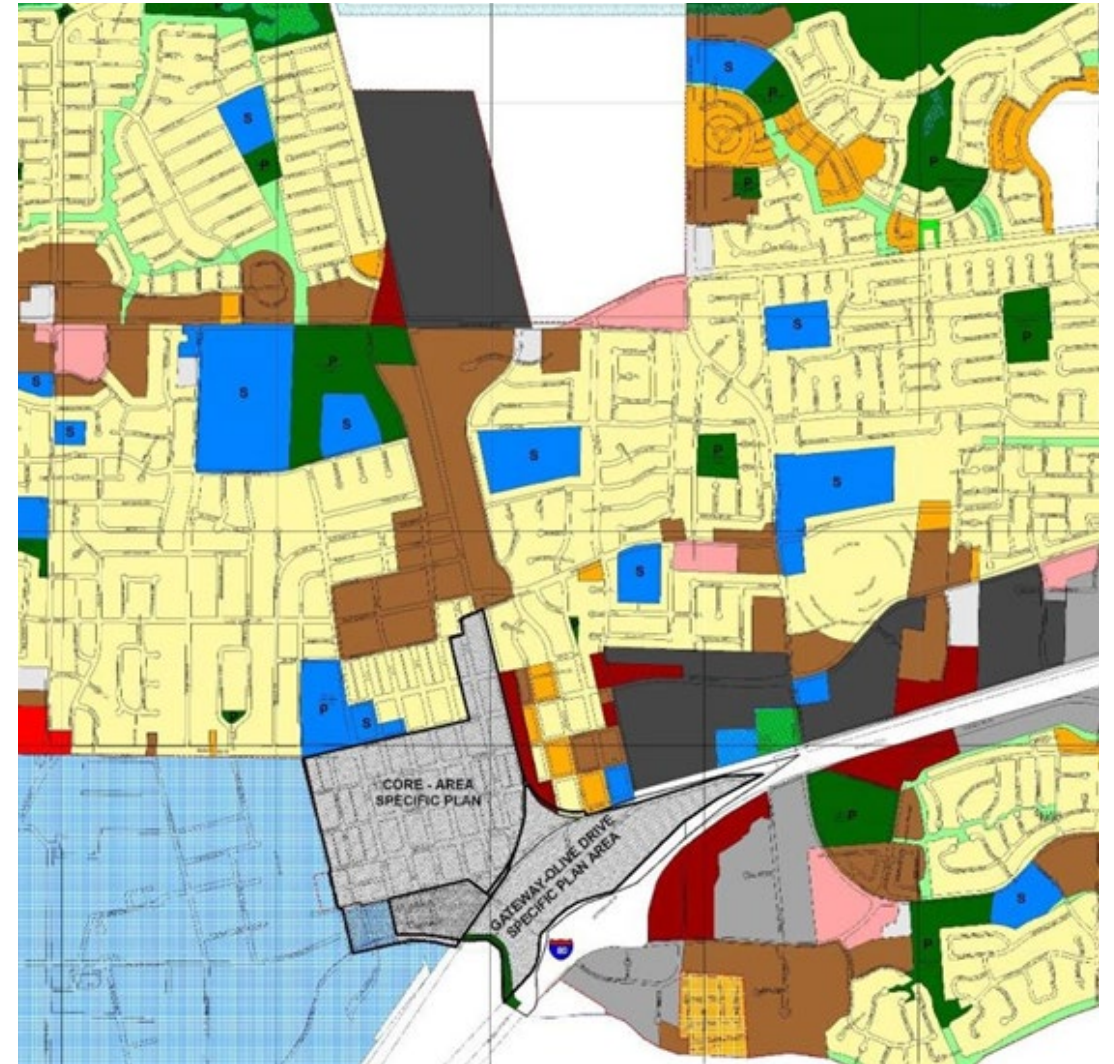


SPECIFIC PLANS AND SUB-AREA PLANS

- Has many different names Specific Plan/Master Plan/Corridor Plan
- Tailored land use standards to achieve your vision
- Often includes implementation, including programs, infrastructure assessment, and financing

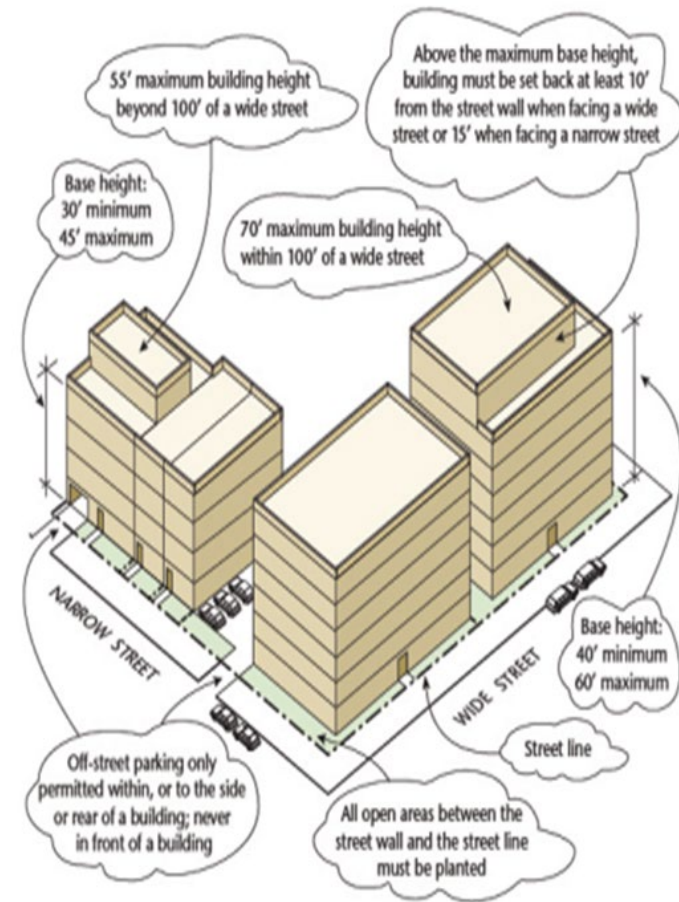
ZONING

- **Traditional “Euclidean” Zoning**
 - Based on identification and separation of uses.
 - Focuses on:
 - Uses
 - Intensity
 - Setbacks
 - No emphasis on building form



ZONING

- Ordinance that implements and is consistent with General Plan policies
- Prescribes allowable land uses and development standards including:
 - Building uses.
 - Building size (height, lot coverage and setbacks).
 - Landscaping.
 - Signs and billboards.
 - Parking requirements.
 - Other performance standards.



FORM-BASED ZONING

- Based on building form and design.
- Focuses on:
 - Building design and mass.
 - Building scale, type and context.
 - Relationship of buildings to public space.
 - Design of streets and public realm.
- Key Components
 - Building form.
 - Building frontage.
 - Building type.
 - Roadways.
 - Public spaces.
 - Architectural detail.

1 DETACHED HOME

BUILDING TYPES

A detached home is a residential structure occupied by a single family.

Lot Dimensions

- Width: 30 ft. min., 80 ft. max.
- Depth: 150 ft. max.

Pedestrian and Vehicle Access

- The main entry to a home shall be through the front street facing façade.
- For homes served by an alley, vehicle access to the home shall be provided through the alley where possible.
- Vehicle garages may be attached to or detached from the main structure.

Landscape

- A pathway shall be provided from the public sidewalk to the front entry of the home.
- Maximum percentage of yard areas landscaped with irrigated turf: 50%.
- Maximum amount of impervious surface in front and rear yard areas: 25%.

Massing and Scale

- Building massing shall be oriented towards the front street.
- Building massing shall be varied through techniques such as recessed porches, bay windows, dormers and other variations in roof form and varying planes or setbacks.
- Façades shall be broken into smaller components through elements such as windows, wall insets, balconies, ledges, trim and stepped-back upper stories.
- Minimum setback of garage from primary front façade of home: 5 ft.

Detached home - axonometric illustration

Detached home - plan illustration

Illustrative views of detached homes

PERMITTED IN: NG

NG

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Draft Downtown Burbank Development Standards | City of Burbank



OTHER TOOLS

- Design Standards
- Subdivision Regulations
- Conditional Use Permits
- Development Permits
- Special Overlays
- Variances



OBJECTIVE STANDARDS VS. SUBJECTIVE GUIDELINES

- Advance Planning Pays Off
 - Design Guidelines are Negotiable
 - Design Standards are Not (normally)
 - Discuss the look and feel of a land use **before** an application
 - Write it all down
 - Pay the most attention to edges





KEY ZONING DISTINCTION

Land Use Types
Divided into
Districts

Within Each
District A Land Use
Can Be Ministerial
or Discretionary

Ministerial Land
Uses Permitted
Automatically

Discretionary May
or May Not be
Permitted and May
be Conditioned



TIPS

Listen to your staff, you pay them to help

Not all experts are right

Not all opponents are wrong

Don't be afraid to change your mind

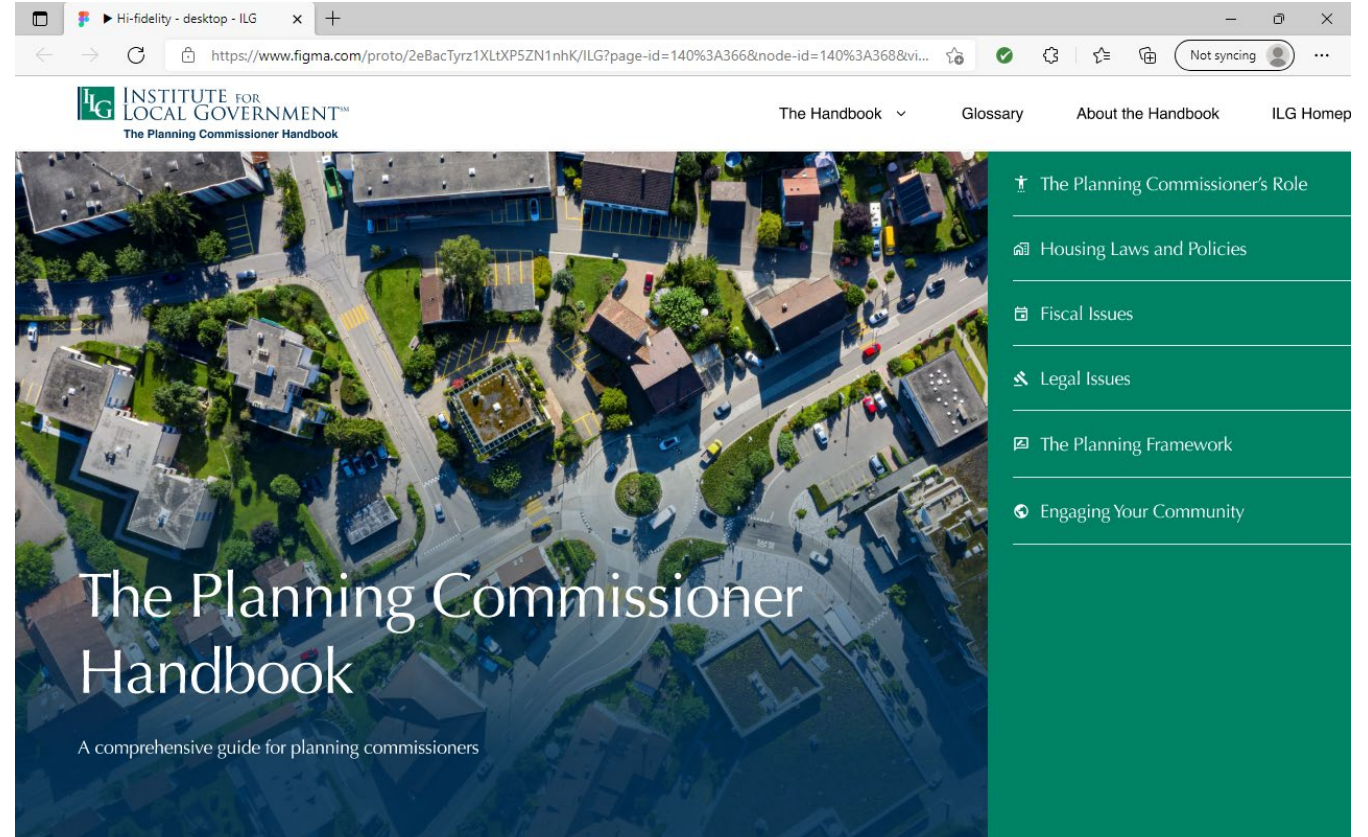
Mind reading is rare, tell staff what you want

Ask questions

Sometimes you must decide without answers to all your questions

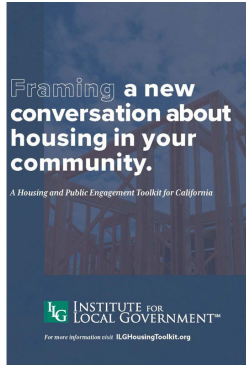
PLANNING COMMISSIONER HANDBOOK

- New digital toolkit for planning commissioners
- Updated content on:
 - CEQA
 - Community Engagement
 - Legal Issues
 - Housing Laws
 - Financing
 - & More!



ILGPlanningHandbook.org

ADDITIONAL RESOURCES



Housing and Public Engagement Toolkit:
www.ILGHousingToolkit.org



Housing Planning Hub Site
<https://experience.arcgis.com/experience/b52bcd2cd9734f02b1c0502bbbe5028d/>



Statewide Housing Plan
<https://statewide-housing-plan-cahcd.hub.arcgis.com/>



Housing Element Video
<https://hcd.wistia.com/medias/9mr2gli886>

ADDITIONAL RESOURCES

- California Office of Planning and Research (OPR)
 - <https://opr.ca.gov/planning/general-plan/guidelines.html>
- California Environmental Quality Act (CEQA)
 - <https://opr.ca.gov/ceqa/>
- Environmental Court Decisions
 - <https://ceqaportal.org/>
- California Legislative Information Code Search (laws)
 - <http://leginfo.legislature.ca.gov/faces/codes.xhtml>
- League of California Cities
 - www.cacities.org/
 - Planning and Community Development Department
www.cacities.org/Member-Engagement/Professional-Departments/Planning-Community-Development
- CalEnviroScreen
 - <https://oehha.ca.gov/calenvirosc>
- Housing and Community Development (HCD)
 - www.hcd.ca.gov/
- State Department of Finance (DOF)
 - www.dof.ca.gov/Forecasting/Demographics/
- CEQAnet
 - <https://ceqanet.opr.ca.gov/>



**Thank you
for joining us!**