

**WHAT ARE YOU MAJORS/MINORS?**

**WHO HERE IS GRADUATING THIS YEAR?**

**WHO HERE IS FROM CALIFORNIA?**

**WHO HERE IS FROM SOUTHERN CALIFORNIA?**

**LONG BEACH LOCALS?**

**WHO HERE GREW UP IN A RURAL NEIGHBORHOOD?**

**WHO HERE GREW UP IN A SUBURBAN NEIGHBORHOOD?**

**WHO HERE GREW UP IN AN URBAN NEIGHBORHOOD?**

**WHO HERE WOULD DESCRIBE  
THEIR HOMETOWN AS BEING DIVERSE?**

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**WHAT ARE SOME FAVORITE CITIES/  
NEIGHBORHOODS PEOPLE HAVE BEEN TO? WHY?**

---

**WHAT ARE SOME SIMILARITIES  
PEOPLE NOTICE ABOUT THESE CITIES?**

---

**WHO HERE USES A CAR AS THEIR  
PRIMARY MODE OF TRANSIT?**

---

## **WHAT ARE SOME OTHER MODES OF TRANSIT THAT PEOPLE USE?**

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**WHAT ARE SOME COOL PUBLIC SPACES  
OR SEMI-PUBLIC SPACES YOU HAVE BEEN TO?**

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**WHO HERE HAS EVER BEEN TO A PUBLIC HEARING  
LIKE A NEIGHBORHOOD ASSOCIATION MEETING, CITY  
COUNCIL MEETING, OR OTHER PUBLIC COMMISSION?**

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# **CLASS BREAKDOWN**

There will be breaks every hour for 15 minutes.

The presentations will be made available for everyone online, but attendance and participation make up a big part of your overall grade.

If you see one of these  then it will be on the final exam.

This class presents a general overview of how planning is traditionally done, so we will have guest lecturers, field trips, and videos to explain how emerging ideas are specifically applied in practice.

Mainly focused in California, but lessons and ideas can be applied in other cities and countries.

## **TEXTBOOK (HIGHLY RECOMMEND GETTING OR SHARING):**

“Guide to California Planning 4th Edition” (ISBN: 1938166027) by William Fulton & Paul Shigley.

“The Death and Life of Great American Cities” (ISBN: 067974195X) by Jane Jacobs.

Please don't feel like you need to take notes, these slides will be made available online. Only take notes for class field assignments, videos/films, or guest speakers as they will be graded.

# **HERE TODAY**

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- 1 CLASS INTRODUCTION**
- 2 CALIFORNIA TODAY**
- 3 WHAT IS URBAN AND LAND USE PLANNING**
- 4 PLANNING AS POLITICS**
- 5 HOW PLANNING REALLY WORKS**
- 6 PLANNING IN CALIFORNIA TODAY**





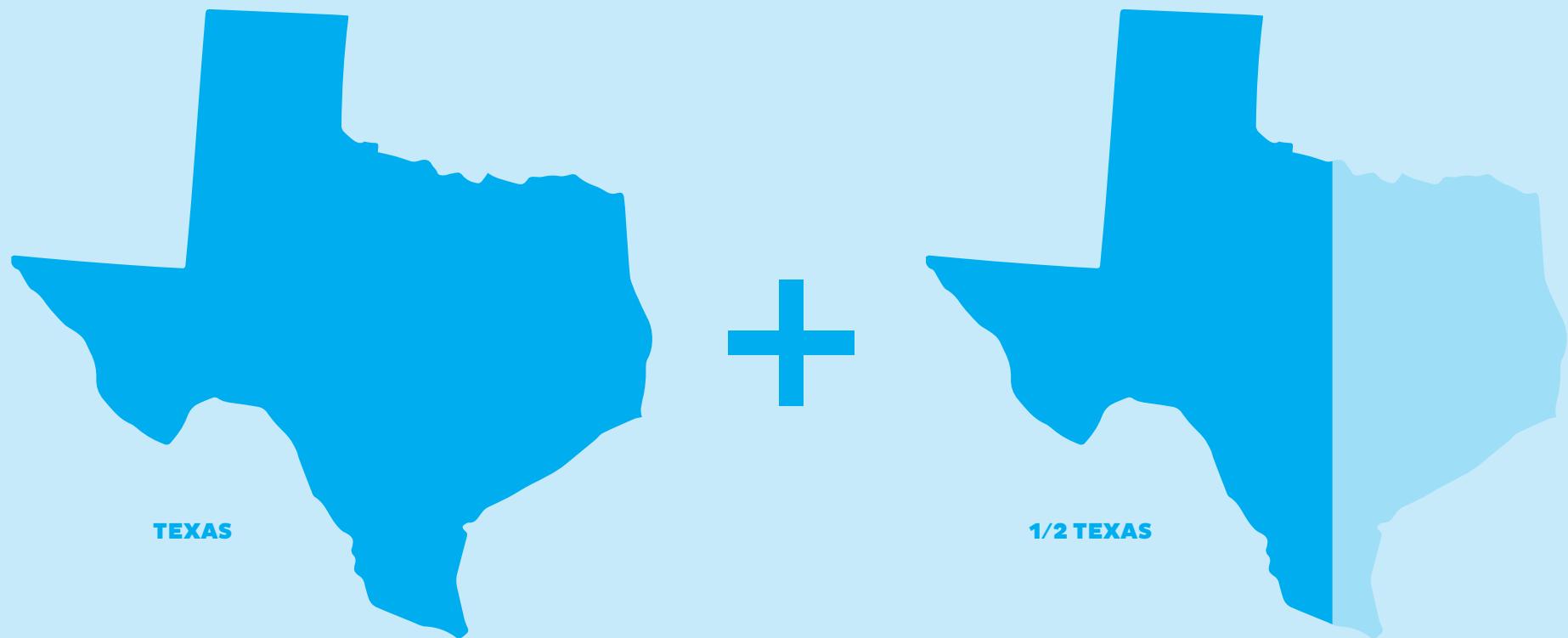


**1850**

CA OBTAINS STATEHOOD



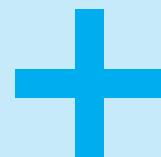
# CA POPULATION



# CA POPULATION

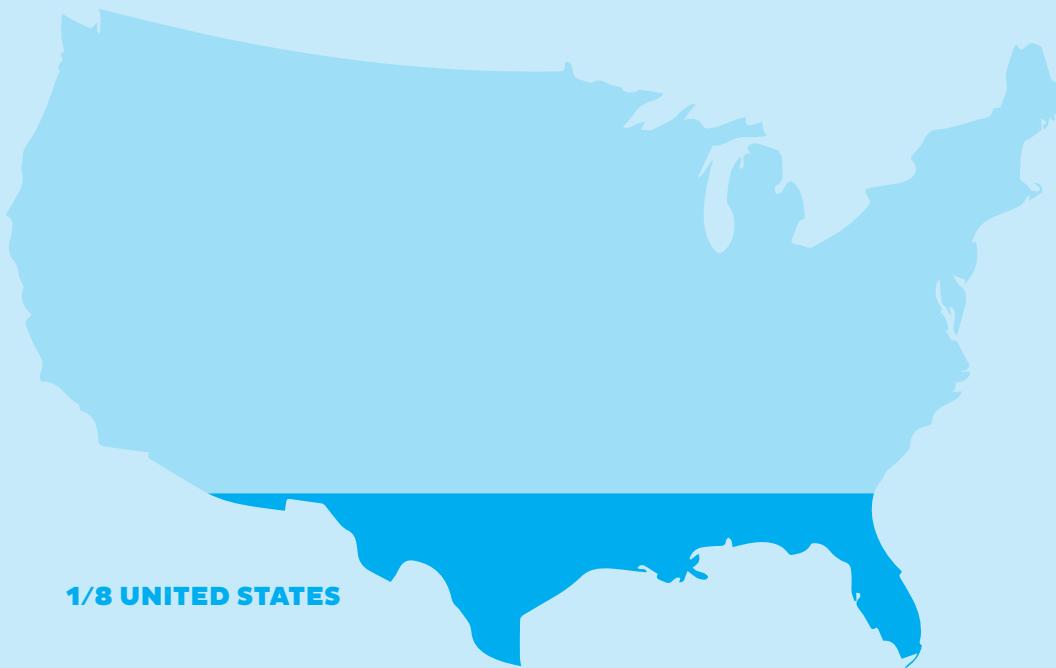


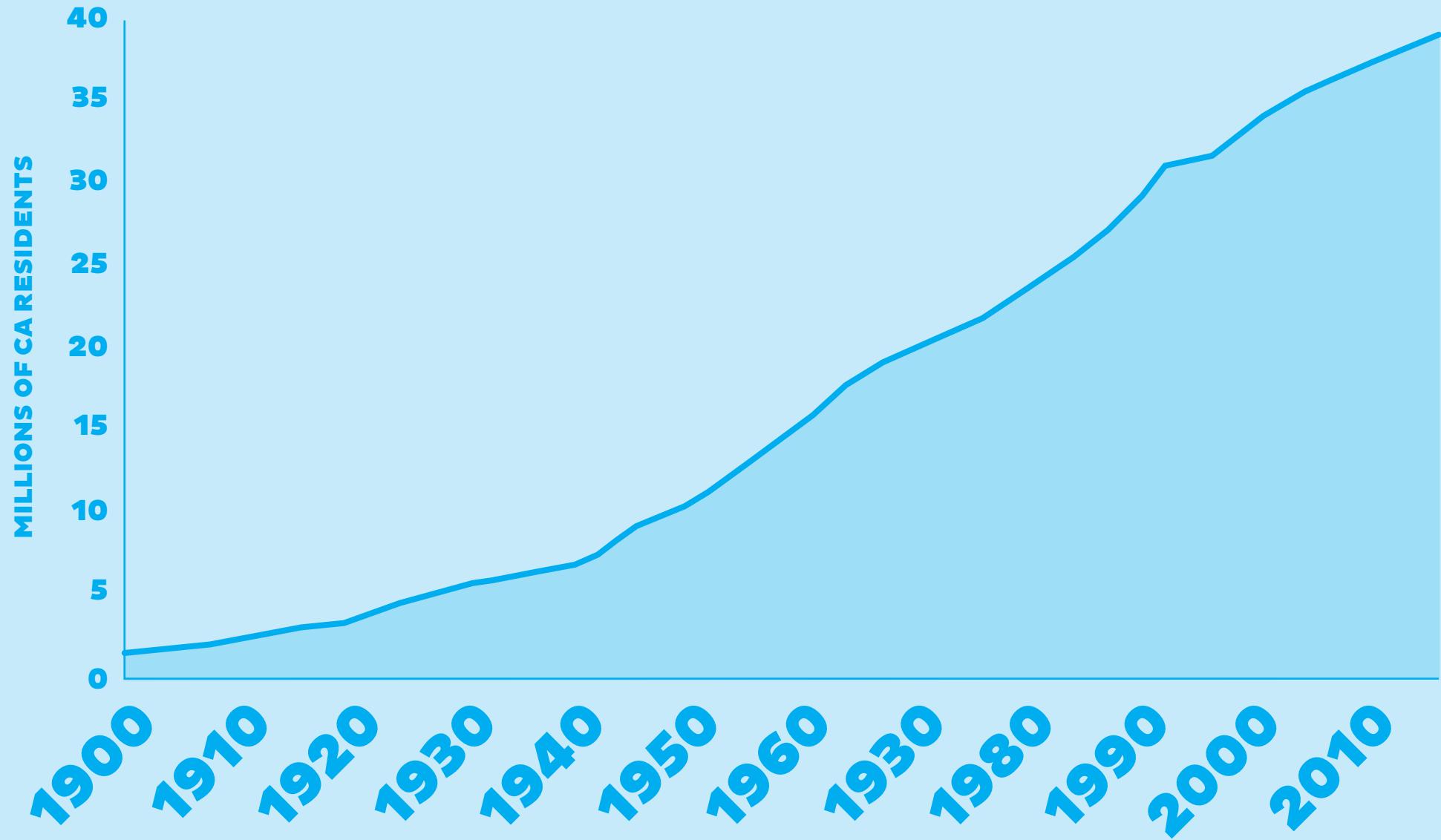
NEW YORK



FLORIDA

# CA POPULATION





# CA POPULATION

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state population  
predicted to increase to

**59**  
**MILLION BY  
2050**

CURRENT CA POPULATION IS 39 MILLION



**32,000,000**

REGISTERED CARS AND TRUCKS

# CA DEVELOPMENT



# CA DEVELOPMENT

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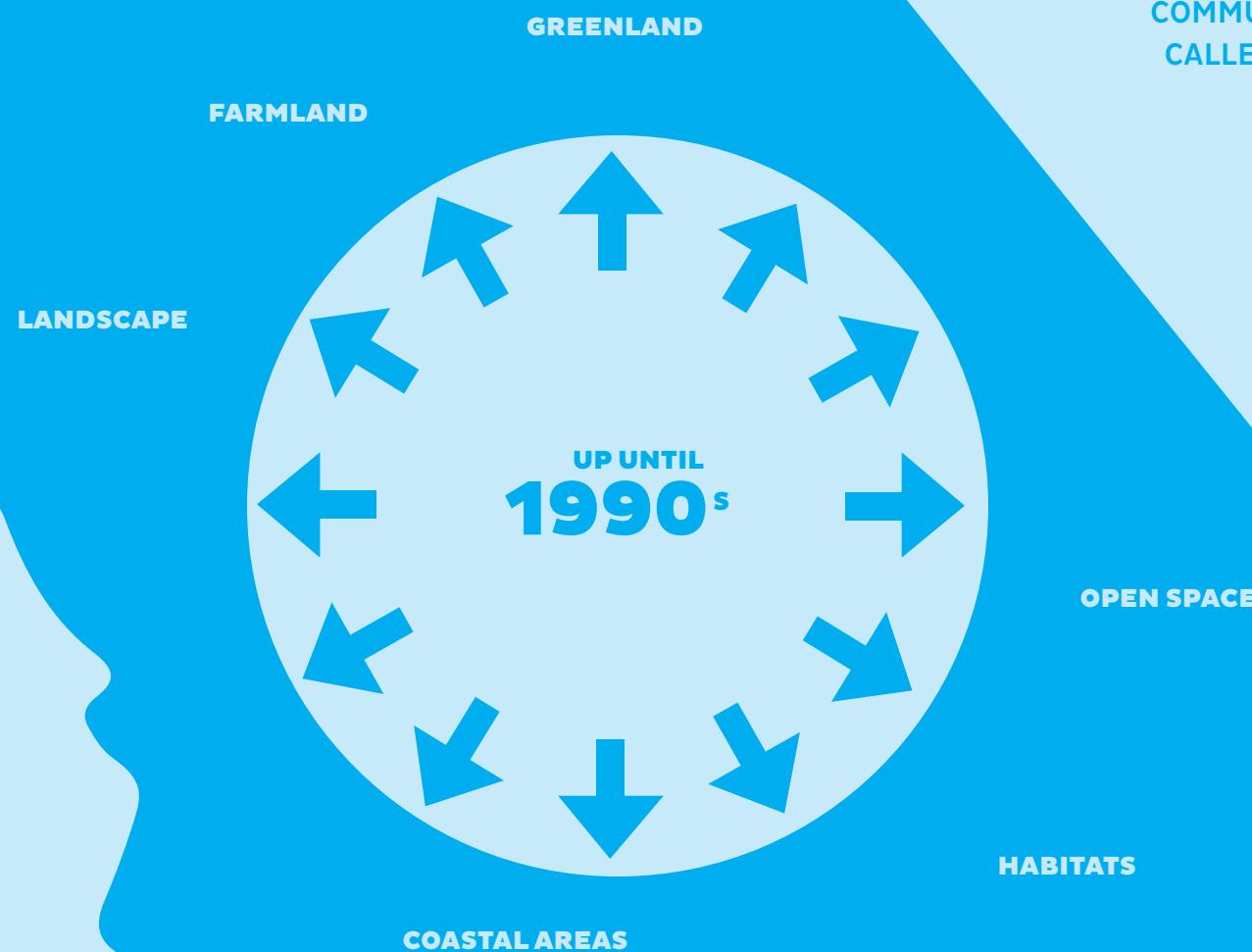
# CA DEVELOPMENT

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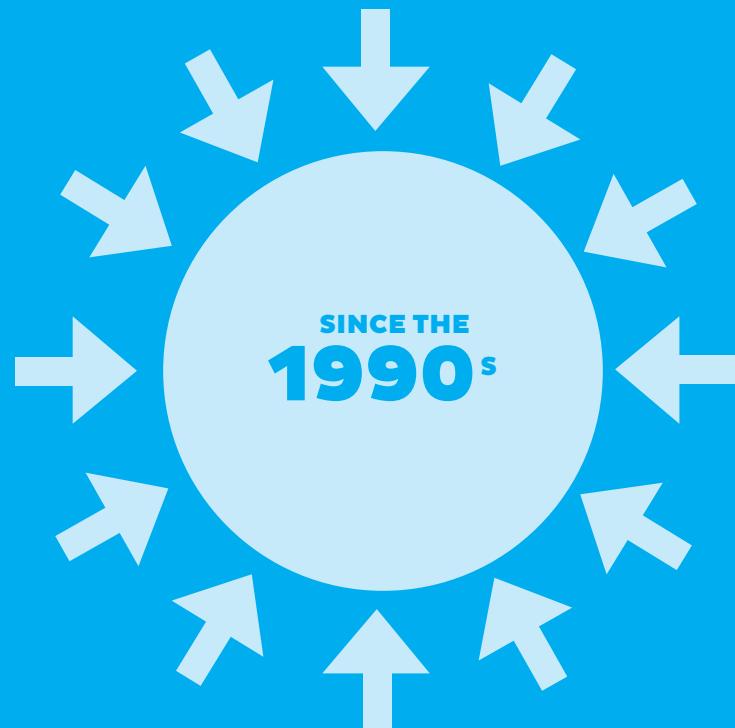
## URBAN SPRAWL

DESCRIBES THE EXPANSION OF HUMAN POPULATIONS AWAY FROM CENTRAL URBAN AREAS INTO LOW-DENSITY, MONOFUNCTIONAL AND USUALLY CAR-DEPENDENT COMMUNITIES, IN A PROCESS CALLED SUBURBANIZATION.



# CA DEVELOPMENT

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## URBAN INFILL

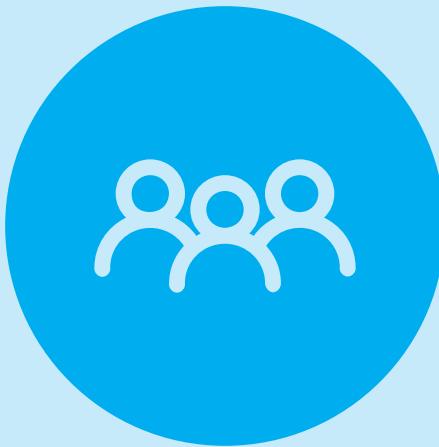
NEW DEVELOPMENT THAT IS SITED ON VACANT OR UNDEVELOPED LAND WITHIN AN EXISTING COMMUNITY, AND THAT IS ENCLOSED BY OTHER TYPES OF DEVELOPMENT. THE TERM IMPLIES THAT EXISTING LAND IS MOSTLY BUILT-OUT AND WHAT IS BEING BUILT IS IN EFFECT "FILLING IN" THE GAPS.

# CA DEVELOPMENT

## **THREE REASONS WHY WE CHANGED HOW WE DEVELOP NEIGHBORHOODS:**



**LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS**



**DEMOGRAPHICS  
CHANGE**



**RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS**

# LA DEVELOPMENT

## VISUALIZING DEVELOPMENT:

[http://cityhubla.github.io/LA\\_Building\\_Age/#12/34.0207/-118.2542](http://cityhubla.github.io/LA_Building_Age/#12/34.0207/-118.2542)



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



DEMOGRAPHICS  
CHANGE



RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS

# CA DEVELOPMENT

DECades after WWII,  
California communities were  
built with white, middle  
class families in mind, two  
to three kids with a single  
family house with big  
backyard



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



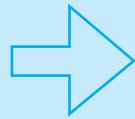
DEMOGRAPHICS  
CHANGE



RISING DEMAND  
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# CA DEVELOPMENT

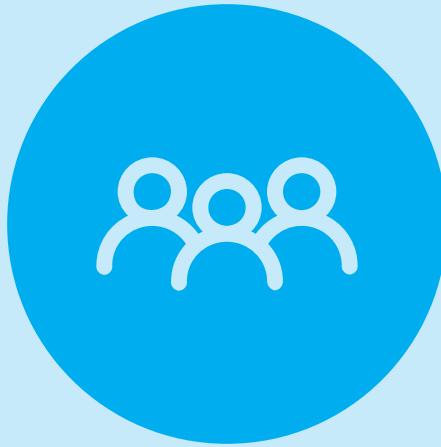
DECades after WWII,  
California communities were  
built with white, middle  
class families in mind, two  
to three kids with a single  
family house with big  
backyard



TODAY, CALIFORNIA'S GROWTH  
IS DRIVEN LARGELY BY  
IMMIGRATION AND DECEDENTS  
OF THOSE IMMIGRANT PARENTS.



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



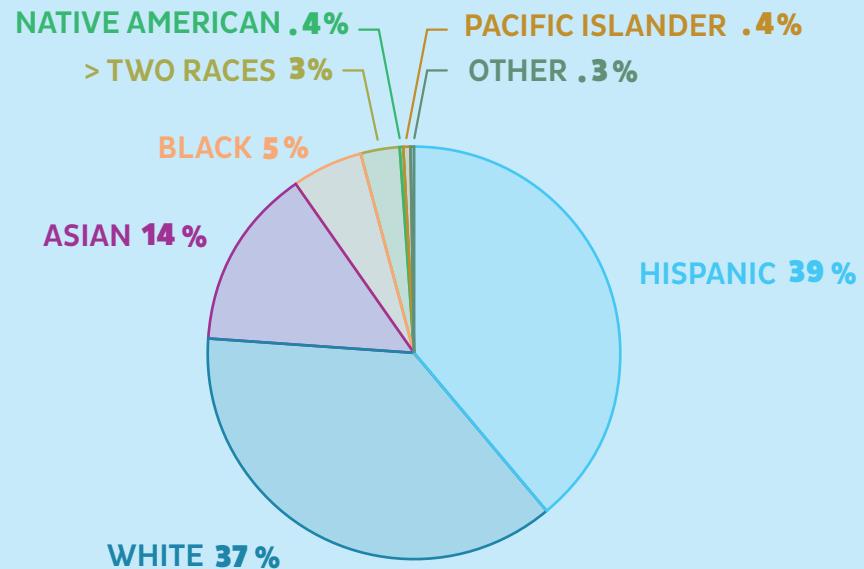
DEMOGRAPHICS  
CHANGE



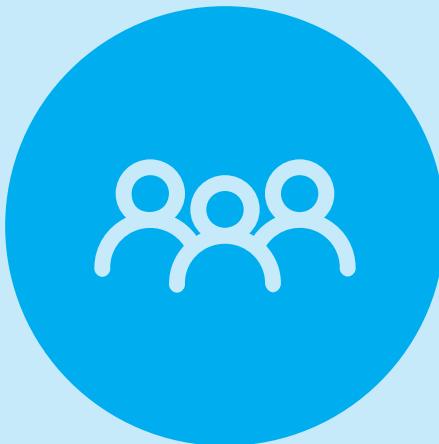
RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS

# CA DEVELOPMENT

## CALIFORNIA DEMOGRAPHICS BY RACE (2017)



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



DEMOGRAPHICS  
CHANGE



RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS

## **CA DEVELOPMENT**

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**These extraordinary diverse peoples bring varying social values to California, values not particularly well reflected in the system of government, including the system for planning land use.**



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



DEMOGRAPHICS  
CHANGE



RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS

## CA DEVELOPMENT

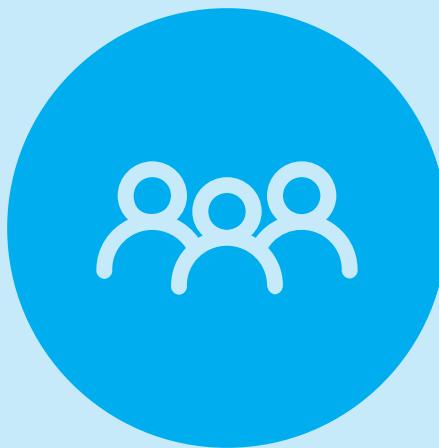
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**It is a system that was established almost exclusively by white men who were born here or who migrated here from other parts of the United States.**

- William Fulton



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



DEMOGRAPHICS  
CHANGE



RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS



**WILLIAM  
FULTON**

**WROTE HUNDREDS OF ARTICLES  
FOR THE LOS ANGELES TIMES  
ABOUT URBAN PLANNING ISSUES  
BETWEEN 1982 AND 2009.**

**PLANNING COMMISSIONER  
FOR CITY OF WEST HOLLYWOOD**

**MAYOR OF CITY OF VENTURA**

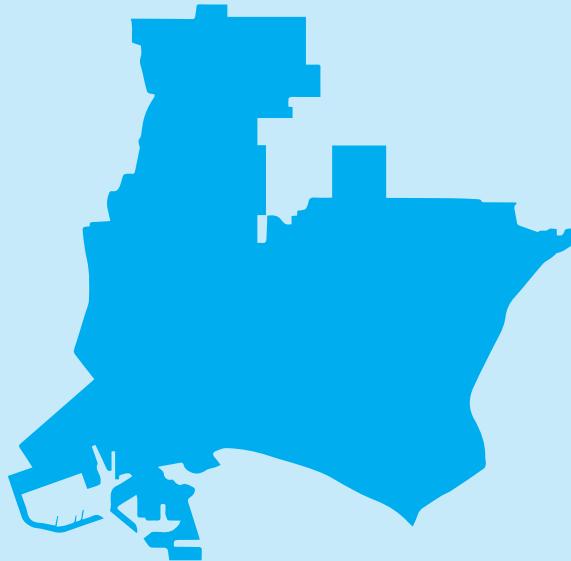
**PLANNING DIRECTOR  
FOR THE CITY OF SAN DIEGO**

**FORMER PRINCIPAL OF  
THE PLANNING CENTER | DC&E**

**ONE OF THE LEADERS OF THE  
SMART GROWTH MOVEMENT**

**WROTE YOUR TEXTBOOK  
“GUIDE TO CALIFORNIA PLANNING”**

# CA DEVELOPMENT



The City of Long Beach estimates **28,524** housing units are needed by **2040**.

This includes **7,048** units as specified in the City's Regional Housing Needs Assessment (RHNA) and the City's estimate of **21,476** overcrowded housing units.

*Future Housing Needs  
in the City of Long Beach 2040,  
City of Long Beach (2018)*



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



DEMOGRAPHICS  
CHANGE



RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS

# CA DEVELOPMENT

**55%**

of the world's population  
live in urban areas (2018).



LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



DEMOGRAPHICS  
CHANGE



RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS

# CA DEVELOPMENT

**55** %

of the world's population  
live in urban areas (2018).

**68** %

of the world's population  
live in urban areas (2050).



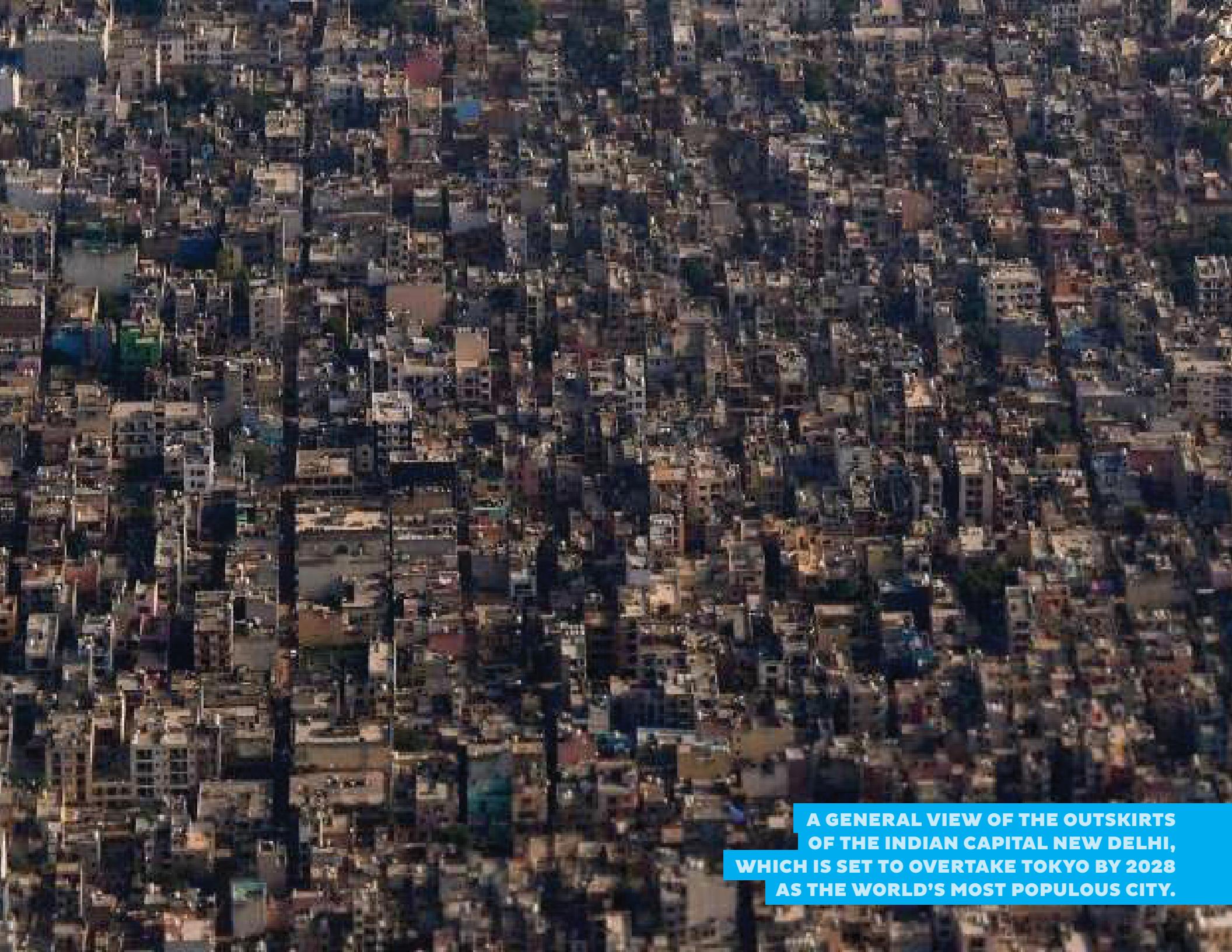
LACK OF  
AVAILABLE LAND  
IN MAJOR URBAN  
AREAS



DEMOGRAPHICS  
CHANGE



RISING DEMAND  
IN HOUSING NEAR  
EMPLOYMENT  
CENTERS

An aerial photograph capturing the sprawling urban landscape of New Delhi, India. The city is densely packed with buildings of various sizes and colors, primarily in shades of brown, tan, and grey. The layout is somewhat organic and less structured compared to some other cities, with buildings built close together. There are no visible roads or green spaces in the immediate foreground, though they may be present just beyond the frame. The overall impression is one of a rapidly growing and densely populated metropolis.

**A GENERAL VIEW OF THE OUTSKIRTS  
OF THE INDIAN CAPITAL NEW DELHI,  
WHICH IS SET TO OVERTAKE TOKYO BY 2028  
AS THE WORLD'S MOST POPULOUS CITY.**

**Q: WHAT'S  
URBAN PLANNING?**

# **Q: WHAT'S URBAN PLANNING?**

**the process by which public agencies,  
mostly local governments,  
determine the intensity and geographical  
arrangements of various land uses  
in a community.**



# **Q: WHAT'S URBAN PLANNING?**

**a technical and political process**

**concerned with the development and use of land,**

**protection and use of the environment,**

**public welfare, and the design of the built environment,**

**including air, water, and the infrastructure passing**

**into and out of urban areas, such as transportation,**

**communications, and distribution networks.**

**Q: WHAT'S  
URBAN | PLANNING?**

Q:

WHAT'S  
**PLANNING|URBAN?**

**Q:**

**WHAT'S  
PLANNING  
FOR OUR  
URBAN  
COMMUNITIES**

**WHAT'S  
PLANNING  
FOR OUR  
URBAN  
COMMUNITIES**

Q ?  
HOW

# WHAT'S PLANNING FOR OUR URBAN COMMUNITIES

Q?

HOW  
POLICYMAKING  
TRANSPORTATION PLANNING  
ECONOMIC DEVELOPMENT  
COMMUNITY DEVELOPMENT  
PUBLIC HEALTH  
LAND USE PLANNING  
REGIONAL + INTERNATIONAL  
ZONING  
ADAPTIVE REUSE  
HOUSING DEVELOPMENT  
URBAN DESIGN  
ENVIRONMENTAL PLANNING  
POLITICAL MOBILIZING  
SPATIAL ANALYSIS  
HISTORIC PRESERVATION  
MACROECONOMICS  
AFFORDABLE HOUSING  
TACTICAL URBANISM

# WHAT'S PLANNING FOR OUR URBAN COMMUNITIES

Q?

HOW  
POLICYMAKING  
TRANSPORTATION PLANNING  
ECONOMIC DEVELOPMENT  
COMMUNITY DEVELOPMENT  
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HISTORIC PRESERVATION  
MACROECONOMICS  
AFFORDABLE HOUSING  
TACTICAL URBANISM  
LIVING

my background

# WHAT'S PLANNING FOR OUR URBAN COMMUNITIES

Q?

what we are  
learning in this class

I will be using the words  
“land use planning”,  
“urban planning”,  
and “planning”  
interchangably

HOW  
POLICYMAKING  
TRANSPORTATION PLANNING  
ECONOMIC DEVELOPMENT  
COMMUNITY DEVELOPMENT  
PUBLIC HEALTH  
**LAND USE PLANNING**  
REGIONAL + INTERNATIONAL  
ZONING  
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MACROECONOMICS  
AFFORDABLE HOUSING  
TACTICAL URBANISM  
LIVING

# WHAT'S PLANNING FOR OUR URBAN COMMUNITIES

Q?

everything is  
interconnected!



# WHAT'S PLANNING FOR OUR URBAN COMMUNITIES

Q?

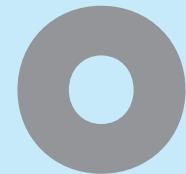
WHERE  
URBAN  
SUBURBAN  
EXURBAN  
RURAL  
REGIONAL

STATE  
FEDERAL  
PUBLIC

PRIVATE  
QUASI-PUBLIC  
SCHOOL CAMPUS

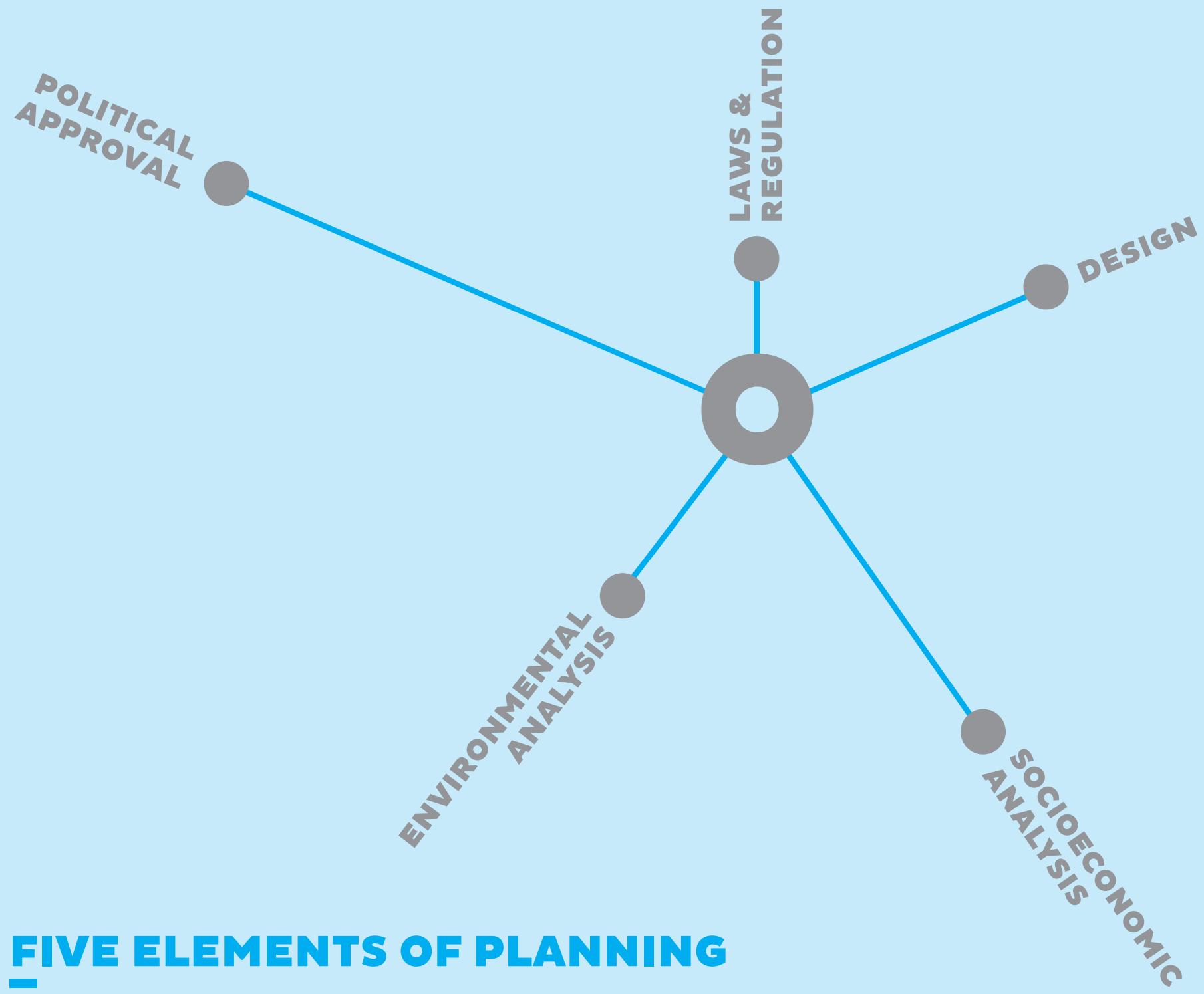
AIRPORTS

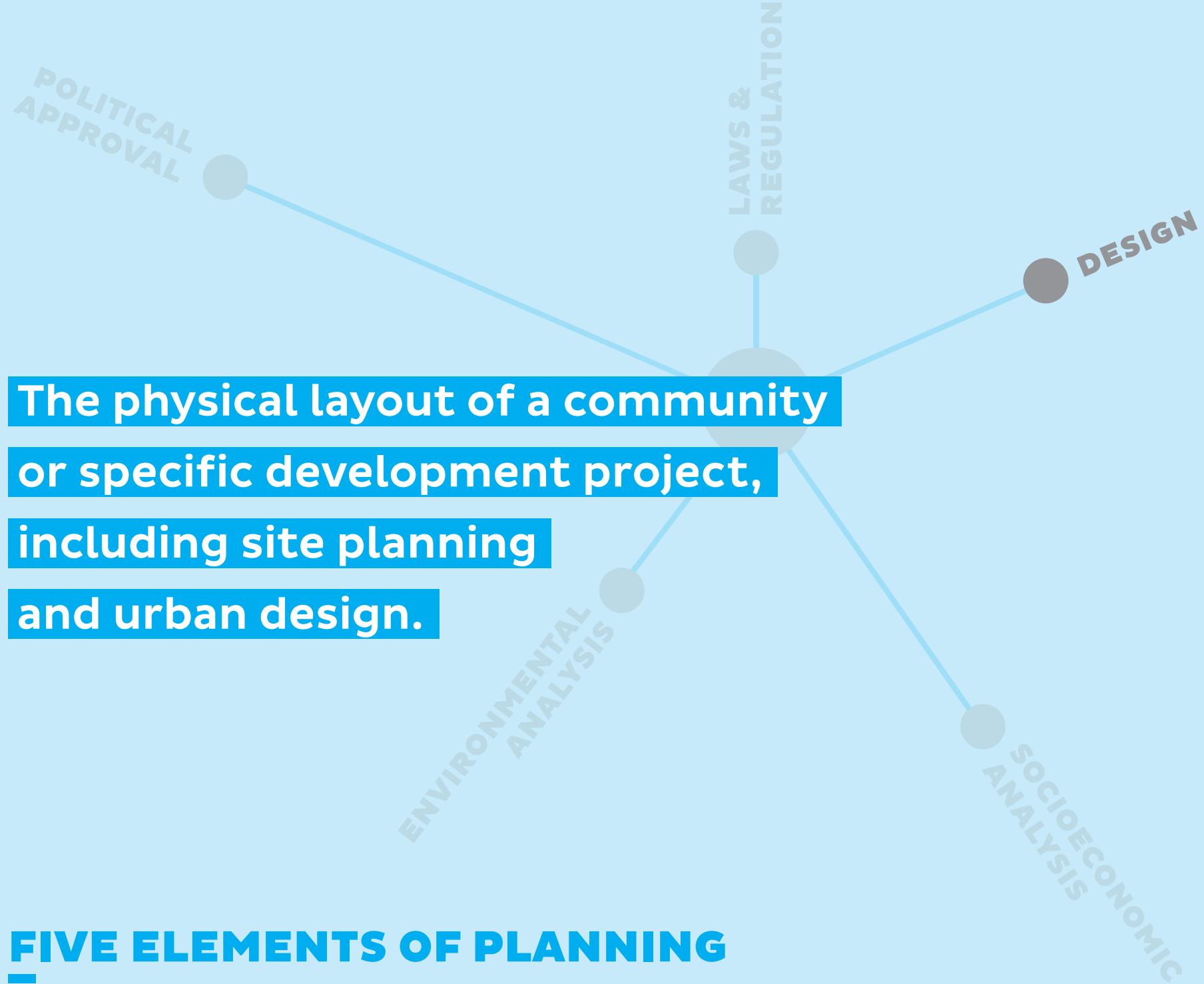
COASTAL REGIONS  
PROTECTED ENVIRONMENTS

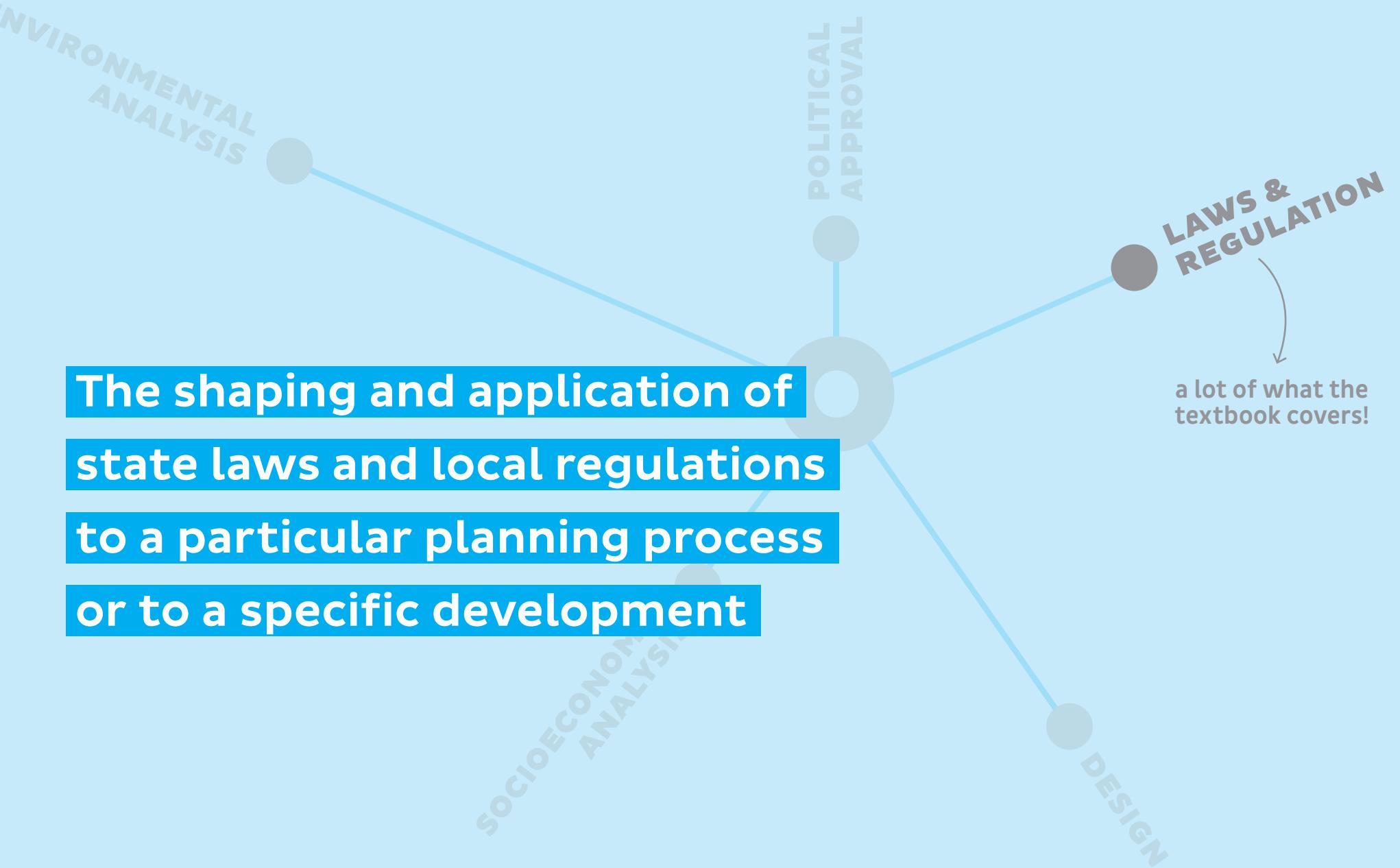


## **FIVE ELEMENTS OF PLANNING**

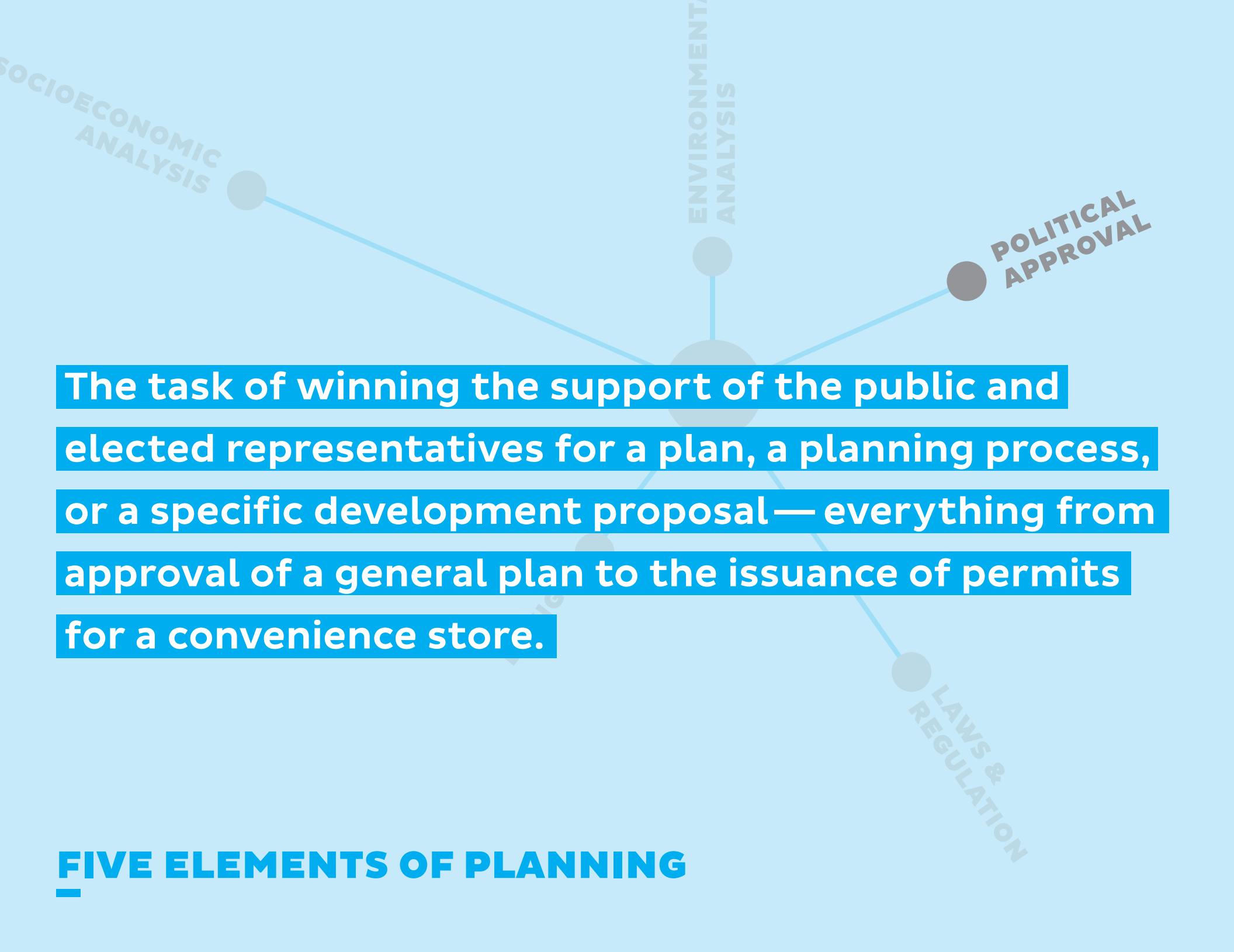
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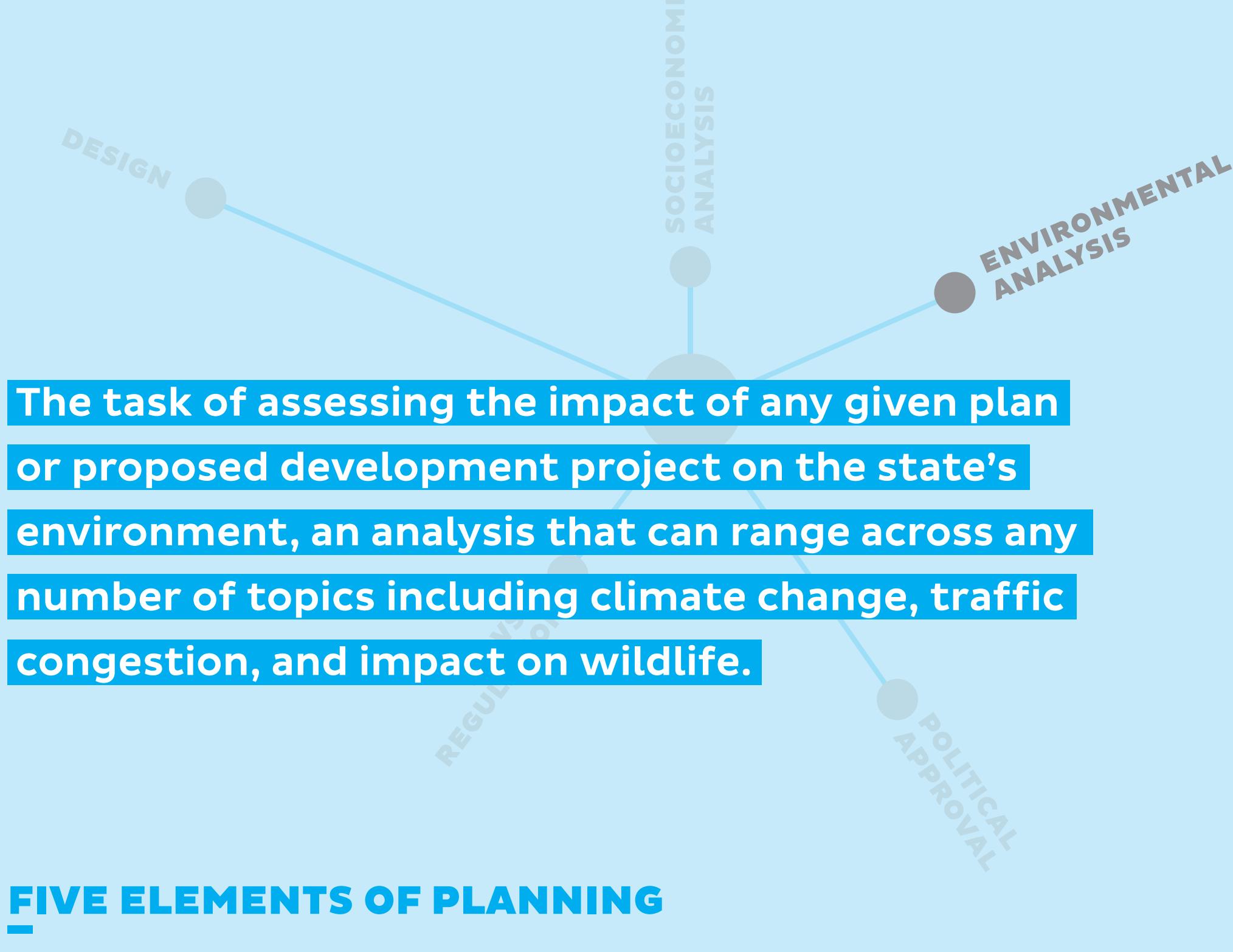






## **FIVE ELEMENTS OF PLANNING**







## **PLANNING AS POLITICS**

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**Planning is a public  
decisionmaking process,  
and this means that  
planning is politics.**



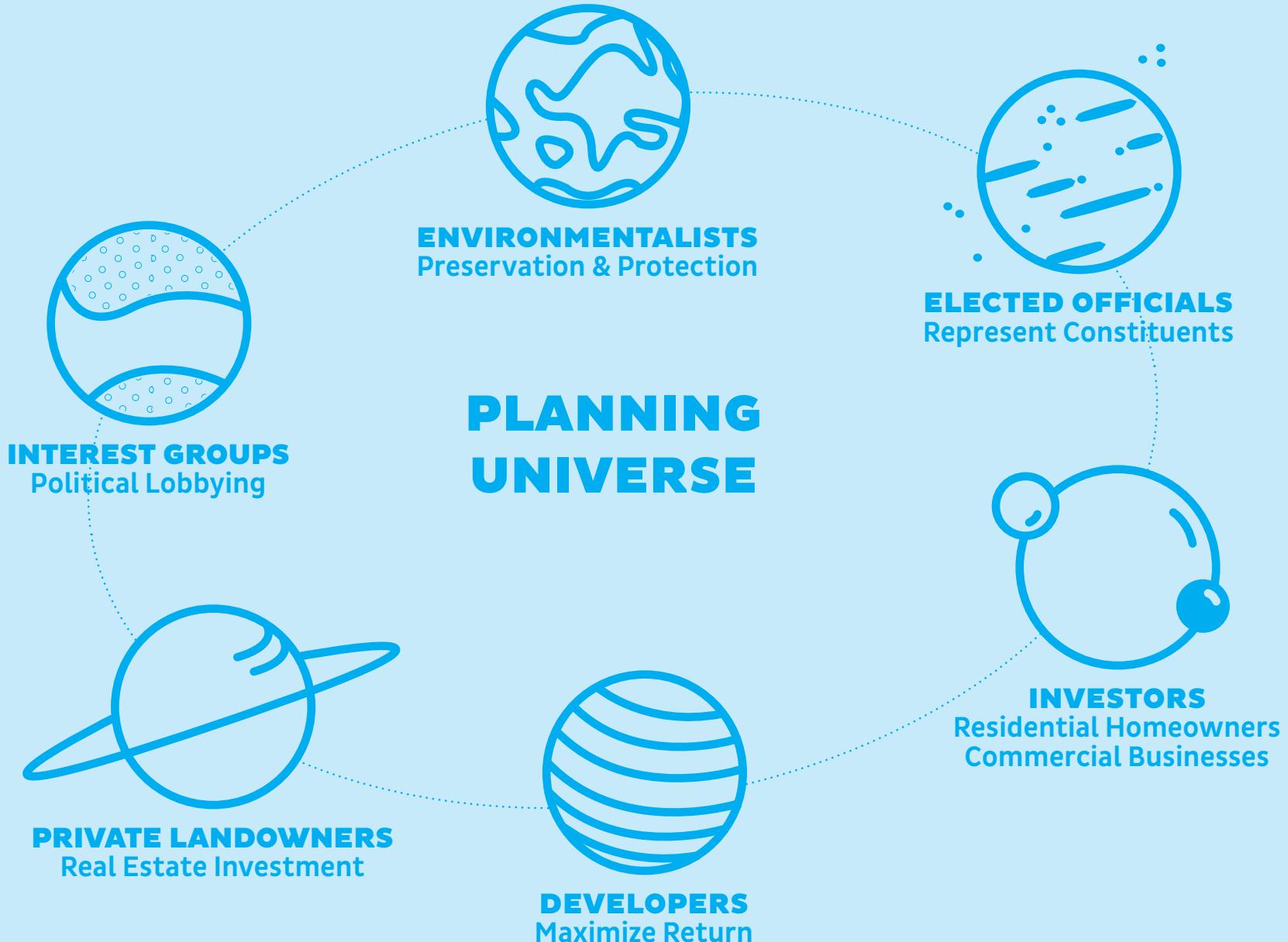
## **PLANNING AS POLITICS**

---

**Planning is a public  
decisionmaking process,  
and this means that  
planning is politics.**

**Planning is meant  
to serve the boarder  
public interest.**

# PLANNING AS POLITICS



# **PLANNING AS POLITICS**

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**PLANNING  
WORLDVIEWS**

**PLANNING AS POLITICS**

**LAND  
AS  
A  
RESOURCE**

**LAND  
AS  
A  
COMMODITY**

# HOW PLANNING REALLY WORKS



**PLAN 'MAKING'**  
Creation of planning  
and policy documents  
that inform how our  
communities should be.

General Plans  
Specific Plans  
District Plans  
Streetscape Plans



**PLAN 'IMPLEMENTING'**  
Process of carrying out  
those plans and policies  
on a project-by-project basis.

Zoning Decisions  
Permit Approvals (or Denials)  
Infrastructure Investment

# CURRENT TRENDS IN CALIFORNIA PLANNING

---

1

**POPULATION GROWTH  
AND DEMOGRAPHIC CHANGE**

2

**REDISTRIBUTION OF THE POPULATION WITHIN  
THE STATE AND WITHIN METROPOLITAN AREAS**

3

**A DWINDLING LAND SUPPLY  
IN THE MOST METROPOLITAN AREA**

4

**LINGERING EFFECTS  
OF THE GREAT RECESSION**

# CURRENT TRENDS IN CALIFORNIA PLANNING

1

## POPULATION GROWTH AND DEMOGRAPHIC CHANGE

As previously mentioned, California is and will experience continued population growth

2

Post-WWII population growth + good economic times

3

Upward growth of immigrant population (mostly from Latin America + Asia)

4



# CURRENT TRENDS IN CALIFORNIA PLANNING

1

POPULATION GROWTH  
AND DEMOGRAPHIC CHANGE

2

REDISTRIBUTION OF THE POPULATION WITHIN  
THE STATE AND WITHIN METROPOLITAN AREAS

3

Population growth is moving in two directions:

1. inward to central cities and older suburbs
2. outward to the metropolitan fringe to small towns and evolving rural areas

4

Concerns about issues of gentrification and displacement



# CURRENT TRENDS IN CALIFORNIA PLANNING

1

**POPULATION GROWTH  
AND DEMOGRAPHIC CHANGE**

2

**REDISTRIBUTION OF THE POPULATION WITHIN  
THE STATE AND WITHIN METROPOLITAN AREAS**

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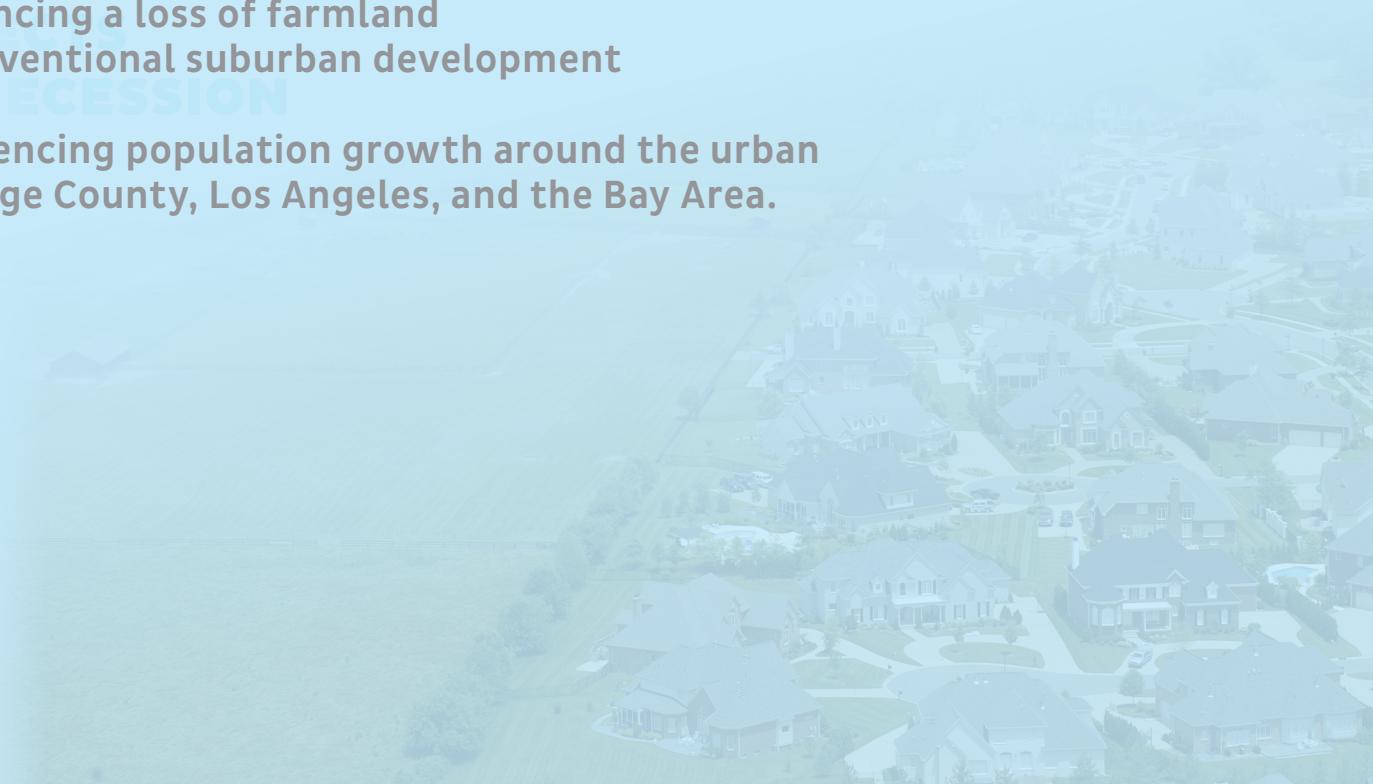
**A DWINDLING LAND SUPPLY  
IN THE MOST METROPOLITAN AREA**

4

Inland areas are experiencing a loss of farmland  
and natural areas to conventional suburban development

OFFICE GRASSLANDS IN SOUTHERN CALIFORNIA

Coastal areas are experiencing population growth around the urban  
areas of San Diego, Orange County, Los Angeles, and the Bay Area.



# CURRENT TRENDS IN CALIFORNIA PLANNING

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**POPULATION GROWTH  
AND DEMOGRAPHIC CHANGE**

2

**REDISTRIBUTION OF THE POPULATION WITHIN  
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3

**A DWINDLING LAND SUPPLY  
IN THE MOST METROPOLITAN AREA**

4

**LINGERING EFFECTS  
OF THE GREAT RECESSION**

From 1999 through 2006, 1.4 million new housing units were built in California and about 70% of these units were single-family homes, many in suburban areas

Many of those homebuyers relied on sub-prime mortgages and when many of those loans couldn't be paid back, lenders took possession of those houses leaving entire neighborhoods of vacant and neglected, development was largely halted

2007

2008

2009

2010

2011

# **ONGOING ISSUES IN CALIFORNIA PLANNING**

---

- 1 POLITICAL NATURE OF THE PLANNING PROCESS**
- 2 THE ONGOING STATE VS. LOCAL FISCAL CRISIS**
- 3 COMPETITION AND LACK OF COOPERATION AMONG LOCAL GOVERNMENTS**
- 4 LOCATION AND PRICE APPROPRIATE HOUSING**
- 5 SUBURBAN SPRAWL VS. COMPACT URBAN FORM**
- 6 PROPERTY RIGHTS**

# **ONGOING ISSUES IN CALIFORNIA PLANNING**

**1**

## **POLITICAL NATURE OF THE PLANNING PROCESS**

**Heightened Political Awareness:** Since in the 1970's, both developers and community groups have been politically active against one another, involving themselves in the planning process

**2**

**Single-Issue Politics:** Planning process is often characterized by political interest groups (homeowners, developers, environmentalists) focused on a single objective and unwilling to compromise to achieve a broader vision in the public interest

**3**

**The Politics of Proximity:** Because land use issues tend to be highly localized, a person's interest in any particular land use issue depends of their proximity to the land in question

**4**

**LOCATION AND PRICE**

**APPROPRIATE HOUSING**

**5**

**SUBURBAN SPRAWL VS.  
COMPACT URBAN FORM**

**6**

**PROPERTY  
RIGHTS**

# ONGOING ISSUES IN CALIFORNIA PLANNING

1

POLITICAL NATURE  
OF THE PLANNING PROCESS

2

THE ONGOING STATE  
VS. LOCAL FISCAL CRISIS

3

INCOMPETITION AND LACK OF  
COOPERATION AMONG LOCAL GOVERNMENTS

**Proposition 13:** Amendment to the Constitution of California in which property tax values were rolled back and frozen at the 1976 assessed value level

4

LOCATION AND PRICE  
PROPERTY TAXES

Property tax increases on any given property (before or after 1976) were limited to no more than 2% per year as long as the property was not sold or had new construction

The Case-Shiller housing index shows prices in Los Angeles, San Diego, and San Francisco appreciated 170% from 1987 (the start of available data) to 2012, while the 2% cap only allowed a 67% increase in taxes on homes that were not sold during this 26-year period

5

SUPERVISED  
COMPARATIVE APPRAISAL  
RIGHTS

Once sold, the property was reassessed at 1% of the sale price, and that amount may go up no more than 2 percent per year.

Example: A house that sells for \$250,000 may be assessed \$2,500 in property taxes

6

Requires any measure enacted for the purpose of increasing state & local revenues (taxes!) to be approved by a two-thirds vote of each house of the legislature



## PROPOSITION 13

**ON JUNE 6TH, 1978, NEARLY TWO-THIRDS OF CALIFORNIA'S VOTERS PASSED PROPOSITION 13, REDUCING PROPERTY TAX RATES ON HOMES, BUSINESSES, AND FARMS BY ABOUT 57%.**

**THIS ALLOWS PROPERTY OWNERS TO BE ABLE TO ESTIMATE THE AMOUNT OF FUTURE PROPERTY TAXES, AND DETERMINE THE MAXIMUM AMOUNT TAXES COULD INCREASE AS LONG AS THEY OWNED THE PROPERTY.**

**LOCAL GOVERNMENT REVENUES WERE CUT BY ABOUT TWO-THIRDS, TYPICALLY ONLY ABOUT 10% – 30% OF A CITY'S ANNUAL REVENUE.**

**INCREASED DEPENDENCE ON SALES TAX, AND THUS COMMERCIAL DEVELOPMENTS ARE DESIRED OVER HOUSING PROJECTS.**

**POTENTIAL REVENUE TO FIX ROADS, FUND TEACHERS, AND OTHER PUBLIC GOODS LOST, ESPECIALLY FROM LARGE CORPORATIONS.**

**DISINCENTIVES SELLING PROPERTY IN FAVOR OF REMAINING AT THE CURRENT PROPERTY AND MODIFYING OR TRANSFERRING TO FAMILY MEMBERS TO AVOID A NEW, HIGHER PROPERTY TAX ASSESSMENT.**





THE AMERICAN  
DREAM  
**YES** on 13

THE AMERICAN  
**YES** on 13  
SAVE THE AMERICAN DREAM  
VOTE YES on 13

THE AMERICAN  
DREAM  
YES on 13  
SAVE THE AMERICAN  
DREAM  
VOTE YES on 13  
SAVE THE AMERICAN  
DREAM  
YES on 13

AMERICAN  
**YES** on 13

SAVE THE AMERICAN DREAM  
VOTE **YES** on 13

SAVE THE AMERICAN DREAM  
VOTE **YES** on 13



Kids Need Teachers

United Teachers - San Jose

Kids Need Teachers

Kids Need Teachers

Kids  
Tea  
s

CUT FAT!  
CLOSE TUT  
TANTS

WE NEED  
TEACHERS

Kids Need  
Teachers

Kids Need  
Teachers

Kids Need  
Teachers

NO CAPITAL  
PUNISHMENT FOR  
TEACHERS AND  
STUDENTS

Kids Need  
Teachers

FULL FUNDING NOT  
PAYMENT

United Teachers

WE NEED  
LEADERSHIP IN  
SACRAMENTO  
NOW!

STU  
LEAR  
TEACH  
SAVE  
TE

FU  
FOR J



W

# ONGOING ISSUES IN CALIFORNIA PLANNING

1

POLITICAL NATURE  
OF THE PLANNING PROCESS

2

THE ONGOING STATE  
VS. LOCAL FISCAL CRISIS

3

**COMPETITION AND LACK OF  
COOPERATION AMONG LOCAL GOVERNMENTS**

4

LOCATION AND PRICE

5

INAPPROPRIATE HOUSING

6

PROPERTY TAXES

**FISCALIZATION OF LAND USE:** After the passage of Prop. 13, which greatly constricted local government (cities and counties) budgets and spending, the need to attract large-scale commercial development was at an all-time high and led to a very competitive environment

The reason why large-scale commercial development (auto dealerships, hotels, shopping malls, “big box” retailers, etc.) was so desired was because they are a big source of sales tax revenue (remember, Prop. 13 dealt with property taxes, not sales taxes)

With their high value, developers are relied upon by cities and counties to set aside funding for public purposes, such as schools, parks, libraries, streets, freeway interchanges, transit, low-income housing, etc.) (called “development fees”)

# **ONGOING ISSUES IN CALIFORNIA PLANNING**

**1**

**POLITICAL NATURE  
OF THE PLANNING PROCESS**

**2**

**THE ONGOING STATE  
VS. LOCAL FISCAL CRISIS**

**3**

**COMPETITION AND LACK OF  
COOPERATION AMONG LOCAL GOVERNMENTS**

**4**

**FISCALIZATION OF LAND USE:** The passage of Prop. 218, made it more difficult to create “assessment districts”, which was continued in 2010 with State voters approved Prop. 26.

**5**

**ASSESSMENT DISTRICTS**  
An Assessment District, which finances streets, sidewalks, curbs, utilities, etc, enables local governments to collect special assessments to finance the improvements constructed or acquired by the District, with the approval of a majority of the landowners based on financial obligations.

**6**

**PROPERTY RIGHTS**  
Increase of “property rights” movement, which claims that land use regulation (zoning, development fees, etc. ) have gone too far and are unconstitutional.

## **ONGOING ISSUES IN CALIFORNIA PLANNING**

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**Fiscalization, in turn, has led to  
an every-city-for-itself attitude  
that is damaging planning and  
quality of life at a regional level.**

## **ONGOING ISSUES IN CALIFORNIA PLANNING**

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**In manipulating the land use system to their own financial advantage — using redevelopment and zoning to bring certain developments in and keep others out — cities and counties acting independently have created vast regional imbalances throughout California.**

# **ONGOING ISSUES IN CALIFORNIA PLANNING**

**1**

## **POLITICAL NATURE OF THE PLANNING PROCESS**

**2**

As job markets in the Bay Area and Southern California become stronger, the housing costs in these neighborhoods are unattainable for many working class families. As such, the topic of publicly subsidized affordable housing is becoming a more acceptable political issue, and has led to political acceptance and financial feasibility of denser housing in infill locations

**3**

## **COMPETITION AND LACK OF AFFORDABLE HOUSING**

The real estate downturn left California with a large supply of reasonably priced housing. However, this housing is typically far from job centers, resulting in a greater commute times

**4**

## **LOCATION AND PRICE APPROPRIATE HOUSING**

**5**

## **SUBURBAN SPRAWL VS. COMPACT URBAN FORM**

**6**

## **PROPERTY RIGHTS**

# **ONGOING ISSUES IN CALIFORNIA PLANNING**

**1**

## **POLITICAL NATURE OF THE PLANNING PROCESS**

**2**

## **THE ONGOING STATE VS. LOCAL FISCAL CRISIS**

Most new development since the end of WWII has been conventional suburban development

**3**

Much of California's urban planning practice remains based on these assumptions

**4**

Since the mid-1990s, urban planners began to follow ideas of “New Urbanism” and “smart growth”, which both challenge ideas of conventional suburban development for a more pedestrian- and transit-oriented communities with a greater mixture of land uses in compact forms of development and architecture.

**5**

## **SUBURBAN SPRAWL VS. COMPACT URBAN FORM**

**6**

## **PROPERTY RIGHTS**

# **ONGOING ISSUES IN CALIFORNIA PLANNING**

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**1**

**POLITICAL NATURE  
OF THE PLANNING PROCESS**

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**COMPETITION AND LACK OF  
COOPERATION AMONG LOCAL GOVERNMENTS**

**4**

Urban planning (as a formal institution) is a young profession (much of California's planning system was established during the 1960s and 70s) and the level of influence government can have on property rights was still up in the air

**5**

A series of ruling by the US Supreme Court forced government agencies, especially in California, to moderate the types of exactions and conditions they impose on property owners today. Put simply, the rights of property owners must also be accommodated

**6**

**PROPERTY  
RIGHTS**

## **CONCLUSION**

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**For anyone who hopes to operate in the field of planning in California, it is important to understand from the outset that the system works to the advantage of manipulators, and, as a result, the ideal is rarely achieved.**

# **ASSIGNMENTS**

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- 1** **PICK UP  
TEXTBOOKS**
- 2** **READ  
CHAPTER TWO**
- 3** **IDENTIFY A PUBLIC HEARING  
YOU WOULD LIKE TO ATTEND**