what causes these different land use patterns?

This seminar examines the role of public policy in guiding and coordinating growth in urban and suburban environments. We will discuss a wide range of local and state policies and techniques used to manage land use development and will evaluate the impacts of these land use policies on a city's and region's welfare. The course will introduce important and innovative growth policies from across the country, with emphasis on those land use issues and techniques most useful to California planners.

In the first three weeks, the course examines the goals and tradeoffs associated with land use planning, the basic techniques of land use plan-making, and the inventory and
analysis component of land use plans, especially focusing on environmental impacts. In weeks 4 and 5, the course provides a summary and survey of traditional and innovative planning policies that implement “public interest” land use goals and objectives. In weeks 6-8, we focus on regional planning and the spatial containment of growth, more detailed urban district planning at neighborhood and community levels, and efforts to integrate land use planning with infrastructure placement and capacity. To be effective, planners and policy analysts must be cognizant of the equity and inter-jurisdictional impacts of municipal land use policies, a topic we explore in week 9. We close in week 10 by investigating land use planning downtown (redevelopment) and in the greenfields (planned communities).

**COURSE OBJECTIVES**

Upon completion of this course, you will have gained:

1) knowledge of the **purposes, means, methods, and tools** of land use planning that seek to manage the rate, location and character of development.

2) ability to **critically evaluate** the goals, effectiveness, administrative feasibility, equity and appropriateness of a wide array of land use policies and techniques.

3) understanding of the complexities of **local** management of growth within an interconnected **regional** system.

4) knowledge of political obstacles and opportunities, and the planning processes, associated with land use policy **design and implementation**.

**SEMINAR FORMAT, ASSIGNMENTS AND GRADES**

The format of the sessions will vary from week to week, and will include: (1) straight lecture style to present the main concepts, (2) discussions of specific land use programs or policies, and (3) roundtable debates concerning controversies of land use policy and growth management.

Each student is expected to actively participate in class discussions, to write two memoranda evaluating particular aspects of land use planning (see guidelines attached to syllabus), and to satisfactorily pass a midterm review exam and a rigorous final exam. Grading will be based on the following.

1) **Class participation** 5%
2) Evaluation report 1 due **April 25** (Thursday of week 4) 25%
3) Exam I **May 7** (Tuesday of week 6) 25%
4) Evaluation report 2 due **May 31** (Friday of week 9) 15%
5) Exam II (take-home during or before final exam week; **June 10-14**) 30%

**Notes:**

*Plan ahead for evaluation report 1, due April 25. This assignment asks you to select a General Plan of your own choosing. Plan ahead so that you can obtain the needed Plan in time to do a thorough analysis. The Plan must be for a California city and should have been updated since 1995.*

*Exam I will test you on concepts, techniques and vocabulary. Exam II will ask you to critically apply your knowledge to hypothetical cities.*

**READING**

There are two required books for this course. Both are available at UCI bookstore.

   *Note: this is new edition since last year*

There will also be a few supplemental required readings handed out by instructor during the quarter.
WEEK BY WEEK COURSE OUTLINE

NOTE: readings listed should be done before Tuesday sessions to facilitate discussion. Recommended readings will help you write your memorandum on the subject.

Week 1  Land use planning

Berke et. al, chapters 1-2  
Fulton chapters 4 and 18

Values and goals of land use planning  
Plan-making vs. implementation (plan and policies)  
Structure of growth governance in California  
Emerging land use challenges in California

Week 2  Land use plan-making

Berke et al., chapters 3 and 10  
Fulton chapter 6

The different spatial scales of land use planning  
Evaluating land use plans  
Plan-making process and its stages  
Designing the spatial arrangements of land uses—five tasks  
The General Plan in California

Week 3  Inventory and analysis

Environmental impact assessment

Berke et al., pp. 85-88, chapters 6 and 7  
Fulton chapters 9 and 21

Classification of environmental resources  
Environmental analysis-- land suitability, environmental impact, carrying capacity  
Dynamics of land use change  
Classification of land supply (land based classification standards, urban transect)  
Indicators  
CEQA
**Week 4  Implementation and policy-making 1**

Fulton chapters 7-8, 11

Zoning
Subdivision regulations
Growth management

---

**Week 5  Implementation and policy-making II**

Berke et al., chapter 15

Development management—active guiding of growth consistent with land use plan goals
Ramapo, Petaluma, and Boulder—why are they important?
Timing controls
Spatial containment
Aligning land use development and infrastructure

---

**Week 6  Regional plan-making**

*Spatial containment of growth*

Berke et al., chapter 11

Regional (areawide) land use plan
Classifying and mapping land policy districts
  Open space conservation districts
  Urban growth and redevelopment districts
Urban growth boundaries
Week 7  Urban district plan-making

Berke et al., chapters 12-13, chapter 14 (pp. 421-432 only)
Fulton chapter 17

Urban district plans
Spatial structure of employment and commercial activity centers
    Different types of activity centers and their needs
Spatial structure and design principles for residential neighborhoods
    Suburban master-planned model
    Neighborhood unit model
    New urbanism (neotraditional, transit-oriented, urban villages)
Linking planned growth to urban services and infrastructure
Small area plans (in CA, Specific Plans)

Week 8  Aligning land use policy and infrastructure capacity

Berke et al. chapter 8
Fulton 10, 19, 20

Transportation infrastructure indicators and modeling
Integrating land use and infrastructure availability
Exactions, impact fees, Mello-Roos districts
Transportation funding and planning in California
Concurrency requirements (adequate public facilities ordinances)
Week 9  
*Inter-municipal context of land use policy*

*Competition, winners and losers*

Fulton chapter 14 (pp. 248-253)

Fiscalization of land use
Regional and inter-municipal impacts of local land use planning/policy
Planning and affordable housing

---

Week 10  
*Redevelopment*

*Planned communities*

Fulton chapter 15

Downtown redevelopment
Tax increment financing
Planned communities—characteristics, private and public sector interests
GUIDELINES FOR EVALUATION REPORTS

These reports are due April 25 and May 31. Combined, the two written products constitute 40 percent of your course grade. Each report should be about 2,250-2,500 words (about 8-10 double-spaced pages).

These reports should use policy memo format. Memos are concise written products that convey much significant information in a limited space for busy and easily diverted policymakers. "Filler" material has no place in a memo. The information presented should be directly and forcefully conveyed. You are constructing an argument that will advise and direct policymakers.

Evaluation report 1 – PLAN (25 percent of grade)

(This assignment asks you to select a General Plan of your own choosing. Plan ahead so that you can obtain the needed Plan in time to do a thorough analysis. The Plan must be for a California city and should have been updated since 1995.)

Land use plan analysis. The planning director of a California city has asked you, in your role as private consultant, to evaluate his city’s current General Plan. The director wants you to focus on these parts:

Description of current and forecasted conditions, including depiction of what are the existing and emerging conditions and issues in the city. Are descriptions and analyses clearly portrayed and based on sound, and accessible, factual bases?

Articulation of city’s goals and objectives pertaining to future land use/development, including whether they are clear and meaningful, and whether they appear well connected to the description of current and predicted conditions. Are goals adequately supported by measurable objectives and policy prescriptions?

Presentation of land use classification in the city based on opportunities and constraints. Is there a mapped policy plan that identifies where growth should be encouraged and discouraged in the future? To what extent does land use classification effectively incorporate land supply constraints and urban growth demands, protection of environment, and goals and objectives of the city?

Synthesis of above factors into a land use map that lays out the future land use pattern for city and that can provide effective guidance for the use of implementation measures.)
Land use policy analysis. The planning director has asked you, in your capacity as assistant planner, to write a concise analysis that describes and evaluates a specific type of land use policy. She wants you to focus on the following characteristics in your analysis:

Note: this policy may or may not be used by the jurisdiction for whose General Plan you evaluated for report 1. If you do not use your General Plan jurisdiction, you should answer these questions in the abstract and/or assuming certain characteristics of the city that you should state explicitly.

What are the primary goals of the planning technique?
-- assure that public services are available to new development.
-- shape urban form.
-- maintain community character.
-- protect the environment.
-- promote housing diversity or affordability.
-- other.

How does the policy seek to meet its primary planning goal?

What administrative mechanisms are used? What legal or controversial issues should we be aware of?

What are the likely outcomes of using this technique in terms of other local planning goals?

Are there discernable winners and losers from using this technique?

What is your overall evaluation as to the appropriateness of using this technique in pursuit of its stated goal?

Are there other techniques that could achieve the stated goal more effectively than your chosen technique?
Useful sources by topic

Basic terms and concepts:


“Nuts-and-bolts” material on growth policies and techniques:


*Planning Advisory Service (PAS) Reports*. Subject index can be accessed online at: http://www.planning.org/pas/subject.html

Zoning News

Council of Planning Librarians (CPL) Bibliographies of topical material. Land Use Law and Zoning Digest.

Environmental analysis and planning:

*Assessing Environmental Impact*


*Wildlife Conservation*


*Capacity-based Planning*


South Coast Air Quality Management District. 1993. *Draft Handbook for Preparing a Local Government Trip Reduction Ordinance*. Diamond Bar, CA: SCAQMD. Pp. I-1 through I-21 and Table 4-1 (pp. 4-3 through 4-5.)

Open space protection


Growth management/ development management: origins and evolution:


“New urbanism” and urban design


**Inter-municipal, regional impacts of land use policy**

**Winners and losers**

**Affordable housing**

Porter, Douglas. *Managing Growth in America’s Communities*. Chapter 7 (pp. 175-188 and 212-217.)

"Growth Management: Satan or Savior?" debate in *Journal of the American Planning Association* 58, 4: 419-424.

-- Downs, Anthony. "Regulatory Barriers to Affordable Housing."

-- Godschalk, David R. "In Defense of Growth Management."


U.S. Department of Housing and Urban Development. 2004. *“Why Not In Our Community?” Removing Barriers to Affordable Housing*. An Update to the report of the Advisory Commission on Regulatory Barriers to Affordable Housing.


**Spatial containment**

**Urban growth boundaries**


"Smart growth" and development


Sustainable development / climate policy


Land use planning and infrastructure

*Infrastructure concurrency / Adequate public facilities ordinances*


*Exactions and impact fees*

Development agreements


School facilities planning


Redevelopment and infill


Planned communities

Ewing, Reid. Developing Successful New Communities, pp. 2-13, 74-87, 98-115.


State and regional growth programs