

Why Do We Plan?

- ❖ A Balancing Act:
 - ✓ Identify a wide range of issues and goals that are often competing with one another
 - ✓ Enhance community livability
 - ✓ Reflect community values
 - ✓ Create a cohesive plan

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What is Land Use Planning?

Stakeholder process by which cities and counties determine what gets built and where.



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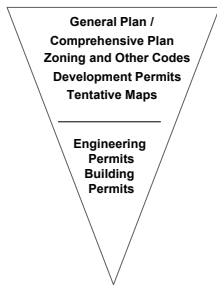
What is the authority for planning?

- ❖ Local government has **police power** to **protect the public health, safety, and welfare of its residents.**
- ❖ Land use regulations must be reasonably related to the **public welfare.**



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LAND USE DEVELOPMENT HIERARCHY



Construction

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What Directs Planning?

- ❖ A General Plan (or Comprehensive Plan) is a City's official policy statement regarding its future character, land use patterns, and quality of development.



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Tools for Implementing a General Plan/Comprehensive Plan

- ❖ Specific Plans
- ❖ The Zoning Ordinance
- ❖ Subdivision Ordinance
- ❖ California Environmental Quality Act (CEQA)
- ❖ City Council Policies
- ❖ Design Guidelines



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What are Specific Plans?

- ❖ Specific Plans are detailed plans for specific areas of the City.
 - ✓ Proactive approach to shaping development
 - ✓ Prevents piecemeal development by linking GP policies and individual development proposals in defined area
 - ✓ Provides more detail for implementation than the General Plan

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What is Zoning?

- ❖ Legislative decision by Council, which:
 - ✓ Divides the City into districts,
 - ✓ Prescribes what can and cannot be built on each parcel,
 - ✓ Regulates the use, placement, spacing, and size of land and buildings



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What is Subdivision?

- ❖ Division of land into 2 or more parcels
- ❖ State legislation varies, but the intent remains to:
 - Ensure orderly development
 - Properly improved with public facilities
 - Protect from fraud

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Entitlement Sequence

- ❖ "Discretionary" (i.e., with public hearing):
 - ✓ General Plan Amendment (may include Specific Plan Amendment)
 - ✓ Zoning
 - ✓ Development Permit (Site Permit, Conditional Use Permit, Special Use Permit or Planned Development Permit)
 - ✓ Tentative Map

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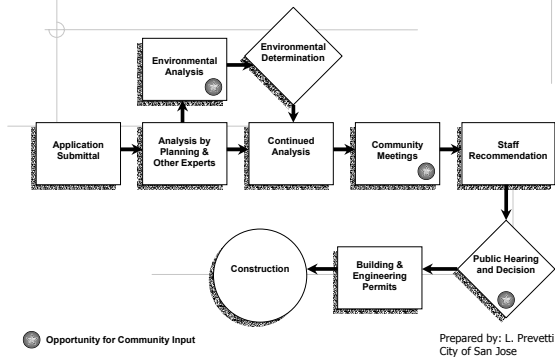
Entitlement Sequence (cont.)

- ❖ "Ministerial" (i.e., no public hearing):
 - ✓ Public Works Clearance
 - ✓ Building Permits



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Land Use Development Process



Participants in the Planning Process

- ❖ Applicants/Developers
- ❖ Local Government Staff
- ❖ Other federal, state regional, and local agencies
- ❖ **Community Stakeholders**



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Content of Project Files

- ❖ Project files are available to Public
- ❖ The contents include:
 - ✓ Plans
 - ✓ Memoranda and correspondence
 - ✓ Environmental analyses (e.g., traffic, biology, etc.)
 - ✓ Staff reports and/or Permits
 - ✓ Conditions of approval

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Information Sources

- ❖ Resources
 - ✓ *Planning in San Jose: A Community Guide*, by the City of San Jose and San Jose State University, 2004.
- ❖ Local Government websites
- ❖ Local Government offices
- ❖ Neighborhood Associations

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Making Your Voice Heard



Influence a New Development

- ❖ Find a development application
- ❖ Talk to the staff reviewing the proposal
 - ✓ Determine where it is in the process
- ❖ Determine the most effective strategy
 - ✓ Opportunity to mix uses, add parks?
 - ✓ Pedestrian connections, bike paths, etc.
 - ✓ Street standards: sidewalks, bus stops, etc.

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Influence a New Development

- ❖ Work with staff to suggest your ideas
- ❖ Write letters, copying your elected officials
- ❖ Attend community meetings, bring like-minded people and speak up
- ❖ Meet with the Planning Director, land owner &/or developer
- ❖ Lobby your elected officials
- ❖ Testify at the public hearing

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Get Involved in Policy Creation

- ❖ Find a champion (elected official)
- ❖ Request modification to existing codes/policies
- ❖ Or, request creation of new code/policy
- ❖ Work with staff team
- ❖ Keep in touch with your champion
- ❖ Bring your colleagues to the hearing

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Improve Internal Standards

- ❖ Improve street standards:
 - ✓ Reduce widths
 - ✓ Add crosswalks
 - ✓ Add medians, etc.
- ❖ Fix sidewalk standards:
 - ✓ Increase widths
 - ✓ Add trees, etc.
- ❖ Require transit amenities:
 - ✓ Shelters, benches, etc.

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Follow Up

- ❖ Take photos
- ❖ Build on your accomplishments
- ❖ Educate planners, engineers
- ❖ Support the elected officials that helped you



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Safe Routes to School

- ❖ Transportation investments through federal and state programs
- ❖ Walking routes to schools
- ❖ Crossing Guards and other approaches



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Food Access

- ❖ Land Use Regulations/Incentives
- ❖ Community Gardens
- ❖ Farmer's Markets
- ❖ Elected Official Support



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