ESP171 Urban and Regional Planning
Study Sheet for Final

This quarter we talked about a variety of problems and challenges that cities are facing, including:

- Growth – and sprawl
- Decline – and blight
- Decaying infrastructure – but limited funding
- Loss or degradation of agricultural land
- Loss or degradation of natural resources
- Hazards – natural and man-made
- Climate change

We talked about the kinds of development that best address these problems – development that is most sustainable, environmental and financially:

- Location – infill development, including many types of redevelopment, versus greenfield development
- Design – dense/mixed-use/transit-oriented/walkable (smart growth) versus not-dense/not-mixed-use/auto-oriented (sprawl)

We talked about programs that local governments can use to address these problems, building on their general plans:

- Growth management program
- Redevelopment program
- Capital Improvement Program (CIP)
- Regional Transportation Plan (RTP)
- Sustainable Communities Strategies (SCS)
- Habitat Conservation Plan (HCP)
- Natural Communities Conservation Planning (NCCP)

We also talked about many different tools that cities and counties can use to implement these programs, on their own or in combination with others, in addition to the traditional zoning and subdivision ordinances:

- Up-zoning
- Down-zoning
- Density bonuses
- Growth boundary
- Development caps
- Eminent domain
- Tax increment financing
- Regulatory streamlining
- Assessment districts
- Adequate public facilities (APF) standards
- Traffic impact analyses
- Exactions
- Agricultural buffers
- Agricultural easements
- Rural cluster housing ordinances
- Williamson Act tax breaks
- Conservation easements

For each, you should be able to answer:
- What is it used for?
- Who controls it?
- How does it work?
- What are the legal parameters?
- What are pros and cons?
- Are there potential unintended consequences?
We talked about some of the tough dilemmas that planners face in implementing these programs:
• Doing what the community wants – versus what is best for the community
• Knowing what the community wants – given many different views within the community
• What is good for quality of life – versus maximizing tax revenues (fiscalization of land use)
• Improving communities – while preserving them
• Connections between land use, transportation, water, etc. – but separate agencies for each
• Regional- and global-scale problems – but local control over land use decisions
• Avoiding hazards – versus mitigating hazards

Related to that, we talked about many external forces that constrain or complicate local planning:
• Gentrification – driven by market forces
• Private property rights movements
• Law suits producing court decisions – CEQA and otherwise
• Ballot-box planning – initiatives and referenda
• State tax law – Prop 13 and voting requirements
• Federal requirements and standards – especially about natural resource protection
• State requirements and standards – especially natural resources and hazards

We also talked about the important role that the courts play in shaping planning law and determining how far cities can go in imposing requirements on private land. Key decisions include:
• Euclid
• Ramapo
• Tahoe
• Nollan
• Dolan
• Kelo

For each case, you should know the basic legal concept that it established or clarified.