Primary Implementation Tools

Land Development Code – Regulates private development – reactive...
   Traditional: zoning ordinance, subdivision ordinance
   Newer: specific plans, form-based codes
Capital Improvement Program + Redevelopment – Dictates public investment – pro-active...

Zoning

Approach:
1. Zoning category for each property – zoning map
2. Land uses for each category – permitted, conditionally, prohibited
3. Development standards for each category:
   o intensity or bulk or “envelope”, e.g. height limits, setbacks, etc.
   o impact or performance, e.g. minimum parking spaces

Development review process: applications reviewed for consistency with zoning

<table>
<thead>
<tr>
<th>Options if proposal inconsistent with existing zoning:</th>
<th>Action</th>
<th>Approval</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning amendment</td>
<td>Classification change</td>
<td>Council approval</td>
<td>Must be consistent with GP</td>
</tr>
<tr>
<td>Variance</td>
<td>Exception to development standards</td>
<td>Planning Commission approval</td>
<td>Can’t be special privilege</td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>Use not otherwise allowed</td>
<td>Planning Commission approval</td>
<td>If certain conditions met</td>
</tr>
</tbody>
</table>

Even if proposal is compatible: discretionary review, design review

Additional Tools: overlay zoning, mixed-use zoning

Nonconforming uses: When old uses don’t conform to current zoning ordinance.
   Amortized approach: phased out over period of time

Special CA state requirements: density bonus, second units

Enforcement?

Alternatives: homeowners associations; codes, covenants, and restrictions (CC&Rs)

Readings: Chapters 7 and 8, plus articles.
Development Review Process:

Developer submits application to city

Planning staff reviews application wrt to zoning

Does comply

City issues building permit

Does not comply

Planning Commission vote on

Variance
Conditional Use Permit
Zoning (and GP) Change

City Council vote for zoning (and General Plan) change

Developer builds project