

SAN JOSE STATE UNIVERSITY  
DEPARTMENT OF URBAN AND REGIONAL PLANNING

URBP 225: Land Use and Urban Planning  
URBP 136: Introduction to Land Use Planning  
ENVS 136: Introduction to Land Use Planning

**Fall 2011 Syllabus**

**Instructor:** Laurel Prevetti  
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**Office hours:** Wednesdays, 4:00 – 5:00 p.m. and by appointment  
**Class days/time:** Thursday, 7:15– 10:00 p.m.  
**Classroom:** DMH, Room 162

**Course Catalog Descriptions:**

**URBP 225: Land Use and Urban Planning**

Study of the methods by which local, state and federal governments control the use of land. Examination of contemporary growth and land use management techniques, as well as the review of related capital facilities and service planning.

**URBP 136/ENVS 136. Introduction to Land Use Planning**

Land use and facilities planning practices in the context of American cities, emphasizing interrelationships between various land uses and public facilities and service requirements.

**Course Objectives:**

Upon successful completion of this course, students will be able to:

1. Explain to the public the contexts in which planning takes place and the processes by which plans are made and implemented.
2. Explain to the public the fundamental growth and land use management controls and the interrelationships of these tools (e.g., General Plan, zoning, and permitting).
3. Determine whether a proposed project, permit, or other land use action is ministerial or discretionary, and also whether it is quasi-judicial or legislative.
4. Understand the major steps in the analysis of land use and development proposals to determine whether they comply with a jurisdiction's planning policy framework (i.e., General Plan, zoning ordinance, design guidelines, environmental legislation, etc.).
5. Analyze site plans and identify key issues associated with the plans, including consistency with a jurisdiction's planning policy framework and principles of sound planning.

6. Understand the structure, content, and tone of a municipal planning staff report regarding land use and development.
7. Prepare clear, concise reports and oral presentations regarding land use and development issues.

### **Planning Accreditation Board (PAB) Knowledge Components:**

This course covers the following PAB Knowledge Components:

#### **4.2.1. An understanding of human settlement as it relates to planning based on knowledge of the relevant concepts and theories from:**

4.2.1. (a) social sciences (history, economics, sociology, political science, anthropology, psychology, geography) including knowledge of the social and spatial structure of urban and regional systems, local public finance, economics of development, infrastructure provision and effects of globalization.

#### **4.2.2. An understanding of historical and contemporary planning practice, policy and processes based on knowledge of the relevant concepts and theories pertaining to:**

4.2.2. (c) the institutions that both shape and respond to plans and planning-related activities: including knowledge of the economic, social and political institutions that influence planning and that are susceptible to purposeful change. At a minimum this study should include institutions across scale (e.g. local to global) and sector (e.g. public, private and nonprofit).

4.2.2. (e) the creation, use, and knowledge of comprehensive and other types of plans.

4.2.2. (f) the adoption, administration and implementation of plans and related policy including knowledge of the relevant regulations (zoning, review processes), incentives, techniques (public finance and capital budgeting) and technologies, and agencies conducting planning or employing planners.

4.2.2. (g) knowledge of the ways in which planners and planning practice have succeeded in altering the policies, institutions, and decisions that oppose the needs of disadvantaged persons.

4.2.2 (h) the laws and policies relating to environmental planning and the principles and scientific support for assessing the capacity of natural and built resources.

#### **4.2.3. Possess the skills needed to practice planning in a variety of venues in ways consistent with the ethical norms for planning, including:**

4.2.3. (h) use techniques for the adoption and implementation of plans including relevant regulations, incentives, techniques and technologies.

### **Required Course Readings:**

1. Barclay, Cecily Talbert. "Barclay's California Land Use and Planning Law, 31<sup>st</sup> edition." (Solano Press, 2011, ISBN-978-0-923956-99-8). Available at Spartan Books.
2. William Fulton and Paul Shigley. "Guide to California Planning, Third Edition." (Solano Press, 2005, ISBN-0-923956-45-5). Available at Spartan Books.

3. State of California, Office of Planning and Research. "California Planning Guide: An Introduction to Planning in California." (December 2005) Available at: [http://www.opr.ca.gov/planning/publications/California\\_Planning\\_Guide\\_2005.pdf](http://www.opr.ca.gov/planning/publications/California_Planning_Guide_2005.pdf)
4. Selected journal articles and other materials to be distributed in class.

### Reference Texts:

1. Charles J. Hoch, Linda C. Dalton, and Frank S. So, editors. "The Practice of Local Government Planning." (ICMA, 2000).
2. City of San Jose (2011). "San Jose 2020 General Plan."
3. City of San Jose (2011). "Zoning Ordinance."
4. City of San Jose (2005). "Planning in San Jose: A Community Guide."
5. State of California Office of Planning and Research. 2011. "Planning, Zoning, and Development Laws."
6. State of California Office of Planning and Research. October 2003. "General Plan Guidelines."
7. State of California, Office of Planning and Research. July 2007. "CEQA: The California Environmental Quality Act – Statute and Guidelines, 2007."

### Course Assignments and Grading Policy:

Your grade for the course will be based primarily on the following assignments:

Assignment Title	Percent of Total Grade
Assignment #1	10%
Assignment #2	15%
Assignment #3	15%
Assignment #4	15%
Class Participation	10%
Quizzes	10%
Final Project	25%

Assignment #1: Describe your interest in land use planning, the planning profession, and this class as it relates to your academic, professional, or personal background (undergraduate and graduate student requirements different; details to be provided in class).

Assignment #2: Analyze articles, columns, and editorials published in the print media regarding a land use planning issue, and complete required paper (undergraduate and graduate student requirements different; details to be provided in class).

Assignment #3: Attend a Planning Commission meeting regard a land use matter and complete required paper (undergraduate and graduate student requirements different; details to be provided in class).

Assignment #4: Attend a San Jose City Council meeting regarding land use matters and complete required paper (undergraduate and graduate student requirements different; details to be provided in class)

Class Participation: Class participation consists of 10% of the grade in the class. Class participation includes, but is not limited to: asking questions, answering questions posed by the instructor and/or classmates, providing examples or experiences relevant to the class topic, brainstorming ideas, suggesting other material that expands or supplements the discussion, or contributing in other constructive ways.

Final Project: Evaluate a land use planning issue (conducting necessary field work and research) and complete a written report and oral presentation (undergraduate and graduate student requirements different; specific issues and details to be provided in class).

### **Other grading/assignment issues**

- To facilitate student participation, please refrain from the use of electronic devices (cell phones, PDAs, laptop computers, etc.) during class time.
- Students should come to class well-prepared to participate in discussions, answer questions regarding the assigned material, and ask questions to encourage critical thinking.
- Students should complete all assignments by the due dates, including field work.
- All written work should be well-organized, thorough, thoughtful, and free from grammatical and typographical errors.
- All presentations should be well-organized, demonstrating clear thinking and communication techniques.
- Late work will receive a progressively lower grade by one-third for each calendar day it is late. For example, if the paper merits an "A" and it is turned in three days late, the paper will receive a "B" grade.

### **Academic integrity statement, plagiarism, and citing sources properly**

SJSU's Policy on Academic Integrity states: "Your own commitment to learning, as evidenced by your enrollment at San Jose State University, and the University's Academic Integrity Policy requires you to be honest in all your academic course work. Faculty members are required to report all infractions to the Office of Student Conduct and Ethical Development" (Academic Senate Policy S07-2). The policy on academic integrity can be found at <http://www.sjsu.edu/senate/S07-2.htm>.

Plagiarism is the use of someone else's language, images, data, or ideas without proper attribution. It is a very serious offense both in the university and in your professional work. In essence, plagiarism is both theft and lying: you have stolen someone else's ideas, and then lied by implying that they are your own.

**Plagiarism will lead to grade penalties and a record filed with the Office of Student Conduct and Ethical Development. In severe cases, students may also fail the course or even be expelled from the university.**

**If you are unsure what constitutes plagiarism, it is your responsibility to make sure you clarify the issues before you hand in draft or final work.**

Learning when to cite a source and when not to is an art, not a science. However, here are some examples of plagiarism that you should be careful to avoid:

- If you use a sentence (or even part of a sentence) that someone else wrote and don't identify the language as a quote by putting the text in quote marks and referencing the source, you have committed plagiarism.
- If you paraphrase somebody else's theory or idea and don't reference the source, you have committed plagiarism.
- If you use a picture or table from a webpage or book and don't reference the source, you have committed plagiarism.
- If your work incorporates data someone else has collected and you don't reference the source, you have committed plagiarism.

The University of Indiana has developed a very helpful website with concrete examples about proper paraphrasing and quotation. See in particular the following pages:

- Overview of plagiarism at <http://www.indiana.edu/~istd/overview.html>
- Examples of plagiarism at <http://www.indiana.edu/~istd/examples.html>
- Plagiarism quiz at <http://www.indiana.edu/~istd/test.html>

If you still have questions, feel free to talk to me personally. There is nothing wrong with asking for help, whereas even unintentional plagiarism is a serious offense.

### **Citation style**

It is important to properly cite any references you use in your assignments. The Department of Urban and Regional Planning uses Kate Turabian's "A Manual for Writers of Research Papers, Theses, and Dissertations, 7th edition" (University of Chicago Press, 2007, ISBN-10: 0-226-82336-9). Copies are available in the SJSU King Library. Additionally, the book is relatively inexpensive, and you may wish to purchase a copy. Please note that Turabian's book describes two systems for referencing materials: (1) "notes" (footnotes or endnotes), plus a corresponding bibliography, and (2) in-text parenthetical references, plus a corresponding reference list. Students may use either system so long as the selected system is used consistently within a single assignment.

### **Accommodation for Disabilities**

If you need course adaptations or accommodations because of a disability, or if you need to make special arrangements in case the building must be evacuated, please make an appointment with me as soon as possible, or see me during office hours. Presidential Directive 97-03 requires that students with disabilities requesting accommodations must register with the DRC (Disability Resource Center) to establish a record of their disability.

# URBP 225, URBP 136 and ENVS 136 Land Use Planning Fall 2011 Tentative Course Schedule

*Any changes will be discussed in class with as much notice as possible.*

DATE	TOPICS	REQUIRED READINGS AND ASSIGNMENTS
Aug. 25	Course Overview: - What is land use Planning? - Why Plan? - Who Plans?	None
Sep. 1	Federal and California Planning Framework - Authority for Land Use Planning  Land Use/Planning Hierarchy  The General Plan	<b><i>First Paper Due: Introduction</i></b> Barclay: Chapter 1 (Overview) Barclay: Chapter 2 (General Plan)  Fulton: Chapter 1 (Introduction) Fulton: Chapter 6 (General Plan)
Sep. 8	Zoning: - Legal Authority - Purpose - Approaches/Content	<b><i>Quiz #1</i></b> Barclay: Chapter 4 (Zoning)  Fulton: Chapter 7 (Zoning)  Other materials to be provided
Sep. 15	Specific Plans	Barclay: Chapter 3 (Specific Plans)  Fulton: Chapter 12 (Specific Plan sections only)
Sep. 22	The Subdivision Map Act  Integrating Land Use with Capital Facilities and Services Planning, Including Financing Capital Improvements	<b><i>Second Paper Due: Media</i></b> Skim Barclay: Chapter 5 (Subdivision) Skim Barclay: Chapter 13 (Exactions)  Fulton: Chapter 8 (Subdivision) Fulton: Chapter 10 (Exactions) Skim Fulton: Chapter 19 (Infrastructure)

<b>COURSE SCHEDULE, Cont'd</b>		
<b>DATE</b>	<b>TOPICS</b>	<b>REQUIRED READINGS AND ASSIGNMENTS</b>
Sep. 29	Natural Resource Protections (Federal and State) <ul style="list-style-type: none"> <li>✓ Water Supply Planning</li> <li>✓ Environmental Review: <ul style="list-style-type: none"> <li>- California Environmental Quality Act</li> <li>- National Environmental Policy Act</li> </ul> </li> </ul>	Barclay: Chapter 6 (CEQA) Barclay: Chapter 9 (Water Supply and Storm Water Quality sections only)  Fulton: Chapter 9 (CEQA) Skim Fulton: Part Six (Natural Resources Protection)
Oct. 6	Growth Controls <ul style="list-style-type: none"> <li>- Urban Growth Boundaries</li> <li>- Takings</li> </ul> "Smart Growth" Planning	<b>Quiz #2</b> Barclay: Chapter 12 (Takings) Barclay: Chapter 15 (Growth Management)  Fulton: Chapter 11 (Growth Management) Fulton: Chapter 13 (Property Rights)
Oct. 13	Climate Change and Sustainability	<b>Third Paper Due: Planning Commission</b> Barclay: Chapter 22 (Climate Change and Sustainable Development)
Oct. 20	The Permitting Process <ul style="list-style-type: none"> <li>- Permit Streamlining Act</li> <li>- Facts and Findings</li> <li>- Elements of Successful Staff Reports</li> </ul>	Barclay: Chapter 17 (Rights of the Regulated) Barclay: Chapter 11 (Findings)
Oct. 27	Design Review <ul style="list-style-type: none"> <li>- Reading and Analyzing Site Plans</li> </ul>	<b>Quiz #3</b> Barclay: Chapter 9 (Design Review and Historic Preservation sections only)  Fulton: Chapter 18 (Urban Design)
Nov. 3	Economic and Social Issues: <ul style="list-style-type: none"> <li>- Neighborhood Revitalization Plans</li> <li>- Redevelopment</li> <li>- Affordable Housing</li> <li>- Equity/Environmental Justice</li> </ul>	Barclay: Chapter 20 (Affordable Housing only)  Skim Fulton: Part Four (Urban Development)
Nov. 10	Stakeholders in the Planning Process <ul style="list-style-type: none"> <li>- Public Participation Models</li> <li>- Stakeholder Exercise</li> </ul>	Materials to be Provided
Nov. 17	Politics of Planning	<b>Fourth Paper Due: City Council</b> Fulton: Chapter 4 (Local Governments)

<b>COURSE SCHEDULE, Cont'd</b>		
<b>DATE</b>	<b>TOPICS</b>	<b>REQUIRED READINGS AND ASSIGNMENTS</b>
Nov. 24	THANKSGIVING HOLIDAY – NO CLASS	
Dec. 1	Ballot Box Planning  Current Planning Issues and Challenges	<i>Quiz #4</i> Barclay: Chapter 14 (Initiative and Referendum)  Fulton: Chapter 25 (Conclusion)
Dec. 8	FINAL PRESENTATIONS	<i>Final Written Reports Due</i>
Dec. 15	FINAL PRESENTATIONS	