

California Real Estate Economics, 3rd Edition, Update
By Ignacio Gonzalez, Consulting Editor

Chapter 9: Land Use Planning and Development

- I. Steps in the Development Process: An Overview
 - A. Site Acquisition
 - 1. Feasibility Study
 - B. Sales Contract
 - 1. Option Agreement
 - 2. Lease with Option to Purchase
 - 3. Escrow Instructions with Contingencies
 - 4. Other Conditions of Due Diligence
 - C. Interim Activities
 - D. Project Financing
 - 1. Lender's Investigation
 - a. Restrictions
 - b. Easements
 - c. Contacts
 - d. Liens
 - e. Other Conditions
 - E. Construction Scheduling
 - F. Permanent Financing
- II. Government Regulation of Land Use
 - A. Police Power
 - B. Eminent Domain
 - C. Zoning
 - 1. Zoning Objectives
 - a. Bulk Zoning
 - b. Aesthetic Zoning
 - c. Incentive Zoning
 - d. Inclusionary Zoning/Affordable Housing Requirements
 - 2. The Comprehensive Land-Use Plan/General Plan
 - a. Land Use

- b. Housing Needs
 - c. Movement of People and Goods
 - d. Community Facilities and Utilities
 - e. Energy Conservation
 - f. Safety
 - 3. Constitutional Issues and Zoning Ordinances
 - 4. Taking
 - 5. Eminent Domian
 - a. The Kelo Decision and its Implication on Land-Use Planning
 - 6. Nonconforming Use
 - 7. Variances and Conditional-Use Permits
 - D. Building Codes
- III. Regulation of Land Development
- A. Land Development Plan
 - 1. Plats
 - 2. Subdivision Plans
 - 3. Subdivision Density
 - 4. Street Patterns
 - 5. Clustering for Open Space
 - B. Private Land-Use Controls
- IV. Regulation of Land Sales
- A. Interstate Land Sales Full Disclosure Act
 - 1. Exemptions
 - B. California Subdivided Land Sales
 - C. Economic Cooperation
 - 1. Establishing Rapport
 - 2. Willingness to Compromise
 - 3. Infrastructure
 - 4. Participation in the Planning Process
 - 5. Understanding Community Goals
 - 6. Cooperation between Public and Private sectors
 - D. Benefits to Community