

Land Use

Streamlining the Land Use Planning Process

BACKGROUND

The past two decades have seen an alarming increase in the layers of review required for development approval. Coupled with this trend is the rapid increase in the number of conditions and exactions imposed on new development. The current system is characterized by delay, uncertainty and high cost. These factors hinder commercial development and erode the vitality of California's commercial economy.

The proliferation of layers of discretionary reviews is extremely costly and mires commercial projects in a process that can take years to complete.

The increasing number of local and single purpose agencies permitted to impose conditions and exactions on new projects adds to the cost and creates uncertainty which hinders development.

Existing vesting statutes do not uniformly apply to commercial development and contain exceptions and exactions which limit their application.

The general plan and zoning process is used increasingly by local agencies to impose conditions which are prohibited during other phases of development, thus circumventing statutes intended to limit local agency authority to impose conditions on commercial development.

CBPA POSITION

CBPA will resist legislation that imposes unreasonable restrictions on the development of private land.

CBPA believes that legislation which proposes to add new layers of development review must be closely scrutinized.

CBPA supports "vesting" legislation which defines exactly what conditions and exactions may be imposed on a commercial project, and which also provides assurance that once a commercial project is approved it will not be subjected to unanticipated new conditions or exactions.

CBPA supports legislation which streamlines the development approval process in order to afford greater certainty and to permit projects to be fairly evaluated in a reasonable amount of time.

CBPA will pursue policies protecting local control of land use decisions, and to work with local government associations to establish cooperation on regional issues.

CBPA supports adoption of meaningful vesting statutes which include commercial development and contain more narrowly-drawn exceptions, and enactment of policies designed to accommodate growth and ensure development of needed housing.

CBPA supports legislation that will extend the limitations on local agency authority to impose conditions on new development under the general plan and zoning process, in order to comply with constitutional limitations on governmental authority and to ensure that new development pays only its fair share of the cost of providing infrastructure related to that development.