



# HOW PLANNING WORKS

GUIDING DOCUMENT

## AREA PLAN

*An area plan provides general land use goals and policies for a defined geographic area. It sets the basis for decisions on future development and conservation projects. It dictates where homes, offices, stores, etc. can be built and how dense those areas can be. Additionally, it points out areas and resources that need to be preserved.*



### How does an area plan affect me?

*An AREA PLAN provides the guidelines for decisions on the type of land uses allowed on a property. When you want to develop your property, the planner refers to the AREA PLAN to determine what type of use is allowed and the density range that applies.*

IMPLEMENTATION TOOL

## ZONING CODE

*A zoning code is a mechanism to implement Area Plans. It contains specific rules as to how to develop a property based on its type of use and density.*



### How does the zoning code affect me?

*Once a planner determines what type of use is allowed and the density range, the zoning layer provides rules for development on the property, such as building heights, parking requirements, and setback measurements.*

IMPLEMENTATION TOOL

## COMMUNITY STANDARDS DISTRICT

*A community standards district is a zoning tool that helps to implement the Area Plan in a manner specifically tailored to the unique needs of a specific community.*

*It is a component of the zoning code.*



### How does a community standards district affect me?

*A COMMUNITY STANDARDS DISTRICT provides zoning rules specific to a community where there are unique conditions that need to be addressed.*



## VISION

*“The only thing worse than being blind is having sight but no vision.” -Helen Keller*

## WHAT IS A VISION?

A vision articulates and describes a desired future. The process of developing a vision is an opportunity for people to come together, take a pragmatic look at their community, and work collaboratively to describe the direction they want to go.

## DEVELOPING A VISION

There are two key steps in the vision development process:

- (1) Identifying those things in your community that are valuable to you today; and
- (2) Building on those community assets, articulating possibilities for the future.

## SAMPLE VISION STATEMENTS



*Courtesy: The Soggy Blogger*

### **Willamette, OR**

Willamette is a safe neighborhood with a strong sense of community and connectivity. The most unique aspect of Willamette is our ability to retain a small-town feel with a designated historic district, while maintaining connection with surrounding communities.



*Courtesy: RBF Consulting*

### **Boronda, CA**

Citizens of Boronda envision a future that accommodates improvements and new development in a manner that maintains the rural character and relaxed lifestyle of the established neighborhood, and respects existing design and community character elements. Public and private improvements should be well planned and designed, such that infill and new development serve to strengthen and unify the small town, village character of Boronda.

# GETTING TO WORK...

## EXERCISE #1: Reflecting on today



Briefly review the following treasures and concerns provided by your fellow Valley residents at the TOWN & COUNTRY Fair.

| Treasures                                     | Concerns   |
|---|--|
| 1. Rural lifestyle                            | 1. Better job and school opportunities                 |
| 2. Natural environment / Angeles Nat'l Forest | 2. More educational centers                            |
| 3. Tight-knit friendly towns                  | 3. More police patrol                                  |
| 4. Hiking trails                              | 4. Preservation of natural resources                   |
| 5. Rural environment                          | 5. High density housing                                |
| 6. Dark skies                                 | 6. Affordable housing options including senior housing |
| 7. Large lots                                 | 7. Need for west-east thoroughfare                     |
| 8. Quiet                                      | 8. Increase transit options and frequency              |



After reviewing the list above, add your additional treasures and concerns that were not identified on that list and add them below.

| Think about the Antelope Valley today. Identify those things that make it special. What do you like? What would you change? |                               |
|---|-------------------------------|
| (Treasures) I like...   | (Concerns) I would improve... |
| 1.  | 1.                            |
| 2.  | 2.                            |
| 3.  | 3.                            |
| 4.  | 4.                            |
| 5.  | 5.                            |



Discuss your ideas with your group. Where are your responses similar? Where do they differ?



Identify themes and commonalities among your answers and the facilitator will record your results on the flipchart labeled TODAY/GROUP #.

TODAY

## EXERCISE #2: Thinking ahead to tomorrow

Building on the treasures and concerns you identified in EXERCISE #1...



Imagine how you would describe the Antelope Valley region to a visitor in the year 2020, assuming anything is possible.

The best things about the Antelope Valley region are...

1.

2.

3.

4.

5.



Discuss your ideas with your group. Where are your responses similar? Where do they differ?



Identify themes and commonalities among your answers and the facilitator will record your results on the flipchart labeled TOMORROW/GROUP #.



Using the themes and commonalities your group has identified above, begin to draft as a group your vision statement on the flipchart by finishing the following statement: ***The Antelope Valley region...***

## EXERCISE #3: Report your vision



Designate a representative to present or “report” the results from your group. Each presenter will be given 5 minutes to share their group’s vision statement.