

Land-use Reg.

Land Use Reg. + Control

Fri., 20 May 88

Motives of LG

a. LV as equity int: B + C lodge there.
LG as collective landowners
Harmony of LG + nat. goals.

b. Clashing goals

- Avoid diluting tax base
- Min. tax export
- Fence off local commons
- Avoid pine camp.

Avoid Diluting Tax Base

Costs that vary w. pop. e.g. educ.
Keep out poor. Min. export them.

Min. Tax Export

Competitive underassess.

Zoning as covert underassess.

Sales taxes (unless returned to locality)

Inc. tax avoidance by underassess; land

X - subsidy reduces only inc. of old firms to
create cap. gains for specs.

Segment local assets to plead poverty.
"Subvention" fever.

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Fencing Local Public Amenities

Prop. tax deductible; use non taxable.

Avoid Campus

New bldgs, pull tenants from old.

Howard Fields

Goal Plans

20-yr spread

Update every 2-yr.

Under citiz. comm.

Planner's job is to coordinate comm. members.

People who are downzoned are effective lobbyists.

Powerful people seek special favors.

Many consulting firms fizzle out b/c they can't handle the politics. "Planning Network" of Out. is the firm.

County planning is shoddy.

P.N. did Mor. V. Gen. Plan.

M.V. Had indecisive Plng. Comm.

GP has to anticipate problems at build-out.

EIR can show unmitigated damages, but City can accept anyway, by "Overriding Consideration"

Cap. Improvement Plan, CIP, puts priorities on invts. Low inc. areas get neglected.