

UCLA Extension

Public Policy Program

The 23rd Annual

LAND USE LAW AND PLANNING CONFERENCE

UPDATES, TRENDS, AND ASSESSMENTS

FRIDAY, JANUARY 23, 2009, 8:30AM-5PM

Millennium Biltmore Hotel • Los Angeles • 506 South Grand Avenue • Los Angeles, CA



100 Years of the Planning Movement: What Has It Gotten Us?
23rd Annual Land Use Law and Planning Conference
UCLA Public Policy Extension Program

Following The Four Threads
Peter M. Detwiler

One way to trace the history of the planning movement in California is to follow four topical threads:

- Land use regulation.
- Statewide planning.
- Local comprehensive planning.
- Regional planning.

These threads, of course, aren't really independent of each other, but they are useful ways of sorting out what's happened. The Appendix offers a selection of milestones in California land use planning law.

Learning to regulate. From the 1860s to the 1920s, the first 60 years of California's land use planning history really weren't about planning at all. Local officials experimented with ways to regulate the use of private property by adopting ordinances that eventually led to modern zoning. As on the East Coast, California communities used their newly recognized powers to protect single-family residential neighborhoods by excluding unpopular uses (e.g., slaughterhouses and brickyards) and by banning land uses that effectively excluded racial minorities (e.g., Chinese steam laundries).

Struggling to find the state's role. Despite many tries, governors and legislators have failed to define a politically feasible land use planning role for the state government. The 1927 Planning Act led to the appointment of a State Planning Commission, which became the 1934 State Planning Board, which became the 1943 State Reconstruction and Re-Employment Commission, which became the 1947 Governor's Director of Planning and Research, which became the 1959 State Office of Planning within the Department of Finance, which had help from the Planning Advisory Committee and the 1963 Coordinating Council on Urban Policy, which became the 1965 Intergovernmental Council on Urban Growth, which became the 1969 Council on Intergovernmental Relations, which the Legislature abolished in 1975. Hardly anyone embraced the 1968 State Development Plan effort. This series of organizational failures left the 1970 Governor's Office of Planning and Research responsible for preparing the State Environmental Goals

and Policy Report every four years. Governor Reagan issued a 1972 Report, Governor Brown issued the 1978 Urban Strategy, and OPR released a 2003 Report.

Local planning, state mandates. In 1927, the Legislature authorized cities and counties to adopt “master plans” and suggested their contents. Master plans became mandatory for cities and counties with planning commissions in 1929. In 1937, the Legislature mandated master plans for all cities and counties. Legislators started mandating “elements” in 1955, adding to the list in 1967, 1970, and 1971. Because of a new requirement to pay for state-mandated local programs, legislators avoided expanding the list of mandatory contents until 2002 when cities and counties gained the statutory authority to recover their planning costs when charging processing fees. Since then, legislators have added military facilities (2002), air quality in the San Joaquin Valley (2003), California Native American places (2004), and flood plain hazards (2007).

Regional planning, local resistance. Although the 1927 Planning Act allowed for regional planning, cities and counties resisted loosening their grip on regulating land use. The only successful regional land use planning and regulatory bodies have been imposed by the state government or the voters: the San Francisco Bay Conservation and Development Commission (1965), the Tahoe Regional Planning Compact (1967), the California Coastal Commission (1972, 1976), and the Delta Protection Commission (1992). All four state-created regional planning agencies focus on land use around water bodies that have regional and statewide significance.

Appendix

Selected Milestones in California Land Use Planning Law¹

Larry Minter², FAICP & Peter Detwiler³

- 1863 Legislature authorizes San Francisco to regulate land use for public health & safety.⁴
- 1866 San Francisco bans slaughterhouses west of San Bruno Turnpike & north of Baker Avenue; California's first local zoning ordinance.⁵
- 1867 California Supreme Court upholds San Francisco's slaughterhouse zoning ordinance.⁶
- 1886 California Supreme Court upholds Modesto's steam laundry zoning ordinance.⁷
- 1893 Legislature enacts the first subdivision law.⁸
- 1906 California Supreme Court upholds Los Angeles initiative banning slaughterhouses; first case to uphold zoning by initiative.⁹
- 1907 Legislature enacts another subdivision law.¹⁰
- 1909 Los Angeles adopts land use zoning ordinance.¹¹
- 1913 California Supreme Court upholds Los Angeles industrial zoning ordinance.¹²
- 1915 U.S. Supreme Court upholds Los Angeles industrial zoning ordinance.¹³
Legislature authorizes cities to create planning commissions.¹⁴
- 1917 Legislature authorizes local land use zoning ordinances.¹⁵
Legislature allows local ordinances to establish setback lines.¹⁶
- 1920 Los Angeles City Planning Commission formed.¹⁷
- 1922 Los Angeles County Regional Planning Commission formed.¹⁸
- 1925 Regional Plan Association of San Francisco Bay Counties formed.¹⁹
- 1927 Legislature enacts the Planning Act, authorizes cities & counties to adopt master plans.²⁰
- 1929 Legislature re-enacts the Planning Act, requires master plans for cities & counties with planning commissions.²¹
Legislature enacts another subdivision law.²²
California Supreme Court bans zoning by initiative.²³
- 1934 First State Planning Commission appointed.

- 1935 Legislature creates State Planning Board within Department of Finance.²⁴
- 1937 Legislature enacts another subdivision law.²⁵
 Legislature requires all cities & counties to adopt master plans, authorizes precise plans.²⁶
 State Planning Board authorized to establish Regional Planning Districts.²⁷
- 1943 Legislature transfers the State Planning Commission & the State Planning Board to the new State Reconstruction and Re-Employment Commission.²⁸
 Legislature codifies the Subdivision Map Act in Business & Professions Code.²⁹
- 1945 Legislature enacts Community Redevelopment Act.³⁰
- 1947 Legislature abolishes the State Reconstruction and Re-Employment Commission and instead creates a Director of Planning & Research within the Governor's Office.³¹
- 1951 Legislature rewrites the Conservation and Planning Law.³²
 Legislature re-enacts Community Redevelopment Law.³³
 Legislature creates county boundary commissions to review city annexations.
- 1954 Appeals Court upholds redevelopment law.³⁴
- 1955 Legislature requires master plans to contain land use & circulation elements.³⁵
 Legislature bans city annexations of agriculturally zoned land unless owner consents.³⁶
- 1957 Legislature enacts District Planning Law.³⁷
- 1959 Legislature creates the State Office of Planning within the Department of Finance, creates Planning Advisory Committee, requires State Development Plan.³⁸
- 1962 California Tomorrow publishes California Going, Going....³⁹
- 1963 State Development Plan Program begins.⁴⁰
 Legislature creates Coordinating Council on Urban Policy.⁴¹
 Legislature creates State Scenic Highway System.⁴²
 Legislature enacts the Regional Planning Districts Law.⁴³
 Legislature enacts Knox-Nisbet Act, creating LAFCOs to discourage "urban sprawl."⁴⁴
 Legislature re-enacts Community Redevelopment Law.⁴⁵
- 1964 T.J. Kent, Jr. publishes The Urban General Plan.⁴⁶
- 1965 Legislature re-enacts the Planning & Zoning Law, setting its current format.⁴⁷
 Legislature enacts District Reorganization Act, for special districts' boundaries.⁴⁸
 Legislature enacts Quimby Act, allowing cities and counties to require park dedications.⁴⁹
 Legislature enacts Williamson Act, allowing open space contracts.⁵⁰
 Legislature creates SF Bay Conservation & Development Commission (BCDC).⁵¹
 Legislature creates Intergovernmental Council on Urban Growth.⁵²

Appeals Court calls the general plan the "constitution for all future development."⁵³

- 1967 Legislature requires general plans to contain housing elements.⁵⁴
Legislature ratifies Tahoe Regional Planning Compact.⁵⁵
- 1968 State Development Plan Program concludes.⁵⁶
- 1969 Legislature creates the California Council on Intergovernmental Relations.⁵⁷
- 1970 Legislature requires general plans to contain conservation elements.⁵⁸
Legislature requires general plans to contain open space elements.⁵⁹
Legislature revises housing element requirements.⁶⁰
Legislature creates OPR, requires Environmental Goals & Policy Report.⁶¹
Legislature creates Airport Land Use Commissions, requires Airport Land Use Plans.⁶²
Legislature enacts California Environmental Quality Act (CEQA).⁶³
- 1971 Legislature requires general plans to contain seismic safety elements.⁶⁴
Legislature requires general plans to contain noise elements.⁶⁵
Legislature requires general plans to contain scenic highway elements.⁶⁶
Legislature requires zoning & subdivision decisions to be consistent with general plans.⁶⁷
Legislature requires LAFCOs to adopt spheres of influence.⁶⁸
- 1972 California Tomorrow publishes The California Tomorrow Plan.⁶⁹
Governor Reagan issues first Environmental Goals & Policy Report.
Legislature enacts Alquist-Priolo Earthquake Fault Zoning Act.⁷⁰
Legislature promises to pay for new state-mandated local programs.⁷¹
Voters pass Proposition 20, Coastal Zone Conservation & Development Commission.
California Supreme Court applies CEQA to private projects.⁷²
- 1973 Legislature limits general plan amendments to three times a year.⁷³
OPR issues first General Plan Guidelines.
- 1974 Legislature recodifies Subdivision Map Act into Planning & Zoning Law.⁷⁴
Legislature enacts Open-Space Easement Act.⁷⁵
California Supreme Court requires findings for quasi-judicial decisions.⁷⁶
Appeals Court sets the "fair argument" test for CEQA.⁷⁷
California Supreme Court allows charter city zoning initiatives.⁷⁸
- 1975 Planning & Conservation League publishes Land and the Environment.
Legislature enacts Surface Mining and Reclamation Act.⁷⁹
Legislature clarifies statute on general plans' internal consistency.⁸⁰
California Supreme Court applies CEQA to LAFCO decisions.⁸¹
Legislature abolishes the Council on Intergovernmental Relations.⁸²
Ninth Circuit Court upholds Petaluma's growth limitation plan.⁸³

- 1976 Legislature enacts California Coastal Act, makes Coastal Commission permanent.⁸⁴
 Legislature enacts Forest Taxation Reform Act.⁸⁵
 California Supreme Court spells out vested rights rule.⁸⁶
 California Supreme Court allows initiative zoning, requires reg'l welfare consideration.⁸⁷
- 1977 Legislature enacts Municipal Organization Act (MORGA), governing city boundaries.⁸⁸
 Legislature enacts Permit Streamlining Act.⁸⁹
 Appeals Court says general plan must contain all nine elements.⁹⁰
- 1978 Voters pass Proposition 13, roll back property tax assessments and limit tax rate to 1%.⁹¹
 Governor Brown issues An Urban Strategy as Environmental Goals & Policy Report.
- 1979 Voters pass Proposition 4, state must pay for state-mandated local programs.⁹²
- 1979 Legislature authorizes development agreements.⁹³
 Legislature authorizes conservation easements.⁹⁴
- 1980 OPR issues revised General Plan Guidelines.
 Legislature requires details in general plan housing elements.⁹⁵
 California Supreme Court upholds ban on billboards.⁹⁶
 Appeals Court says public works must be consistent with general plans.⁹⁷
 U.S. Supreme Court sets takings test.⁹⁸
- 1981 Appeals Court sets "substantial compliance" test for general plans.⁹⁹
 Appeals Court says zoning, even spot zoning, is legislative act.¹⁰⁰
- 1982 OPR issues update to General Plan Guidelines.
 Legislature enacts Timberland Productivity Act.¹⁰¹
 Appeals Court says land use and circulation elements must correlate.¹⁰²
- 1984 Legislature reformats general plans, drops scenic highway & seismic safety elements.¹⁰³
 Legislature authorizes vesting tentative maps.¹⁰⁴
 Appeals court says use permit must be consistent with general plan.¹⁰⁵
- 1985 Legislature enacts Cortese-Knox Act, reformatting LAFCO & boundary laws.¹⁰⁶
- 1987 Legislature enacts Mitigation Fee Act.¹⁰⁷
 OPR issues revised General Plan Guidelines.
 U.S. Supreme Court says temporary regulatory taking possible.¹⁰⁸
 U.S. Supreme Court says nexus required for Coastal Commission dedication.¹⁰⁹
- 1989 Legislature enacts California Integrated Waste Management Act.¹¹⁰
- 1990 California Supreme Court says zoning in conflict with general plan invalid.¹¹¹
 OPR issues revised General Plan Guidelines.

- 1992 Legislature creates Delta Protection Commission.¹¹²
- 1993 Legislature amends Community Redevelopment Law, defines blight, sets deadlines.¹¹³
- 1995 Legislature authorizes agricultural conservation easements.¹¹⁴
- 1996 Voters pass Proposition 218, limiting local taxes, benefit assessments, fees.¹¹⁵
U.S. Supreme Court says *ad hoc* fees get heightened scrutiny, but not others.¹¹⁶
- 1998 OPR issues revised General Plan Guidelines.
- 2000 Legislature enacts Cortese-Knox-Hertzberg Act, reforming LAFCOs.¹¹⁷
- 2001 Legislature requires OPR's General Plan Guidelines to include environmental justice.¹¹⁸
Legislature requires larger subdivisions to demonstrate sufficient water supplies.¹¹⁹
Legislature requires water supply assessments for larger developments.¹²⁰
- 2002 Legislature requires general plans to include military facilities and training areas.¹²¹
Legislature adds planning priorities to Environmental Goals & Policy report.¹²²
Legislature allows cities & counties to include plan costs in permit processing fees.¹²³
- 2003 Legislature requires air quality concerns in San Joaquin Valley general plans.¹²⁴
OPR issues revised General Plan Guidelines.
OPR issues Environmental Goals & Policy Report, but Governor doesn't act.
OPR issues Environmental Justice in California State Government.
- 2004 Legislature requires general plans to include California Native American places.¹²⁵
- 2006 Voters pass Proposition 84, providing \$90 million for local and regional planning.¹²⁶
- 2007 Legislature requires more planning for flood protection, including in general plans.¹²⁷
- 2008 Legislature requires sustainable community strategies for metropolitan regions.¹²⁸

❧ ❧ ❧

Research Sources

The following materials helped the authors' research:

Arabian, Justice Armand, dissent in *DeVita v. County of Napa* (1995) 9 Cal.4th 763, 808-13.

Assembly Chief Clerk's website: www.assembly.ca.gov/clerk

Castrillo, Dennis, Planning For The Fun Of It: How To Prepare A Recreation Element For A General Plan, Sacramento: Governor's Office of Planning and Research, 1982.

Calavito, Nico, Legislative History of the Environmental Goals and Policy Report, Sacramento: Center for California Studies, 1995.

Fulton, William and Paul Shigley, Guide to California Planning (Third Edition), Point Arena: Solano Press Books, 2005.

Jacobs, Eugene B. and Jack G. Levine, "Redevelopment: Making Misused and Disused Land Available and Usable," 8 Hastings Law Journal 241 (May 1957).

Longtin, James, 150 Years of Land Use: California Sesquicentennial 1850-2000, Berkeley: Local Government Publications, 1999.

Remy, Michael H., Tina A. Thomas, James G. Moose, Whitman F. Manley, Guide to CEQA (11th Edition), Point Arena: Solano Press Books, 2007.

Senate Local Government Committee, The Quick List: An Annotated Glossary of Local Government Statutes, Sacramento: Senate Local Government Committee, 2006.

Scott, Mel. American City Planning Since 1890, Berkeley: University of California Press, 1969.

Seiver, Owen H., Inventory of Major California Environmental Legislation and Accomplishments Since 1970, Sacramento: Center for California Studies, 1995.

So, Frank S. & Judith Getzels, eds., The Practice of Local Government Planning (Second Edition), Washington, D.C.: International City Management Association, 1988; p. 30.

Taber, Stephen L., "Land Development and the Environment: The Subdivision Map Act," 5 Pacific Law Journal 55 (January 1974).

Talbert, Cecily T., Curtin's California Land Use and Planning Law (28th Edition), Point Arena, California: Solano Press Books, 2008.

¹ Based on "Milestones In California's Planning Laws," General Plan Guidelines, Sacramento: Governor's Office of Planning and Research, 1980, page xxi. Mintier and Detwiler expanded OPR's list for their "State Planning" panel presentation at annual conference of the California Chapter of the American Planning Association, October 22, 2001, with further revisions on March 12, 2004.

² Larry Mintier, FAICP, is the Managing Principal of Mintier Harnish, a planning consulting firm in Sacramento.

³ Peter Detwiler is the staff director for the California State Senate Local Government Committee.

⁴ Chapter CCCLII ("352"), Statutes of 1863.

⁵ "The Slaughter-Houses," Daily Alta California, San Francisco, September 4, 1866, p.1. "Slaughter-Houses and Hog Ranches," Daily Bulletin, San Francisco, September 4, 1866, p.5. Later recodified as Section 1 (as amended December 11, 1867, Order 795), Chapter III, Order No. 697, General Orders of the Board of Supervisors, City and County of San Francisco, 1869.

⁶ *Ex parte Shrader* (1867) 33 Cal. 279.

⁷ *In re Application of Hang Kie* (1886) 69 Cal.149.

⁸ Chapter 80, Statutes of 1893, as explained in *Gardner v. County of Sonoma* (2003) 29 Cal.4th 990.

⁹ *In re Pfahler* (1906) 150 Cal. 71.

¹⁰ Chapter 231, Statutes of 1907.

¹¹ Scott, Mel, American City Planning Since 1890, Berkeley: University of California Press, 1969, p. 76. Also see: So, Frank S. & Judith Getzels, eds., The Practice of Local Government Planning (Second Edition), Washington DC: International City Management Association, 1988, pp. 24 & 32.

¹² *Ex parte Hadacheck* (1913) 165 Cal. 416.

¹³ *Hadacheck v. Sebastian* (1915) 239 U.S. 394.

¹⁴ SB 610 (Carr, 1915); Chapter 428, Statutes of 1915.

¹⁵ SB 430 (Evans, 1917); Chapter 734, Statutes of 1917.

¹⁶ SB 131 (Evans, 1917); Chapter 735, Statutes of 1917.

¹⁷ Scott, Mel, American City Planning Since 1890, Berkeley: University of California Press, 1969, p. 204.

¹⁸ Scott, Mel, American City Planning Since 1890, Berkeley: University of California Press, 1969, p. 206.

¹⁹ Scott, Mel, American City Planning Since 1890, Berkeley: University of California Press, 1969, p. 215.

²⁰ SB 585 (McKinley, 1927); Chapter 874, Statutes of 1927.

²¹ SB 615 (McKinley, 1929), Chapter 838, Statutes of 1929.

²² SB 614 (McKinley, 1929); Chapter 837, Statutes of 1929.

²³ *Hurst v. City of Burlingame* (1929) 207 Cal. 277.

²⁴ AB 509 (Cunningham, 1935); Chapter 331, Statutes of 1935.

²⁵ AB 2055, Weber, 1937); Chapter 670, Statutes of 1937.

²⁶ AB 722 (Weber, 1937); Chapter 665, Statutes of 1937.

²⁷ AB 722 (Weber, 1937); Chapter 665, Statutes of 1937.

²⁸ SB 807 (Rich, et al., 1943); Chapter 631, Statutes of 1943.

²⁹ SB 223 (Breed, 1943); Chapter 128, Statutes of 1943. SB 459 (Breed, et al., 1943); Chapter 668, Statutes of 1943.

³⁰ AB 1531 (Stewart, et al., 1945); Chapter 1326, Statutes of 1945.

³¹ AB 2236 (Kirkwood, 1947); Chapter 1408, Statutes of 1947.

³² SB 1091 (Busch, et al., 1951); Chapter 224, Statutes of 1951.

³³ SB 1031 (O'Gara, 1951); Chapter 410, Statutes of 1951.

³⁴ *Redevelopment Agency v. Hayes* (1954) 122 Cal.App.2d 777.

³⁵ AB 1705 (Hobbie, et al., 1955); Chapter 1644, Statutes of 1955.

³⁶ AB 2166 (Allen, 1955); Chapter 1712, Statutes of 1955.

³⁷ AB 3860 (Bruce F. Allen, 1957); Chapter 2001, Statutes of 1957.

³⁸ SB 597 (Farr, 1959); Chapter 1641, Statutes of 1959.

³⁹ Wood, Samuel and Alfred E. Heller. California Going, Going..., Sacramento: California Tomorrow, 1962.

⁴⁰ California State Development Plan Program Summary, California State Office of Planning, 1968, p.7.

⁴¹ AB 1663 (Knox, et al., 1963); Chapter 1809, Statutes of 1963.

⁴² SB 1467 (Farr, et al., 1963); Chapter 1788, Statutes of 1963.

⁴³ SB 856 (Rees, 1963); Chapter 1811, Statutes of 1963.

⁴⁴ AB 1662 (Knox, 1963; Chapter 1808, Statutes of 1963. SB 861 (Nisbet, 1963); Chapter 1810, Statutes of 1963.

⁴⁵ AB 1734 (Petrus, 1963); Chapter 1812, Statutes of 1963.

- ⁴⁶ Kent, T.J., Jr. The Urban General Plan, San Francisco: Chandler Publishing, 1964.
- ⁴⁷ SB 716 (Farr, et al., 1965); Chapter 1880, Statutes of 1965.
- ⁴⁸ AB 592 (Knox, et al., 1965); Chapter 2043, Statutes of 1965.
- ⁴⁹ AB 1150 (Quimby, et al., 1965); Chapter 1809, Statutes of 1965.
- ⁵⁰ AB 2117 (Williamson, et al., 1965); Chapter 1443, Statutes of 1965.
- ⁵¹ SB 309 (McAteer, 1965); Chapter 1162, Statutes of 1965.
- ⁵² AB 1594 (Knox, 1965); Chapter 823, Statutes of 1965.
- ⁵³ *O'Loane v. O'Rourke* (1965) 231 Cal.App.2d 774.
- ⁵⁴ SB 1401 (Kennick, 1967); Chapter 1657. AB 1952 (Foran, 1967); Chapter 1658, Statutes of 1967.
- ⁵⁵ AB 1362 (Z'berg, 1967); Chapter 1589, Statutes of 1967.
- ⁵⁶ California State Development Plan Program Summary, California State Office of Planning, 1968.
- ⁵⁷ AB 387 (Schabaram, 1969); Chapter 138, Statutes of 1969.
- ⁵⁸ AB 1566 (Knox, 1970); Chapter 717, Statutes of 1970.
- ⁵⁹ AB 2180 (Joint Committee on Open Space Lands, 1970); Chapter 1590, Statutes of 1970.
- ⁶⁰ AB 1436 (Wilson, 1970); Chapter 1553, Statutes of 1970.
- ⁶¹ AB 2070 (Assembly Select Committee on Environmental Quality, 1970); Chapter 1534, Statutes of 1970.
- ⁶² AB 1856 (Badham, 1970); Chapter 1182, Statutes of 1970.
- ⁶³ AB 2045 (Assembly Select Committee on Environmental Quality, 1970); Chapter 1433, Statutes of 1970.
- ⁶⁴ SB 351 (Alquist, 1971); Chapter 150, Statutes of 1971.
- ⁶⁵ SB 691 (Beilenson, 1971); Chapter 175, Statutes of 1971.
- ⁶⁶ AB 1378 (Arnett, 1971); Chapter 1632, Statutes of 1971.
- ⁶⁷ AB 1301 (McCarthy, 1971); Chapter 1446, Statutes of 1971.
- ⁶⁸ AB 2870 (Knox, 1971); Chapter 1241, Statutes of 1971.
- ⁶⁹ Heller, Alfred, ed., The California Tomorrow Plan, Los Altos: William Kaufmann, Inc., 1972.
- ⁷⁰ SB 520 (Alquist, 1972); Chapter 1354, Statutes of 1972.
- ⁷¹ SB 90 (Dills, 1972); Chapter 1406, Statutes of 1972.
- ⁷² *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal.3d 247.
- ⁷³ SB 594 (Marler, 1973); Chapter 120, Statutes of 1973. Now 4 times a year, see Government §65358.
- ⁷⁴ SB 977 (Gregorio, 1974); Chapter 1536, Statutes of 1974.
- ⁷⁵ AB 2854 (Dunlap, 1974); Chapter 1003, Statutes of 1974.
- ⁷⁶ *Topanga Ass'n for a Scenic Comty. v. County of Los Angeles* (1974) 11 Cal.3d 506.
- ⁷⁷ *No Oil, Inc. v. City of Los Angeles* (1987) 196 Cal.App.3d 223.
- ⁷⁸ *San Diego Bldg. Contractors Ass'n v. City Council* (1974) 13 Cal.3d 205.
- ⁷⁹ SB 756 (Nejedly, 1975); Chapter 1131, Statutes of 1975.
- ⁸⁰ SB 271 (Marks, 1975); Chapter 1104, Statutes of 1975.
- ⁸¹ *Bozung v. Local Agency Formation Comm'n* (1975) 13 Cal.3d 263.
- ⁸² AB 551 (Knox, 1975); Chapter 641, Statutes of 1975.
- ⁸³ *Construction Industry Ass'n v. City of Petaluma* (1975) 522 F.2d 897.
- ⁸⁴ SB 1277 (Smith, 1976); Chapter 1330, Statutes of 1976.
- ⁸⁵ AB 1258 (Warren, 1976); Chapter 176, Statutes of 1976.
- ⁸⁶ *Avco Community Developers, Inc. v. South Coast Reg'l Comm'n* (1976) 17 Cal.3d 785.
- ⁸⁷ *Associated Home Builders, Inc. v. City of Livermore* (1976) 18 Cal.3d 582.
- ⁸⁸ AB 1533 (Knox, 1977); Chapter 1253, Statutes of 1977.
- ⁸⁹ AB 884 (McCarthy, 1977); Chapter 1200, Statutes of 1977.
- ⁹⁰ *Save El Toro Ass'n v. Days* (1977) 74 Cal.App.3d 64.
- ⁹¹ California Constitution, Article XIII A.
- ⁹² California Constitution Article XIII B, §6.
- ⁹³ AB 853 (Calvo, 1979); Chapter 934, Statutes of 1979.
- ⁹⁴ AB 245 (Bates, 1979); Chapter 179, Statutes of 1979.
- ⁹⁵ AB 2853 (Roos, 1980); Chapter 1143, Statutes of 1980.
- ⁹⁶ *Metromedia, Inc. v. City of San Diego* (1980) 26 Cal.3d 848.
- ⁹⁷ *Friends of "B" St. v. City of Hayward* (1980) 106 Cal.App.3d 988.
- ⁹⁸ *Agins v. City of Tiburon* (1980) 447 U.S. 255.
- ⁹⁹ *Camp v. Board of Supervisors* (1981) 123 Cal.App.3d 334.

-
- ¹⁰⁰ *Arnel Dev. Co. v. City of Costa Mesa* (1981) 126 Cal.App.3d 330.
- ¹⁰¹ AB 2770 (Sher, 1982); Chapter 1489, Statutes of 1982.
- ¹⁰² *Twain Harte Homeowners Ass'n v. County of Tuolumne* (1982) 138 Cal.App.3d 664.
- ¹⁰³ AB 2038 (Cortese, 1984); Chapter 1009, Statutes of 1984.
- ¹⁰⁴ SB 1660 (Montoya, 1984); Chapter 1113, Statutes of 1984.
- ¹⁰⁵ *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176.
- ¹⁰⁶ AB 115 (Cortese, 1985); Chapter 541, Statutes of 1985.
- ¹⁰⁷ AB 1600 (Cortese, 1987); Chapter 927, Statutes of 1987.
- ¹⁰⁸ *First English Evangelical Lutheran Church v. County of Los Angeles* (1987) 482 U.S. 304.
- ¹⁰⁹ *Nollan v. California Coastal Commission* (1987) 483 U.S. 825.
- ¹¹⁰ AB 939 (Sher, 1989); Chapter 1095, Statutes of 1989.
- ¹¹¹ *Leshar Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531.
- ¹¹² SB 1866 (Johnston, 1992); Chapter 898, Statutes of 1992.
- ¹¹³ AB 1290 (Isenberg, 1993); Chapter 942, Statutes of 1993.
- ¹¹⁴ SB 275 (Costa, 1995); Chapter 931, Statutes of 1995.
- ¹¹⁵ California Constitution Article XIII C & Article XIII D.
- ¹¹⁶ *Ehrlich v. City of Culver City* (1996) 12 Cal.4th 854.
- ¹¹⁷ AB 2838 (Hertzberg, 2000); Chapter 761, Statutes of 2000.
- ¹¹⁸ AB 1553 (Keeley, 2001); Statutes of 2001.
- ¹¹⁹ SB 221 (Kuehl, 2001); Chapter 642, Statutes of 2001.
- ¹²⁰ SB 610 (Costa, 2001); Chapter 643, Statutes of 2001.
- ¹²¹ SB 1468 (Knight, 2002); Chapter 971, Statutes of 2002. SB 926 (Knight, 2004); Chapter 907, Statutes of 2004.
- ¹²² AB 857 (Wiggins, 2002); Chapter 1016, Statutes of 2002.
- ¹²³ AB 2936 (Aroner, 2002); Chapter 963, Statutes of 2002.
- ¹²⁴ AB 170 (Reyes, 2003); Chapter 472, Statutes of 2003.
- ¹²⁵ SB 18 (Burton, 2004); Chapter 905, Statutes of 2004.
- ¹²⁶ Public Resources Code §75065.
- ¹²⁷ SB 5 (Machado, 2007); Chapter 364, Statutes of 2007. AB 162 (Wolk, 2007); Chapter 369, Statutes of 2007.
- ¹²⁸ SB 375 (Steinberg, 2008); Chapter 728, Statutes of 2008.