



February 21, 2025
Volume 2, Issue 2

What's New

In land use planning

*Let us do the
reading for
you!*

RFM Land Use Consulting

One Year in Business!!

Happy "Birthday" to RFM Land Use Consulting!!

As of February 21, 2025, it has been one year this month since this business started. Hard to believe!

Starting a new business has been a challenge to say the least. Needless to say, everything I've done in my professional career has been drawn upon to get the business up and running. There are those who say I should have gone to business school to be able to open a business. I disagree. Everything I've done in every job I've held has leant themselves to be able to do my own business. Doing a budget for grants, check. Showing up for work when I say I will, check. Overseeing other consultants, check. Marketing a program, just like marketing the business. Easy.

It has been an interesting year to say the least. While I am the one doing the work, I have sought assistance through a Small Business Administration to assist with refining marketing programs. I would like to thank the businesses here in town that have allowed me to leave my business cards at for their customers to take as needed, and to the Madera Tribune for their assistance in their Business Directory.

To paraphrase Mel Brooks, it's good to **NOT** be retired!!!

Join me on...

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Legal Cases

In a previous issue, we highlighted the court cases of *Euclid v. Ambler* and the Nolan and Dolan cases. *Euclid*, 1922, regarding legitimizing zoning and *Dolan v. Tigard* (1984) and *Nolan v. California Coastal Commission* (1987), which together created the nexus of proportionality test for land use conditions and constraints. It is my hope to occasionally highlight a court case that might be of some relevance to the reading audience.

Here are a few cases of interest. I won't be going in to great detail, just hitting the highlights.

Hadacheck v. Sebastian (1915) the US Supreme Court ruled that restricting certain nuisance land uses was a legitimate exercise of police power. The Court, in this case, upheld a Los Angeles ordinance prohibiting the operation of a brickyard and brick kiln.

Golden v. Planning Board of the Town of Ramapo (1972). The town of Ramapo (30 miles from New York City) adopted a zoning ordinance that required timed and sequential growth. Developers in the town could not obtain building permits until certain facilities and services were in place. The New York Court of Appeals

Legal Cases (cont.)



ruled that local government could control growth on the basis that adequate public services and facilities are necessary and should precede additional subdivision development. This landmark case supported the authority of local governments to regulate the subdivision of land as a means to manage and control municipal growth.

Associated Home Builders of the Greater East Bay, Inc., v. City of Livermore (1976). The California Supreme Court upheld a city

ordinance that prohibited further development until school, sewer and water facilities complied with specified standards.

To Laugh, or Not to Laugh, that is the Joke...



Why did Beethoven get rid of his chickens? They kept going "Bach...Bach...Bach"

What keys unlock bananas?...monkeys

What is the easiest building to lift?...a lighthouse.

Did you hear about the archaeologist who got fired?...yeah, his career is in ruins...

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Yes, Planners do have a sense of humor!!

Trends in Planning – Homelessness Demographics

Within the sharp rise of homelessness, several trends have emerged. In 2023, the number of families with children in shelters surged by 17 percent, totaling around 25,000 people. One in six homeless individuals in the U.S. is nearing retirement age (55 – 64). While no federal data exists on unhoused workers, shelter and local groups report a notable increase in first-time homeless individuals who are employed. These numbers are expected to rise further with cost-burdened renters and the lack of affordable housing for minimum wage workers. Data collection on homelessness presents limitations and challenges, leading to an underestimation of the true scale of the problem.

Tensions between cities and homeless populations have grown as officials attempt to maintain public safety without sufficient shelters to meet demand. San Jose, California's experiment with AI-

powered surveillance to monitor homelessness has garnered national attention, raising concerns among housing advocates about the ethical implications of such technology. While homelessness is a systemic issue in American society, planners seeking solutions may prioritize forming partnerships with specialized nonprofits and other local organizations to deliver housing and essential support services.

[taken from American Planning Associations' 2025 Trend Report for Planners].



Public Hearings

Public hearings are an integral part of how jurisdictions work. Since decisions made by City Councils, Planning Commissions, and Boards of Supervisors affect their constituents, it's pretty much a "no-brainer" that the public should have the ability to be at the meetings and participate by speaking their part.

For the most part, these hearings allow for the public who might be impacted by a project (neighbors, tenants, community members) to provide input from their perspective on a project. This input can potentially be very useful, as there might be information that the Planner might not have been privy to on some aspect. On the flip side, some information may just be theatrical in nature in an attempt to coerce the governing body to vote a certain way. I have seen some really

good acting skills being brought out in my time before the Planning Commission and Board of Supervisors.

Above all else, it's a good idea to pay attention to what's going on before the decision makers, even if it doesn't impact you personally. It helps keep people informed about that new event center going in down the block...or the new sports complex across town (or on the other side of the county)...or anything else that makes the jurisdiction unique and a place to live in!





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***Where The
Customer Comes
First***

Publications

I hope you have enjoyed this publication of RFM Land Use Consulting's newsletter! While short in nature, I hope you have found the information useful.

It is my hope to periodically publish a newsletter to keep my clients up to date with articles relating to the planning field, as well as highlight projects I feel are of note for the community.

If there are subjects of interest in the

planning field you would like to see here, please feel free to contact me with those ideas, and I will endeavor to include them in future publications.

Future editions will be sent via email (via Constant Contact) for those who subscribe, and are clients.

Go to www.rfmlanduseconsulting.com to subscribe to this newsletter, it's free!

Thank you for reading!

In future editions of the newsletter...

- Is a degree in planning necessary?
- Teaching
- Speaker events
- Important dates in planning
- Important people in planning
- Planning vocabulary
- Legal issues
- Planning theories
- Trends in planning