



El Camino College
COURSE OUTLINE OF RECORD – Official

Subject:	SUST
Course Number:	210
Descriptive Title:	Zoning and Site Planning
Division:	Industry and Technology
Department:	Environmental Technology
Course Disciplines:	Environmental Technology
Catalog Description:	This course will introduce physical planning and site design of the land. Using Los Angeles as an urban context, students will learn how to apply planning fundamentals and sustainable strategies that respond to the neighborhood conditions and the broader environment. Site design involves the analysis and pre-development of a particular parcel and defines the first step during the building design process. It involves combining knowledge of local and state regulations, area ecological factors, and client requirements. Through this process, students will demonstrate an understanding for the nexus between development and sustainability.
Prerequisite:	
Co-requisite:	
Recommended Preparation:	Architecture 170
Enrollment Limitation:	
Hours Lecture (per week):	1.5
Hours Laboratory (per week):	4.5
Outside Study Hours:	3
Total Course Hours:	108
Course Units:	3
Grading Method:	Letter Grade only
Credit Status:	Credit, degree applicable
Transfer CSU:	Yes
Effective Date:	
Transfer UC:	No
Effective Date:	
General Education ECC:	
Term:	
Other:	
CSU GE:	
Term:	
Other:	
IGETC:	
Term:	

Other:	
Student Learning Outcomes:	<p>SLO #1 Land Use & Development</p> <p>Given lecture information about land use, zoning regulations, and environmental mitigation measures, students will demonstrate their knowledge and ability to propose sustainable site design strategies.</p> <p>SLO #2 Community Governance</p> <p>Students will be able to synthesize zoning codes, sustainable measures and other related regulatory processes via completed exercises and assignments.</p> <p>SLO #3 Analytical Skills</p> <p>Successful students tracking for graduation, transfer and employment in the building industry fields will compose and refine diagrams that can communicate the technical requirements that govern a particular site.</p>
Course Objectives:	<ol style="list-style-type: none"> 1. Use of critical thinking to apply zoning regulations and sustainable principles to land development. 2. Determine site design strategies that meet local zoning codes and state procedures and guidelines. 3. Demonstrate the ability to simplify complex requirements that address multiple agency regulations. 4. Establish a framework that guides the development and design of a variety of parcels of land. 5. Develop a strategy that visually communicates the development potential for a particular site.
Major Topics:	<p>I. Planning Fundamentals (3 hours, lecture)</p> <ol style="list-style-type: none"> A. Overview of the planning practice as it relates to the built environment B. The role of various regulatory agencies C. Planning principles and tools that guide development <p>II. Governance Framework (3 hours, lecture)</p> <ol style="list-style-type: none"> A. Who, what and how of determining the type of development B. Governing documents and the regulatory framework C. What is an entitlement? <p>III. Comprehensive, Specific and Environmental Plans (3 hours, lecture)</p> <ol style="list-style-type: none"> A. Plans as road maps for future development B. The process and context of plans

C. Stakeholders: public officials and the community

IV. Land Use Planning (3 hours, lecture)

A. Separation of uses: the origins of land-use planning

B. Regulating to manage and conserve available resources

C. Land-use conflicts and the public welfare

V. Zoning Codes and Other Regulations (3 hours, lecture)

A. By-right vs. Discretionary reviews

B. Review Process: administrative, ministerial and commissions

C. The role of regional and state regulations

VI. Types of Zoning Codes (3 hours, lecture)

A. Euclidian, Form-based, Performative codes

B. Achieving the intended outcomes required by zoning codes

VII. Modifications & Other Entitlement Mechanisms (3 hours, lecture)

A. Modifications and variances

B. Development agreements and the public benefit

VIII. The Land Development Process (3 hours, lecture)

A. Translating zoning codes into a development framework

B. Determining the building envelope

C. Analyzing different development scenarios

D. Using case studies demonstrating 'best and highest use'

IX. Sustainable Urban Development & Design (3 hours, lecture)

A. The relationship between the built and natural environments

B. Urban ecology as it relates to resource conservation

C. Green infrastructure and development

D. Low Impact Design (LID)

X. LAB/ STUDIO (81 hours, lab)

	<p>Via the 'Learning by Doing' Principle</p> <p>A. Individual-centered focus tasks</p> <ol style="list-style-type: none"> 1. Individual project development and evaluation 2. Instructor-to-student and peer-to-peer interactions 3. Instructor desk critiques 4. Exercise engagement based of lecture content <p>B. Group collaboration activity</p> <ol style="list-style-type: none"> 1. Small group pin-ups. 2. Developing/testing of planning principles 3. Participation in group tasks and projects
Total Lecture Hours:	27
Total Laboratory Hours:	81
Total Hours:	108
Primary Method of Evaluation:	2) Problem solving demonstrations (computational or non-computational)
Typical Assignment Using Primary Method of Evaluation:	Draft a written three-page feasibility study or proforma that outlines various development potentials illustrating building constraints and opportunities. Submit written proposal to the instructor.
Critical Thinking Assignment 1:	Research and write a two- to three-page paper that synthesizes how the zoning code responds to local governing documents and outside agency requirements. Submit paper to the instructor.
Critical Thinking Assignment 2:	On 2-3 slides using Powerpoint or similar, create and present site development diagrams that translate the zoning code into maximums and preferred schemes based on sustainable measures and market viability. Submit slides with the diagrams to the instructor.
Other Evaluation Methods:	Class Performance, Completion, Presentation
If Other:	
Instructional Methods:	Demonstration, Discussion, Lab, Lecture, Multimedia presentations
If other:	
Work Outside of Class:	Skill practice, Other (specify), Problem solving activity
If Other:	2- and 3D visual graphic development
Up-To-Date Representative Texts:	Sonia A. Hirt Allen. <i>Zoned in the USA: The Origins and Implications of American Land-Use Regulation</i> , Cornell University Press. Illustrated Edition. 2014. (Discipline Standard)
Alternative Texts:	
Required Supplementary Readings:	

Other Required Materials:	Handouts prepared by the instructor
Requisite	
Category	
Requisite course:	
Requisite and Matching skill(s): Bold the requisite skill. List the corresponding course objective under each skill(s).	
Requisite Skill:	
Requisite Skill and Matching skill(s): Bold the requisite skill(s). if applicable	
Requisite course:	Architecture 170
Requisite and Matching skill(s): Bold the requisite skill. List the corresponding course objective under each skill(s).	ARCH 170 - Construct lines demonstrating different line weights and types. ARCH 170 - Compose orthographic 2D architectural drawings (plans, sections, and elevations).
Requisite Skill:	
Requisite Skill and Matching skill(s): Bold the requisite skill. List the corresponding course objective under each skill(s). if applicable	
Enrollment Limitations and Category:	
Enrollment Limitations Impact:	
Course Created by:	Marc Yeber
Date:	11/20/2023
Original Board Approval Date:	03/21/2024
Effective Term:	Fall 2024