

# BEN NOBLE

## City and Regional Planning



Ben Noble has over a decade of experience preparing zoning codes, general plans, and other planning documents for communities throughout California. Over his career Ben has worked in a diversity of settings, including urban centers, small towns, and rural counties. To each project Ben brings creative problem-solving instincts, strong project management skills, and a collaborative work style. Ben is particularly passionate about preparing zoning codes and development regulations that are carefully tailored to each client's unique needs. Ben is a leader in the development of evidence-based "smart regulation" that aims to maximize public benefits while minimizing private costs.

## PROJECT EXPERIENCE

All projects are within California unless otherwise noted.

### Development Codes

- Moraga Hillside and Ridgelines Regulations
- Corcoran Zoning Code
- Milpitas Housing Element Code Amendments
- Upland Zoning Code
- Butte County Zoning Ordinance
- Oroville Development Code Update and Sustainable Code Amendments
- Capitola Zoning Code
- Merced Zoning Code
- Chino Zoning Code and Subdivision Ordinance
- Tulare Subdivision Ordinance
- Westminster Sign Code
- National City Land Use Code
- San Bruno Zoning Code
- San Luis Obispo County Infill Design Standards
- San Bernardino Transit-Oriented Development Overlay Zone
- Madera Zoning Code
- Tracy Zoning Code
- Hughson Subdivision and Zoning Ordinances
- Yuba City Zoning Code
- Morro Bay Zoning Code
- El Cerrito Zoning Code
- Manteca Zoning Code

### Transfer of Development Rights

- Transfer of Development Rights Implementation Plan, Beaufort, South Carolina
- Transfer of Developments Rights Program, Daufuskie Island, South Carolina

### General Plans

- Capitola General Plan
- Larkspur General Plan Update Facilitation Services
- San Carlos General Plan
- Monte Sereno General Plan
- Novato General Plan
- Concord General Plan

### Housing Elements

- San Carlos Housing Element
- Windsor Housing Element
- Monte Sereno Housing Element
- Yolo County Housing Element
- Sausalito Housing Element

### Area Plans

- Santa Cruz Ocean Street Area Plan
- Upper Wisconsin Avenue Transit-Oriented Development Specific Plan, Washington, D.C.
- Dell Avenue Precise Plan Implementation Program, City of Campbell

### Regional and Countywide Planning

- Sustainable Santa Cruz County Plan
- Sustainable Communities Strategy - Phase 1, Association of Monterey Bay Area Governments
- Smart Valley Places Cities COMPACT Cities Executive Committee Coordination
- San Luis Obispo County Complete Communities Survey
- Contra Costa Transportation Authority Countywide Transportation Plan

## EMPLOYMENT HISTORY

### PlaceWorks (formerly The Planning Center | DC&E)

- Associate Principal, 2012-2014
- Senior Associate, 2008-2012
- Associate, 2006-2008

### City of Sausalito

- Associate Planner, 2004-2006

### Dyett & Bhatia

- Planner, 2002-2004

### District of Columbia Office of Planning

- Intern, 2001

## EDUCATION

- Masters in City and Regional Planning, University of North Carolina, Chapel Hill
- BA, History and Southeast Asian Studies, University of Wisconsin, Madison

## SPEAKING ENGAGEMENTS

- *Public Engagement Strategies in an Adversarial Environment*, 2014 California League of Cities Planning Commissioners Academy
- *Implementing Sustainability: General Plans in the Central Valley*, 2013 American Planning Association California Chapter State Conference
- *Planning in an Adversarial Environment*, 2013 American Planning Association California Chapter State Conference
- *Smart Valley Places: A Model of Regional Collaboration in the Central Valley*, 2012 San Joaquin Valley Fall Policy Conference
- *Preparing Successful Grant Applications*, 2012 American Planning Association California Chapter State Conference
- *Plan Implementation Tools*, 2010 and 2011 University of California Extension Land Use and Environmental Planning Certificate Program
- *Youth Make the Call: Including Younger People in the Community Planning Process*, 2010 American Planning Association California Chapter State Conference
- *Form-Based Codes in the Real World*, 2009 American Planning Association California Chapter State Conference

## ARTICLES & PUBLICATIONS

- *Zoning Codes in Plain English*, American Planning Association Zoning Practice, Forthcoming
- *Governor Expected to Sign SB 375*, American Planning Association Northern California Section Northern News, October 2008

## AWARDS

- 2013 American Planning Association Northern California Section Award of Merit for Outstanding Urban Design Category, *Ocean Street Area Plan*, Santa Cruz CA
- 2010 American Planning Association Northern California Section Award of Merit for Outstanding Planning, Comprehensive Planning Small Jurisdiction Category, *San Carlos General Plan*, San Carlos CA