BEN NOBLE

City and Regional Planning



Ben Noble is an independent planning consultant specializing in 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 the author of the American Planning Association publication *Zoning Codes in Plain English.*

EXPERIENCE

All projects are within California unless otherwise noted.

Development Codes

- Capitola Zoning Code
- Capitola Objective Standards for Multifamily and Mixed-Use Development
- Capitola SB9 Ordinance
- Capitola 2022 Zoning Code Amendments
- Fortuna Housing Element Implementation
- Benicia Objective Planning Standards
- Benicia Eastern Gateway Mixed-Use Districts
- Scotts Valley Objective Standards
- Coronado Housing Element Implementation
- Fortuna Residential Design Standards
- Eureka Zoning Code
- Berkeley Zoning Ordinance and Objective Standards
- Sonoma County Development Code
- Arcata Gateway Code
- Arcata Coastal Zoning Ordinance
- Morgan Hill Residence Development Control System and Zoning Ordinance
- Concord Subdivision Ordinance
- Moraga Hillsides and Ridgelines Regulations
- Corcoran Zoning Code
- Milpitas Housing Element Code Amendments
- Upland Zoning Code
- Butte County Zoning Ordinance
- Butte County Alternative Energy Overlay
- Oroville Development Code Update and Sustainable Code Amendments
- 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
- 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

- East Pleasanton Policy Framework
- Eureka Coastal Land Use Plan
- Capitola General Plan
- Arcata Coastal Land Use 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

- Benicia North Study Area
- Arcata Gateway Area Plan
- Benicia North Study Area Visioning Process
- Albany Economic Development Strategy
- 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
- Sustainable Communities Strategy Implementation Project, 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

- *Going Downtown: New Centers for Suburban Communities*, 2015 American Planning Association California Chapter State Conference
- *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, January 2015
- *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