CALIFORNIA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION

APA CAL Planner

JANUARY - FEBRUARY 2005

Photo provided by Wallace Roberts & Todd, LLC.

The Brickyard Area, a portion of the Eastshore State Park, will provide active and passive recreation in an area of open water, sandy beaches, protected cove and mudflats, upland habitat, and development.

A Park for All Reasons

A new state park materializes from aspirations, persistence, and a checkered past

by Stephen D. Hammond

There's a new park along the eastern shore of San Francisco Bay. It's the result of both a decades-long struggle to protect San Francisco Bay as well as a complex planning process to re-integrate human and natural environments within a vibrant urban center.

As you might expect, the Bay Area is an urban center made all the more vibrant by the intense feelings of local residents.

How the new Eastshore State Park came about – and the consequent lessons about engaging passionate and disparate stakeholders to foster compromise and build momentum for change – is a remarkable story.

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Inside This Issue . . .

Letter from the PRESIDENT

By Jeri Ram, AICP, CCAPA President

One year ago, you elected me to be the next President of the California Chapter. I am excited to begin my term and to work for all of you in the State of California. I hope to accomplish a great deal as your President during these next two years. During the first two months of the year, I will be putting together a retreat of the new Board of Directors. At that retreat, the Board will set the agenda for the next two years.

I am interested in receiving ideas for improvement and constructive suggestions to improve the presence, services, and effectiveness of APA in California.

I am interested in receiving ideas for improvement and constructive suggestions to improve the presence, services, and effectiveness of APA in California. What types of services would you as a member like to receive that are not currently available? Please email me your comments at any time with the subject line – APA Comment to: J.Ram@att.net.

Also in February, I will be meeting with the media from all over California to deliver the California Chapter's Legislative Agenda. You can see a copy of the Legislative Agenda online at www.calapa.org. This press conference is part of the strong effort that APA is making to improve our access to the media and therefore, our presence in the State.

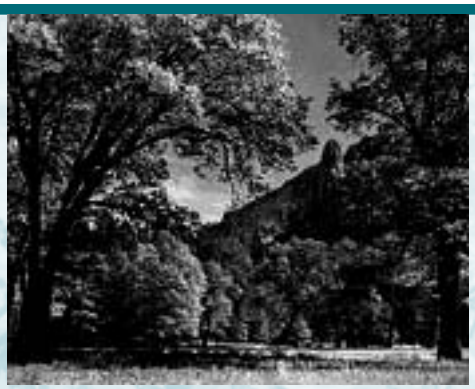
As I start this term of office, I want to thank the Members of the Board of Directors who I have worked with over the last year. All of them have helped to make the transition from President-Elect to President very smooth. In particular, I want to thank **Collette Morse, AICP,** California Chapter President (2002 - 2004) who has improved the way that the California Chapter transitions its new officers, so that our effectiveness as a State Chapter in the National arena of APA is maximized. I am, indeed, fortunate that Collette will remain on the Board as Past President.

I also want to welcome new members to the California Chapter APA Board of Directors. These include the newly elected **Section Directors** as well as **Vince Bertoni,** reelected to the position of V.P. of Policy and Legislation; **Kimberly Christensen, AICP**, V.P. of Professional Development and **Kathleen Garcia, ASLA,** Planning Commissioner Representative.

I hope to see you all at the National Conference here in the Bay Area!

For the Record

Ms. Terrie Zwillinger was the author of the article "Recycled Water Management at the Presidio" that appeared in the November/ December issue of *CalPlanner*.



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CCAPA CONFERENCE
October 30 - November 2, 2005

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A Park for All Reasons

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Backdrop

Eastshore State Park encompasses over 8.5 miles of San Francisco Bay shoreline and is one of California's newest state parks. It includes almost 2,300 acres of uplands and tidelands along the waterfronts of five cities: Oakland, Emeryville, Berkeley, Albany, and Richmond. In 2001, three agencies — California Department of Parks and Recreation, California State Coastal Conservancy, and East Bay Regional Park District — jointly sponsored the preparation of a General Plan to guide the long-term use and management of a new waterfront park.

Since World War II, the communities that adjoin the new parkland explored many visionary (and occasionally misguided) schemes for their waterfront. Given the California predilection to view land as money, most of these schemes involved filling the Bay for airports, resorts, or stilt cities. In the end, the Bay served primarily, and literally, as a receptacle for community garbage. The result that remains today are fingers of fill stretching westward toward the Golden Gate. That means that the upland areas of the new Eastshore Park are part of a highly disturbed and almost completely artificial shoreline comprised of land fill. Several key shoreline features bear names that are testimony to their unnatural origins, e.g., Battery Point and Brickyard Cove.

In spite of these origins and the continuing presence of jagged concrete and twisted rebar still visible along the shoreline, the park has extremely high resource values. That's in part because it is located on the Pacific Flyway and is visited annually by thousands of migrating birds. The landfill fingers provide sheltered tidal marshlands that serve as critical feeding and resting areas for migrating waterfowl and also as rich habitat for endangered species such as the salt marsh harvest mouse.

Even the upland areas have succumbed to nature's transformative and adaptive powers; they host special status wetland species and provide upland habitat and foraging for threatened raptor species.

Given the complication of the site conditions — sensitive natural resources entwined with remnants of a degraded landscape adjacent to urban infrastructure and a burgeoning and diverse urban population — the traditional concept of a state park was an inadequate model on which to plan a park.

Further, planning for this new waterfront park meant engaging a highly divergent group of stakeholders who included five different local governments, three client agencies, and many interest groups, organizations, and individuals with myriad and often conflicting agendas.

Engagement

In the end, the key to creating the Eastshore State Park was not science or design; pure and simple, it was public involvement. Communication, collaboration, and compromise enabled the success of the entire planning process.

An elaborate public outreach and community participation program was created that engaged stakeholders at several levels: local governments and agencies, interest groups and organizations, and individuals. Utilizing multiple media and venues, the process maximized citizen participation by building on the commitment of long-time activists — Save the Bay, Citizens for Eastshore State Park, the Sierra Club, and Audubon Society — while bringing new stakeholders, such as kayakers, wind surfers, dog owners, and sports groups into the collaboration.

Process highlights included:

- Over 50 public meetings that varied in nature from issue-based focus groups to regional workshops with as many as 500 participants.
- Regular local government briefings to engage officials and citizens in

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community-specific issues.

- A project web site that disseminated information and collected public input: 5,000 different people visited the site and over 200,000 hits were recorded in 2002. Thousands of e-mail messages were received.
- Over 4,000 newsletters and plan summaries mailed to process participants.

The two-year public involvement process focused on having the stakeholders – those with the greatest commitment to the future of the park – talking to and working with each other. Early in the process, the emphasis was on identifying areas of commonality and establishing First Principles for the park.

Subsequently, the focus shifted to identifying strategies for resolving the few seemingly intractable issues that appeared to be non-starters for one constituency or another. This involved identifying and re-evaluating underlying assumptions and/or preconceptions that made the issues seem so intractable in light of the First Principles.

It was discovered that these assumptions and pre-conceptions about what would or could not happen in the park could be put aside if everyone was satisfied that the First Principles would be achieved.

Part of the success of this strategy was that the re-evaluation was not restricted to stakeholders. Assumptions and preconceptions of the client groups were also subject to challenge and reconsideration. For instance, strongly held positions that no sports fields or off-leash dog use could be allowed in the park were eventually overcome when underlying environmental concerns were addressed.

Ultimately, the planning process resulted in support from these diverse and normally contentious constituencies. This support allowed the plan to be adopted in record time without legal challenges. Perhaps the greatest testament to the project's success is that groups who held opposing views during the process subsequently claimed the final plan as their own.

Highlights

The adopted plan sets forth goals and guidelines that provide a management framework to a) protect existing natural resources while b) establishing an active program for enhancing the site's natural resource values, and c) supporting nature's reintegration of the largely man-made shoreline into the Bay ecology.

The plan also encourages appropriate use of the waterfront park, accommodating the interests of many stakeholders under the mantle of the State Parks Department mission.

Twin themes in the final plan are "balance" and "integration." Given that the park is located on San Francisco Bay, the General Plan balances resource protection and enhancement with expanded opportunities for recreation and access. Of the 260 acres of upland area, 60% is designated primarily for natural resource conservation or preservation and 40% is designated primarily for recreation. Of the 2,002 acres of aquatic area, 42% is designated primarily for conservation or preservation and 58% is designated primarily for recreation.

The plan provides a vision and strategy for a new prototype of urban waterfront park — one that demonstrates how people and nature can work together to restore a once degraded resource to new splendor and vitality. In the vocabulary of planning, it involves resource protection, natural resource enhancement, shorelines access improvements, and visitor facilities. Literally speaking, it means Pacific Flyway conservation areas, waterfront promenades, boat launch facilities, sports fields, hostels, restrooms, and a dog park.

Implementation

Even in the current tight economy, adoption of the General Plan has spurred

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a number of initiatives to implement and even expand the plan's vision.

Organized sports groups have begun working with the five local jurisdictions to establish the Joint Powers Authority that will be responsible for the development and operation of the sports fields in accordance with the plan. Several of the cities are undertaking detailed design and implementation of associated facilities on their lands adjacent to the park. State Parks is beginning detailed design work for Phase I improvements. Seventeen acres of upland area are being regraded and revegetated to expand seasonal wetlands and enhance coastal scrub habitat.

Perhaps most significantly, the enthusiasm and political support generated by the plan has given impetus to negotiations by the East Bay Regional Parks District to invest another $12 million to acquire additional shoreline lands. These lands are critical to establishing a continuous shoreline waterfront park and provide both new opportunities and greater flexibility in plan implementation.

Full implementation of the Eastshore Park General Plan is many years off, but the establishment of the park and the vision expressed by the plan represent an important milestone for San Francisco Bay.

Nuggets

Lessons to be learned from the Eastshore process seem to boil down to just a few nuggets of wisdom that won't sound revolutionary to most planners.

Every planning process needs to be tailored to the particulars of the planning problem and the people who are most affected. Engaging key stakeholders — even, and perhaps especially, when they are contentious— and enabling them to find common concerns amidst their differences provides an important and principled foundation from which to make progress. People need to believe in the process.

For the Eastshore project, even the client agencies loosened their grip on their own mandates and found ways to compromise in service of those First Principles. When everyone's agenda is on the table and up for discussion, people invest themselves in the process of negotiation, and you're more likely to reach conclusions that everyone can live with. By each group giving up a little bit, everyone gains a lot. It sounds easy enough, but anyone who has wrestled with enough planning processes knows otherwise. The trick is to get everyone to trust in the process.

Stephen D. Hammond is a Principal of Wallace Roberts & Todd, LLC, in San Francisco. He directed the consultant team effort that resulted in the General Plan for Eastshore State Park. For more information about the project, contact Hammond at 415.575.4722 or shammond@sf.wrtdesign.com.

Eight-and-One-Half Miles of Shoreline: The Eastshore State Park extends about 8.5 miles along the eastern shoreline of San Francisco Bay from the Oakland Bay Bridge north to the City of Richmond.

APA National Heads For the City By the Bay

If you want, wear flowers in your hair.

By Erin Dando, AICP

Come March 19-25, 2005, the National APA Conference returns to San Francisco.

The Conference theme, "Shaking it Up: Planning on the Edge," is designed to capture the uniqueness and progressiveness of California, and also play on our geography and seismicity.

Opening Gala by the Bay(la)

The site for the Sunday night opening reception is the dynamic Fort Mason, comfortably nestled on the Bay between the Golden Gate Bridge and Fisherman's Wharf. Converted to an arts center and listed as a National Historic Landmark, this former military base will be the setting for dining on exotic food and dancing to a live band.

Pick a Track

Conference topics are consolidated into nine brand new tracks: Nature of Leadership, Measuring Planning, Regional Alliances for Planning, Safe Growth, Small Town and Rural Planning, New Urbanism Comes of Age, Planning for the Food System, Housing America, and the Local Host Committee Track focusing on Bay Area planning experiences and issues.

So Many Mobile Workshops

Over 90 mobile workshops are available. Some will examine disaster planning, redevelopment, affordable housing, alternative transportation, parks and open space, and agricultural preservation.

Some off-site workshops will explore the Bay Area by foot, bicycle, and public transit. Workshops will offer an insider's look into California's experiences in planning and include: Reinventing San Francisco's Downtown Waterfront, Childcare Facilities and Local Economic Development in Oakland, Bicycle Boulevards and Parking in Berkeley, Building Strong Neighborhoods in San Jose, Sustainable Wineries in Sonoma County, Pleasant Hill BART Station Area: Transit-Oriented Development Using Public-Private Partnerships, and the Castro GLBT Neighborhood.

Special Events Abound

Multiple events will expose visitors to the wonders of the Bay Area.

On Saturday night, conferees can attend San Francisco's longest-running stage shows, the infamous and celebrated Beach Blanket Babylon. Before or after this wacky cabaret, there's dining to be had at dozens of restaurants and cafes in North Beach.

Monday evening includes a Wine Tasting Extravaganza in the newly renovated Pier One on San Francisco Bay. Wines from all over California will be available for sampling and purchase.

On Tuesday evening conferees can explore the largest Chinatown outside of China – and simultaneously celebrate Chinese New Year. Ushering in the Year of the Rooster begins at the Empress of China, one of Chinatown's premiere restaurants.

AICP Community Workshop

On Saturday, AICP will sponsor a community planning workshop focused on creating urban design guidelines for the historic shopping district in West Oakland. The workshop will create a set of infill design principles and a preferred land use option for vacant and underutilized land near the West Oakland Bay Area Rapid Transit station. Afterwards, the design and zoning recommendations will be implemented by the City of Oakland planning staff. AICP members are encouraged to participate in the day-long workshop.

The Logo Gets Around

Josh Schramm designed the conference logo, winning a design competition. The logo will be used on conference merchandise and publications, and the local host committee has expanded the range of products available to include quality water bottles, fleece vests, wine glasses, and baseball caps.

Planning, Planning Everywhere

The local host committee continues to actively prepare for the National APA Conference and its anticipated 5,000+ conferees. Fundraising is underway, merchandise is on order, events are booked, and committee members continue to develop new ideas to make this conference a unique experience.

The local host committee includes a steering committee and many subcommittees and volunteers. Conference

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CCAPA Winners of the National Planning Awards

by Steven Preston, FAICP

APA formally announced the winners of the 2005 National Planning Awards which honor cutting-edge achievements. Six of the fifteen winners are from California, with two from Los Angeles Section alone. Congratulations to all the award winners!

The 2005 recipients will be honored at a special awards luncheon March 22 during the APA National Planning Conference in San Francisco March 19-23, 2005. A total of 15 awards will be given including the Secretary's Opportunity and Empowerment Award, in conjunction with the U.S. Housing and Urban Development, which will be announced in early 2005.

The six California winners include:

- **Outstanding Planning Award for a Program/Plan/Tool:** City of Santa Cruz Accessory Dwelling Unit Development Program (Santa Cruz, California)

  The program accommodates new residents by creating affordable housing while conserving the character of neighborhoods. Homeowners are encouraged to build Accessory Dwelling Units (ADU) in their existing home, garage or back yard. Thirty-five units were built the first year. The ADU program components include zoning changes, community outreach, design prototypes and technical and financial assistance. Within the next five years, estimates predict the city will average between 40-50 ADUs a year, equivalent to a 200-250 unit development.

- **Daniel Burnham Award:** The Santa Monica Mountains Conservancy (Los Angeles)

  The conservancy's strategic objectives continue to be guided by the goal of interlinking network of parks, trails, and open space for public use and wildlife habitat, ensuring future open space and recreational lands. Working with citizens, community-based organizations, federal, state and local government, and other park agencies, the conservancy has preserved more than 55,000 acres of public parkland throughout the Santa Monica Mountains and Rim of the Valley Trail Corridor and improved more than 114 public recreational facilities throughout Southern California.

- **Distinguished Leadership Award for a Professional Planner:** Naphtali H. Knox, AICP (Palo Alto, California)

  Naphtali Knox's experience spans nearly five decades in public and private sectors. He is credited with improving the way planning is conducted and how plan goals are achieved in California and across the country. His achievements include the growth management landmark 1987-2005 Petaluma General Plan and the creation of the first Santa Clara County Housing Trust Fund. His career has covered the gamut of city planning, from general plans to site details to design of urban streetscapes.

- **Distinguished Leadership Award for a Citizen Planner:** Judith A. Corbett (Sacramento)

  Judith Corbett founded and has served for the past 25 years as Executive Director of the Local Government Commission, a nonprofit membership organization committed to developing local government solutions to

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CCAPA National Winners

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environmental, social and economic problems. Corbett previously helped plan and develop the 60-acre Village Homes resource-efficient neighborhood in Davis, California, that received international attention. She is a coauthor of three books on resource-efficient land use and building design and has coauthored multiple guides for policy makers on implementing sustainable land use patterns.

- **Distinguished Leadership Award for a Student Planner: Elizabeth FitzZaland** (Cal Poly University, San Luis Obispo, California)

  Elizabeth FitzZaland has demonstrated her comprehension of planning principles and processes by her academic success within the MCRP program at Cal Poly. Her sense of professionalism and her ability to work easily with others has repeatedly prompted peers and mentors to request her involvement and input in planning projects and related undertakings. FitzZaland works as an undergraduate instructor in the Planning Department at Cal Poly, a facilitator for the San Luis Obispo Council of Governments and a project leader for a low-income housing team.

- **National Women in Planning Award (in honor of Diana Donald):** Margarita Piel McCoy, FAICP (LaHabra Heights, California)

  Urban planning is Margarita Piel McCoy's second career. For the past 30 years, McCoy has served as a role model for women entering the planning profession, especially those re-entering the job market or changing careers as she did. She has had a significant impact on planning schools throughout the United States, as well as shapes and models communities through her influence on the students she teaches. As a professor, she encourages and inspires women entering the planning profession and mentors women planning faculty members across the country.

Steven A. Preston, FAICP and APA Board of Directors, Region VI can be contacted at spreston@sgch.org.

APA National Conference

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co-chairs are Alex Amoroso, Principal Planner, and Hing Wong, Regional Planner, both of the Association of Bay Area Governments. Working with them is Vivian Kahn, Associate Principal of Dyett and Bhatia, and Mark Rhoades, City of Berkeley Land Use Manager. Alec Bash, former Project Director-Special Projects at the San Francisco Port Commission, serves as advisor. Committee chairs include: Juan Borrelli (Merchandise/Souvenirs), Wendy Cosin and Laura Thompson (Mobile Workshops), Erin Dando (Public Relations), Jeanette Dinwiddie-Moore (Portfolio), Joanna Gomes (Treasurer), Billy Gross (Website), Darcy Kremin (Hospitality), David Lipsetz (Orientation), Steve Noack (Fundraising/Local Exhibits), Sharon Priest (Program), and Phil Trom (Volunteers).

Wait Wait, There's More!

For more information on how you can participate in the conference planning activities, contact the committee chairs through the local website: www.apa2005sf.com, or contact Hing Wong at 510.464.7966.

You can also register online for the conference through the American Planning Association national website: www.planning.org.

Erin Dando is an Associate Planner for the City of Berkeley and serves as the Chair of the Public Relations Committee for the 2005 National APA Conference.

CalPlanner Production Schedule

Issue	Articles Submitted	Mailed*
Mar./Apr.	Feb. 7	Mar. 21
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Legislative UPDATE

By Sande George, Stefan/George Associates,CCAPA Legislative Advocate

Legislative Update as of December 2004

Q & A on Density Bonus Law Available on CEQA Website

Got questions on how to implement SB 1818? CCAPA will provide the answers. CCAPA published a Q & A on implementation of SB 1818 on its website at www.calapa.org by January 1, 2005.

The legislative analysis of this bill sounds straight forward. But, as any of you who have reviewed this law can see, its language is cloudy at best. There is no clear picture of how this bill should be implemented, or how it will work with other local ordinances already on the books. The bill is effective on January 1.

According to the Senate floor analysis of the bill, existing density bonus law is designed to allow public subsidies to be reduced or even eliminated by allowing a developer to include more total units in a project than would otherwise be allowed by the zoning in order to spread the cost of the affordable units over the project as a whole. The idea is to give developers regulatory incentives in place of additional subsidy for providing affordable housing.

But in reality, even existing density bonus law is difficult to understand and navigate and is not used widely. As a result, to-date it has not been a major factor in most cities and counties. It remains to be seen whether this bill changes that.

Under existing law, cities and counties are required to grant a density bonus and at least one other specified incentive, or other housing incentives of equivalent value, to a developer who agrees to construct an affordable housing development of five or more units unless the local government makes a finding that the bonus and incentives are not needed to achieve affordability. To qualify for the benefits of this provision, a proposed housing development must contain at least 10 percent of the units affordable to very low income households, 20 percent of the units affordable to low income households, 20 percent of the units in a condominium development affordable to moderate income households, or 50 percent of the units reserved for seniors.

The density bonus must be at least 25 percent over the existing maximum density for the site, except that the density bonus for condominium projects with 20 percent of the units affordable to moderate income households is 10 percent. The additional incentive the local government must provide may include any of the following:

1. A reduction in site development standards.
2. A modification of zoning code requirements (including a reduction in setbacks, square footage requirements, or parking spaces, or architectural design requirements that exceed the minimum building standards)
3. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development, and if such nonresidential uses are compatible with the project.
4. Other regulatory incentives or concessions proposed by the developer or the city or county that result in identifiable cost reductions.

If the developer is not granted the incentive he or she prefers to help the project pencil out, or if development standards do not allow the developer to achieve the density bonus granted, he or she can take the city or county to court.

SB 1818 makes a number of key changes in the current density bonus law, but does not appear to make it any easier to use. And, it is certainly not any easier to understand.

First, it lowers the number of housing units required to be provided at below market rate in order to qualify for a density bonus as follows:

A. From 20 percent to 10 percent of the total units of a housing development, for lower income households.

B. From 10 percent to 5 percent of the total units of a housing development, for very low income households.

C. From 50 percent of the total units for seniors to any senior citizen housing development as allowed under existing law.

D. From 20 percent to 10 percent of the units in a condominium development, for moderate-income households.

Second, it lowers the density increase from 25 percent to 20 percent for low, very low, or senior housing and lowers to 5 percent for moderate income, with respect to the number of extra units that may be included over the otherwise maximum allowable residential density under the local zoning ordinance.

Third, it requires that the density bonus increase incrementally, up to a new maximum of 35%, according to the following:

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A. For each one percent increase above 10 percent for lower income households, the density bonus will increase by 1.5 percent to a maximum of 35 percent.

B. For each one percent increase above five percent for very low income households, the density bonus will increase by 2.5 percent to a maximum of 35 percent.

C. For each one percent increase above 10 percent for moderate-income households, the density bonus will increase by one percent to a maximum of 35 percent.

And it requires local governments to provide a developer the following number of incentives or concessions if below market rate units are included within the project:

1. One incentive or concession if the project includes at least 10% of the total units for low-income, or 5 percent very low-income, or 10 percent for moderate-income households.
2. Two incentives or concessions if the project includes at least 20 percent of the total units for low-income, or 10 percent very low-income, or 20 percent for moderate-income households.
3. Three incentives or concessions if the project includes at least 30 percent of the total units for low-income, or 15 percent very low-income, or 30 percent for moderate-income households.

Fifth, it requires that the local government ensure that the initial occupants of the moderate-income units are actually moderate income. But, upon sale of the unit, it allows the seller to keep the value of any improvements, the down payment, and the seller's proportionate share of appreciation. It also requires the local government to recapture its proportionate share of appreciation, which must be used within three years for promotion of affordable homeownership.

Sixth, it provides a 15 percent density bonus to the developer of any market rate housing project who donates land to a local government that could accommodate housing for very low income households equal to at least 10 percent of the number of units in the market rate development. For each one percent increase above the 10 percent, the density bonus must increase by one percent up to a maximum combined mandated density increase of 35 percent. To be eligible for the bonus for donated land, all of the following conditions must be met:

A. The applicant must donate and transfer the land no later than the approval of the final subdivision map, parcel map, or development application.

B. The land being donated must be suitable to accommodate at least 10% of the number of residential units of the proposed development.

C. The transferred land is at least one acre or can accommodate 40 units, has the appropriate general plan designation, is appropriately zoned for affordable housing, can be served by infrastructure, and the land has all the necessary permits and approvals.

D. The land is subject to deed restrictions ensuring continued affordability.

E. The land is donated to the local agency or to a housing developer approved by the local agency.

F. The transferred land shall be either within the boundary or close to the proposed development.

Seventh, the bill expands the definition of "housing development" to include a subdivision, or a planned unit development, or condominium project; requires that incentives or concessions offered by the local government result in identifiable, financially sufficient, and actual cost reductions; and, clarifies that local governments may still grant density bonuses greater or lower than what is provided under these provisions.

Eighth, SB 1818 provides that, upon the developer's request, the local government may not require parking standards greater than the following (the developer may, however, request additional parking incentives or concessions):

A. Zero to one bedroom: one onsite parking space.

B. Two to three bedrooms: two onsite parking spaces.

C. Four or more bedrooms: two and one-half parking spaces.

Finally, according to the sponsors of the bill, nothing in this bill affects or otherwise seeks to preempt local ordinances which may require the inclusion of affordable (low, very low, or moderate-income) units within a housing development.

Got all of that? Still have a few questions? CCAPA will provide some answers. We've already received quite a few confused e-mails from CCAPA members asking for help. Some of the questions we will answer include:

1. What are the major provisions of the new law?
2. Does this law apply to charter cities and charter counties?
3. Should a local government agency adopt an ordinance complying with the new law by reference or should the agency adopt a separate ordinance customized for the jurisdiction?
4. Does a local government agency need to conduct a CEQA analysis prior to adopting changes to the local ordinances in order to comply with the new law?
5. How does the new law impact existing inclusionary housing requirements that local government agencies may have?
6. Can a local government agency create an administrative procedure to grant the density bonus?
7. Can a local government agency modify its zoning ordinance or adopt guidelines to help define the concessions required under the new law?
8. Can a local government agency require design review for affordable housing projects, even if it renders the project unaffordable?

Legislative Update

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9. If a developer is proposing a mixture of the types of affordable housing (**e.g.,** 5% very low plus 10% low income units) how is the density bonus calculated?
10. If the density bonus for an affordable project exceeds the density in the general plan and the new law states that there is not a requirement to amend the general plan to accommodate the project, how does a local government agency make the finding that the project is consistent with the general plan?
11. Is there a requirement for continued affordability for moderate-income condominium and planned developments?
12. Can a local government agency place additional resale restrictions on moderate-income condominium and planned developments?
13. Does the new reduced parking requirements apply to the affordable units only, or to the entire project?
14. Can local government agencies require guest parking for affordable projects?
15. Can a developer request concessions or reduced parking without requesting a density bonus?
16. Are affordable projects exempt from CEQA, or can a local government agency require negative declarations or environmental impact reports for affordable projects with inadequate parking?
17. Does the new law allow for protection of existing historic structures that have local historic designations and not state or federal designations?

CEQA Guidelines Up for Review Again

The Resources Agency is starting a new three-year process to revise the CEQA Guidelines again. The first step is a request by Resources for suggested revisions to the Guidelines. Those suggestions are due January 14, 2005 to Sharon Broderick at the Resources Agency.

To review the most recent CEQA Guidelines as adopted September 7, 2004, go to ceres.ca.gov to the Guidelines.

If you have any suggested revisions to the Guidelines, please send them to me at sglobby@sbcglobal.net by January 7, 2005. I will then put them together and send the final list of revision suggestions to Resources by January 14. We appreciate your help.

UC Davis Extension Courses

- **Transit-Oriented Development,** Wednesday, Mar. 2 from 9:00 a.m. - 4:30 p.m. Alan Hoffman, principal of The Mission Group, is teaching the course.
- **Environmental Review of California Water Projects: Legal Requirements, Approaches and Techniques,** Wednesday, Mar. 2 from 9:00 a.m. - 4:30 p.m. Environmental planner Albert Herson, J.D., AICP, senior vice president for SAIC, Inc. in Sacramento, and James Moose, J.D., partner in the law firm of Remy, Thomas, Moose & Manley, are teaching the course.
- **Land Use for Real Estate Professionals,** Thursday, Mar. 17 from 8:30 a.m. - 4:30 p.m. Joel Ellinwood, J.D., AICP, M.C.R.P., a licensed real estate broker, is teaching the course.

All courses are held at the Sutter Square Galleria, 2901 K. St., Sacramento. For more information or to enroll, call 800.752.0881, or visit the UC Davis Extension Website at www.extension.ucdavis.edu/landuse.

News Conference Describes 2005 California Planners' Agenda

On February 11, 2005, 10:00 AM, CCAPA will present its 2005 Legislative Agenda at a news conference in Sacramento. A teleconference will follow.

An annual event, the CCAPA Legislative Agenda focuses on issues of key concern to California voters. Major concerns identified for 2005 are: local planning and smart growth, housing, CEQA reform, long range planning, infrastructure funding, and state and regional planning priorities. Presentations will be made by CCAPA President Jeri Ram, Legislative Director Vince Bertoni, and Executive Director Sande George.

The news conference will be held at Stefan/George Associates, 925 "L" Street, Suite 340, in Sacramento.

Planners on the MOVE

Janna Minsk, AICP has joined the City of Santa Paula as Planning Director. She can be reached at JMinsk@ci.santa-paula.ca.us.

Doug Sibley, AICP, retired as Chief, Regional Planning Branch, Caltrans, District 4, Oakland. He can be reached at dpsibley@sbcglobal.net.

Please see the print version of Cal Planner.

New Sacramento Legislative Assignments

Below is a list of new committee assignments thus far for both the Senate and Assembly.

Speaker Fabian Núñez Announced his new leadership team and committee chairs for the 2005-06 session. Contact: Gabriel Sanchez 319.2408.

Leadership

- Speaker pro Tempore: Leland Yee
- Assistant Speaker pro Tempore: Sally Lieber
- Majority Floor Leader: Dario Frommer
- Assistant Majority Floor Leader: Rebecca Cohn
- Majority Whip: Karen Bass
- Assistant Whip: Lori Saldaña
- Democratic Caucus Chair: Mark Ridley-Thomas
- Rules Committee Chair: Cindy Montañez
- Member of Rules: Betty Karnette, Mervyn Dymally, Joe Baca Jr., Joe Coto
- Member of Rules – Alternate: vacant
- Budget Committee Chair: John Laird
- Appropriations Committee Chair: Judy Chu

Committee Chairs

- Aging and Long-Term Care: Patty Berg
- Agriculture: Barbara Matthews
- Arts, Entertainment, Sports, Tourism and Internet Media: Ed Chavez
- Banking and Finance: Ron Calderon
- Budget Subcommittee #1 – Health and Human Services: Hector De la Torre
- Budget Subcommittee #2 – Education Finance: Mervyn Dymally
- Budget Subcommittee #3 – Resources: Fran Pavley
- Budget Subcommittee #4 – State Administration: Rudy Bermúdez
- Budget Subcommittee #5 – Information
- Technology/Transportation: Pedro Nava
- Business and Professions: Gloria Negrete McLeod
- Education: Jackie Goldberg
- Elections and Redistricting: Tom Umberg
- Environmental Safety and Toxic Materials: Ira Ruskin
- Governmental Organization: Jerome Horton
- Health: Wilma Chan
- Higher Education: Carol Liu
- Housing and Community Development: Gene Mullin
- Human Services: Noreen Evans
- Insurance: Juan Vargas
- Jobs, Economic Development and the Economy: Juan Arambula
- Judiciary: Dave Jones
- Labor and Unemployment: Paul Koretz
- Local Government: Simón Salinas
- Natural Resources: Loni Hancock
- Public Employees, Retirement and Social Security: Alberto Torrico
- Public Safety: Mark Leno
- Revenue and Taxation: Johan Klehs
- Transportation: Jenny Oropeza
- Utilities and Commerce: Lloyd Levine
- Veterans Affairs: Mike Gordon
- Water, Parks and Wildlife: Lois Wolk
- Joint Legislative Audit Committee: Nicole Parra

Senate Pro Tem Don Perata announced:

- Budget: Chair Senator Wes Chesbro
- Environmental Quality: Chair Senator Alan Lowenthal Chair, George Runner Vice Chair
- Housing & Transportation (new committee): Chair Senator Tom Torlaksom
- Local Government: Chair Senator Christie Kehoe
- Appropriations: Chair Senator Carol Migden
- Rev & Tax: Chair Senator Mike Machado

Committee Appointments

Senate Republican leader Dick Ackerman announced the following committee appointments for the 2005-06 session. Contact: Tom Collins 445. 4264:

- Rules: Vice Chair, Jim Battin ; Member, Roy Ashburn
- Agriculture: Chair, Jeff Denham
- Veterans Affairs: Chair, Bill Morrow

Vice Chairs

- Appropriations: Sam Aanestad
- Banking, Finance and Insurance: Dave Cox
- Budget and Fiscal Review: Dennis Hollingsworth
- Business Professions and Economic Development: John Campbell
- Elections, Reapportionment and Constitutional Amendments: Jim Battin
- Education: Abel Maldonado
- Energy, Utilities and Communications: Bill Morrow
- Environmental Quality: George Runner
- Government Organization: Jeff Denham
- Government Modernization, Efficiency and Accountability: Bob Dutton
- Health: George Runner
- Human Services: Abel Maldonado
- Judiciary: Bill Morrow
- Labor and Industrial Relations: John Campbell
- Local Government: Dave Cox
- Natural Resources and Water: Bob Margett
- Public Employment and Retirement: Roy Ashburn
- Public Safety: Chuck Poochigian
- Revenue and Taxation: Bob Dutton
- Transportation and Housing: Tom McClintock

CPF Increases 2004 Scholarship Awards and Raises Over $17,000 at 2004 Auction

by Linda Tatum, CPF President

CPF enjoyed a year of continued success in 2004. Student scholarships increased as a result of another record-breaking auction at the CCAPA Conference in Palm Springs. CPF also conducted a successful professional development workshop.

These achievements would not have been possible without the generous support of CalChapter APA members, Friends of CPF, and auction donors and volunteers.

As we enter 2005, CPF looks forward to even greater successes in raising funds for scholarships and providing economic, timely, and relevant professional development workshops for the practicing planning professional.

In 2004, four new awards were funded by the Los Angeles Section whose members generously donated $1,000 scholarships to the three accredited planning schools in the Los Angeles Section (UCLA, USC, and Cal Poly Pomona) and to Cal State University Northridge, whose planning program is currently being considered for accreditation. We ask school alumni and LA Section members to continue their support of these new scholarship awards.

2004 Scholarships

In 2004, the CPF Scholarship Fund awarded over $25,000 in scholarships to graduate and undergraduate planning students who will become practicing planners in California. This year's 16 scholarship winners and 9 merit scholarship winners selected by the faculty in each accredited planning program were acknowledged at the annual awards luncheon during the 2004 CCAPA Conference in Palm Springs.

CPF Auction

Thanks to generous donations from CalChapter APA members, the annual Section Challenge, and sponsorships from Friends of CPF, the 2004 CPF auction total was over $17,000! A special "Thank You" goes out to the Friends of CPF below whose contributions provide support for the scholarship fund. CPF distributes all proceeds from its fundraising activities toward scholarships, and we look forward to being able to award a healthy round of scholarships in 2005.

CPF Professional Development Workshops

CPF sponsored a successful workshop in Sacramento on June 11, 2004. The workshop topic was "Planning in Financially Difficult Times: Creative Approaches to Funding and Managing Resources." This workshop was geared toward directors, managers, elected, and appointed officials responsible for funding and conducting planning programs in times of financial uncertainty. The workshop was well attended and received positive reviews from those in attendance. Stay tuned for more information regarding the upcoming spring CPF workshops on the topic of "Water Resources: Local Planning Implications for a Regional Resource."

CPF Board of Directors

Each year, there are two vacancies on the CPF Board of Directors. If you are interested in a fun and worthwhile volunteer opportunity, please contact any Board member listed on our website.

Many thanks to Cal APA members for continued support of CPF and its work to provide financial assistance to tomorrow's planners! For more information, please visit our website: www.californiaplanningfoundation.org.

2004 Section Challenge Winner:	Los Angeles Section - 2004 Section Challenge Winner
2004 Friends of CPF:	Cotton Bridges Associates, Stanley R. Hoffman Associates, and EIP Associates

Linda Tatum, CPF President, can be reached at 310.268.8132.

CCAPA BROADCASTS INFORMATION TO E-MAIL

CCAPA will be broadcasting important information to your e-mail address. So that you don't miss out on these important messages, please check your e-mail address with National APA. You can review and update your membership information online at planning.org. On the home page go to the Member Services drop-down list and choose the Membership Database link. You will need your membership number which is located on your Planning Magazine label or your dues renewal invoice. Please call 916.736.2434 if you have questions.