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Conference: Sacramento

Submissions due June 22, see P3 for details

American Planning Association
California Chapter

Making Great Communities Happen

Vol 17 | Issue 02

CALIFORNIA PLANNER

Planning News & Updates from APA California

Golden Gate Bridge. Source: LA Times, E. DaBreo

MARC YEGER | VP-Public Information

Preserving Our Past

Telling the story...every community has one. Whether it is about the origins of settlement in California, an event that shaped a neighborhood or the work of a master, the genesis of nearly every plan is understanding the past in order to plan for the future. While future (or long-range) planning may be an intangible endeavor for many community members, historic preservation is an effort that is more tangible as a result of physical presence, or its ability to be singled out as already established. This issue of the *Cal-Planner* focuses on the topic of preservation and its role in community planning. It manifests itself in many forms, from a California bungalow or a burger stand to civic plaza or recreational park. In this issue, we featured the Golden Gate Bridge, which is part of a National Recreation Area (NRA), due to the fact that it is one of the most significant sites in California and the most visited National Park in the U.S., according to the National Park Service. It is an example of how preservation can be a powerful planning tool for economic development as well as a marker to our past. The issue features projects resources, and perspectives all associated with preservation. Also inside, noting that any association with the topic would be purely coincidental, is a profile on one of the profession's stalwart advocates and revered practitioners, Woodie Tescher.

This content, along with the California Legislative Update, Commission and Board Report and much more, are here for your reading pleasure. Our next issue will be all about history and planning in preparation for the upcoming state conference. As usual, your comments and suggestions are welcomed by contacting me at myplanning@live.com. Happy Reading, MY

FEATURE | Laurie R. Matthews

Protecting the Mendocino Woodlands

Mendocino Woodlands State Park is a 720-acre National Historic Landmark nestled in a coast redwood forest with steep hillsides and intermittent flatlands in Mendocino County. It was established as part of the New Deal federal recovery program. Today the Recreational Demonstration Area (RDA) is divided into three parcels that are owned by two California state agencies, Department of Parks and Recreation and Department of Forestry and Fire Protection.

Mendocino Woodlands is significant because of its association with the New Deal, as one of 46 RDAs established in the United States just prior to World War II. At the time, it was the only RDA in California, the only one in a Redwood forest, and one of only two group camp facilities west of the Rockies.¹ Today, it is one of the two best remaining examples of RDA planning and design in the country.² It is a complex site where cultural resources, natural resources, and recreation resources all come together. In many ways, this is why the place resonates with so many people, and provides such good habitat to its numerous flora and fauna. However, the management of these elements today has caused conflict and is threatening this important landscape.

Identifying Preservation Issues

In 2011, a cultural landscape report was developed for the non-profit Mendocino Woodlands Camp Association (MWCA) to help them refine their understanding of the landscape, identify issues associated with its long-term care and

management, and learn ways to address those issues. This effort relied on *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* and was a partnership with the University of Oregon, with assistance from MIG, Inc.

Through that process, six issues were identified that are adversely affecting Mendocino Woodlands by threatening its historic integrity, its ability to function as a

Dining Lodge that no longer exists (circa 1940).
Source: Mendocino Woodlands Camp Association



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Great Hall Long Hall, West Hollywood. Source: J. Marks

PERSPECTIVE | Marc Yeber, ASLA

The following is based on a [local specific] version previously published online for WEHOville.com in 2012. It has been adapted here to reach the broader California community and address points raised by the National Trust for Historic Preservation in 2013 via a counter-argument essay, which was only recently discovered.

Designating Nostalgia: Keeping Sentimentality in Check

The evolution of our built environment is largely centered on a gaze towards the future with an eye on the past. It is this history that offers a community narrative in the present while providing cues to a story yet to be told. It frames our sense of place and grounds our relationship with the physical and bridges our collective emotions to a community's soul. Without a doubt, preservation, when implemented in a rational manner, can contribute significantly to local identity, economic development, and community building.

So what is it about our community's past that tends to cloud the judgment of a vocal few when our future footprint is being contemplated? I recognize that change can be an uncomfortable proposition for many, yet I continue to be baffled by the over-zealous fervor for all things "vintage." Buildings deemed "old" are often embraced with a unjustifiable (or unsupported) nostalgia, regardless of whether such sites represent a notable community pattern, have architectural distinction or constitute cultural relevance. Is such thinking prudent for the evolution of our communities?

Through the Lens of Nostalgia

Preserving these structures or sites is frequently viewed as protecting our heritage. However, it would be hard to deny that such advocacy is used all too frequently as a ploy to serve an individual agenda, and often as a defensive move to ward off change and against potential development. Viewing preservation through the lens of nostalgia ultimately results in structures and sites that lack historic significance or meaningful connection to our community.

To further bolster this nostalgic position, such advocacy often quotes an emotional connection to the past, thereby allowing hyperbole to usurp a rational approach to an objective analysis in determining historic merit. And therein lies the obstacle to meaningful preservation efforts; the inability to study a site objectively as a result of interference or personal bias. In the City of West Hollywood, where its preservation efforts continued to be recognized as some of the best in Los Angeles County, this debate seems to be surprisingly intense. At the time of the 2012 article, which was purely by coincidence, the community was engaged in a spirited discussion over the merits of Great Hall & Long Hall in Plummer Park.

Emotion-based Designation

Is there a case for using nostalgia as a primary basis for designating a site? The National Trust for Historic preservation (NTHP) attempted to address such a question. In an article, written by a San Francisco field representative for the NTHP, titled, *If Nostalgia is Wrong, I Don't Want to be Right* (A. Verrkamp;

Dec 13, 2013), it countered by criticizing the more analytic approach and non-sentimental view in the assessment of aged buildings.

As a planning and design professional with training in preservation and a former Historic Preservation Commissioner, I have learned to approach preservation with a broad perspective that has one eye on conservation and the other on evolution. As a former review authority, I have come to understand that preservation is, for the most part, a subjectively objective endeavor.

The NTHP article took a dissenting position, and inferred that the original 2012 WEHOville article represents a view, which implied... "that a deep, emotional connection to the past is one step from mental illness." Setting aside this highly-charged remark, it is important to acknowledge that within the field of planning, it is widely accepted that we preserve as a result of a community's emotional connection. But we also protect our past to highlight our origins, create a narrative and bolster our identity, all of which are embedded in our emotion of place.

Objectivity Hijacked

What was central to the original argument was not the presence of an emotional connection, but rather the frequency in which sentimentality hijacks a process that should be largely objective. To be clear, when a building is being proposed to replace an older structure, should we be swayed solely based on a neighbor's personal attachment or should we be convinced based on broader community context as determined by professionals? In other words, should we study the subject structure in a vacuum or view it comprehensively from the perspective of the larger community?

To further support its position, the NTHP uses a Gallup study called, "Soul of the Community," by extrapolating the two authors' intent to support this notion of more emotion over metrics. Again pitting emotion against metrics was not, and should not, be a part of this debate. Instead, the point should be to make a distinction between preservation conducted using rational analysis versus efforts rendered by sentimentality. It is the latter where the process tends to fall prey to political pressure as emotion obstructs a reasoned discourse.

Mutually Inclusive

Preservation remains largely a misunderstood undertaking and elusive concept often

“Viewing preservation through the lens of nostalgia ultimately results in structures and sites that lack historic significance or meaningful connection to our community.”

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17 04	Academia 2.0	Jul 30	Aug 22
17 05	Housing	Oct 13	Nov 1

The production schedule is subject to change. For article and photo specifications, please see guidelines at www.apacalifornia.org.

CalPlanner ARTICLE SPECS

17|03 THEME: Conference: Sacramento

LENGTH: 700 (min) to 1,200 (max) words

DOC FORMAT: Working (or open) MS WORD file (.doc or .docx). No PDF's please.

IMAGES: Include captions and sources for all photos, renderings, drawings, maps, diagrams, etc. submitted.

IMAGE FORMAT: 3 X 5 min at 300 dpi (but no larger than 1MB file size) to be emailed as separate attachment(s). In other words, do not embed images in the WORD document.

REMARKS: Article can be written either as a Feature (analysis of the topic), Op-Ed (critique), or First-Person (personal experience with the topic).

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PETE PARKINSON, AICP | President



Greetings Fellow Planners

As I sit down to write this message we are just a few days away from the National

Planning Conference in New York City! Among other things, I'll be participating in the Chapter President's Council meeting with presidents from the other 46 APA chapters around the country. The main item on the Council's agenda this year will be adoption of new "Chapter Performance Standards" that recognize the critical role that APA's Chapters play in interacting with and providing services to APA members. The new standards include sound business practices (bylaws, budgeting, a development plan with regular updates, etc.) and key member services like professional development, a policy and legislation program and a Chapter awards program. The standards include ten mandatory items and a dozen elective items, from which each chapter must meet four. I'm proud to say that the California Chapter already meets all the mandatory chapter performance standards (though our development plan needs updating) and all the elective items! As the largest APA Chapter, California often sets the standard for others and we are regularly looked to for ideas and inspiration.

Traveling across the country for a conference can get expensive, but did you know that the National Planning Conference is coming to California in 2019? The conference will be held in San Francisco and our past-president, Hing Wong, AICP, is chair of the local host committee for that event.

I am also a member of the Chapter President's Council's Advocacy and Policy Committee. In addition to supporting the state and local advocacy work carried out by the chapters, APA's national policy advocacy team has been very active in the first few months of the new administration. This year, APA has come out strongly opposed to the president's proposed budget, which would totally eliminate the Community Development Block Grant and HOME Investment Partnerships programs. As APA President Cynthia Bowen noted in [her statement](#), "These programs are the foundation of locally led efforts to build stronger, more

just and more prosperous communities...

The scope of these cuts places jobs, development projects and public health at risk." Does your congressional representative know how important these programs are to your communities? Make sure they do!

Here in California, the legislature is once again activated and the new session is teeming with housing-related bills. You can read all about them in the Legislative Update from Sande George and Lauren De Valencia. Our state's housing affordability crisis and chronic under-production of new housing certainly has legislators' attention, as it should. You may recall that APA California sponsored a bill last year that would have made certain housing approvals "by-right" to streamline the entitlement process. That bill ended up being shoved aside when the governor came forward with his own highly ambitious (and, to many, highly problematic) by-right bill, which ultimately failed. However, by-right is back again this year as are other approaches to increasing housing production. You can stay in touch and make your voice heard by joining APA California's legislative review teams and working with your Section's legislative director.

I am pleased to report that APA California's Community Planning Assistance Team (CPAT) has just completed its first "mission" with a visit to the City of Kingsburg. Kingsburg is a city of 12,000 residents in Fresno County and they asked APA California for help in developing a revitalization strategy for their downtown. The CPAT team, led by Robert Paternoster, FAICP, completed a successful site visit over the last weekend in April and they're now working on their final report. Could your community benefit from a little advice from an experienced planning team? You can find more information about our CPAT program on the [APA California website](#).

Lastly, by the time you read this, the National Planning Conference will be long over and it'll be time to register for APA California's annual conference in Sacramento. This year's conference is September 23-26 and will showcase some of the outstanding public spaces in downtown Sacramento. See you there! **PP**



Colonial Revival Bungalow. Source: Unknown

FIRST PERSON | J. Guadalupe Flores, AIA, LEED AP

Fundamentals of Gentrification

Fifteen years ago, my wife and I moved to Bungalow Heaven, Pasadena's first landmark district. The neighborhood by that time had experienced the first wave of gentrifiers. Many homes had been rehabilitated as a result of gentrification and subsequent waves of new owners kept the momentum going.

As part of one of those waves, we found a 1923 American Colonial Revival bungalow in excellent condition but with some deferred maintenance issues. It was a charming little house with “good bones.” We decided to buy the house and quickly became involved in the neighborhood, having easily identified with other gentrifiers and the district's goals. Gentrifiers are generally defined as a middle or upper-income group that acquires property in a deteriorated neighborhood and effects significant change, usually through rehabilitation of the existing housing stock. Often the former population relocates, as they are incapable of affording the rising prices for land or rents.

Gentrification is a socioeconomic phenomenon that may be viewed as having positive or negative effects on a community, depending on which side of the income line one resides. As gentrification takes hold, the

neighborhood experiences stabilization of decay, increasing property values, reduction in crime, improved quality of life, reduction of suburban sprawl and rehabilitation of property.

Those that see the positive aspects of gentrification are developers, landlords, and in some regard, local governments. On the other hand, neighborhoods can experience negative aspects, such as the displacement of existing residents due to increases in rent or taxes, loss of affordable housing stock, and resentment within the community which could lead to conflict. Community activists, minorities, and the original residents are the primary opponents of gentrification.

In the debate of heritage conservation, gentrification is often considered the necessary evil needed to make it happen. Gentrification and heritage conservation are economically tied together. Heritage conservation requires capital

investment and gentrification is the vehicle that delivers that capital through the influx of the more affluent.

One of the reasons that neighborhoods and communities decay is the lack of investment by property owners. Another is that the return is not justified by the investment. Consequently, as the area deteriorates there is no financial incentive to invest money into the property. As gentrification takes hold, the previous trend is reversed. After the arrival of the first gentrifier pioneers and the rehabilitation of those properties, other existing owners may now decide to invest in their property. As the area begins to improve, it attracts other gentrifiers. This process continues until the neighborhood achieves a new homogeneous balance.

Pasadena is a prime example of gentrification and heritage conservation, providing a variety of case studies in renewal and rebuilding. Forty years ago, Old Pasadena was not the hip destination it is today. The area was rundown and blighted. The local businesses were seedy bars, pawn shops, head shops, and adult bookstores. The city's downtown was about to face demolition. However, it was saved through local government intervention with the passage of an ordinance to preserve the architecture character. But, to actually assure the preservation of the historic business core, development capital was crucial.

The rehabilitation was funded with a development investment of \$70 million. That provided the catalyst, along with favorable tax credits, to start the revitalization of the area. Soon, other developers and property owners followed with major improvements to historic buildings throughout the district. The revitalized business district attracted national retailers, with extensive financial resources. These retailers were able to provide additional capital, in the form of higher rents, to assist property owners in the rehabilitation and maintenance of the building. The introduction of recognized merchandisers attracted middle-class consumers with greater purchasing power. This continual economic cycle provides the necessary capital to make conservation happen.

Today, Old Pas is a success story and is recognized as a vibrant Main Street revitalization. There are similar stories of conservation of historic Main Streets—saved by infusion of capital investments and sustained by

“In the debate of heritage conservation, gentrification is often considered the necessary evil needed to make it happen. Gentrification and heritage conservation are economically tied together.”

PI Protecting the Mendocino Woodlands



A historic foot bridge over Little North Fork of the Big River.
Source: Laurie Matthews

group camp, and the health of some of its flora and fauna. Those six issues include:

- deferred landscape maintenance,
- changing environmental conditions,
- multiple partners,
- scarce financial resources,
- incomplete documentation, and
- current use and high levels of visitation.

While all are important to the site's future preservation and sustainability, it became clear that addressing one of the most complex issues—the changing environmental conditions of the landscape—could have the most benefits, as well as positive impacts, on many of the other identified treatment issues.

Changing Environmental Conditions

In the cultural landscape report, changing environmental conditions are defined as being part of “a dynamic landscape [that is] subject to disturbances introduced through storms, pests and diseases, accidents, floods and droughts, and the mortality of aged plants.” Responding to changing environmental conditions requires the balancing of cultural and natural resource needs with recreational and educational uses.

Addressing these changing environmental conditions at Mendocino Woodlands requires a holistic approach, in which cultural and natural resources are addressed together. Mendocino

“Responding to changing environmental conditions requires the balancing of cultural and natural resource needs with recreational and educational uses.”

Woodlands' steep topography combined with significant winter storm events and aging infrastructure creates significant drainage issues that adversely affect stream and river health, wash out roads and trails, and cause water damage to buildings and structures. Fixing this problem, which would involve the restoration of cultural resources (historic wood culverts) and natural resources (ephemeral tributaries) has not been addressed due to the complexity of how the resources are intertwined. It's a game of “not it” with the resources on the losing end.

There are three key issues in the Mendocino Woodlands:

Conservation and Recreation

The delicate balance of conservation and recreation has long been an issue in the management of parklands. Per early direction from the National Park Service, recreation areas should to be submarginal lands that could serve as recreational purposes near population centers, while conservation areas were to remain undeveloped. Roads, fire roads, and trails would be kept to a minimum in conservation area while allowing access to important scenic and other features of interest in the park.³ Today, in the former Mendocino RDA, the distinction between these two has been lost.

Vegetation Management Plan

Likewise, the future health of the forest has been too lightly managed. In places where historic resources and visitor use is high there should be an effort to manage the natural succession process so that there is a balance of wooded and open areas, and so that features which contribute to the site's historic character

are retained. In areas where there is less intense visitor use and/or no historic resources, a process of natural succession should be encouraged. The plan should ensure a balanced ecosystem and retain the historic setting for the camps.

Stormwater Infrastructure

Many of the historic wood culverts have failed or are failing due to the deterioration of the wood material and are creating flooding events and diverting water flow, affecting both critical cultural resources, such as the main access road, and natural resources such as the plant and wildlife (including salmon). It is in the best interest of both the cultural and natural resources that the flow of water is restored in a way which ensures the health of the ecosystem and reflects the character of the historic features.

What's next?

Unfortunately, none of the organizations involved in developing the cultural landscape report has the resources, expertise and political will to address these issues. Mendocino Woodlands is a National Historic Landmark with incredibly high integrity. It is well loved by a devoted users and clearly embodies the values of our public lands as models for conservation and recreation. As such, it should be the focus of our resources and a testing ground for adopting new tools and models on how to preserve and manage our cultural landscapes. Mendocino Woodlands is likely a harbinger of what our work in preserving and managing historic resources will require in the 21st century.

Laurie R. Matthews is Director of Preservation Planning + Design at MIG, and specializes in developing collaborative design solutions for cultural landscapes throughout the U.S.

Spring flooding from Little North Fork of Big River at Camp Three Dining Hall. Source: Laurie Matthews



¹ Recreational Demonstration Area National Historic Landmark Nomination Form. Washington, DC: Department of the Interior, National Park Service, 1997.

² James, Ronnie and Ethan Carr. Mendocino Woodlands Recreational Demonstration Area National Historic Landmark.

³ United States Department of the Interior, National Park Service, National Historic Landmark documentation, 1997.

➤P2 Designating Nostalgia: Keeping Sentimentality in Check

used as a community planning strategy intended to strengthen the fabric of a neighborhood while preserving its past—two concepts that are not mutually exclusive. For example, with old and new side by side, the fabric of many communities and neighborhoods illustrate the foundation of its past while allowing the footprint we create today to be our legacy for the future. Our heritage should not only represent the early 19th or 20th century, but also the early 21st century. This means allowing our community to evolve without sacrificing the significance of the past, but also NOT letting our present day relevance be forfeited by it.

“The continuum of our history, not just the past, is what makes our communities special places, and ones that provide an authentic human experience where residential neighborhoods and business districts are always relevant.”

Some community advocates, however, miss that point by focusing only on preserving the past without considering the present or future. Nostalgia and fear distracts us from the real purpose of conservation and diminishes legitimate preservation efforts. Our buildings and parks are used as pawns in an effort to halt change and stymie further evolution of our community. The unbridled passion for preservation sometimes stems from the sentimental (and sometimes embellished) yearning of a neighborhood's few, yet rarely represents the community's many.

Nostalgia should not be a consideration since it is rooted in sentimentality and often framed by personal bias. Ideally, a historic designation should be a collective gesture steeped in community wide significance and agreement.

Fundamental Preservation Questions

In considering preservation, several factors are at play. What is the context in which a particular structure or site was built or gained distinction? Identifying the set of circumstances that led to an existing condition is key and the basis for starting a thoughtful and reasoned debate on the merits of any particular preservation proposal. What is its connection to the community in the past as well as today? A designation of a Cape Cod house surrounded by California bungalows on the basis that it is the “last remaining specimen,” only serves to achieve an architectural petting zoo. Finally, one must ask if the subject

site benefits the public more as it is than if it were redeveloped. This is one of the most difficult questions because public benefit is highly subjective and inherently intangible.

It would be a false expression to allow for an artificial sense of history in our community and therefore such gestures should not influence our discussions on preservation or development. To that point, I have witnessed community members stubbornly reject a contemporary design strategy by making a request “to design something historical.” Designing or building in a “historical” fashion is a hollow gesture that is not only irrelevant to our time, but also lacks any authenticity and meaning.

Cities Grow Past Present Future

It is this authenticity that is at the core to any preservation effort. To be fair, comments

made here regarding historic preservation aren't meant to be a critique on the efforts of NTHP, or any preservation professional or organization for that matter. In fact, it is because of the NTHP (et al) that preservation is as robust as it is in the United States. However the modus operandi of using nostalgia as a first line of defense shrouds an objectivity about which community elements need preserving, thus preventing us from including a legacy of the present.

The cynic might have the perspective that communities, more specifically the city planners who are charged with analyzing data across a broad spectrum that includes community input, might be more concerned with economic development. The truth is that their role is to understand all facets of a particular community analyze data and make recommendations that support that data where historic preservation plays a significant role.

The continuum of our history, not just the past, is what makes our communities special places, and ones that provide an authentic human experience where residential neighborhoods and business districts are always relevant. Cities are an amalgamation of our past accomplishments, our present capacity and our future aspirations. We need to be mindful of the unbridled nostalgia that often creeps into our psyche and an objective process in order to ultimately influence the outcome...and thereby obscuring a community's true heritage and relevant narrative.

Marc Yeber, ASLA is a contract Sr. Urban Designer/ Project Manager at Sargent Town Planning, a design-based planning firm located in Los Angeles.

Great Hall, Long Hall. Source: H. Kerhart, LA Conservancy





Bungalow Heaven. Source: Polansky

➤ P4 Fundamentals of Gentrification

“In Pasadena, the gentrification has spread to surrounding neighborhoods as prospective homeowners seek out affordable housing options. And, others have been priced out of Pasadena altogether.”

the consumer appetite of gentrifiers. Many people have flocked to Pasadena because of its beautiful character homes and historic neighborhoods.

Pasadena currently has 19 residential Landmark Districts and 18 National Register Historic Districts. With all these districts, many of the city's single-family resources have been preserved. This can be directly attributed to gentrifiers. As the middle-class moved into the neighborhood, they brought with them the capital to invest in the rehabilitation of the property and the neighborhood. This capital infusion translated to those positive aspects of gentrification previously listed.

Granted, there is a social dilemma with the success of the districts. As the value and the prestige of the neighborhoods go up, more and more buyers vie for a limited resource. Renters and low-income residents in the area are forced out due to rising rents and many find the higher value of the homes impossible to afford. In Pasadena, the gentrification has spread to surrounding neighborhoods as prospective homeowners seek out affordable housing options. And, others have been priced out of Pasadena altogether.

The formation of Bungalow Heaven was the effort of early gentrifiers. While not everyone came into the neighborhood with the

intent of preservation, many did. The district still has residents that lived here before it was created. As long time owners, they have experienced significant increases in the value of their homes. Some, but not all, have invested in their properties in response to the investment by the gentrifiers. However, many will see no benefit until the sale of their home. Those that lack the means to invest in their properties are faced with the choice to either leave their home of many years, or allow it to deteriorate. These homes are slowly turning over and are being snapped up by the next wave of gentrifiers.

“What was once a charming beach community with homes proportional to their lots was transformed into stuccoed Legos snapped together, side by side. Here is where a gentrifier can be seen more as a defiler.”

Unfortunately, the success of gentrification within the district has forced out not only some the original residents, but earlier pioneers as prices escalate. These homeowners must seek other locations as they cannot afford to move within the neighborhood. Without Proposition 13 many of the early pioneers of Bungalow Heaven would be faced with such large increases in their property tax bills that they may have to move on as well.

Gentrification can also have a disastrous effect on heritage conservation. Not all

gentrifiers have conservation in mind when acquiring an historic property. The cities of Santa Monica and Seal Beach are good cases in point. Many of the quaint cottages near the beach were bought by the more affluent upper-class. For them, the value was not the historic structure but the land. The cottages were summarily razed to make way for the owner's ultramodern home. Huge two- and three-story homes were built to the setbacks to take advantage of every possible square foot. Typically, the homes were long, thin and tall with all dimensions maximized to the legal zoning limit. Soon, these houses lined the beach front. What was once a charming beach community with homes proportional to their lots was transformed into stuccoed Legos snapped together, side by side. Here is where a gentrifier can be seen more as a defiler.

A key aspect of the social class struggle is by whom and for whom is preservation carried out. So, it begs the question: are the middle- and upper-class the stewards of our heritage? Heritage conservation cannot occur without financial capital. This is true for the property owner as well as the non-profit advocacy group. It is seldom the case that a historic resource is saved through good intentions. Those with financial means are typically the middle and upper-class. An unfortunate reality, but a fact of life, dictates that as these groups move into and invest in an area, gentrification will occur. And, if conservation is to occur on a communitywide scale, this has to happen.

J. Guadalupe Flores, AIA, LEED AP, is Principal and Owner of Taller Dos Flores, and full-service architectural practice in Pasadena, CA.

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RESOURCE | J. Guadalupe Flores, AIA, LEED AP

Overview of Economic Incentives

Historic preservation cannot occur without financial capital. The following is a discussion of the incentive programs available in California.

On the federal level, the 20 percent **Rehabilitation Tax Credit** is available for rental housing properties that complete a certified rehabilitation of a certified historic structure as designated by the Secretary of the Interior. The historic structure must be listed individually in the National Register of Historic Places or part of a registered historic district that has been certified by the National Park Service (NPS) as contributing to the historic significance of the district.

A certified rehabilitation is a rehabilitation that is approved by the NPS as being consistent with the historic character of the property. The rehabilitation must also be substantial, with expenditures during a 24-month period exceeding the greater of \$5,000 or the adjusted basis of the building and its structure structural components. Phased rehabilitations have a 60-month period, with restrictions. Once the rehabilitation is complete, the property must be returned to use and also be designated at that time. Furthermore, all rehabilitation expenditures must be capital in nature and depreciable as real property. Other expenditures may include architectural and engineering fees, site survey fees, legal expenses, development fees and other construction related costs, if such costs are added to the property basis and are reasonable and related to the services performed. Finally, the property must be held for five years following completion of the rehabilitation work, with failure to do so resulting in pay-back of the tax credit.

This incentive requires the completion of the three-part Historic Preservation Certification Application. Part 1 of the application is the verification of the designation or eligibility status of the building. This part is submitted to NPS to request a preliminary determination of significance. Final designation will still have to be determined. For Part 2, the proposed scope of rehabilitation is submitted to the State Historic Preservation Officer (SHPO) or review, which subsequently forwards it to NPS for approval. NPS reviews the proposed rehabilitation project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). It is strongly encouraged that Part

2 is submitted before any work is started. After the work is completed, Part 3 is submitted to the SHPO who forwards it to NPS. The completed project is evaluated against Part 2 and the Standards and only if the project meets the Standards is it approved as a certified rehabilitation. A 10 percent Tax Credit is also available for non-residential buildings.

Conservation

Easements are another financial tool through which a significant one-time federal tax deduction can be earned for a charitable contribution of partial interests in a certified historic structure to a qualifying conservation organization, for example the Los Angeles Conservancy. This is a legal agreement between the property owner and the organization to protect a historic property. The easement restricts the right to alter the building's appearance in perpetuity, thus preserving its historical integrity. The income tax deduction is the value of the easement and is deducted the year of the donation. The value is determined by establishing a fair market value for the property without the easement and subtracting the fair market value of the property with the easement. The amount cannot exceed 50 percent of the taxpayer's adjusted gross income in the year of donation; however, the amount by which the contribution exceeds 50 percent can be carried over up to five years. Typically, the easement is in a form of a facade easement but interior spaces may also be donated.

The State of California provides a financial incentive for historic conservation through the **Mills Act**. This state law allows local governments to enter into contract with property owners of certified historic structures to provide tax relief for the restoration, rehabilitation and maintenance. The property tax is based on the income potential of the property, with a property tax savings realized of 20 percent to 70 percent each year depending



Carson block - 1970s and today. Source: Page & Turnbull

on property value, net operating income and other values. The minimum contract period is 10 years and it is renewed annually for the minimum term. The contract runs with the deed of the property and is transferred upon sale of the property. Finally, the contract calls for periodic property inspections and must be maintained in accordance with the *Secretary of the Interior's Standards* and the California Historical Building Code (CHBC).

A state technical incentive is the CHBC, which provides alternative building regulations and standards for the rehabilitation, preservation, relocation or change of occupancy of designated historic buildings. The code aims to preserve the original or restored architectural elements, encourage cost-effective conservation and provide safety for building occupants. The provisions streamline the application process and provide significant flexibility in meeting building code and zoning requirements.

The CHBC provides for flexibility in finding economical methods for the rehabilitation of historic features while retaining the structure's historic integrity. Again, the building must be a certified historic structure and all work is expected to meet the *Secretary of the Interior's Standards*.

PROFILE | Steve Preston, AICP and Marc Yeber, ASLA



An Unbridled Enthusiasm for Planning

The following questions were initiated by Steve Preston, AICP for the CalPlanner (CP) with a follow-up interview by Marc Yeber.

Mingle amongst your colleagues at an APA event and you would be hard pressed to find a seasoned planner who does not know Elwood C. "Woodie" Tescher (WT). He is one of the best known of California's planning consultants, having produced award-winning plans over more than 35 years in practice in addition to teaching, speaking, and mentoring. Woodie is currently a Principal at PlaceWorks, (formerly known as the Planning Center DC&E) and is based in Los Angeles. He is well known for his endless contributions to the APA California and for his unbridled enthusiasm which is often contagious amongst his many planning associates.

CP: What was your first exposure to the architectural/planning profession? What precipitated your continued interest, and how did it unfold?

WT: My initial interest in architecture evolved from the father of a high school crush who happen to be an architect where I was introduced to the Case Study Houses—experiments in American residential architecture from 1945-1966 sponsored by Arts & Architecture magazine. From there, my high school coursework was designed specifically to enable me to enroll in architecture. At the time, USC's (University of Southern California) design program was an odd combination of modernism from the Case Study architects (Pierre Koenig, Craig Ellwood, and others) and an innovator in shaping buildings and urban form to the environment. In many respects, this was the precursor to sustainability design, influencing some of my current thinking about place-making. This was followed by a graduate program in urban design at UCLA where the focus was clearly on the larger context rather than individual buildings, which resonated with my evolving sensibilities.

Upon graduation from UCLA, Progressive Architecture Magazine published an article about the new wave of multi-disciplinary design firms and cited this model as the future of the profession, identifying two companies as examples—TRW and Planning Research Corporation (PRC).

As a result of a classmate connection, I was retained by a PRC subsidiary to plan and design a large scale new town on the California coast involving all the disciplines in which we were engaged in during college...that town was Bolsa Chica. Over time the PRC corporate environment had less appeal than multi-million-dollar engineering projects during a deep recession. In

hindsight, my years with PRC were the linchpin for the future of my planning career. During this time, I was able to network with other professionals in allied professions and I was exposed to the "practice approach."

I had the opportunity to shepherd the Third Street Mall (Promenade) Specific Plan, West Hollywood General Plan, and Los Angeles General Plan Framework arrived, to name a few.

CP: In forging your personal planning/design philosophy, who would you identify as your ultimate role model and why?

WT: I've been honored to know and work with so many talented and thoughtful professionals over the years, and I can honestly say my career has been enriched by many mentors and colleagues alike. But the person that comes to mind is Professor Emeritus Ralph Knowles from USC, who suggested to me the idea of a 3rd condition when understanding and experiencing architecture. This is where the interface between the built and natural environments becomes character defining.

According to Professor Knowles, the "3rd condition," is the transition between contrasting architectural conditions such as large-to-small, dark-to-light, loud-to-quiet, and so on. The term is very general and can apply either to contrasting spaces within a building or between inside and outside the building or even to contrasts in the landscape itself. One can make a strong case that how this transition is handled by the designer and how it is experienced by the observer characterizes architecture.

CP: Can you pinpoint a specific project or a moment in your career where you thought, "this is why I do what I do"?

WT: The Third Street (Promenade) Specific Plan in Santa Monica was instrumental in shaping my career as it was the first planning assignment that was not just a paper document produced simply to satisfy a legislative requirement. It was a project that led to real, profound and immediate changes to the neighborhood. Developed with an implementation element as the core to the document, the plan was being marketed for potential investment while it was still being drafted. Essentially it was framed as implementation up-front as opposed to making it an afterthought as is the conventionally wisdom. It was a design-build strategy in a grand scheme.

CP: Is there a particular project which has your planning DNA and that best represents who you are as a planner/advocate for great communities?

WT: I would say the first West Hollywood General Plan has my fingerprints all over it since it was framed first and foremost by making places. Up until that point and time, General Plans addressed planning from a two dimensional standpoint where zones, districts, streets, etc. were central. However, the West Hollywood Plan was about place-making (which included some of my original sketches). In fact, it was the first General Plan in California that married urban form with traditional land-use planning...what I refer to as place-based planning

CP: Was there an incident or moment that presented the biggest planning challenge and how did you (and your team) overcome it?

WT: The failure to positively impact the quality of life, to effectively engage and build ownership of a

➤ P12

“We are at a very critical moment in the history of planning for California communities. For the past decade or so, the tools and methods for “smart growth” versus sprawl have been broadly endorsed and supported in many of our communities.”



Stanley R. Hoffman, FAICP and William Anderson, FAICP



Financing Infill Development in a Post-Redevelopment World

A Policy Paper by the California Planning Roundtable

Examining Obstacles to Infill Development is a project of the California Planning Roundtable (CPR) that can be found on CPR's website at <http://www.cprroundtable.org/infill/>. Guidance comes in the form of articles, links to related literature and organizations, and other resources on enabling infill development as a regional growth strategy. This article summarizes the full policy paper found on CPR's website.

California's economic future, in many ways, depends on successful infill development that can:

- reduce greenhouse gas emissions;
- improve fiscal efficiency for public services;
- provide affordable workforce housing closer to jobs;
- leverage public investment in transit;
- improve the public's health with neighborhoods where people can safely walk and bike;
- house an aging population close to services; and
- attract and retain workforce talent and businesses drawn to innovative and livable places.

The State has taken steps to create post-redevelopment financing replacements to augment local tools for economic development. Senate Bill (SB) 628 was passed in 2014 and amended by Assembly Bill (AB) 313 in 2015 as the Enhanced Infrastructure Financing District (EIFD), and AB No. 2 was passed in 2015 authorizing local governments to create Community Revitalization and Investment Authorities (CRIAs). Currently, the State legislature is considering other bills to improve infrastructure financing.

As jurisdictions try to understand and use these new property tax increment techniques, they ask:

- Will the mechanisms generate sufficient property tax increment in a timely manner?
- Will they need to combine with other taxing entities to leverage sufficient

property tax increment?

- How is bonding capacity enhanced when jurisdictions cooperate to achieve greater leverage?
- How can planning and collaboration support use of these financing mechanisms?
- Under an EIFD, will property tax in-lieu of motor vehicle license (VLF) fees be widely used for bond financing?
- Will other financing mechanisms be needed for successful infill development

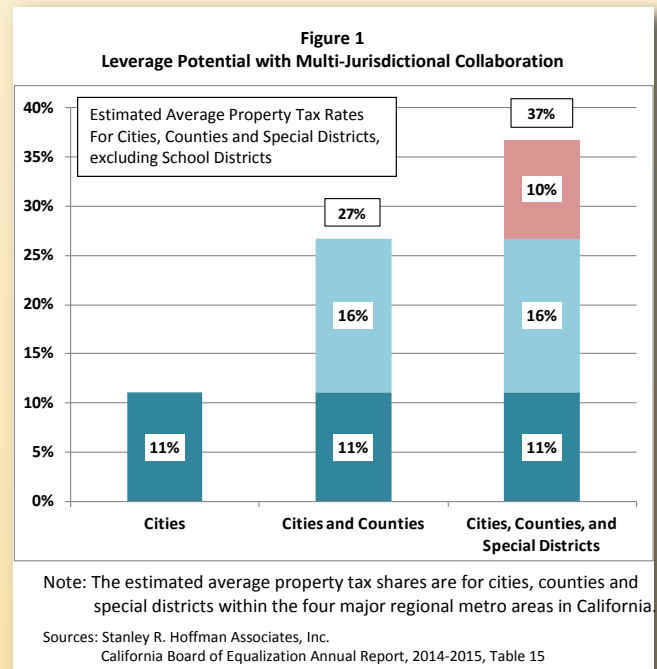
Related Observations

Property Tax Levels for Cities Alone are Generally Insufficient. While property tax shares can vary widely by specific jurisdictions, many cities have insufficient property tax shares to effectively use EIFD or CRIA types of financing. Participation by other taxing jurisdictions will often be necessary to develop sufficient bonding capacity.

Collaborate for Greater Leverage. The four major regional metro areas in California—Southern California Association of Governments (SCAG), Association of Bay Area Governments (ABAG), Sacramento Area Council of Governments (SACOG) and San Diego Association of Governments (SANDAG)—contain 22 counties, or 38 percent of all 58 counties. The estimated average city share of the basic one

percent property tax levy is 11 percent, compared with 16 percent for counties and an estimated 10 percent for special districts. Collaboration among overlapping governmental entities will result in more effective public infrastructure bond financing capacity by leveraging their respective shares of property tax increment for shared benefits, as illustrated in Figure 1. Based on data from the California State Controller's office, the median property tax share for cities is about 10.1 percent within the four major metro areas. Out of 332 cities in these four metro areas, 47 percent are estimated to have less than a 10 percent share of the basic one percent property tax levy; 76 percent have less than a 15 percent share.

Collaborate for Greater Bonding Capacity. For example, assuming a 10 percent property tax share, the estimated



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bonding capacity supported by tax increment is about \$9.2 million from private investment of \$500 million assuming a 45 year bond at 6 percent. However, when the property tax share increases to 20 percent, bonding capacity doubles to \$18.4 million for this same level of private investment. If the property tax share increases to 40 percent, the estimated bonding capacity increases fourfold to \$36.7 million.

Collaboration Allows More Jurisdictions to Achieve Feasible Infill Infrastructure Financing. For a given level of private sector investment, the property tax increment share can make a large difference in bonding capacity; however, it may not be feasible for many jurisdictions with relatively low shares to participate effectively. A collaborative approach under SB 628 or AB 2 creates a more feasible infrastructure bond financing program for many jurisdictions.

Property Tax In-Lieu of VLF Fees for EIFD Bond Financing May be a Less Likely Financing Option. While it is allowable under an EIFD (SB 628) to increase a local jurisdiction's property tax share for bond financing by using the incremental growth in property tax in-lieu of vehicle license fees (VLF), this option, in our judgment, is less likely to be used. VLF fees are an important source of funding for ongoing general fund operations and maintenance costs that will be difficult to divert to bonding capacity for capital improvements.

Additional Financing Mechanisms are Needed. While collaboration can increase the effective bonding under these newer mechanisms, other tools are needed to support successful infill development. One possible tool is a proposed Neighborhood Facilities and Service District.

Recommended Policy Directions

Build the Case for Collaboration. The case must be made for collaboration among jurisdictions and agencies to generate effective, sustainable economic development—particularly among cities incorporated after the enactment of

Proposition 13 in 1978. Other taxing jurisdictions, especially counties, have self-interest in participating and promoting social welfare, public health, and environmental benefits.

Further Regional/County/City

Coalitions for Common Economic Development Goals. Regional, county and local governments can further their common goals by continuing to build coalitions among their respective jurisdictions and special districts. Regional Sustainable Communities Strategies should include supportive economic development and reinvestment strategies.

Transfer of Development Rights. Another approach is to link the transfer of development rights with tax sharing for a common purpose. This could be a voluntary program that guarantees County tax increment participation with the transfer of development rights from unincorporated county lands—to preserve open space, natural resources, and farmland—to receiving areas within cities.

Leverage Complementary Economic Development and Financing Approaches for Infill Development. Other mechanisms can be leveraged to work with or without EIFDs. Incentive or density zoning in exchange for extraordinary public benefits, by regulation or development agreement contract, is a form of value capture. These public benefits would be above what is required as fair share mitigation under impact fee programs.

Expand State Programs. The State's Cap-and-Trade dollars (under California's Affordable Housing and Sustainable

Table 1
Enhanced Infrastructure Financing Districts (EIFD)
Key Features

Enhanced Infrastructure Financing District (EIFD)	
Authorization and Requirements	<ul style="list-style-type: none"> Authorized under California Senate Bill (SB) 628 with AB 313 amendments Authorizes a city or county to create an EIFD <ul style="list-style-type: none"> Adoption of EIFD district does not require a vote, but issuance of infrastructure bonds does require a 55 percent approval of registered voters Establishment of public financing authority comprised of appointed members of the local legislative body, participating entities and the public
Funding and Powers	<ul style="list-style-type: none"> Use of jurisdiction's share of 1% Property Tax Increment; no increase in property tax Use of County's or Special District's share of property tax increment is voluntary Use of jurisdiction's increase in Property Tax in-lieu of Vehicle License Fee Cannot use Education District's share of property tax increment Can exist up to 45 years from the date of bond issuance No eminent domain powers
Potential Projects	<ul style="list-style-type: none"> Including, but not limited to public works, pedestrian/bicycle facilities, other public facilities and parks, recreation and open space No requirement for affordable housing

Source: Stanley R. Hoffman Associates, Inc.
California Senate Bill (SB) 628, with Assembly Bill (AB) 313 Amendments, Enhanced Infrastructure Financing District (EIFD)

Communities Program) can finance infill infrastructure and transit oriented development (TOD), including affordable housing near transit, to augment local public and private investment. Expand these types of grant funds, conditioned upon quantifiable vehicle miles of travel (VMT) and greenhouse gas emissions (GHG) reductions.

Proposed Neighborhood Facilities and Service Districts. Many regions focus new growth, particularly infill development near transit, within existing communities, as expressed in each region's Sustainable Communities Strategy (required by SB 375 and AB 32). However, infill growth creates additional demand for public facilities, such as parks, public safety, streetscape and circulation, libraries, and schools. Many of these older communities already have public facility deficits that have accumulated over decades, and are below general plan standards. A new mechanism is needed to help address these deficits to prepare them for new infill growth.

CPR proposes enactment of a new voter approved funding mechanism to finance new public facilities and their operating costs at a sub-jurisdictional, neighborhood or community level for those older communities planned to take on future growth to achieve more environmentally and fiscally sustainable regional outcomes and stronger economies. The proposed Neighborhood Facilities and Service

➤P11 Financing Infill Development in a Post-Redevelopment World

District (NFSD) mechanism is a special parcel tax in previously developed areas that would:

- Generate new money for capital investments and service expenses; and
- Require approval by qualified voters within the contiguous or non-contiguous district.

Conclusions

A case can and should be made as to why, when, and where it is in the interest of counties and some special districts to participate financially. Even then, other mechanisms are needed to create new revenue sources. Without common multi-jurisdictional investment in infrastructure to support infill development, informed by good planning, regional goals for sustainable

communities may miss their mark.

SH, WA

The California Planning Roundtable (CPR) is an organization of experienced planning professionals who are members of the American Planning Association (APA). Membership is balanced between the public and private sectors and between Northern and Southern California.

Stanley R. Hoffman, FAICP, President, Stanley R. Hoffman Associates Inc., an urban

Community Revitalizations and Investment Authorities (CRIAs) Key Features	
Community Revitalization and Investment Authorities (CRIAs)	
Authorization and Requirements	<ul style="list-style-type: none"> • Authorized under California Assembly Bill No. 2 (AB 2) • Authorizes local government to create Community Revitalization and Investment Authorities (CRIAs) • Area must have median income less than 80 percent of the State median and three of the following four criteria: <ul style="list-style-type: none"> - Unemployment 3 percent higher than State median - Crime rate 5 percent higher than State median - Deteriorated or inadequate public infrastructure - Deteriorated commercial and residential structures • Requires majority protest vote only if 25 to 50 percent of population over 18 and property owners oppose plan
Funding and Powers	<ul style="list-style-type: none"> • Use of jurisdiction's share of 1% Property Tax Increment; no increase in property tax - 25 percent of property tax increment must be allocated to an affordable housing trust fund • Use of County's or Special District's share of property tax increment is voluntary • Cannot use Education District's share of property tax increment • Does have eminent domain powers
Potential Projects	<ul style="list-style-type: none"> • Improvements to public infrastructure and incentivize affordable housing
Source: Stanley R. Hoffman Associates, Inc. California Assembly (AB) No. 2, Community Revitalization Authority (CRIA)	

economics consulting firm in Los Angeles.

William (Bill) Anderson, FAICP, Principal/Vice-President and Director of City and Regional Planning, AECOM.

➤P9 An Unbridled Enthusiasm for Planning

plan by residents and stakeholders associated with Santa Monica's Bergamot Area Plan—can I say more? To overcome this, it is important to move on and consider the failure a learning moment leading toward more effective communication, education, and engagement.

CP: You have a reputation for being an ardent proponent of sustainable, mixed used and transit-oriented development, and have suffered no fools when it comes to communities that relax their densities when they agreed previously to more robust plans. From your perspective, is the profession making progress or going backwards?

WT: We are at a very critical moment in the history of planning for California communities. For the past decade or so, the tools and methods for "smart growth" versus sprawl have been broadly endorsed and supported in many of our communities.

Changing demographics, an aging population and millennials are seeking to live and work in mixed-use, walkable, and transit-oriented communities. We are now experiencing the backlash—Measure S, the Bergamot Papermate project petition, Santa Monica LVE initiative, and so on. In some cases, the opposition is well founded by such factors as extreme traffic congestion and lack of political will or disregard to carry out and implement plans endorsed by the community.

CP: Being a leader in the profession that is constantly evolving can be demanding, and you are known for burning the

candle at both ends. What do you do to sustain your interests/motivation and recharge in order to face the next planning challenge?

WT: Not unlike many others, I escape from the rigors of work means spending time and dining with great friends, short weekend trips, teaching graduate planning students when students engage, it is exhilarating), hiking and skiing until my knees gave out, bicycling, reading, art museums, LA Phil and Hollywood Bowl concerts, and bad movies.

CP: You have a reputation for producing outstanding general and specific plans. Recently, you attended the UCLA Land Use Conference where it was asked whether the abundance of new requirements being placed on general plans was creating a Tesla or an Edsel. What thoughts do you have on this topic?

WT: Where new requirements directly relate to the legislative intent of general plans to guide "the physical development of the community," I consider it appropriate. Climate change legislation is directly relevant. GHG reduction strategies relate inextricably to land use and circulation/mobility, and strategies for risk vulnerability and resiliency relate to the Safety Element. However, I question the need to write entirely new elements. The size and content of general plans have become

unwieldy, evidenced by the number of persons in the room last week indicating that they never use their general plans. I speculate that if communities updated their general plans more frequently, like Sacramento, they would have greater use. However, they still are too voluminous.

CP: What advice would you impart to planning students or emerging professionals as they embark on their planning careers?

WT: I never expected to be squarely planted in the planning profession. After all, I thought my path would be as an architect. But my interests changed as did the profession. Planning is a profession that can accommodate a broad set of disciplines, specialties and interests. My advice to someone starting their career is to be flexible and absorb as much varied experience as possible.

CP: You are well known by your peers and many in the profession. What one thing (that you are willing to share) either related to you professionally or personally that they might not know about you?

WT: I am a food and wine connoisseur and an avid wine collector. I really enjoy having people over for a terrific meal with a great bottle of wine and engaging conversation. More often than not, the topic wound up venturing into planning territory.

“We are now experiencing the backlash—Measure S, the Bergamot Papermate project petition. . .”

APA CALIFORNIA WELCOMES STUDENTS!



CAPITALIZING ON OUR DIVERSITY

APA CALIFORNIA CONFERENCE
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SEPTEMBER 23 - 26, 2017

FREE STUDENT DAY - SATURDAY, SEPTEMBER 23!

Activities include:

- **Exclusive Student Walking Tour** - Kick off Student Day with an interactive walking tour to learn about the history of a decades-long revitalization effort of Sacramento's Historic R Street Corridor.



- **Student and Young Planner Mixer** - Join other students and young planners at the mixer Saturday night to network, hang out, and have fun!

Additional Activities - Join Us Throughout the Conference!

SUNDAY, SEPTEMBER 24

- **Opening Reception Block Party** - Come listen to local musicians, eat local farm-to-fork foods, and visit one of Sacramento's most beloved corridors! *Discounted registration fee for this event applies for students who ONLY register to attend free student day on Saturday.*
- **Sacramento Riverfront Charrette** - Engage in an all-day charrette about the Riverfront revitalization efforts in Sacramento and West Sacramento.

MONDAY, SEPTEMBER 25

Lunch with Young Planning Professionals -

Join us at lunch on Monday along with other students and young planners attending the conference.

Historic and Architectural Scavenger Hunt -

Learn more about Downtown Sacramento through a fun scavenger hunt and follow-up with a refreshing beer at a local pub!



NEED LODGING?

SIGN UP FOR THE ROOMSHARE PROGRAM!

Coming from outside the area and need inexpensive lodging? We will be matching local hosts with students and young planners who will need a place to stay while attending the conference. More information to come! Contact Alicia Brown at abrown@lgc.org to be added to the outreach list for this program.

STUDENT POSTER CONTEST - WIN A CASH PRIZE!

Are you an undergraduate or graduate student pursuing a degree in urban planning in California? Do you have a passion for communicating your ideas in a visually compelling way? If so, then you are invited to participate in the 2017 APA California Student Poster Competition! Posters will be displayed at the Opening Reception Block Party and appear in an issue of *CalPlanner* and other marketing outlets. This is a tremendous opportunity for planning students to receive exposure and recognition at the state level. More information to come!

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APA California Legislative Update

Plenty of Ideas on How to Fix California's Housing Crisis

Bills are moving quickly through their first round of committee hearings in the Legislature and there are plenty of bills still moving that advocate various solutions to produce more affordable housing in this state—some good ideas, and some not. APA California convened a housing task force last fall to develop a list of housing production concepts and continues to advocate for those concepts, which are located on the APA California website. APA also is part of a coalition of organizations asking for a package deal: funding for housing, infrastructure and planning along with appropriate local housing approval changes. This is definitely the year of housing legislation, with most of the focus as always on cities and counties as the “barrier” to new housing being built, and a new disturbing call for the RHNA numbers to operate as “production” mandates.

As bills are set for hearing, APA California has been sending letters to the authors in support or opposition of their measures. As always, we would appreciate letters from members or their employers that are consistent with those positions. To review the letters, and for more information on all of the housing bills, please go to the legislative tab on APA's website at www.apacalifornia.org.

Transportation Package Announced by the Governor and Leadership

The Governor and both Senate and Assembly Leaders announced the Road Repair and Accountability Act of 2017, which would invest \$52.4 billion over the next decade—split equally between state and local investments as follows:

Fix Local Streets and Transportation Infrastructure (50 percent)

- \$15 billion in “Fix-It-First” local road repairs, including fixing potholes
- \$7.5 billion to improve local public transportation
- \$2 billion to support local “self-help” communities that are making their own investments in transportation improvements
- \$1 billion to improve infrastructure that promotes walking and bicycling
- \$825 million for the State Transportation Improvement Program local contribution
- \$250 million in local transportation planning grants.

Fix State Highways and Transportation Infrastructure (50 percent)

- \$15 billion in “Fix-it-First” highway repairs, including smoother pavement

- \$4 billion in bridge and culvert repairs
- \$3 billion to improve trade corridors
- \$2.5 billion to reduce congestion on major commute corridors
- \$1.4 billion in other transportation investments, including \$275 million for highway and intercity-transit improvements.

Ensure Taxpayer Dollars Are Spent Properly with Strong Accountability Measures:

- Constitutional amendment to prohibit spending the funds on anything but transportation
- Inspector General to ensure Caltrans and any entities receiving state transportation funds spend taxpayer dollars efficiently, effectively and in compliance with state and federal requirements
- Provision that empowers the California Transportation Commission to hold state and local government accountable for making the transportation improvements they commit to delivering
- Authorization for the California Transportation Commission to review and allocate Caltrans funding and staffing for highway maintenance to ensure those levels are reasonable and responsible
- Authorization for Caltrans to complete earlier mitigation of environmental impacts from construction, a policy that will reduce costs and delays while protecting natural resources.

This transportation investment package is funded by everyone who uses California's roads and highways:

- \$7.3 billion by increasing diesel excise tax 20 cents
- \$3.5 billion by increasing diesel sales tax to 5.75 percent
- \$24.4 billion by increasing gasoline excise tax 12 cents
- \$16.3 billion from an annual transportation improvement fee based on a vehicle's value
- \$200 million from an annual \$100 Zero Emission Vehicle fee commencing in 2020.
- \$706 million in General Fund loan repayments.

▶ P14 APA California Legislative Update

Details on Important Hot Bills

The list of bills for which APA has submitted letters to date is below. All position letters will be posted on the APA California website "Legislation" page, which can be found here: <https://www.apacalifornia.org/legislation/legislative-review-teams/position-letters/>. Position letters will continue to be posted here as they are written—please feel free to use these as templates for your own jurisdiction/company letters.

HOUSING

AB 352 - Square Footage of Efficiency Units

Position: Support as Amended

Location: Assembly Local Government Committee

AB 565 - Alternative Building Regulations for Artists' Housing

Position: Support if Amended

Location: Assembly Housing and Community Development Committee

*We haven't written a letter yet because we are working with the author's office and committee staff on this bill.

AB 686 - CA Affirmatively Further Fair Housing Law

Position: Support if Amended

Location: Assembly Judiciary Committee

AB 852 - Housing Approval Data in Annual Report

Position: Support

Location: Assembly Local Government Committee

AB 886 - Safe Creative Live & Work Act

Position: Oppose Unless Amended

Location: Assembly Local Government

AB 1404 - Use of Categorical Infill Exemption for Urbanized Counties

Position: Support

Location: In Assembly Appropriations Committee

AB 1505 - Inclusion of Affordable Rental Units in Inclusionary Housing Policies

Position: Support

Location: Assembly Local Government Committee

SB 2 - Permanent Source of Funding for Affordable Housing

Position: Support

Location: Senate Appropriations Committee

Suspense File

SB 35 - New Ministerial (By Right) Approval Process for Housing

Position: Support if Amended

Location: Senate Governance and Finance

Committee

(Working with author/no letter yet)

SB 166 - Expansion of No-Net Loss to Loss of Affordability

Position: Oppose Unless Amended

Location: Senate Governance and Finance

Committee

SB 167 - Housing Accountability Act

Position: Oppose unless Amended

Location: Senate Transportation and Housing

Committee

PERMITTING

AB 649 - Small Cell Facilities Permitting

Position: Oppose

Location: Senate Governance and Finance

Committee

Hot Bills

To view the full list of hot planning bills, copies of the measures, up-to-the minute status and APA California letters and positions, please continue to visit the legislative page on APA California's website at www.apacalifornia.org.

JT, SG, LDS

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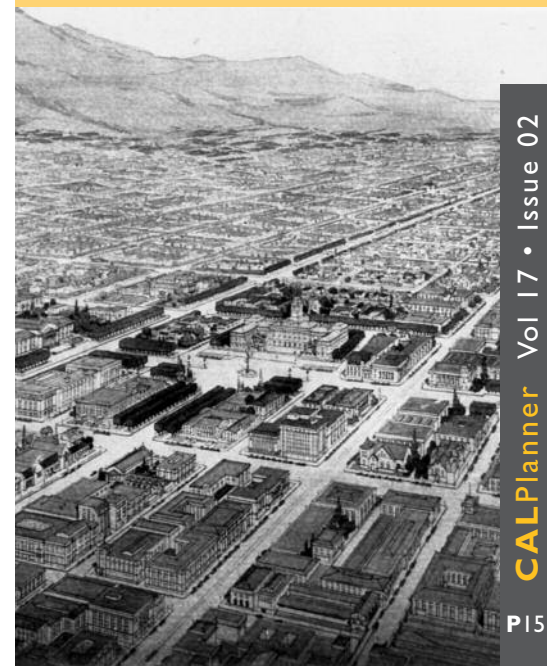
Planning from the Outside Set for Oct. 28

The history of our profession's pioneers of color, women, and LGBTQ communities, and the work they did to provide access to underrepresented communities, will be the focus of the Los Angeles Region Planning History Group's (LARPHG) upcoming colloquium.

Planning from the Outside will explore the roles of early planning pioneers; explore the ways in which underrepresented communities found a voice in the planning process; and provide an interactive discussion in which participants can share their stories. The event will include continental breakfast and lunch, and organizers hope to include a digital publication documenting the results of an ongoing research project being coordinated between LARPHG and a graduate student researcher at UCLA.

The colloquium is scheduled for Saturday, October 28, at the Huntington Library in San Marino. Tickets will be available in August through the LARPHG website via PayPal.

For more information, please contact LARPHG or Steve Preston, FAICP, at the City of San Gabriel, (626)308-2805 or spreston@sgch.org. **LM**



STEPHEN MICHAEL HAASE, AICP | Commission and Board Representative



Due Process

This past year I had the unfortunate experience as an applicant to experience not once, but twice, circumstances that raised questions over the fairness and impartiality of a decision maker. While much attention (and with good reason) is focused on economic conflict and ethics, it is not often we face due process issues that may bias the decision making process.

Merriam-Webster offers two definitions of due process:

“A course of formal proceedings (such as legal proceedings) carried out regularly and in accordance with established rules and principles — called also procedural due process”; and

“A judicial requirement that enacted laws may not contain provisions that result in the unfair, arbitrary, or unreasonable treatment of an individual —called also substantive due process.”

In the first circumstance, the Chairperson of a local Planning Commission (not a planner by training) had solicited opposition by email to a project proposed by my company. I was motivated as much by ensuring my company was treated fairly as to ensure fairness from appointed public officials and demonstrating the integrity of the planning process. This was resolved by the City Attorney recommending the Chairperson recuse from the hearing and express his opposition to the project as a member of the public during the public comment period.

The second experience was more nuanced with a City Council Member of a mid-size (75,000 population) city. In this case, the potential bias was discussed in the public hearing prior to presentation of the project. The Council Member acknowledged his comments in a local blog regarding the project and assured his colleagues he could be fair and impartial. While concerned over a potential bias, I was satisfied the Council Member would be objective which in the end was the case.

These are the more obvious examples of potential bias in our decision-making. However, these experiences heightened my awareness of the subtle and hidden bias we all have developed from our life experiences

among other sources. In addition, I became very concerned for fellow representatives that do not have the benefit of a career in planning and the support of APA to address issues of conflict and due process.

On returning to my position “behind the dais” I found a much greater sensitivity to my own evaluation of a project as well as comments from my fellow commissioners that might indicate a predisposition to a position or issue before evaluating all the information and testimony before rendering a decision. My Commission has opportunities to lunch together and we all have shared experiences which support each – which puts our City Attorney at ease for not discussing projects!

It is obvious Commission and Board members are one of the many parties that must be on the vanguard of ensuring integrity in planning. Many professional planners are

attracted to the planning profession to achieve worthy goals. It is critical that planning staff, who interact with the public, property owners, and the political body, are also fair in discharging their duties in creating and implementing the vision for their communities.

My concern may be misplaced, however, the “new normal” of our political environment does not feel as fair and impartial as a decade ago. What can we do? For one we can strive for the highest level of civil discourse in the public process. We can challenge behaviors that are inconsistent with substantive due process, which creates an unfair and arbitrary environment. And we can self reflect and evaluate our own thought process and serve as an example for the highest principles of our profession. I believe my experience last year was my wake up call to focus on my role as a Planning Commissioner and I am the better for it! **SMH**

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NEW FOR 2017: SUNDAY AGENDA FOR PLANNING COMMISSION AND BOARD MEMBERS

This year's annual conference will offer select sessions on Sunday, September 24, of particular interest to Planning Commission and Board members.

To honor our volunteer public officials, kick off the morning at the Planning Commission and Board Breakfast Roundtable. Follow up by attending three successive sessions created to support the role of decision-makers. These sessions will explore communications between public officials and staff, unique issues encountered at public hearings, and opportunities to shape public policy.

Commissioners and board members may also attend any of the other 24 sessions to be offered that day covering diverse planning topics. Cap off the day by enjoying a festive evening Opening Reception at the nearby revitalized R Street Corridor. Register for the entire conference or Sunday only. I look forward to meeting you in Sacramento!

Stephen Michael Haase, AICP
Commission and Board Representative
APA California

CHECK LIST:

- ✓ BREAKFAST ROUNDTABLE
- ✓ 3 CONSECUTIVE SESSIONS THAT SUPPORT DECISION MAKERS
- ✓ OTHER SESSIONS THAT COVER DIVERSE TOPICS
- ✓ FESTIVE OPENING RECEPTION
- ✓ KEYNOTE LUNCHEON AND OPENING PLENARY



Congratulations 2017 Great Places Winners

The California Chapter of the American Planning Association is pleased to recognize the three Great Places in California award winners for 2017. A Great Place in California is one that exemplifies character, quality, and excellent planning. A Great Place is unique, in that it can range from the beach to the mountains, and from a large city to a small community. Furthermore, it can encompass a vibrant downtown, a suburban gathering place, a historic small town, a public park, or a preserved open space. But most importantly, it must be a place where people want to be.

Downtown Santa Monica

Downtown Santa Monica has emerged as a great place through a combination of its natural surroundings, an enviable climate, and purposeful planning that has enhanced those natural assets by fostering a built environment that focuses on what human beings want communal places to offer, which includes activity, social contact, comfort, diversity, and entertainment. Downtown Santa Monica thrives as a great place because City planners recognized more than 50 years ago that lively pedestrian activity was the secret to creating and maintaining a thriving shopping district. The Downtown Santa Monica area can be characterized as open and accessible, yet it provides intimate, comfortable spaces; has an active and bustling pedestrian environment, connecting tranquil beaches and parks. It thrives with international visitors year-round, yet still serves as a primary community meeting place for residents of the City of Santa Monica.

Old Towne Plaza, Orange

The Plaza in Old Towne Orange epitomizes why the City of Orange is often described as a mid-sized city that feels like a small town. Initially laid out in 1880, the Plaza is the social and cultural heart of the City. Not only as a National Register District in its own right, but also located at the center of the Old Towne Orange National Register Historic District. A true town square, it marks the intersection of two of Orange's oldest arterials, Chapman Avenue and Glassell Street. A park within the Plaza contains a fountain dating from 1937, walkways, and a number of mature trees, some of which were planted in the late 1800s. Historic residential quadrants surround The Plaza, representing the one square mile original settlement area of the City. These neighborhoods are an easy stroll from The Plaza, and contribute to the role that it plays as the community's "living room." The downtown commercial core that emanates from the Plaza is a vibrant commercial district with numerous antique shops and restaurants.

City of Lafayette

The Lafayette was incorporated in 1968, primarily due to the community's residents who were unhappy with County policies promoting urban sprawl. The City's first General Plan poetically describes the community as a "City extending from park to park and laced with an inner pattern of open spaces." Lafayette is now characterized as having extraordinary open spaces that preserve the natural environment. Protection of these open spaces is achieved by concentrating growth in its downtown core and enforcing its rigorous hillside development requirements. The City contains more than 90 acres of public parklands, ranging from undisturbed wilderness to sports fields, playgrounds, and downtown plazas. Lafayette's land use pattern reflects the City's deep seated commitment to preserving open space while promoting compact transit-oriented growth. Lafayette continues to live by the tenets set forth in its first General Plan penned over 40 years ago. This long term, constant, and consistent focus on core smart growth principles is, to a large extent, responsible for the Lafayette we experience today.





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