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Planning in Los Angeles

Submissions due June 1, see P3 for details



American Planning Association
California Chapter

Making Great Communities Happen

CAL PLANNER IFORNIA

Planning News & Updates from APA California

Rendering for Hercules Lower Bay Front. Source: Opticos Design

MARCYEBER | VP-Public Information

Regulating Land Use... and Community Form

Depending on your perspective or stake in the planning debate, zoning can either one's boon or bane. This issue on codes takes no position on the topic, but rather highlights a few projects & perspectives on this regulatory tool used in nearly every planning endeavor. The prevailing code throughout the U.S. remains Euclidian zoning with Form-based code making significant inroads into the way planners shape our communities. Even though there are other types of zoning, performance- or incentive-base to name a few, the articles to follow focus on the juxtaposition of use- and form-based codes or some variation. This along with Chapter, Section and National updates, announcements and much more await your review. Thank you to all who contributed to this issue.

I am also taking this opportunity to express my gratitude to **Gabriel Barreras** who will be stepping down as Assistant Editor for the *CalPlanner* in order to focus on new responsibilities associated with fatherhood – CONGRATULATIONS!!! Gabriel not only helped to develop story topics, identify potential contributors, and refine article submissions, he wrote on a numerous topics. He brought talent, insight, and enthusiasm to the position. As such, today's *CalPlanner* has his DNA embedded in its overall tone and readability and for this reason the California Chapter is grateful for his service.

As usual, your comments are welcome by contacting me at myplanning@live.com.
Happy Reading, **MY**

PERSPECTIVE | GABRIEL BARRERAS AND MARCYEBER, ASLA

Creating Places, Not Projects

Let's admit it...the land-use policy discussion can be a prickly topic to say the least. It is generally laden with verbiage that requires skilled deciphering and cross-referencing multiple levels of code, overlay zones, supplemental regulatory plans and design guidelines. In addition to development standards and guidance, these policies serve as safeguards from legal challenges. This should not surprise anyone when you consider that the first zoning code in 1916 was written by an attorney in Manhattan, New York, where it remained an active ordinance until 1961. Despite the gradual integration and evolution of land use policies, zoning codes and regulatory tools over time, built developments are often site or parcel-specific. This outcome leaves efforts to create meaningful and interconnected places – that ultimately define a community – largely marginalized.

Use-Based vs. Form-Based Codes

The codes in wide use today became formally known as the Euclidean zoning in 1926. Established by the *Village of Euclid v. Ambler Realty Co.*, the U.S. Supreme Court ruled that municipalities have the right to prescribe and restrict land uses in order to fulfill a community's intended vision, balancing property rights with public welfare. While Euclidean zoning has evolved into one of the most entrusted regulatory tools in planning today, these use-based codes are often framed by broad and publically-perceived abstract concepts such as density, FAR, and lot coverage, all of which are largely devoid of specifics on architectural design and urban form. By primarily focusing on these thresholds, Euclidean zoning provides architects and

developers with a simple list of clear details that potentially offer greater flexibility in design; however, the absence of standards for architectural details and larger urban forms has the potential to lead to ad-hoc, project-by-project developments that are often limited in their ability to create consistent urban patterns, building forms, and most importantly, meaningful places. In response, form-based codes have gained greater traction over the past three decades as they minimize the role of land use and instead focus on the value of creating a predictable public realm and consistent urban forms. In addition, form-based codes broaden the discussion to consider how development beyond a single parcel or project site can be coordinated to create a unified built environment consisting of streetscapes, public

“A form-based code model not only addresses development, but also the relationship of that development to the broader context of a community and it's public realm.”

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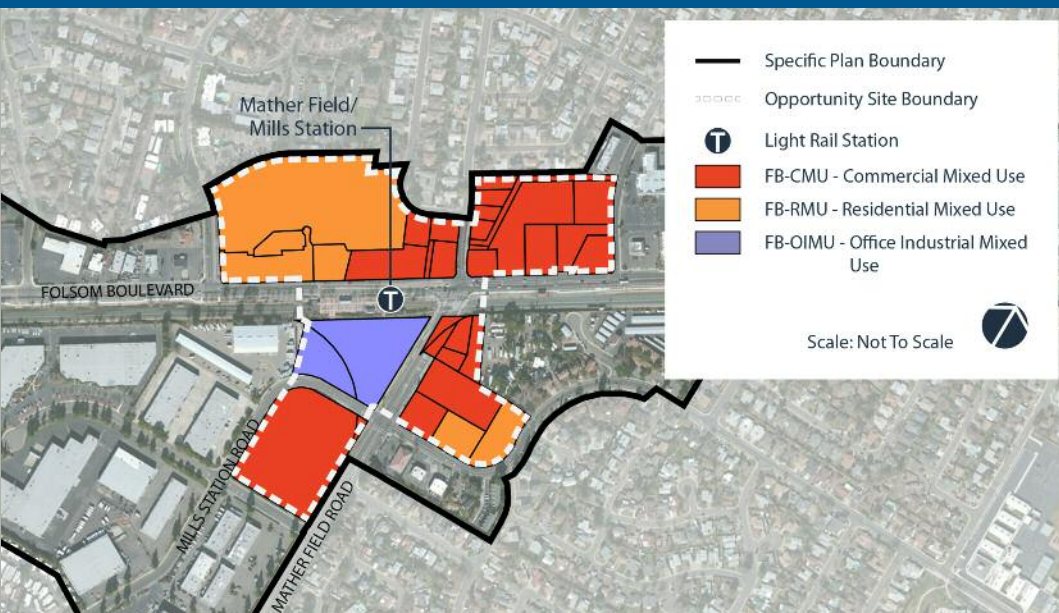
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Form-based Specific Plan, Rancho Cordova, CA

FEATURE | Tricia Stevens, AICP

Coding by Area: Evolving Approaches to Custom Zoning Codes in the Sacramento Region

Specific and flexible codes addressing challenges to special areas – whether it be commercial corridors, transitional infill sites, downtowns, or greenfield sites – are common in most communities. Customized area-specific codes in the Sacramento area are evolving from the City of Sacramento and Sacramento County to the cities of Elk Grove, Rancho Cordova, and Roseville. This article explores best practices in these communities and the various tools to implement flexible area zoning. How do area-specific codes interface with the city-wide zoning codes? Are they form-based in nature or contain more traditional Euclidean zoning features?

Area-specific codes (let's call them AC's) enable a jurisdiction to create the vision for urban form with specific development standards. Successful AC's implement the vision and incentivize desired development to create unique places that would not have otherwise been possible under traditional zoning. AC's such as Special Planning Districts/Areas, Specific Plans, Overlay Districts, and Design Districts are used to successfully think outside of the Euclidean box. But let's face it, there are some downsides. AC's can be complicated for community members, businesses, and public counter staff who may have to check multiple documents on a day-to-day basis to get an answer to a simple question.

The **City of Sacramento** (population 473,509) adopted a new development code in 2013 that comprehensively updated development regulations city-wide. While a cadre of Specific Plans, Special Planning Districts and Overlay Zones framed much of the existing zoning, the City found that the development code rendered many of the special districts outdated and in conflict with the new city-wide code. For example, the new city-wide C-2 Zoning District allows greater urban intensities than some of the special districts, so

they simultaneously amended some of the older special districts, according to Jim McDonald, AICP, Principal Planner for the City of Sacramento. Moving forward, the City has indicated that it intends to rely on design districts for special area needs. These design districts would provide the framework for urban form and guidance on project review while still applying the basic underlying zoning for allowed uses and development standards.

Further the City adopted an innovative

“The City of Rancho Cordova uses Specific Plans and Special Planning Areas to create desired urban forms based on their General Plan.”

approach to parking codes. They created parking districts based on urban form types – urban, traditional neighborhoods, and suburban – and based parking standards on those form types. For example, all urban areas have a commercial retail parking ratio of one space per 2,000 sq ft of floor area while the suburban ratio is one space per 400 sq ft. This is an example of context specific parking standards that recognize urban form and the associated mode split.

The **County of Sacramento** (population 564,657) adopted a comprehensive development code in 2015. Because of the diverse

nature of the unincorporated area, the County has long relied on Special Planning Areas (SPA's) – 53 in total – to address the uniqueness of commercial corridors, greenfield areas, and key infill sites. The use of SPA's enables the County to apply form-based and mixed use principles to these areas where traditional zoning doesn't work. Like the City of Sacramento, the County found that the new development code conflicts with some SPA's and has identified the need to update them, especially to standardize allowed uses. One of the distinguishing features of the development code is three new mixed use zones – mixed-use centers, community-regional mixed-use centers, and corridor mixed-use zones – that hopefully will reduce the reliance on SPA's in the future. Leighann Moffitt, AICP, Planning Director for Sacramento County commented, “the County is proud of its accomplishments to address the needs of our aging commercial corridors and we are constantly looking for new and creative opportunities and tools to revitalize these areas.”

One such example is the Fair Oaks Boulevard Corridor Plan. This plan is a community-based effort to establish a “Main Street” in an aging suburb. It sets the stage for grant funding for extensive “complete street” improvements that are now under construction. However, businesses and property owners fought portions of the Plan arguing that a “Special Planning Area” designation would actually hurt efforts to upgrade and redevelop commercial properties. They feared that banks would not loan on properties with a label of “special zoning” attached to it. In response, the a portion of the Corridor Plan was adopted as more of an “opportunity plan” where properties owners may use traditional zoning, or they could “opt in” to a mixed use form and receive regulatory and review

process relief from traditional zoning.

The **City of Elk Grove** (population 159,074) recently adopted its Southeast Policy Area Strategic Plan, a master plan for a 1,200 acre greenfield development oriented around employment-generating land uses. The policy document included a SPA to implement the land plan and policies through a creative form-based zoning that covers not only land uses, setbacks, and height limits, but also entry details, design guidelines, and street standards. The SPA will be augmented with an Architectural Style Guide and a Landscape Planning Protocol Manual to round out the standards. **JP8**

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16 03	Conference Issue	Jun 01	July 05
16 04	Healthy Communities	July 29	Sept 06
16 05	Public Engagement	Nov 07	Dec 06

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

CALPLANNER ARTICLE SPECS

16|03 THEME: Planning in Los Angeles — The Conference Issue

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).

FOR QUESTIONS AND ALL SUBMISSIONS,
Please contact Marc Yeber at myplanning@live.com

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PLANNING SERVICES DIRECTORY

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HING WONG, AICP | President

Every Vote Counts



During every leap year, the political rhetoric on the national stage is turned up to its highest notch. It's no different this year. In fact in 2016, there seems to be the most divergent of candidates running for the country's top office. Apathy may play a part in low voter turnout, but it's important to vote for candidates that support the work of planners. And although most planning is primarily controlled at the local levels, many policies and associated funding are set at the national and state stages. As we enter the 2nd quarter of 2016, I would like to share some facts and perspectives about topics affecting planning and the environment that have been in the headlines so far this year.

The Transportation Bill: Congress and the President passed a federal surface transportation bill as 2015 ended. The bill is for five years (2016-2020). A lot of the public discourse has been focused on the fact that one-third of its cost will come from general tax revenue, not transportation user fees (i.e.,

Basin via tunnels through the Tehachapi Mountains. The prior plan called for the connection to the Los Angeles Basin first. The switch should result in having an operational, self sufficient segment in place sooner (due to lower construction costs) and connecting the job rich Silicon Valley to the Central Valley. This system is unique as there is no high-speed rail system in the U.S. with only large population centers on the ends of the system (Los Angeles and San Francisco) and smaller population centers in the middle (Fresno and Bakersfield). In comparison, the Northeast Corridor has large population centers all along its system: Washington, Philadelphia, New York, and Boston. As there has been much debate over building the high-speed rail in California, the environmental and financial cost of widening freeways and expanding airports may even be higher. Additionally, all the monies allocated for high-speed cannot be easily reallocated for other purposes

The Drought: Mother Nature brought high levels of precipitation to the northern two-thirds of the state (rain in the low elevations and snow in the high elevations) in January, but February was very dry. March has turned out to be another wet month. It is typical for there to be breaks in precipitation for several weeks. In El Niño winters, we do not necessarily get more

“ *Although most planning is primarily controlled at the local levels, many policies are set at the national and state stages.* ”

gas taxes). The modal split of the bill: 77% (\$235 billion) for highways and highway safety, 20% (\$60 billion) for public transportation, and 3% (\$10 billion) for rail. Specifically, the portion dedicated to highways seemed high. However, according to data from the Bureau of Transportation Statistics, the modal split nationwide by overall passenger-miles is 86% highway, 12% air, and 2% transit and rail. If one subtract the air travel (since this is a surface transportation bill), then the breakdown is 97% highway and 3% transit and rail. Nevertheless, with California being on the forefront of striving to reduce greenhouse gases though efforts like the Sustainable Communities Strategy, one-fifth of the funding going to public transportation is not only important, but it is necessary and actually may not be enough.

California High-Speed Rail. The California High-Speed Rail Authority released its Draft 2016 Business Plan in February. The plan calls for connecting the infrastructure currently under construction in the Central Valley to the Bay Area via the Pacheco Pass before connecting the system to the Los Angeles

storms; we get storms with more moisture and intensity. The California Department of Water Resources has said that in order for the drought to end, the eight-station Sierra Nevada index, a mix of rain gauges near major reservoirs in Northern California, needs to be between 130% and 150% by April. Additionally, the Sierra Nevada snowpack needs to be at 150% of the historic average. Californians have done well in conservation over the past year, but building more compact neighborhoods also reduces the use of water as a good portion of water is typically spent on landscaping.

As a professional organization, we will continue to be the voice for sound planning strategies that improve our California communities. We ask that you stay engaged on multiple levels to help shape the conversation to benefit all Californians. The Board of Directors is currently implementing new communication methods to better inform you of these topics (as well as professional opportunities) and more effectively gauge your position. If you have suggestions on how we can improve these efforts, please contact me. **HW**



La Casa Torre. Source: Bharnes

FEATURE | Vinayak Bharne

The following was originally published by Planetizen in 2015. Permission for reprint was granted by the author.

Re-Evaluating Pasadena's City of Gardens Ordinance

In February 1989, the city of Pasadena adopted the City of Gardens (CoG) Ordinance, a set of zoning regulations introducing courtyard housing as the sole multi-family type in transitional single-family neighborhoods. The ordinance was an antidote to nihilistic residential development attitudes in parts of the city (beyond the Central District and major commercial corridors), where units were packed into lots without any significant open space and were obstructed by opaque street walls or parking-dominated frontages. The intent of the ordinance was to allow denser development within such transitional areas, but in a form sensitive and compatible to their largely single-family neighbors.

Today, the CoG Ordinance is part of Pasadena's Residential Multi-family District General Development Standards, and for more than two decades, this early form-based code has guided the production of dozens of courtyard housing projects in the city. The CoG standards are framed around a number of fundamental ideas:

- 1.) A multi-family project is required to have a clearly defined garden rectangle, enclosed by a building for at least 50 percent of its perimeter.
- 2.) The size of this rectangle is calculated as a percentage of the lot area in a specified per density zone.
- 3.) The garden has to be visible from the street (for lots greater than 60 feet in width).
- 4.) Each project is also required to have additional open space beyond the garden in the form of setbacks and common areas, also as a specified percentage of the lot size.

Building heights vary depending on their location within the city. The code thus centers on the design of a common courtyard toward a larger theme of Pasadena as a "city of gardens."

Multi-family, market-rate housing built under the CoG standards has generally exemplified a context-sensitive attitude. Units organized around the central courtyard have higher massing in the lot interior, with one and two story house-scale masses facing the street, ensuring formal compatibility with their largely

single-family-house neighbors. This is in vivid contrast to the variety of floor area ratio-based conventional apartment buildings that disrupted several Pasadena neighborhoods prior to 1989, with units extruded relentlessly in the form of a monolithic box. The CoG standards have thus successfully mediated the residential densities of the single-family house and the stacked flat apartment building through a more humane urban form.

Simultaneously, the code has revived a traditional regional dwelling type that remained marginalized for over half a century. Courtyard housing emerged in the Southern California region at the turn of the 20th century, in response to its benign climate among other factors. The traditional East Coast row-house type, arranged along streets in a linear form, was rearranged to orient individual dwellings around common courtyards. Access to units occurred directly through this courtyard, giving each dwelling a garden in front and private patios in the rear. As density increased, the type took on numerous permutations through various attached and stacking patterns, always around single or multiple courtyards, and the design of the space between the dwellings was as important as that of the building envelope.

The CoG standards have thus provoked a significant rethinking of housing design – from the normative trend of extruding units, to a careful synergy of open space and architectural form. Furthermore, through this revival of a traditional architectural and urban pattern, this

strategy has also come to serve as an important heritage conservation catalyst throughout the city. The code's gaps have also become evident over the two decades of its implementation. As it currently stands, the code is silent about transitional sites like a corner lot at the intersection of an arterial (or corridor) and a neighborhood street. For example, the code limits building facades to 60 feet in length, requiring a minimum building separation of 15 feet between adjacent buildings. While this idea ensures smaller building increments in single-family neighborhoods, they are not desirable on corridors where a more robust and continuous building façade would be a better fit.

This gap also extends to the manner in which zones are currently designated in the city. For example, a transitional site at Oakland Avenue & Cordova Street consisted of a major east-west arterial and a north-south neighborhood street where the zoning designation was different on either side of the arterial. Lots to the south side fell under the standards of the CoG Ordinance. Lots to the north side fell under the standards of the Central District zone, with entirely different building heights and setback requirements. The idea of separating zones at the center of a street is a fundamental problem – a recipe for formal incompatibility on either side of a street. Corner lots and the first layer of lots facing a major avenue or corridor should be exceptions to a neighborhood-friendly code such as the CoG Ordinance; the formal development of such lots should be guided differently and on their own terms.

The code works effectively on mid-block lots greater than 60 feet in width. To the code's credit, lots less than 60 feet wide do not require the garden to be visible from the sidewalk, thereby allowing a larger building face and street frontage. As lots widths decrease further, the design review process allows flexibility for alternative shapes in the main garden or the creation of separate, ancillary gardens that, in aggregate, meet the main garden requirement. In other words, the code recognizes the challenges of designing courtyard housing on narrow lots as compared to large lots.

That said, lots with widths of 45 feet or less make the design of a building with the minimum required garden area very difficult. Typically a modest residential project on a 45-foot-wide lot is economically viable with on-grade parking. With the garden rectangle taking up the required 19 percent of the lot area, on-grade parking within the lot is often impossible. In exceptional cases, when lots are around 200 feet deep, surface parking can in fact be accommodated at the rear of the lot, but since most blocks in Pasadena do not have alleys, access to this parking comes from the street. The building, now sandwiched between a minimum 10-foot driveway on one side and a minimum 20 feet wide courtyard on the other, is squeezed into linear residential arms as narrow as 15 feet or less, forcing an air-tight design, with no space for landscape buffers between the building and driveway or the

FIRM SPOTLIGHT | David Sargent, AIA, CNU



Two Decades of Innovation in Vision-Based Development Codes

Sargent Town Planning (STP) is an APA award-winning urban planning and design consulting firm focused on making sustainable, pedestrian- and transit-oriented neighborhoods, districts, corridors, towns and cities. The firm works with public and private clients throughout California and around the country, preparing plans, codes and guidelines for downtown revitalization, walkable neighborhoods, transit-oriented development, design based frameworks for general plans, and 21st century technology and medical districts.

As a practicing architect and design review committee member through the 1980's, David Sargent observed that project level design review is no substitute for zoning standards that reflect the community's vision, and that public concerns about new development are more often related to site planning and building placement than to architecture. In 1995 he founded STP to focus his practice on neighborhood and districts scale urban design and coding, which lead to the preparation of the first adopted by California municipalities, including Oxnard (1995), Ventura (1996), Hercules (2000) Petaluma (2003) and many more since. He was the principal author and editor of OPR's 1994 *White Paper on Smart Growth in California*, which proved instrumental in the passage of AB 1268, a State Assembly bill explicitly enabling local California governments to

include form-based development coding in their zoning regulations.

While many East Coast practitioners focused on developing the SmartCode – a standardized format for transect-based development codes originally developed by DPZ & Partners – STP and West Coast colleagues were developing comparable codes but with a greater emphasis on building typologies. Through two decades preparing such codes, STP has found that the emphasis on building typology can be a strength or a weakness, depending on the context. Building types have proven most helpful mainly in two situations: codes for new development areas, where a master developer or municipality wants to ensure that builders deliver new neighborhoods of predictable character and quality; and infill development codes for communities with very clear urban and

architectural patterns that are to be preserved.

Infill codes applied to mixed contexts with a variety of existing development typologies, on the other hand, tend to benefit from a simpler code that focus on basic building massing, frontage design and public realm design. These afford designers more flexibility in responding to market trends, while still controlling the scale and character of infill development. In such situations, STP generally recommends moving many important details from the standards into parallel design guidelines. And for contexts in which little change is envisioned for the planning horizon, they find that well calibrated conventional zoning – in tandem with design guidelines and design review – can provide sufficient of guidance without the added specificity of form-based coding techniques.

In an early successful example of form-based coding, the City of Hercules in 2000 adopted a very detailed plan and code for their Waterfront District, which Sargent prepared for a master developer who had a very specific vision for new neighborhoods and a new town center on a bayfront brownfield site. The community warmly embraced that vision, and the code included not only street and building standards but architectural style standards as well. Two neighborhoods were built between 2003 and 2006, and their residents are now the principal advocates for the district's completion. The high level of detail in that code enabled the City and the master developer to ensure that the merchant builders delivered the neighborhoods the community had been promised.

Since the early 1990s, David Sargent has worked with the City of Ventura, through several generations of their infill development codes. Early iterations of those form-based codes sought to define standards in terms of historic building typologies – including detailed dimensional criteria for architectural elements – and well-intentioned City staff added a provision mandating that deviations from many of those requirements be referred to the Planning Commission. That cumbersome process often required the Commission to grant "exceptions" in order to approve a clearly appropriate design proposal. The newer codes have removed much of that detail, relocating some specifics into



Lot organization and massing illustration.
Source: Sargent Town Planning

“STP’s goal is to always strike an appropriate balance between flexibility and certainty, between private interests and the public good, between the ideal and the practical.”

Railroad Avenue, Hercules, CA. Source: Sargent Town Planning



ASHLEY ATKINSON | Los Angeles Section Director

Mayor Eric Garcetti Taps APA California Leader to Plan LA's Future

The City of Los Angeles welcomed long-time APA leader Vince Bertoni as its new Director of City Planning in February. Over the course of nearly three decades in professional planning in Southern California, Bertoni has led both APA's California Chapter and its Los Angeles Section, in addition to co-chairing the 2012 National Planning Conference in downtown LA.

Bertoni credits APA with a key role in guiding him to this point in his career. "I would not be the planner that I am today without APA," he said. "It is such an integral part of my professional career that it is difficult to separate out what knowledge I have gained through my jobs, compared to what I have learned through APA."

Bertoni, a former Deputy Planning Director for the City of Los Angeles, returns to LA to guide the department through a time of change and opportunity. In his new position,

Bertoni is charged with maintaining and executing the City's General Plan, which shapes the built environment for its nearly four million residents. Beyond the city's boundaries, LA serves as a regional leader for planning best practices, often pioneering new policies and initiatives.

Bertoni expects his APA experience to help him navigate the complexities of California's largest jurisdiction. "It has enhanced my leadership and management skills, as well as given me valuable insight into how other agencies resolve complex and sometimes unusual planning issues," he said.

Bertoni's impressive career also includes service as Director of Planning and Community Development for the City of Pasadena and Planning Director for the cities of Beverly Hills, Santa Clarita, and Malibu.

Bertoni served as president of APA California from 2007 to 2008, as Vice President

for Policy and Legislation from 2003 to 2005, and as Director of the Los Angeles Section from 2001 to 2002. He has been active on statewide legislation, having served on the State of California's Housing Element Working Group from 2003 to 2004. He has been a member of the American Institute of Certified Planners since 1998 and the California Planning Roundtable since 2008.

On Monday, March 21, Bertoni joined APA Los Angeles members and guests to share his vision for planning and discuss the work ahead for his department in an intimate conversation with Josh Stephens, Contributing Editor to *The California Planning & Development Report*. For more information, visit www.apalosangeles.org.

AA



J. LAURENCE MINTIER, FAICP | Chapter Historian, Northern

STEVEN A. PRESTON, FAICP | Chapter Historian, Southern

CSUN Archives Set the State for the Story of California Planning

How would you tell the history of the amazing planning profession? How would you assess the incredible progress that California planning has made since the first California conference on City Planning occurred in 1914?

Planners tend to be better at future thinking than at documenting their past. But since 1988, California Chapter APA members can be proud of the fact that this organization is one of the only chapters in APA to maintain a permanent archive documenting the growth, development and evolution of the planning profession in California.

Hosted at California State University Northridge, the California Chapter APA Archives – part of the Oviatt Library's Urban Archives – is one of only a few major repositories of California's planning history, sharing the stage with programs at the Huntington Library and UC Berkeley.

The Search for History's Home

In 1988, the late Betty Croly, FAICP was appointed California's first Chapter Historian, one of only a few in the country.

Seeking to establish a permanent collection documenting our collective history, Croly surveyed all University and College libraries in the State to find archive space for the growing planning document collection, but to no avail. With the help of the late Frank Wein, California State University Northridge (CSUN) offered space in its Oviatt Library,

rebuilt with the assistance of a FEMA grant following the 1994 Northridge earthquake. This state of the art facility – featuring robotic document retrieval – was able to house the Chapter's expanding collection.

Money Needed... Planners Come to the Rescue

But before the facility could be populated, funding was required. Inspired to raise funds in a spur-of-the-moment decision, former Chapter president Steve Preston and Wein raised \$3,875 from an informal appeal at the Chapter's 50th Anniversary beach party, held at Sand Creek beach on a twilight evening during the 1998 conference in Costa Mesa. The Chapter Board then donated a \$5,000 match, and the remaining funds were raised to create a \$10,000 initial contribution. The first donation was \$10 from the late Earl Fraser of Sacramento. In later years, the Chapter Board designated both a maintenance fee for the archives and an annual stipend for the work of the Historian.

An agreement was reached with CSUN and signed in 1988 by then Chapter President John Bridges, FAICP. To date there have been more than 2000 documents sent to the archives including APA California minutes, reports from many California cities, counties and consultants. Each year the CSUN oversees an ongoing program which includes document preservation and cataloging.

What's in There?

By 2004, the APA California Archives included more than 155 boxes (77.5 linear feet), 17 oversize boxes, and 125 maps from 1933 to 2004. Significant donations since then have included the personal collection of Betty Croly, bequeathed to the Chapter on her passing in 2010. Her records included an additional 18 boxes of archival materials including planning reports from throughout California spanning more than 60 years. On average three to five new boxes of material are delivered to the archives every year.

Contributors to the archives have included leading planners representing more than seven decades of planning achievement, including Nadya Andrews, Melville Branch, Douglas Duncan, William H. Fraley, Sande George and Tom Stefan, Yvonne Koshland, Norman Lind, Stan Ott, Janet Ruggiero, Frank Wein and Steven A. Preston. As we write this column, the Chapter is implementing new plans to help promote and fund the archives over the next several years with long-term goals of making the archives more accessible to researchers and interested historians.

We urge city, county and consulting planners to search their libraries for materials appropriate for the collection. For more information about the archives or how you can donate, contact Chapter Historians Steve Preston and Larry Mintier at spreston@sgch.org, or mintierassociates@gmail.com. JM, SP

API Creating Places, Not Projects

frontages, block sizes, public open space and numerous other land uses.

Another shortcoming of conventional zoning is its inability to quickly change or adapt a site's permitted use when shifting socio-economics and market forces continue to be in flux. The intentions of a policy document with a 25-year window rely heavily on a regulatory tool that is designed to provide established rules and assurances in spite of future changes. As a result, we planners can find ourselves spending more time and public resources reconciling projects that are viewed as incompatible with designated land uses through months (or even years) of rezoning, development agreements and variances.

Lastly, use-based codes result in a built environment that can significantly stray from the community vision, despite being in compliance with the established zoning. Herein lies the real rub for the community. Through the comprehensive planning process, the community has staked out their future via policy goals and a defined vision. The very nature of this exercise is to create a place that is steeped in meaning and experiential suggestions. Conventional planning applies use-based codes to help achieve such a vision, which are suppose to regulate the scope of a project on a particular site. Yet even though the zoning has been applied correctly, the outcome can be rather different from what was expected. The reality is that the legal tenants of this type of zoning do not extend beyond a project's site – or an adjacent site for that matter – and therefore cannot be expected to fulfill a more comprehensive vision to create a cohesive place.

Form-based codes attempt to remedy this. Under a form-based code, it is still possible to limit certain uses outright, but uses are typically self-selecting based on the scale, intensity, building type and public frontage required. Originally seen as an organizing strategy of defining building typologies to better communicate the intentions of zoning, the term of form-based code evolved out of happenstance. In fact, the label for this planning tool was coined as the result of an impromptu remark during a 2001 presentation where a new process was developed and the land-use regulatory framework was viewed and implemented through graphic or typological coding. It should be noted that this type of planning activity was initially introduced in the early 1980's under the banner of "urban code".

What is interesting about the 2001 presentation is that the Review Authority did not embrace rewriting the code as a regulatory tool, but saw it as a new method to improve and better communicate the existing code. Fifteen years later, various degrees of now what is now known as form-based codes and their related hybrids have been developed and implemented more than 400 times across the U.S.

Integrating Form in the Public Development Process

In general, the application of conventional zoning and development is applied in a fairly linear process. Also various professions involved in the process have a tendency to be siloed where such regulatory tools are applied in isolation often resulting in regulatory conflicts. Form-based codes, on the other hand, are grounded in an all-inclusive design process that integrates the public with planning, design and development professions from day one. During this time, community members are not only educated on various urban forms, but they are entrusted with a new language of design and architectural elements that allow them to engage in tangible conversations with planners, architects, engineers and development professionals. Furthermore, form-based codes allow a city to take a more proactive role in the final design and form of the city.

As described by form-based code pioneer Kaizer Rangwala (AICP):

"Form-based codes are an end-to-end integrated product that brings together the various disciplines of planning, design, economic development, engineering, and public safety early on to perform in unison. It becomes possible to analyze the community-supported vision from every point of view, to figure out the cost, and understand how various public and private partners can implement that vision. The results are therefore more predictable. At the same time, a lighter focus on use allows buildings to be nimble to the market."

A form-based code model not only addresses development, but also the relationship of that development to the broader context of a community and its public realm. It places emphasis on connection and interaction between public and private spaces, including interstices and frontages, as well as the form, massing and scale individual projects. In doing so, the use and treatment of complete places – whether they are active or passive, planned or impromptu – become the driving force that frames the public realm.

Making the Case for Place-centric Planning

This is not to imply that form-based codes are an indisputable or singular solution



Goal vs. Outcome. Source: Urban Advantage & Planetizen

to closing the gap between what was envisioned and actual development outcomes. In fact, there is reasonable argument and criticism against its underlying tenets, especially if applied in an exacting manner, to give one pause in considering such principles. Rather the form-based code model is just one tool to further engage the public, better predict outcomes, and ultimately close the gap between a community's policy document, design vision, and the regulatory tool used for implementation. The planning objectives of a typical community are to lay emphasis on creating places and not just building; using a form-based model as regulatory tool is just one possible solution to achieve such an outcome. Performance – or incentive-based zoning or even the infinite variations of form-based codes have also proven to be viable alternatives or additions to use-based codes.

If the goal is to ensure that an outcome to community development is to be more predictable, aesthetically pleasing, economically viable, functional and flexible for a changing market, and in ways that include the public in a tangible design process, then form-based codes allow us to start that conversation. Case after case, the result is continued community buy-in, reduced political uncertainty, and a predictable outcome of a future vision and built environment. That said, such form-based strategies place emphasis on the community's core values by shifting the focus of development to be less oriented around a single project and more place-centric.

Gabriel Barreras is a planning & design Associate with a focus on urban design at Sargent Town Planning. Marc Yeber is Principal and Urban Designer for Cont-X Studio concentrating on public realm and private landscape projects.

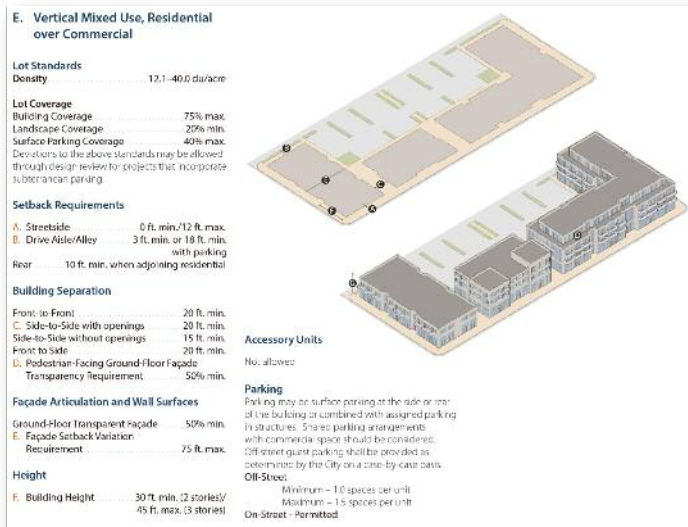
Evolving Approaches to Codes

"Ultimately the suite of materials will provide a common design language and integrated framework for development of the Southeast area," remarked Christopher Jordan, AICP, Assistant to the City Manager.

The **City of Rancho Cordova** (population 66,927) uses specific plans and SPA's to create desired urban forms based on their General Plan. Folsom Boulevard runs through the heart of Rancho Cordova and the Sacramento Regional Transit Blue Light Rail line parallels the Boulevard. In 2008, the City adopted an aggressive form-based Specific Plan to transform the aging suburban corridor to urban mixed use and transit supportive districts. Like Fair Oaks Boulevard in Sacramento County, businesses and property owners were not entirely on board so the City Council recently amended the specific plan with fewer mandated mixed use areas and more flexibility for existing businesses based on current market realities. For example, the updated plan focused on four key opportunity sites allowing a broader range of uses, flexible standards and "inspired ideas" to represent a range of desired development types. "The goal of the City Council was to balance the desire for new urban development and redevelopment with a respect for more modest investment in existing businesses that grew up

in the corridor," said Pam Johns, Rancho Cordova Special Project Manager.

The City of Roseville (population 128,615) can be characterized as the "City of Specific Plans" with 13 specific plans covering the vast majority of the City, with the first one adopted in 1993. Many of the earlier specific plans relied on the city-wide zoning code for basic uses and development standards, but newer specific plans have been more comprehensive in their approach with mixed-use and form-based principles that supersede basic zoning standards. One of the newest specific plans, West Area, was adopted as a key implementation of the SACOG Blueprint and recognizes need for a mix of product types, and a walkable community with over 11 miles of Class I trails and paseos. According to Kathy Pease, AICP, Planning Manager for the City of Roseville, "Specific plans allow the City to comprehensively plan our communities with high amenities in a way that is fiscally sound and easy to implement."



SEPA Mixed Use Coding, Elk Grove, CA

Communities in the Sacramento area continue to evolve and rethink their regulatory framework to reflect the pulse of the community and its desires to create sustainable, walkable and healthy communities while at the same time responding to market realities. Lessons learned include:

- The Area-Specific Code (AC) will continue to be part of any communities' tool-kit to encourage "special places".
- The AC must provide clear vision on the desired urban form and comprehensively set the vision, goals and policies in concert with the regulatory framework. Integration of

PLAN4Health

An American Planning Association Project

APA's Community Planning Assistance Teams

January 28, 2016

The American Planning Association's professional institute – the American Institute of Certified Planners (AICP) – engages community members through the Community Planning Assistance Teams (CPAT) program.

Improving Food Access: Examples from across the U.S.

January 26, 2016

Our current food system fails to promote public health and suppresses economic opportunity.

A Vision for "Complete Parks" in Kingston

January 21, 2016

Have you heard about "Complete Parks"? If you have checked out the [Live Well Kingston Travel Well Blog](#), you know about Complete Streets by now.

Below please find a monthly digest of articles from the [Plan4Health Blog](#). Interested in contributing to the blog? Let us know! Contact [Aliza Norcross](#).

National Association of Realtors Highlights Walkable Communities

January 20, 2016

The Winter 2016 issue of *On Common Ground*, published by the National Association of Realtors, is all about designing healthy communities.

A Campaign to Get Indy Residents Walking

January 19, 2016

[Walk Ways](#) is working to "move Indy forward" as a city that's accessible to pedestrians and those who use wheelchairs or other mobility.

Adopting a Complete Streets Policy: Lessons Learned from Swansey

January 14, 2016

The power of partnerships is something that Plan4Health coalitions exhibit in many aspects of their work, collaborating with people from many sectors to work towards common goals.

Launching the Peer Learning Network!

January 12, 2016

Ready, set, launch! The Plan4Health staff has been busy developing a [Peer Learning Network](#) (PLN) for Plan4Health coalitions and the community at large.

Partnering4Health: DHPE on Community Engagement

January 7, 2016

In September 2014, the Centers for Disease Control and Prevention (CDC) launched a multi-year initiative to prevent and control chronic disease at the community level.

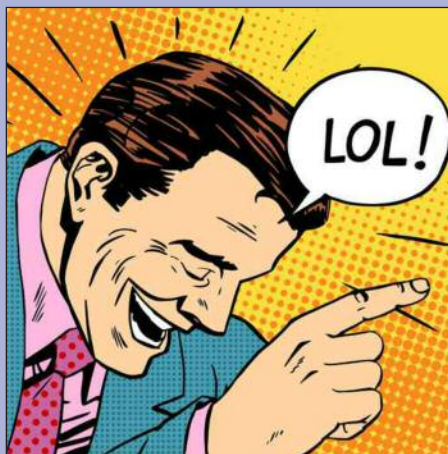
Planning Play for All

January 6, 2016

We at [KaBOOM!](#) Think that multi-generational play is one of the best ways to provide all people, regardless of age, opportunities to be active.

TOP THAT!

Crazy Stories from the Planning Realm



Do you have a planning story that makes you scratch your head or chuckle? We're seeking brief submissions that make us wonder, laugh & remember that the planning profession is not immune from human nature.

Entry #1: MIC CHECK by Ben Kimball

This story begins with a consultant who was part of a team of experts making a presentation to a small, southern community on a groundwater management plan. There was considerable controversy over legislative actions that restricted groundwater pumping which put urban uses at odds with agricultural interests. Needing to use the toilet facilities during deliberation, one of the project engineers dismissed himself to find a nearby restroom. Relieved at the convenient access, he proceeded to "take care of business." What he didn't realize was that the small, clip-on microphone he was wearing had not been turned off. As a result, he unwittingly contributed to the water topic discussion that was underway with the sound effects of streaming and splashing water as well as a barrage of other noises. When he returned to the stage, he was greeted to the sound of thunderous applause and much laughter.



ROBERT PATERNOSTER, FAICP | CPAT Program Coordinator

Pro Bono Planning Assistance Program Launched by California Chapter

California Chapter has launched a program to provide volunteer, pro bono professional planning assistance to financially constrained municipalities and community groups throughout California and Baja California. By pairing expert planning professionals from around the State with residents and other stakeholders from communities with limited resources, the Community Planning Assistance Team (CPAT) program is designed to foster community education, engagement and empowerment.

The Chapter needs the support of its membership to get this important new program underway. Two things are needed: volunteers to serve on Community Planning Assistance Teams, and the identification of communities needing such assistance. If you are interested in serving as a volunteer, you should complete and submit a [Community Planning Assistance Team Volunteer Form](#). If you know of a community in need of pro bono planning assistance, you should tell the community about the new program and encourage them to complete and file a [Community Request for Assistance Form](#).

The CPAT program was established by the California Chapter to both benefit the municipalities and community organizations it serves, and to provide a venue for creative community service for its members. Participation will qualify for AICP credit. Each team is selected for the specific expertise needed to address the local community's planning problem. The team members engage the community representatives in a short but intensive planning process which can develop a vision for the community's future, a conceptual site plan for a developing area, a transportation plan or parking program, an economic development strategy, or a collaborative planning process for resolving ongoing local planning issues.

Here's how the program works. Every request for assistance is carefully reviewed by a committee of distinguished planners from the Planner Emeritus Network of the California Chapter. The evaluation considers community need, potential positive impact, and community readiness in terms of local leadership and community support. Meritorious proposals are recommended to the California Chapter Board of Directors for approval.

A Memorandum of Understanding is then executed between the community and the Chapter Board of Directors, clarifying the responsibilities and expectations of the community and of APA. The community agrees to reimburse team members for their out-of-pocket expenses for transportation, food, and overnight accommodations (when necessary), and to provide facilities and materials necessary to undertake the project.

The Chapter's CPAT Coordinator selects, from among those planners who have filed a Volunteer Form, a team leader whose expertise best meets the needs of the specific project. The team leader and CPAT Coordinator assemble a multidisciplinary team of four or five volunteer professional planners, and work with community leaders to establish a schedule for the planning process. The length of the process ranges from one day to several days, depending upon the nature of the issues and the budget parameters. The planning process includes significant involvement of local stakeholders and broad community outreach. Once completed, the planning product is forwarded to the community in electronic form and published on the California APA website.

The California Chapter CPAT program is based upon a similar program which has been operated nationally by APA since 1995.

For more information on the CPAT program of California Chapter, please contact Robert Paternoster, FAICP, at robertpaternoster@yahoo.com or (562) 400-3825.

APB Evolving Approaches to Codes

the public and private realms with excellent graphics is vital.

- AC's should tier off general or comprehensive plans and city-wide development codes so there is a rationale behind the AC. If your development code is up-to-date, AC's should supplement, not conflict with, the development code.
- If you update your development/zoning code, plan on updating or even eliminating outdated AC's.
- Be willing to amend your AC to respond to

market trends and business needs. Don't lose your vision, but adjustments will always be necessary.

- Think of your front counter staff every time you develop a new AC. Make sure they can answer questions and find information easily! Don't create new layers of review.

Tricia Stevens, AICP, recently retired from the County of Sacramento with over 35 years of experience in the planning profession. She is Past Section Director and Board member for the Sacramento Valley Section of APA.



AICP Fellows Class of 2016: Kurt Christiansen, Deborah Rosenthal, Brian Mooney, Celia McAdam, Larry Morrison

DAVID E. MILLER, AICP | FAICP Coordinator

California Welcomes Five New Fellows of AICP

In February of 2016 the American Planning Association of Certified Planners notified five candidates from the California chapter of APA that they had successfully completed the application process and would be awarded the FAICP honor at the 2016 National Conference in Phoenix, AZ. This is a tremendous honor for those five California planning professionals. Fellows are exemplary figures in the field of planning who have significantly affected the profession, the communities they have served, and the careers of other planners. Five hundred and eight Fellows have been inducted since the College was formed in 1999. Out of a field of six, California had five FAICP awards.

This year the AICP College of Fellows will induct 61 new Fellows nationwide. The list of successful FAICP members from California includes:

Deborah Rosenthal, Orange Section

Kurt E. Christiansen, City of Azusa, Economic & Community Development Director, Los Angeles Section

Celia McAdam, Executive Director, Placer County Transportation Agency, Sacramento Section

Larry Morrison, The Arroyo Group, Pasadena. Los Angeles Section

Brian B. Mooney, Rick Engineering, San Diego Section

MARY P. WRIGHT, AICP | State Awards Coordinator, South

Call for Nominations! 2016 Awards Program

Nominations for this year's APA California Awards Program are now being accepted. The Awards Committee encourages you to submit your outstanding project, program, plan or person for this year's program. Nominations are due by **Wednesday, June 1, 2016 at 12:00 pm**. Some nominations require a win at the Section level to be eligible for a Chapter award and many other award categories need not win a Section award to qualify. Nominations considering a Landmark or Pioneer Award are urged to contact one of the Chapter Historians before completing an application. Please refer to the APA California Chapter Awards Program Policy for more information see: www.apacalifornia.org/events/awards-program/



For more information or questions, contact Awards Program Coordinators:

Michael Isle, AICP APA State Awards Coordinator, North, misle@teichert.com

Mary P. Wright, AICP APA State Awards Coordinator, South, wright@civicsolutions.com

For more information regarding Landmark or Pioneer, contact the Chapter Historians:

Larry Mintier, FAICP, Chapter Historian, North mintierassociates@gmail.com

Steve Preston, FAICP, Chapter Historian, South spreston@sgch.org



SCOTT LEFAVER, AICP |
Commission and Board Representative

Join APA as a Commission



Planning Directors and Commission members:

Your entire Commission can become APA members and receive a number of great benefits from both the American Planning Association and the APA California Chapter. At very low Commission and Board membership fee: The local agency pays \$100 annual participation fee plus \$50 for every board member who signs up. The more members sign up the less per member cost.

Planning Commission and Board members receive the print and digital editions of *Planning* magazine, the highly regarded national magazine of APA. Included in the magazine is a special section dedicated to Planning Commissioners called, "The Commissioner". This publication reviews issues facing Planning Commissioners and Board members throughout the United States. For example, the last few issues had stories about Austin, Texas and the planning board's creative community outreach activities and how to make decisions based upon findings of fact.

Members are also invited to the National Conference, held annually at various destination cities. Lower membership conference rates apply for attendees who are members of APA. There is a special conference session track for commissioners. In the 2015 Seattle National Conference sessions included special legal issues for commissioners, a review of roles and responsibilities, effective meeting management and the always enjoyable Planning Commissioners Breakfast, where Seattle's Planning Commission Chair, Amalia Leighton, talked about the workings of her 15 member board. The 2016 conference included a session on hot topics and current trends for planning commissioners, and the history of planning, and a special reception for planning commissioners and public board members.

For further information about how your Planning Commission and its members can join APA under this special program please, go to the American Planning Association website at: www.planning.org/commissioners/ **SL**

City Garden Ordinance

adjacent lots. The results are far less than desirable. The only other option is to park underground, which is a very expensive proposition for a small project. The problem here is that the code, however well intentioned, has not been tested rigorously enough for conventional market feasibility. The need for a single courtyard with a minimum required width, irrespective of lot size or location, is a highly limiting proposition.

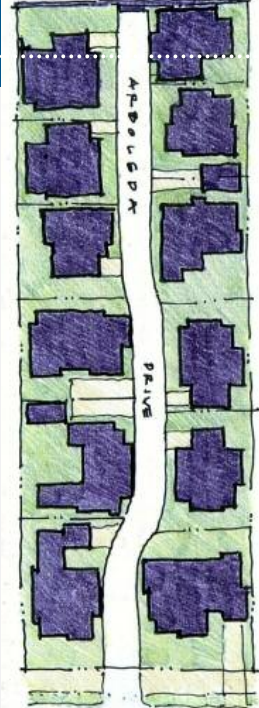
The code further mandates that a courtyard can be only up to two feet, eight inches above existing grade over a subterranean parking structure. This has serious economic implications for residential projects on large lots. It eliminates the possibility of designing housing on top of an on-grade garage – which is far more economical than a subterranean one. An on-grade garage on a sizeable lot could easily be layered with residential units at street level, concealing it from the sidewalk, and creating the same positive street face for which the code currently aspires. The code's unequivocal bias of courtyard housing, with the courtyard being close to street level and visible from the sidewalk for lots greater than 60 feet, shrinks the residential typological menu to expensive development projects.

Courtyard housing is only one of many traditional residential typologies that can introduce responsible density into single-family neighborhoods. Each residential typology has its own minimum lot dimension limits – anything below makes its design difficult. In turn, each typology has its own criteria for building form, open space and parking. For example, duplexes, triplexes, quadruplexes, and townhouses are far more suitable for narrow lots and can offer open space in the form of front yards or rear patios. Rose-walks and non-paasage lanes can work on

lots too narrow to accommodate a single central courtyard. All such traditional typologies exist in Pasadena as precedents for study and application.

Over two decades since it was originally adopted, the CoG Ordinance has been amended by many administrations and has gradually morphed into a tedious zoning document. Like any zoning code – and particularly a progressive one – it needs continuous clarification and simplification. Such revisions can only come through the lessons learned from years of implementation, and now the city of Pasadena urgently needs to revisit and re-evaluate this ordinance. Further, Pasadena should expand and complete this partial typology-based code into a full-blown, citywide form-based code. Pasadena needs a holistic planning instrument that can synchro-nize its numerous specific plans and disparate zoning codes into a single coherent formal vision.

Such a citywide form-based code should include a number of dimensions currently absent from the its land use regulations. It should expand the menu of residential dwelling types within multi-family zones, each with its own open space and form requirements, just like the CoG standards currently does for courtyard housing. It should specify minimum



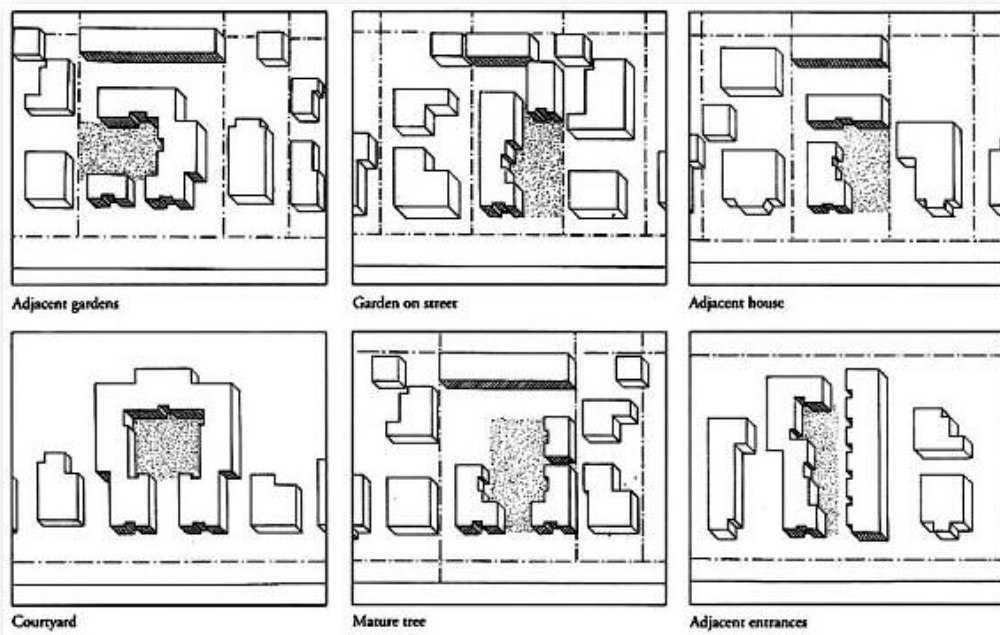
Arboleda Drive. Source: Bharnes

and maximum lot ranges for each of these types to ensure that they are realistic within the mainstream market. It should allow various forms of parking, so long as it is concealed from the public realm. It should elaborate on frontage conditions through location-specific interfaces between the private and public realm, such as porches, stoops, and arcades. It should revisit the current zoning designations of the city to ensure formal compatibility on both sides of streets. It should also require building form and character distinct from a corridor-to-neighborhood street as well as from a neighborhood to a district.

Pasadena's CoG Ordinance, as written in the late 1980s, was far ahead of its times. It is an important precedent for other North American cities to study and build upon. It has affirmed that, even when partially implemented, form- or typology-based coding (as an alternative to floor area ratio – and coverage-based zoning) can yield compelling, sustainable results and offer a clear planning methodology for dignifying mainstream development. It has shown that the least common denominator of conventional multi-family housing can be channeled for a formal compatibility and incentivized by new products within the market. All things considered, more than two decades since its inception has passed and the practice of form-based-coding has come a long way. There are now numerous, varied examples all over the United States of citywide form-based zoning leading to efficient and practical formal, social, and economic reform. The City of Pasadena, one of the most respected and progressive cities in the country, needs to catch up to these best practices.

Vinayak Bharnes is adjunct associate professor of urbanism at the USC Sol Price School of Public Policy, director of design at Moule & Polyzoides Architects and Urbanists, and a member of the Pasadena Heritage Board of Directors.

City of Gardens diagrams. Source: Bharnes



Two Decades of Innovation in Vision-Based Development Codes

integrated guidelines and differentiating them from the standards. The resulting codes are clearer, easier to use, and more focused on the basics of reinforcing neighborhood form and character, avoiding impacts on neighbors, and shaping the public realm.

STP's recent codes for pedestrian-oriented place-making in the post-recession economy are recognizing more than ever the importance of flexibility – of use, of infrastructure phasing, and of building typology – while still ensuring a predictable continuity of high quality, human scale public realm, and a balanced distribution of uses and intensities. For places as varied as new neighborhoods in desert communities and transit-oriented employment districts in the Bay Area, key elements of this new generation of codes include; 1.) flexible regulating plans that allow street network and zoning map refinements by sub-area and phase, 2.) street type designs coordinated with ground floor uses through a system of “public frontage types”, and 3.) simplified massing standards and design guidelines.



Palm Desert Frontage Design. Source: Sargent Town Planning

STP's goal is to always strike an appropriate balance between flexibility and certainty, between private interests and the public good, between the ideal and the practical. The results are well-crafted urban form based codes that can be invaluable tools for shaping growth, economic development and change, embedding the community consensus in clear

regulations, and more predictably delivering the envisioned future. Like all good planning, vision-based codes aim to enable the existing economy you have to build the town you want.

David Sargeant is Lead Principal and owner of Sargent Town Planning located in Los Angeles with community planning and code work spanning California and beyond.

Join the APA California Board

APA California is seeking qualified candidates from our membership to run for positions on the Chapter Board of Directors. The following positions are open during the upcoming election cycle:

- Vice President for Conferences
- Vice President for Policy and Legislation
- Vice President for Professional Development
- Commission and Board Representative

A list of duties for each positions as well as the APA California's Election Policies and Procedures can be found on the APA California website, www.apacalifornia.org. Please consider serving your profession and colleagues as part of APA's leadership.

The following materials (available at www.apacalifornia.org) must be returned to Pete Parkinson, AICP, APA California President Elect, by June 1, 2016 to be considered by the Nominating Committee. Please e-mail your complete packet to Pete Parkinson, AICP pete.parkinson54@gmail.com.

REQUIRED MATERIALS

- **Position Statement:** A position statement, no greater than 600 words, prepared in accordance with the “Guidelines for Writing Background/Experience and Position Statement” (Appendix 1 to Election Policies and Procedures). You are encouraged to focus your statement on issues and ideas affecting the future of the organization. To assist you in preparing your statement, please refer to the APA California Chapter Strategic Plan, available at www.apacalifornia.org. Please note that should you be nominated, this statement will be

published on APA California's website.

- **Eligibility Form** (Appendix 2 to Election Policies and Procedures): The form asks you to identify the office for which you wish to be considered and to make a personal commitment to serve, if elected.
- **Candidate Agreement to Abide Form** (Appendix 3 to Election Policies and Procedures)
- **Commitment to Serve Statement** (Appendix 4 to Election Policies and Procedures)

OPTIONAL MATERIALS

- **Photographs:** Candidates running for office may also submit, by June 1, 2016, a recent photograph to be published with the position statement. Please refer to the Election Policies and Procedures Section 4.2 for details.
- **Supplemental Materials:** If the nominating committee determines that it requires information or materials not mentioned above, you will be contacted. Unsolicited additional materials and phone calls to nominating committee members are strictly prohibited.

If you have any questions on the APA nomination process, please contact Pete Parkinson, AICP, APA California President Elect at pete.parkinson54@gmail.com or (707) 326-1265. Thanks for your interest!

Gain a Rare & Broad Insight into the Issues that Shape CA Planning

Join the
APA California Board of Directors
NOMINATIONS due Wed, June 1st

JOHN TERELL, AICP | VP Policy & Legislation
 SANDE GEORGE | Lobbyist
 LAUREN DEVALENCIA Y SANCHEZ | Lobbyist

APA California Legislative Update

2016: The Year of Planning Bills

The 2016 Legislative Session began on January 4th and all bills for the year have now been introduced. The Legislative Review Team will be meeting on March 18th to take positions on these bills and begin lobbying efforts. Based on our initial review, this appears to be a banner year of planning legislation. There are quite a number of bills introduced dealing with affordable housing, the density bonus law, and homelessness to name just a few.

Importantly, this year APA California will be sponsoring by-right housing legislation with the goal to make it easier to get housing built – and to avoid another round of new, additional housing element requirements.

A short list of the most interesting measures and a full discussion of APA California's by-right proposal are below.

APA-Sponsored By Right Housing Legislation

To help address the increasing lack of affordable housing in California, APA California is sponsoring legislation this year to focus on building housing identified in local housing elements rather than additional housing element or other procedural/process requirements unlikely to have much effect on the amount of housing produced in the state. Strong economic growth combined with relatively low levels of new construction are resulting in rapid housing cost increases and gentrification of existing low and moderate income neighborhoods.

Authored by Assembly Member Bloom, AB 2522 will mandate that certain attached housing development to be a permitted "use by right". To ensure reasonable local control over by-right sites, the attached housing must meet all of the following criteria:

1. Is either located on a site identified in the housing element inventory, or is located on a site that has been or will be rezoned pursuant to the local jurisdiction's housing element program.



2. Does not contain more dwelling units than were projected by the jurisdiction to be accommodated on the sites and any density bonus for which the development is eligible.
3. Complies with applicable, objective general plan and zoning standards and criteria, including design standards, in effect when the attached housing development was determined to be complete.
4. Is either located in an urbanized area or located on an infill site.
5. Contains 20% of its units for lower income households, or 100% for moderate-income households.

This proposal will be made in conjunction with a recommendation from APA that no new housing element mandates or other process-centric legislation be approved, focusing on building housing rather than continually revised housing element requirements.

Quick List of New 2016 Planning Bills

Below is a list of key planning bills that have been introduced to date. APA California will not finalize positions on these bills until after the Review Team has a chance in March to review these and any new amended bills. To view the full list of hot planning bills (yes – this is only a partial list!), copies of the measures, up-to-the minute status and APA California positions, please continue to visit the legislative page on APA California's website at www.apacalifornia.org.

AB 1569 (Steinorth) – CEQA exemption for existing transportation infrastructure.

AB 1591 (Frazier) – Assembly Democrats' transportation funding package.

AB 1648 (Wilk) – Restricts public records from being disclosed to a private entity in a manner that is not open to the public.

AB 1886 (McCarty) – Allows CEQA exemption for transit priority projects that are within ½ mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 50%, rather the current 25%, of their area farther than ½ mile from the transit stop or corridor.

AB 1934 (Santiago) – Amends definition of "housing development" eligible for a density bonus to include a mixed-use project or commercial development with a housing component.

AB 1967 (Gaines) – Prohibits mental health facility projects from being approved within 2000 feet of a school or childcare facility.

AB 2002 (Stone) – Requires anyone lobbying the Coastal Commission to register with the FPPC as a lobbyist, unless they are a local government agency employee or lobby for not more than one action per year.

AB 2087 (Levine) – Authorizes the Department of Fish & Wildlife to adopt a regional conservation framework that identifies wildlife and habitat conservation needs and guides conservation investments, land use and infrastructure planning, mitigation, and the design of public and private projects effecting species and resources.

PI3 APA California Legislative Update

AB 2140 (Hernandez) – Redefines farmworker housing to mean housing occupied by 50% of farmworkers and their households rather than the current 100%.

AB 2162 (Chu) – Prohibits removal of specified oak trees from an oak woodland without a plan and permit approved by the Director of Fish and Wildlife.

AB 2176 (Campos) – Allows the County of Santa Clara to use transitional housing for the homeless after declaring a shelter crisis and allows the county to enact local building, housing, health and other standards that will be operative during the crisis.

AB 2195 (Bonilla) – Extends the California Massage Therapy Act sunset date to 2019
AB 2208 (Santiago) – Requires the State Public Works Board, before constructing or seismic retrofitting a public building with state funds, to sell the air rights above the building to a private or nonprofit developer to construct affordable housing and to construct the public building with the capability of supporting such affordable housing.

AB 2281 (Calderon) – Provides incentives to home sellers to sell their homes to buyers who intend to live in the home.

AB 2281 (Calderon) – Restricts the total percentage of single family rental homes in one ZIP code .

AB 2292 (Gordon) – Adds population density as a population characteristic in Cal Enviroscreen.

AB 2299 (Bloom) – Eliminates the ability of cities and counties to adopt an ordinance prohibiting second units with findings, mandating that every local agency adopt an ordinance allowing second units in specific areas of the jurisdiction; prohibits the ordinance from imposing parking standards for a second unit located within ½ mile of public transit or shopping or is within an architecturally and historically significant historic district.

AB 2311 (Brown) – Requires every local agency to use a state-certified sign language interpreter at every media or public briefing related to emergencies.

AB 2319 (Gordon) – Adds affordable housing to the types of projects eligible for financial assistance from the CA Infrastructure and Economic Development Bank.

AB 2351 (Hernandez) – Authorizes rent control in mobilehome parks where the rent charged residents is above average rents in mobilehome parks in the same area.

AB 2388 (Gipson) – Requires local agencies to adopt a mortgage program that allocates 10% of all single-family residences that the local government agency owns and leases to become eligible for current tenants of those units, limited to low and moderate income persons.

AB 2391 (Steinorth) – Allows all cities and counties that opt into the program to use a fast track process to remove unauthorized residences from vacant properties.

AB 2403 (Bloom) – Requires the State Department of Health Care Services to issue a single license to a residential alcoholism or drug abuse recovery or treatment “integral facilities” if there are two or more facilities located in the same or different parcels that collectively serve 7 or more persons and are controlled by the same entity.

AB 2406 (Thurmond) – Authorizes local agencies to adopt ordinances allowing for “junior accessory dwelling units” defined as units that are no more than 500 square feet in size and contained entirely within an existing single-family structure, but imposes specific requirements and restrictions on the ordinances.

AB 2442 (Holden) – Requires a density bonus if a housing development includes at least 5% of the total units for transitional foster youth.

AB 2452 (Quirk) – Prohibits a court in a CEQA action from staying or enjoining transportation infrastructure projects based solely on the project’s potential contribution to the emissions of greenhouse gases.

AB 2475 (Gordon) – Establishes a forgivable loan program administered by the CA Infrastructure and Economic Development Bank for local governments providing matching funds for affordable housing projects consistent with the region’s SCS.

AB 2500 (Daly) – Authorizes HCD to “rescind the adoption” of a housing element.

AB 2501 (Bloom) – Makes a number of substantial changes to the density bonus law, including requiring that the local agency make a written determination on whether the

applicant’s application is complete within 30 calendar days of receipt, and determination of an application for a density bonus with 60 calendar days; providing the applicant with appeal rights; requiring any density calculation that results in fractional units to be rounded up to the next whole number; allowing the developer to accept no density bonus; requiring the local government to provide requested concessions or incentives unless it finds, based on substantial evidence, that the concession or incentive does not reduce the cost of development; and additionally requiring the local government to provide the applicant with a waiver or reduction of development standards.

AB 2502 (Mullin) – Authorizes cities and counties to impose inclusionary housing requirements.

AB 2522 (Bloom) – APA California’s sponsored by right housing bill.

AB 2593 (Brown) – Exempts from the definition of a food facility requiring licensing a private home that is not open to the public where the cook directly sells food to the consumer.

AB 2697 (Bonilla) – Requires successor agencies, before disposing of former redevelopment land, to send a written offer to sell for purposes of developing low- and moderate-income housing to any local public entity in the jurisdiction.

AB 2734 (Atkins) – Requires the Department of Finance to calculate the savings to the state attributable to the elimination of redevelopment agencies and provide 50% of that amount to HCD to provide funding to local agencies for housing.

AB 2853 (Gatto) – Clarifies that “public record” includes writings kept on the private cell phone or other electronic device of an elected official, official, or employee of a public agency if those records relate to the public’s business.

SB 879 (Beall) – Authorizes bonds to finance low-income and homeless housing .

SB 885 (Wolk) – Further restricts construction contract indemnity clauses.

SB 901 (Bates) – Authorizes Caltrans to implement environmental mitigation measures in advance of future transportation projects.

SB 970 (Leyva) – Requires The Department of Resources to develop a pilot program to encourage cost-effective and efficient integrated organic food waste diversion projects.

SB 1000 (Leyva) – Requires a new environmental justice element in the General Plan law that identifies and appraises the burdens of undesirable land uses within disadvantaged communities or that disproportionately impact a particular population.

SB 1191 (Berryhill) – Mandates the Department of Fish and Wildlife to develop a new wildlife resources master plan to manage wildlife resources.

SB 1248 (Moorlach) – Requires a plaintiff or petitioner in a CEQA action to disclose the identity of a person or entity with a business interest, or that contributes, in excess of \$100 toward the plaintiff's or petitioner's costs of the action.

SB 1262 (Pavley) – Expands the "show me the water" requirements to include whether a water source for a project is of sufficient quality to meet drinking water standards.

SB 1283 (Bates) – Expands the licensure and regulation of alcoholism or drug abuse recovery or treatment facilities to also include adult recovery maintenance facilities.

SB 1317 (Wolk) – Requires a city or county overlying a high- or medium-priority groundwater basin to issue conditional use permits for groundwater extraction facilities to prevent contributing to the low groundwater.

SB 1318 (Wolk) – Prohibits LAFCO's from authorizing a city or district to update a sphere of influence or extend drinking water or wastewater infrastructure or services related to annexation until it has extended those services to all disadvantaged communities within or adjacent to its sphere of influence or has agreed to extend those services to those disadvantaged communities unless specified conditions are met.

SB 1380 (Mitchell) – Creates a coordinating council on homelessness.

SB 1386 (Wolk) – Requires all state agencies and departments to consider the state's goal to protect and manage natural and working lands to meet GHG reduction goals when

revising or adopting policies, regulations and grant criteria relating to the protection and management of natural and working lands.

SB 1413 (Leno) – Authorizes school districts to sell or lease any school district property that is not or will not be needed for classrooms to develop and provide housing to employees of the school district.

SB 1415 (Bates) – Exempts from CEQA public or public/private drought-oriented projects.

SB 1440 (Cannella) – Requires water storage projects funded in part or in whole by Prop 1 to comply with new CEQA procedures, authorizes the lead agency for the project to concurrently prepare the record of proceedings for the project, requires Judicial Council to establish procedures applicable to actions or proceedings seeking judicial review of a lead agency's action in certifying the EIR and in granting approval for those projects including any appeals be resolved to the extent feasible within 370 days of the certification of the record of proceedings, and prohibits a court from staying or enjoining those projects unless the court makes specified findings.

Governor's Budget Trailer Bills

The Governor introduced the 2016-17 Budget on January 10th. To implement the budget, so far he has included seven budget trailer bills of interest to planners:

CLEANUP LANGUAGE FOR MEDICAL MARIJUANA REGULATION: A

placeholder measure that "will solidify the regulatory framework for the licensing and enforcement of the cultivation, manufacture, transportation, storage, and distribution of medical marijuana in California."

GOVERNOR'S TRANSPORTATION FUNDING & CEQA EXEMPTION PACKAGE:

The Governor's transportation funding proposal that includes a gas tax increase plus annual inflation adjustments to pay for deferred maintenance on state highways and local streets and roads. Also provides that CEQA does not apply to a project, or the issuance of a permit for a project, that consists of the inspection, maintenance, repair, rehabilitation, replacement, or removal of existing transportation infrastructure or to the

addition of an auxiliary lane or bikeway to existing transportation infrastructure under certain conditions. It is an urgency bill requiring 2/3 vote.

RESTRICT USE OF MOTOR VEHICLE FEE EXPENDITURES:

Requires revenues, from state fees and taxes on vehicles, that are transferred to the Road Maintenance and Rehabilitation Account to be used solely for street, highway, and mass transit purposes. 2/3 vote required.

INCENTIVE GRANTS FOR HARD-TO-SITE FACILITIES:

Placeholder for a new program to incentivize cities and counties to permit facilities that provide mental health treatment, drug abuse treatment, and reentry services.

CHANGES TO CESA: Amends the California Endangered Species Act, specifying that fines will be allocated 50% to the Endangered Species Permitting Account, and 50% to the county treasury of the county in which the violation occurs.

CAP & TRADE FUNDS FOR HEALTHY FORESTS:

Provides grants to public agencies, private entities or tribes for programs that achieve forest health and greenhouse gas reduction.

CAP & TRADE FUNDS FOR PROJECTS REDUCING ORGANIC WASTE:

Expands existing recycling programs eligible for cap & trade funds to projects that reduce organic waste. **JT, SG, LDS**

For a copy of the budget trailer bills, go to: http://www.dof.ca.gov/budgeting/trailer_bill_language





Congratulations 2016 Great Places Winners

The California Chapter of the American Planning Association is pleased to announce the three winners of Great Places in California for 2016. A Great Place in California is one that exemplifies character, quality, and excellent planning. It can be anywhere from the beach to the mountains, from a large city to a small community. It can be a vibrant downtown, a suburban gathering place, a historic small town, a public park, or preserved open space. Most important, it must be a place where people want to be!

Mission Plaza, San Luis Obispo

Mission Plaza is an extraordinary urban space that preserves and connects residents and visitors to the historic Mission San Luis Obispo de Tolosa and the natural environment – all in the midst of a vibrant – downtown. The plaza is bordered on the north by the beautiful white stucco parish, and to the south by San Luis Creek. The creekwalk extends about 1/3 of a mile, from Chorro to Broad Street. It is a fine place for a quiet walk in the heart of downtown. Tall shade trees line the creek and the plaza. Large boulders invite children to play along the water's edge. Two pedestrian bridges connect the Plaza with walkways along the creek and adjacent businesses. Mission Plaza is a safe, welcoming environment busy and active with informal use by children and adults, locals and visitors, all year long, playing in the fountain, relaxing on benches, walking along the creek, pushing babies in strollers, sitting with friends on the grass, or enjoying the patio at one of the restaurants overlooking the creek.

Downtown Truckee

Known as the “heart and soul” of Truckee, historic downtown Truckee provides a place for locals and visitors alike to enjoy unique shops, eclectic restaurants, and beautiful art galleries, all set in charming historic buildings with magnificent views of the surrounding Sierra Nevada mountains. Recent infill and streetscape projects, guided by the current general plan have been key in turning Truckee from a pass-through town on the way to Lake Tahoe, into a destination unto itself. Downtown Truckee also serves as the communal “living room” for the local residents, a place for major community events such as Truckee Thursdays, the Iron Man – Lake Tahoe triathlon, the local high school parade, Wine Walk and Shop, and the player's parade to kick-off the Little League season.

Dry Creek Trailhead, Clovis

The Dry Creek Trailhead is a three-acre community recreation area that encourages alternative transportation, promotes healthy living, and protects natural resources. The Trailhead provides access to the regional trail system and serves as a “hub” to provide connection to downtown Clovis, local transit, recreational destinations, and the adjacent City of Fresno. Its location adjacent to the Enterprise canal, Big Dry Creek, and orchards/farmland capitalizes on the educational opportunities provided by the natural qualities of the areas as well as the history of the Central Valley. Key features of the Trailhead include drought-tolerant landscaping, a storm waste retention system, and reduced construction and operational costs with a focus on conservation and water management. The Trailhead also serves as a safe meeting place to treasure the beautiful environment and take in the “farmland” atmosphere. Its park-like features encourage the community to walk and bike for recreation as well as active transportation.



MARGARITA P. McCOY, FAICP 1923 - 2016

Margarita Piel McCoy, the distinguished urban planner who was the first woman to chair a university department of urban planning in the United States and the daughter of a famed New York brewing family, died on March 31 at her long-time home in La Habra Heights, California. She was 92.

Ms. McCoy had entered urban planning under challenging circumstances in the late 1960s when the profession, like architecture, was almost exclusively male where few women had a place, either in the practice or in university programs. During her 50-year career, she taught at the University of Southern California, chaired the planning department at California Polytechnic State University-Pomona, and served on planning's accreditation committees, pressing university departments nationwide to open their doors to women and minorities.

Her planning career started accidentally when a local chapter of The League of Women Voters in Massachusetts sent her to observe the planning board in her town of Sudbury. Deciding it "interesting but being done all wrong," she ran for that Board in 1959, was barely elected, and found herself caught up in the politics of an old New England village at the cusp of rapid suburban development. With the help of newly created courses in planning at Harvard and MIT, she gained the skills to network with neighboring towns along the Concord and Sudbury rivers in a then pioneering program of wetlands protection. Just when that success was leading to a career, her husband's move to California for work in communications satellites forced her to put those plans on hold for another decade.

After a quarter-century as a mother and housewife, following her husband to army bases and defense contracts across America, an unexpected divorce from an aerospace engineer left her unemployed, in debt, and out in Los Angeles, far from her extended New York family. Drawing upon a single term as an elected member of the planning board in a small Massachusetts town a decade earlier, she applied to the highly competitive planning program at the University of Southern California. She was admitted as a provisional student in 1967, at the age of 45, on the basis of a sole recommendation from her ex-husband's boss, who called her with



unintended irony an "exceptionally well educated woman." An interview with the program's director Alan Kreditor also persuaded him to take a chance.

Although admitted into USC's doctoral program in 1975, Ms. McCoy deferred in order to accept a professorship in the Department of Urban Planning at California Polytechnic State University-Pomona. At the time, the brand-new program

struggled to raise the skills of its many first-generation students to compete with graduates from the well-established planning departments at USC and UCLA. During her fifteen years as professor and seven years as chair at Cal Poly (1977-83), she insisted on excellence as the way to raise the program's ranking and launch the careers of its many blue-collar working students. She also taught a full course load, not only in her specialty planning theory but every course unfunded by tight state budgets, correcting the grammar and checking for plagiarism in every one of the hundreds of essays she required of her students each quarter. Through research, she also led her department to the forefront of critical statewide issues, chairing a *citizens' review committee* that helped block a costly corporate people mover for downtown Los Angeles and developing a plan for managing the California coastline.

Amidst these demands on her time, Ms. McCoy was also active in professional associations, working to widen the space for women in planning. She was a commissioner on the American Institute of Certified Planners or AICP (1979-82, 1990-94) and was elected to a term as its president (1981-82). She also served as a director (1979-82) of the American Planning Association (APA), and was a founder of its Planning and Women Division. As a member of the Planning Accreditation Board and the Association of Collegiate Schools of Planning (ACSP), she inspected many of the nation's planning schools, pressing often-reluctant faculty for affirmative action plans to advance women and minorities.

By the time she retired from Cal Poly in 1989 at age 66, her revitalized program, then one of the largest in the United States, had won a national reputation, said the APA's professional journal, "for producing the best

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ED CROWLEY
1927 - 2016

Ed passed away in February. Ed started his career in the City of Garden Grove Planning Department in 1968, and then moved on to the City of New Orleans, where he served as the staff planner for the Mayor's Task Force on Housing and Redevelopment. He returned to California, where he remained for the rest of his life, serving as Assistant Planning Director for Mendocino County, Kern County, Yolo County, and El Dorado County and Planning Director for the cities of Clovis and Victorville. After his "first" retirement from public service, Ed continued to consult with NK Engineering of Davis and RMM Planning (Rose Marie Moore) in West Sacramento, until his "permanent" retirement around 2000.

Ed was always proud to be a planner and was a lifelong member of APA and AICP, and especially supportive of his Alma Mater, San Jose State University.

DICK WEAVER
1923 - 2016

Dick was proudest of his work as the City Planning Director of Santa Fe Springs, which enabled him to take part in the conversion of oil fields to sites for corporate headquarters with street set-backs for landscaping and sculptures. He maintained life-long affiliations with the International Federation for Housing and Planning and Rotary International.

Dick was a leading planner in the Los Angeles region in the 60s and 70s. He was a pivotal figure in the development and implementation of the Flood Ranch redevelopment project, which was an early success story for California redevelopment because of its focus on infrastructure, housing and community facilities. He was active with the Los Angeles Section, the California Chapter, and the California Planning Foundation.

In 1986, Weaver co-chaired the Local Host Committee for the National Planning Conference in Los Angeles, a duty he shared with Sharon Hightower.



JOE HORWEDEL 1959 - 2016

Joseph "Joe" Horwedel, a longtime city planner for the City of San Jose, California, died on February 22nd in San Jose after a short battle with cancer. He was 56. Mr.



Horwedel – a member of the American Institute of Certified Planners – received his BS in city and regional planning from California Polytechnic University, San Luis Obispo, in 1983. That fall, he began what would be a more than 30-year employment with the San Jose Department of Planning, Building, and Code Enforcement. He retired from that department in March 2014, after more than seven years as its director. That Fall, the California Planner's Emeritus Network recognized Mr. Horwedel for his contributions to city planning and his service to the profession.

Mr. Horwedel was committed to facilitating San Jose's economic and future growth while preserving its diverse community. He led and managed an array of comprehensive planning programs and projects in San Jose.

They included several of the city's housing elements and general plans (including the recently adopted "Envision San Jose 2040 General Plan"), the city's Habitat Conservation Plan, a number of urban village plans (including Santana Row), and master plans for high-tech headquarters (including Adobe, Hitachi, and Samsung Semiconductor). He also oversaw the regulation of landfills, solid waste, and recycling facilities. Mr. Horwedel led significant technology initiatives, negotiated complex new development and redevelopment projects, and collaborated with countless stakeholders to garner consensus and achieve major policy initiatives.

Active in the American Planning Association, Mr. Horwedel at the time of his death was serving his second two-year term as chair of APA's City Planning and Management Division of 400-plus members.

He also authored planning articles for the division's newsletter and APA's Planning Advisory Service. Mr. Horwedel served as a mentor and advisory committee member to San Jose State University's Urban and Regional Planning Department and assisted with their recent restructuring and Planning

Accreditation Board re-accreditation.

In a 2014 interview, *Northern News* asked Mr. Horwedel whether directing the planning of a big city required him to apply different approaches based on political situations. He responded, "Planning values reflect what the community is about. Every city is different. Even within San Jose, every community is different," and yes, "Land-use planning is political. My guiding principle is 'Be politically astute but apolitical.'"

He characterized his leadership style this way: "In a large organization, 300 people, you've got to let go and trust your staff; let people do their work. On projects, I let the staff celebrate their successes, and if something got screwed up, that was my responsibility. I let them know they're not going to be left hanging out there."

"Mr. Horwedel was more than a planning wonk," wrote Nathan Donato-Weinstein in the *Silicon Valley Business Journal*. "He was funny, kind, and generous. He loved Hawaiian shirts. And he had been to Disneyland 'probably 15 or 20' times, and Disney World about five times."

➤ P17 Margarita P. McCoy

technical planners in the Los Angeles area." By then, three of the eight professors in her department were women, close to parity. Though formally retired, she spent a decade in private practice, advising communities across Southern California on general plans that would balance growth and preservation while preparing for the fire and earthquakes that are natural facts of life in that region.

After retiring a second time, she served nine years on the planning commission of her adopted home, La Habra Heights, working to balance the relentless development at that northern end of Orange County with nature preservation. Through 300 hundred public hearings, she opened the process for the city's general plan far beyond what she called "these little cabals of real estate people and government" that often decided development in Southern California, thereby winning wide public support for controls on growth. She was particularly determined to protect an unspoiled patch of California meadows in the city's steep hills at Powder Canyon, where deer and coyote somehow survived, and link it, via wildlife corridors, to other natural areas along the region's mesquite-covered ridgelines

of sufficient size to sustain animal habitats, even in the middle of the Los Angeles.

By then as well, the tributes were flowing. In 2003, the California chapter of the American Planning Association (APA) honored her as a "name synonymous with service to the planning profession," and two years later gave her its Contribution to Women Award. A year later, the APA's national board selected her, then 82, for its National Women in Planning Award, citing her "career opening the door for many women planners" and her "important contributions to planning education throughout the country." A colleague called her "a force in Southern California," adding she "made a mark in the landscape of California." In 2008, her alma mater USC corrected that provisional admission to its graduate school by giving her the Guardian Award "for alumni merit." Not only did she win awards, but she has one named in her honor.

When she could no longer inspect every building application by hiking down ravines or through construction sites – compass, architect's plans, and tape measure in hand – she retired for a third time in 2012, just a few days before her 89th birthday. Late in life, she

delighted in reports from friends and family that Powder Canyon's trails were busy with hikers, dog walkers, mountain bikers, and even horse riders. The Association of Collegiate Schools of Planning (ACSP) who established the Margarita McCoy Award in 1995, which is still bestowed biannually, captures her pioneering spirit and unyielding passion the best... "recognizing her outstanding contribution toward the advancement of women in planning."

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Planning Especially in California...

...has evolved into more of a science than ever before. Planners have more tools to map, measure, and predict than ever before. New initiatives, like those to reduce greenhouse gas emissions, measure traffic impacts, and revolutionize parking ratios – among many others – require new levels of precision. And yet, planning remains a human endeavor. It is as much of an art as it is a science, especially in a state as diverse, dynamic, and rich with both gifts and challenges as California.

In October, the California Chapter of the American Planning Association will convene in Pasadena – a city with a style and history that represents the best of California. We will recall the age when California's future was limitless and when the city building was truly a craft. This year's conference will explore ways to draw on the best of old California while pursuing the innovation needed to provide for today's 40 million Californians.

With its combination of classic Arts & Crafts architecture, small-city charm, downtown revitalization, and progressive planning initiatives, Pasadena is the ideal city in which to contemplate California's bright future.

Something for everyone

- **Over 130 Unique Learning Sessions** - Focus on six timely tracks on planning's hot topics.
- **Twenty Mobile Workshops** - Explore the sights, sounds and tastes throughout the Los Angeles region.
- **Two Orientation Tours** - Discover the places that make the Los Angeles region so rewarding for planners.
- **Mixers and Meet-Ups** - Meet, greet, repeat, and don't miss a beat.

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Check our website for more details www.APACalifornia-Conference.org