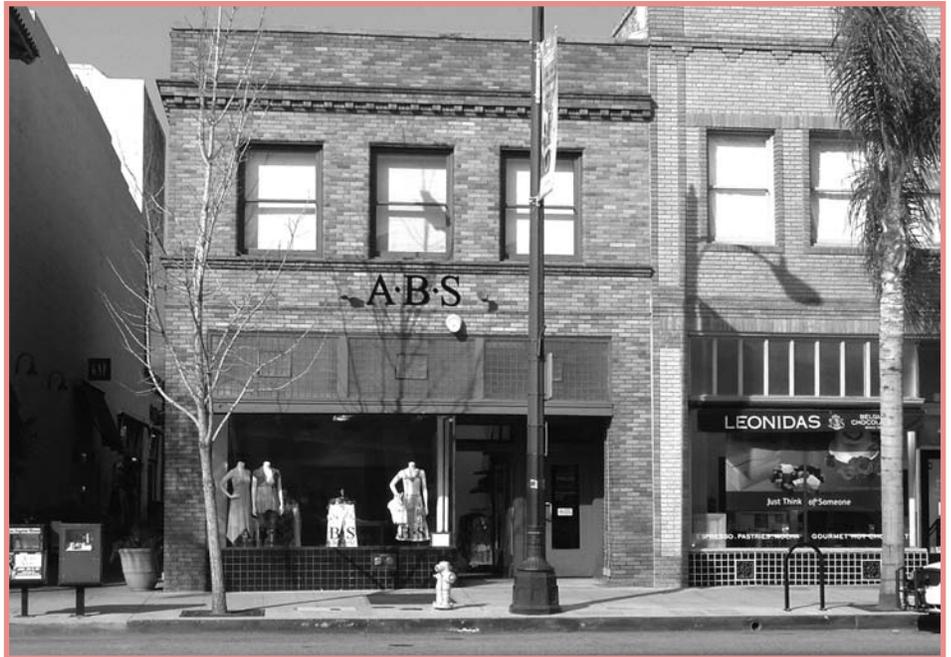




CA Planner

JANUARY - FEBRUARY 2007



Most downtowns developed through an “organic urbanism” outside of contemporary regulatory controls.

Don't Believe the Hype — Downtowns and Form-Based Codes

Is It Time for A Different Approach?

By Mark Brodeur, FIUD

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Unless you live in outer Siberia, you have heard the hype surrounding the strategically marketed Form-Based Codes. You can hear about these codes at conferences and seminars and be overwhelmed by those few “specialists” who seem to understand the mysteries of calibrating the metrics of the linear ped shed. Or you can take a closer look at what the advantages of form-based codes are and apply their best principles to the revitalization of your downtown.

I envision planners in California creating a new generation of hybrid zoning codes and Specific Plans moving beyond form to recognize all the essential regulatory elements of a successful downtown environment. Each downtown deserves a regulating document that is a unique product, based on community vision rather than using an architectural pattern book or one-size-fits-all formula. There is no “right fit” book for every downtown.

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Letter from the PRESIDENT

By Vince Bertoni, AICP, CCAPA President



Planning issues are at the forefront of local, state, and national headlines. As evidenced by the narrow defeat of Proposition 90 last fall, the approval of eminent domain laws and the increasing occurrence of land use ballot measures across the nation, it is clearer than ever that planners must be able to help the public understand the value of good planning. In order to address this and other issues, the National APA and California Chapter APA are launching some exciting new projects to raise the visibility of planners.

First, National APA will be completing its implementation of a new communications and branding strategy. This strategy began in 2004 and has already produced the *Planners Communication Guide*, communications and media training workshops, and an expanded federal policy and legislation program.

The next step will bring a new look to our organization. Over the years, APA has grown to a large and diverse organization with 20 divisions, 46 chapters, and many sections within the chapters. The divisions represent various interests in planning such as Small Town and Rural Planning, New Urbanism, Planning and the Black Community, and Planning and Women. Each Chapter represents a distinct region of the country, typically by state, although some less-populated states have joined to form single chapters, such as the Western Central Chapter which encompasses the States of

Idaho, Montana, North Dakota, and Wyoming. With all of these distinct groups within APA, it is important that APA maintain a strong, unified, and recognizable identity. To this end, APA has hired a firm whose experience includes design work for the American Institute of Architects and FedEx/Kinko's, to produce new logos, graphics, and images for our publications and websites. These new graphics will be used by our national organization as well as our chapters, divisions, and sections.

The California Chapter is in the process of hiring a communications firm to expand upon the strategy of APA by adopting its own communications program. The program is tentatively titled "Plan California" and will provide a strategy and messages for Californians to understand the importance of good planning. The California Chapter Board's hope is that if more people are educated, there will be better understanding of the consequences that statewide ballot measures and local regulations have on well-planned communities.

This is an exciting time to be a planner and an even more exciting time for the California Chapter to have an impact on the image of planning in our large, diverse state. I look forward to leading this and other efforts over the next two years.



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AMERICAN PLANNING
ASSOCIATION

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California Planner

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Rates for job announcements, display and calling card advertisements can be obtained by contacting CCAPA c/o Stefan/George Associates, 1333 36th Street, Sacramento, CA 95816, 916.736.2434.

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APA Websites

California Chapterwww.calapa.org
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California Planning Foundationwww.californiaplanningfoundation.org
CA Planning Roundtablewww.cproundtable.org

Commissioner's CORNER

The Green Resolution

By **Kathy Garcia, FASLA**



Are you like me with New Year's resolutions? After years of making overly ambitious resolutions that never occurred, is it now the tradition to not make any resolutions? This is definitely something I'm not proud of doing; but let's be honest — our January perspective is optimistic, while progress by November resorts to the realistic.

This year, however, I'm going to make a Planning Commission resolution I want to keep — I'm wearing "green" glasses and pushing the sustainability policies in our General Plan. That's not to say that I'm tossing my fanciful reading glasses — rather, I'll make sure that we always address the adopted sustainability policies and related ordinances, and not just for those in the "sustainable expedite program" — but for all projects.

Many of our planning documents have since formalized the "green" intent with sustainable policies. Do you know if your community has these incorporated yet — or have you asked staff to consider a sustainability element in the next General Plan Update? Policies are often found in a variety of elements, depending upon the jurisdiction (some as a stand alone element, others interwoven).

We have the background; we have the tools, but what have we done about it? That is where New Year's resolutions come into play. Rather than just talk the talk, it's time to walk the walk. Here it is, my first resolution in many years: "I will wear 'green' glasses and reinforce the sustainability policies in our General Plan."

How To

The easy part is done — my resolution is made. Now the challenge is how to do it. Clearly a concise, simple, and "do-able" plan of action is the best way to achieve results. So what am I going to do?

1. Reread our general plan through the green sustainability lenses with my "green glasses."
2. Identify the sustainability policies in the general plan.
3. Make a simple checklist to remind me of these policies when I do project review.
4. Review projects against these sustainable policies.
5. Ask applicants to elaborate on how they have incorporated sustainability and why not, if they are missing.
6. Commend those who achieve the policies and hold them up as role models.

This should be an achievable work program and one that is straight forward and easy to fulfill. So let's turn this into a resolution, in the true Commissioner sense.

- WHEREAS, the adopted policies in our general plan and land use ordinances promote sustainable communities; and,
- WHEREAS the environmental and personal wellness of our citizens is exceptionally important for healthy communities; and,
- WHEREAS, the sustainable conservation of our natural resources creates a desired quality of life;
- LET IT HEREBY BE RESOLVED that as a Planning Commissioner, I will see "green" in discretionary review actions and champion our green adopted sustainable policies

There, I've made a resolution that I can feel good about accomplishing. Stay tuned for progress, and do tell me about your 2007 Commissioner Resolution.

Kathy Garcia, FASLA can be contacted at 619.696.9303 or kgarcia@SD.wrtdesign.com.

Rather than just talk the talk, it's time to walk the walk. Here it is, my first resolution in many years: "I will wear 'green' glasses and reinforce the sustainability policies in our General Plan."

Reinventing the Planner Emeritus Network

By Donald Cotton, AICP

With the current interest in reinventing government, perhaps a look at reinventing or restructuring the Planner Emeritus Network (PEN) is timely. After considering ways to make PEN a stronger organization, the CCAPA Board took action last June to restructure how membership in PEN is defined.

Exactly what is the Planner Emeritus Network, and why does it exist? Established in 1995 as a subsidiary of the California Chapter of APA, the primary objectives were to recognize planners with long tenure in the planning profession in California and to create a subsidiary organization which could be a resource to the CCAPA Board, based on the substantial experience of members of PEN. Additionally, PEN was assigned responsibility for organizing a presentation or session at the annual CCAPA conference. The PEN Bylaws established an Honor Award Program with awards to be made to planners who have made a substantial contribution to the profession during their career.

So Why Reinvent PEN?

Originally, PEN membership was open to all CCAPA members but with a focus on:

- Life members of APA
- FAICP members
- Retired planners
- Past elected CCAPA Board members, and
- Members of the California Historical Society.

The fact that the organization was open to all CCAPA members and that members of CCAPA had to elect to “join” PEN and pay nominal dues led to a membership that was fewer in total numbers than had been intended in the establishment of PEN. It also tended to focus a portion of the efforts of the PEN Board of Directors on maintaining annual membership — a rather cumbersome and diverting activity.

Therefore, the CCAPA Board decided to restructure the PEN membership eligibility. Beginning in 2007, membership will be automatic for those who are in the focus group described above, and no dues will be imposed. This means that the membership number will now be in the order of 450-500 planners. With the restructuring of the PEN membership, the organization will become stronger and will move toward accomplishing the objectives defined by the CCAPA Board when establishing PEN in 1995.

The PEN Board of Directors is currently working with the CCAPA Director of Administration to identify all the eligible members, compiling an email list, and contacting the members. Periodic newsletters, previously only sent to

dues-paying members will now be sent to all identified members. Ultimately, an effort will be made to compile a database with information about the professional career of each member, thereby, creating a record of the planners who have been participants in the planning of California.

What Has PEN Done In The Recent Past?

At the 2005 CCAPA Annual Conference in Yosemite, a session sponsored by PEN, “The Shopping Center: An American Icon,” was very well received. At the 2006 Annual Conference in Orange County, the PEN presentation was one of the five keynote sessions on Monday morning and had an audience of well over 100 people. The subject, particularly appropriate to an Orange County conference, was “The Planned Community: Its History, Form, and Future Character.”

Planner Emeritus Network Honor Awards were also presented at the Orange County Conference to five individuals for their contribution to the profession. Individuals receiving honor awards were **Al Bell, Sharon Hightower, Marsha Rood, Terry Rivasplata** and **Ray Watson**.

One of the objectives for the coming year is to compile abbreviated biographies of all PEN members. This effort, begun two years ago, will take a substantial amount of time to complete. PEN will be contacting members in the future to provide information for the database.

How Do I Contact PEN?

If you have an interest in participating in PEN activities, contact one of the PEN officers.

- Don Cotton, President (donc2082@yahoo.com).
- John Bridges, Vice-President, South (john.bridges@edaw.aecom.com).
- Janet Ruggiero, Vice-President, North (JRuggiero@citrusheights.net).
- Betty Croly, Secretary (bettycroly@aol.com).
- Gina Natoli, Treasurer (gmatoli@planning.co.la.us).

CCAPA Website User Manual

The *CCAPA Website User Manual* is online at the following address: <http://www.insitemanager.com/InSiteManagerManual/>. Please bookmark this link for future reference.

All sections, with the exception of “Events” are complete. “Events” help will be online in the coming weeks.

We appreciate any feedback on ease of use, additional helpful sections, errors or inconsistencies.



Daniel J. Curtin, Jr. — APA Distinguished Leader

Courtesy of Northern News, the monthly news publication of Northern Section of CCAPA

San Francisco native Daniel J. Curtin, Jr. — a member of APA, an expert on the California General Plan, planning law, and land use regulations, and retired partner and of counsel in the Walnut Creek office of Bingham McCutchen LLP — died of natural causes on November 30. He was 73. Dan was Walnut Creek City Attorney from 1965 to 1982, and his subsequent private law practice with Bingham McCutchen focused on local government and land use law. He retired as a partner, becoming of counsel, in 2001. Dan stayed active and engaged until the end, co-authoring as recently as October a land-use alert, commenting on a Court of Appeal clarification of a longstanding ambiguity in the State Subdivision Map Act. He was preparing to teach the annual Planning Commissioner's Seminar at Sonoma State University, a program he co-led for the past 23 years.

Dan received both his bachelor's degree in political science and his Juris Doctor from the University of San Francisco in 1954 and 1957. During his college years, he worked for the San Francisco Planning and Housing Association (now SPUR, the San Francisco Urban Research Association).

As a well-known author, his long list of publications were frequently cited by the California Courts. His publications include *Curtin's California Land Use and Planning Law*, a preeminent treatise on California land use law, which is in its 27th edition, and *Bargaining for Development: A Handbook on Development Agreements, Annexation Agreements, Land Development Conditions, Vested Rights, and the Provision of Public Facilities*, with David L. Callies and Julie A. Tappendorf (Environmental Law Institute, 2003).

Dan was honored by the League of California Cities in 1986 for "Years of Service and Contributions to Planning in California Cities." He led numerous training programs for planning commissioners at League meetings, at the Planning Commissioners' Institute, and for the University of California Extension and Continuing Education of the Bar.

Dan received three APA Distinguished Leadership Awards: from Northern Section and the California Chapter in 1987 and from National APA in 1988, recognizing 20 years of

writing and teaching. In 1992, he received the International Municipal Lawyers Association's Charles S. Rhyne Award, for Lifetime Achievement in Municipal Law for his leadership and service to the legal profession. The American Bar Association, Section on State and Local Government Law, honored Dan in 2003 with the Jefferson Fordham Lifetime Achievement Award, for more than 40 years of advancing the practice of state and local government law.

In addition to his many achievements, Dan served as a mentor and educator to countless planners and lawyers. His numerous classes provided planners with an exceptionally clear understanding of California land use law. His daughter, Patricia E. Curtin, is also an attorney practicing land use and environmental law with Morgan Miller Blair in Walnut Creek.

Dan was a "gentleman of the old school" in the best sense of the phrase — a proponent of a style of lawyering seldom seen anymore. His courtesy, kindness, and respect for local planning inspired planners to achieve the highest standard of professional practice.

Dan's wife, Myrtle, preceded him in death in the last year. Dan's family is at his home, and condolences should be sent there: 76 Fraser Drive, Walnut Creek, 94596-5456. Those who want to contribute to APA's "In Memoriam" notice on the Web (<http://www.planning.org/memoriam/index.htm>) should contact Cynthia Cheski, websiteeditor@planning.org.

How to Login for the First Time

CCAPA members are now able to login to gain access to Members- Only capabilities. To login for the first time, click on the link "Forgot your Password?" in the lower left area of the web page; type in the email address CCAPA has on file for you, and login with the information emailed instantly to your email account.

Legislative UPDATE

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



CCAPA Legislative Update

PROP 90 Is Defeated!!!

CCAPA members can all breathe a sigh of relief now that Prop 90 is officially dead. Thanks to all of you who assisted in getting the word out about this dangerous proposition, with a special thanks to Vivian Kahn who tirelessly represented CCAPA on the “No on Proposition 90” Campaign and kept all of us informed on the latest polls, editorials, and issues.

California was one of four states with similar takings measures. The measures in California, Idaho, and Washington states were defeated. However, the takings measure in Arizona did pass. The sponsors will most likely not stop there. Undoubtedly, additional bills to address both eminent domain and takings issues will be back in the Legislature next year but hopefully, not in the form of the Prop 90 provisions.

CCAPA is taking Prop 90 and its counterparts in other states very seriously. As Prop 90 demonstrated, it is critical that people understand what planning is, why it is critical, and what California would look like without it. To deal more proactively with decision-makers and the public’s view of planning and planners, the CCAPA Board is reviewing various actions that it can take in the coming years that go beyond the legislative process and the State Capitol. Look for information regarding this effort in *CalPlanner* and on the CCAPA website in the coming months.

Help Us Help You In The Legislature

CCAPA is gearing up for another very busy year in the Capitol, and we could use your help and expertise. We know, for instance, that legislation was introduced in December and January to address:

- Flooding and land use in flood-prone areas.
- 20-year planning for housing and 10-year zoning for housing using a specific plan format.
- SCAG’s RHNA pilot project/workshop process.
- Regional blueprints and local planning to implement those blueprints.
- Potential land use/planning strings to receive new bond funding.

- Density bonus reform.
- Eminent domain, redevelopment reform, and takings laws.
- Zoning for homeless shelters and special needs facilities.

Want to know how you can help CCAPA deal with this new crop of bills? Join the CCAPA Legislative Review Teams and Rapid Response Teams.

The CCAPA Legislative Review Teams and Rapid Response Teams were set up specifically to allow CCAPA member input into legislation early in the process, ensure CCAPA’s voice is heard on planning legislation, and also provide members with a chance to craft legislation consistent with CCAPA’s Legislative Platform and mission statement. As members of the teams, CCAPA members also find out, often before legislation is even in print, what legislators are proposing and can pass that information on to employers or employees. Review Team members have the chance to make a significant difference in what legislation is passed in California that could impact your jobs every day.

To be even more proactive on targeted issues, the CCAPA Legislative Rapid Response Teams (RRTs) are comprised of

continued on page 7

CCAPA “QUICK LEG INFO” Feature Now on CCAPA Website Homepage

CCAPA has added a quick legislative information feature — members can now quickly and easily access key information right from the home page, without signing in. Under the new QUICK LEG INFO feature (under Hurricane Katrina picture), you can click on one of the following two links:

- The “**Hot Bill List**” link provides members with access to a complete list of hot bills with positions that CCAPA has taken on those bills.
- The “**Position Letters**” link allows you to view each letter that CCAPA has sent to legislators indicating support of or opposition to those bills.

Please take the time to review this time-saving new feature.

Plan on Experience with WALLACE GROUP

Wallace Group, a multi-disciplinary firm in San Luis Obispo, has expanded its Planning Division. We have more than 85 years of experience in land development, visual/historic/architectural analysis, and public works. Our specialties include: general and specific plans, land use master planning and consulting, residential and mixed use subdivisions, visual analysis, feasibility studies, and project management.



Jeremy Freund

Supervising Planner

Member APA/AEP/AIA affiliate

Specialties: Residential, commercial and agricultural projects, land use master planning, community service districts and public agencies, supervising planning, engineering and design teams.



Scott Bruce, AICP

Consulting Planner

Sub-section Director CCAPA, former Community Development Director, Principal Regional Planner, Director of Design/Lead Designer for Newport/Irvine consultants.

Specialties: Design from 10 to 10,000 acres. Development approval and market strategies.



Andrew Merriam, AICP

Consulting Planner

Registered Architect, Member AEP/National Trust for Historic Preservation

Specialties: Visual examinations/analysis, historic evaluations, master and specific plans, design guidelines/community planning, architectural concepts and massing studies.



Cynthia Lewis

Associate Planner

Member APA, Former City Staff Planner

Specialties: Public and private land development, land use feasibility analysis, environmental document review and preparation, land use project coordination and management, CEQA/coastal compliance, design guidelines development.



Casey Kempanaar

Associate Planner

Member APA, Former City Project Planner

Specialties: Zoning/general plan analysis, report preparation/presentation, environmental analysis, general plan amendments, CEQA and regulatory compliance, entitlement review and processing, and design guidelines development.



Morgan Bloom

Planning Designer

Specialties: Creative and graphic support for community planning and design projects, historic and visual analysis reports, and massing studies.

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Legislative Update

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seasoned members of the Legislative Review Committee with expertise in CCAPA's highest priority legislative issues. The Team provides expedient review and guidance to the CCAPA Vice President for Policy & Legislation and Lobbyist on pending and future state legislation, and assists in developing CCAPA's own proposals to address these issues. RRTs formed in 2006, for example, addressed flood, housing, and CEQA legislation and regulatory changes.

The Legislative Review Teams are split up into northern and southern teams. Each of the teams meets three times per year: once in February/March, once in June/July, and once on Monday during the CCAPA conference. Review Team members review the legislation, and provide comments and recommended positions. That information is then used to lobby the legislation, offer amendments, and guide our positions. The Rapid Response Teams are contacted by e-mail or conference call as soon as critical information is needed. For more information on the measures discussed, go to the CCAPA website legislative section at www.calapa.org. The "Hot Bill List" and "Position Letters" can be found there.

If you are interested in participating in the Review Teams, please e-mail your name, employer, address, phone number, e-mail address and areas of expertise to me at sgeorge@stefangeorge.com.

CCAPA Broadcasts Information

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

ESA Merges With Adolfson Associates, Inc.

Environmental Science Associates (ESA), has merged with Adolfson Associates, Inc. a Seattle-based environmental firm specializing in planning, water resources and the natural sciences in the Pacific Northwest.



2007 CCAPA Conference, San Jose

Exhibitor Opportunities

Registration & Payment Deadline: May 31, 2007

Booth Exhibitors

Cost: \$3,000 each, Booths # 1 - 30

- Includes 8' x 10' pipe and draped booth
- One 6' table and 2 chairs
- 1/2 page ad in conference program

Table Top Exhibitors

Cost: \$1,500 each, Tables A - H

- One 6' table and 2 chairs
- 1/4 page ad in conference program

All Exhibitor Packages include the following:

- Booth signage
- Your company name listed in conference program
- Your company name listed on the CCAPA and Northern Section websites
- Pre-conference attendee list (available 3 weeks prior to conference with name, company and address ONLY)

Conference registration is not included in booth cost. All exhibitors must register for the conference in order to exhibit. Exhibitors must pay conference registration or for meal tickets in order to be registered for the conference.

Exhibitor Booths and Table Tops

- One 8' x 10' booth, two chairs, ID signage, wastebasket, pipe and drape will be provided on a non-carpeted surface at each booth space. Please note: Only 8' x 10' booths are permitted and the CCAPA Committee will not permit blockage of any other exhibitor spaces. Please do not exceed these requirements. Poster displays on easels are permitted as long as they do not block other exhibitor spaces.
- Exhibit space set-up is on September 30, 2007 between 12:00 noon - 5:00 pm.
- Tear-down is on October 3, 2007 between 11:00 am and 2:30 pm.

Note: Exhibitors are required to remain set-up until October 3, 2007, 11:00 am.

Electricity, easels, carpet and additional exhibit needs will be provided through the CCAPA conference decorator at an additional charge. Exhibit packets will be emailed after receipt of payment. Shipping information will also be provided in exhibit packets and will be handled through conference decorator ONLY. No shipping of exhibits or materials will be accepted at any of the CCAPA 2007 Conference lodging facilities in San Jose.

Exhibitor Registration

Exhibits are for the support of the conference and promotion of your product, service or program and have been created for flexibility in price and level of exposure. Exhibit locations are on a first-come, first-serve, first-pay basis and do not include conference registration. All exhibitors must register for the conference in order to exhibit.

Exhibitor Cancellation Policy

If written cancellation of exhibitor space is received by May 31, 2007, a full refund will be made. If written cancellation of exhibitor space is received by June 30, 2007, an 80% refund will be made. No refunds or cancellations accepted after June 30, 2007.

Exhibitor Questions

Questions about your exhibitor space should be made to the CCAPA 2007 Conference Office:

Lynne C. Bynder, CMP
 CCAPA 2007 Conference Planner
 Email: lbynder@meetingsxceptional.com
 Phone: 760.799.2740
 Fax: 760.674.2479

Conference information online at www.calapa.org

CCAPA 2007 Conference Exhibitor Registration

Please make checks payable to CCAPA and fax or mail to the attention:

Lynne C. Bynder, CMP - CCAPA 2007 Conference Office: c/o Meetings Xceptional-40747 Baranda Court, Palm Desert, CA 92260

Phone: 760.799-2740 Fax: 760.674-2479 Email: lbynder@meetingsxceptional.com

Booth # _____ Table # _____

Booth locations are on a first-come, first-serve and first-pay basis.

Exhibitor Registration and Payment Deadline: May 31, 2007

Name _____ Company _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____ Email _____

Conference registration is not included in booth cost. All exhibitors must register for the conference in order to exhibit. Exhibitors must pay conference registration or for meal tickets in order to be registered for the conference.

Letter to the EDITOR

Certification Maintenance Program for AICP Members

By Sid Lindmark, AICP

The adoption of a mandatory Certification Maintenance Program (CMP) for AICP members is a crucial decision. As you know, the current CPM proposal was posted for comment over the holidays on the APA website at www.planning.org. In my viewpoint, the current proposal is unacceptable and imposes requirements that do little to improve the professional status of planners, impose an unreasonable burden on the membership, and will be widely opposed by the membership when the CMP program is examined in detail.

Please join me in urging the AICP Commission to conduct an Advisory Vote on the major alternatives for the CMP as soon as possible. An Advisory Vote may efficiently be obtained by electronic distribution and voting of the membership on the APA website, by a downloadable ballot returned by mail, or direct mail ballot. Whatever method is chosen should include direct notification to each AICP member via e-mail or postal mail.

In my viewpoint, the following eight alternatives encompass the major actions the membership could consider. Each member could cast seven advisory votes in a cumulative voting system. Members may cast 0-7 votes for any one alternative but not more than seven total votes for all alternatives:

1. All members must pass the latest AICP National Certification Exam every 10-years.
2. All members must pass a new AICP Update National Certification (follow-up) Exam every 5-years.
3. All members must pass a new AICP National/State Certification (follow-up) Exam every 5-years.
4. All members must complete the proposed mandatory Scenario-I Certificate Maintenance Program every 2-years.
5. All members must complete the proposed mandatory Scenario-II Certificate Maintenance Program every 2-years.
6. All members may complete a voluntary Scenario-I Certificate Maintenance Program every 2-years.
7. All members may complete a voluntary Scenario-II Certificate Maintenance Program every 2-years.
8. None of the above (e.g., passing the AICP National Certification Exam required for new members only and the existing voluntary Continuing Professional Development Program continues.)

Under the proposed CMP program, AICP dues may increase to \$600 to \$850 annually! AICP membership, based on our salary-based dues, is now "valued" at a maximum of \$125 per year. Under Scenario II of the proposed CMP, these costs are estimated to increase by \$660 every two years (a conservative estimate stated in the CMP without airfare, hotels, food, and workshops) resulting in projected maximum AICP annual "dues" of \$455 a year. Airfare and hotels for four nights in Philadelphia in April 2007 for the National Conference from California may add another \$600 for hotels and \$200 for airfare plus workshops and meals. The maximum AICP annual "dues" for Scenario II may exceed \$850 annually.

Scenario I would result in increased costs of \$100 to \$450 (as stated in the CMP) or maximum AICP "dues" of \$175-\$400 a year. Again, CMP costs are under-estimated. Recent UCLA workshops are \$45 per credit, and the CCAPA Conference Base Registration was \$345 without hotel costs, workshops, or meals. Two APA Audio Conferences are \$300. The resulting annual AICP "dues" for Scenario I may exceed \$600 annually!

On the basis of cost alone, Scenario II should be rejected. Scenario I is more acceptable if the Program is a three-year requirement, lowering the costs to \$400 a year.

The AICP Commission is planning to adopt the AICP Certificate Maintenance Program and any needed changes in the AICP Bylaws in April 2007. (A 30-day notice to the membership and a 2/3 vote by the Commission and the Program is mandatory.)

Please send your comments to AICP-CM@planning.org or written correspondence to the AICP Commission as soon as possible.

Sid Lindmark, AICP is an APA Charter Member, AICP and can be contacted at SidLindmark@cs.com.

Setting It STRAIGHT

On page 8 of the November/ December 2006 *CalPlanner*, in the "Focused Issue Planning Award for Stormwater Guidelines for Green Dense Redevelopment" information, **Clark Wilson's** telephone number should have been 510.839.4568. We are sorry for any inconvenience this may have caused.

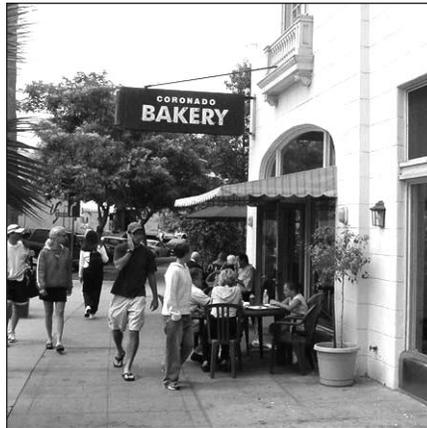
Form-Based Code

continued from page 1

The base principle of form-based coding is that the design is more important than the use because the building will outlast the use. We are seeing form-based codes appearing as a part of our downtown revitalization efforts. The much-heralded Petaluma Downtown Specific Plan is an example of this approach. The form-based component of that plan has been marketed as the panacea for downtown revitalization. But if you ask the Planning Director in Petaluma, Mike Moore, how he feels about the form-based component, you get a much different answer. More on Petaluma later.

Clearly, our current Euclidian zoning has been too focused on single-use districts and dimensional requirements, constricting the overall achievement of a “sense of place.” These codes rarely work well in older downtowns that developed organically. Zoning applied to downtown commercial districts in the ’60s and ’70s almost destroyed several of California’s traditional downtowns such as Redding and Santa Ana. However, the form-based approach is not an ideal fit for the organic downtown either. In traditional downtowns, there is nothing “new” about the urbanism of sidewalk-adjacent buildings, parking hidden from the street, pedestrian scale, a mix of uses, and narrower streets with wide sidewalks; it has always been there. The difference is “infill” – a parcel-by-parcel development pattern with multiple property owners. No code, no matter how innovative, can promise the instant vision of some “new urbanist” developments under the control of one property owner. But that is what the CNU’ers would have you believe.

California’s downtown planners have recognized for years that traditional zoning was simply not working and turned to utilizing regulatory Specific Plans. Specific Plans include zoning that emphasizes mixed-use (where appropriate) and focuses extensively on uses allowed on the first floor. These plans relax parking requirements, allow more “merchant-friendly” sign types (projecting signs for example), and require “build-to-lines.” They also reduce the number of conditionally allowed uses in favor of more clarity. The plans rely on rich graphics and illustrative design guidelines to achieve proper design solutions. Most importantly, the guidelines and new regulations focus on the ground floor, which helps shape the pedestrian experience. By way of example, the Coronado Downtown (National Main Street – Best Downtown- 2000) Specific Plan’s Committee took the extra time in various meetings to purposely define the types of ground floors uses.



First floor uses are critical to encouraging pedestrian traffic.

We have to move from style to substance, from form to function, and start focusing on defining the context of the local, organic urbanism.

“Use does matter,” states Moore from Petaluma, “because the market for housing and retail necessary to realize the vision inherent in form-based zoning is driven by use, not by building form and placement.” California’s planners need to exercise careful consideration when pondering the use of form-based codes for their downtowns, as their economic success is inextricably linked to the mix of uses found in ground-floor storefronts.

The success of downtown businesses can either be enhanced or diminished by bad decisions on the part of entrepreneurs, developers, and planners. For example, the innocent “Retail” or “Non-Residential Use” permitted “by right” in a form-based code could include check cashing, business offices, hookah lounges, tattoo parlors, and auto parts sales. These are questionable choices for ground floor retail, no matter how well they are designed. Local government has an imperative role in permitting uses in a downtown, especially on the ground floor. Exceptional downtowns in California such as Carmel, Arcata, Coronado, Sausalito, Pacific Grove, and Calistoga go through excruciating detail to define ground floor uses and exert local design control over formula businesses. As Mike stated, “use does matter!”

Finally, form-based codes can ignore the political reality of a City Council giving up discretionary control over projects in its downtown. Since the design parameters in a form-based code are specific, there may be little room for negotiation, and the public may feel that they lack a voice in the most important part of their town. We all want a fairer, quicker review process, but are we forgetting the essence of community-based planning – involving the public in individual (case-by-case) decisions made in their own downtown? “By-right” development approvals sound great, but a much better catalyst for downtown developers would be to have downtown infill development categorically exempted from the California Environmental Quality Act (CEQA). Let’s start that conversation!

No one knows all the answers, but I feel that the planners in California are the least likely to follow a formula prescribed by an architect from Florida. It may be time for the new urbanists to realize that they can “create” places that look like downtowns but will never be organic, successful places like Coronado, Carmel or Calistoga. We have to move from style to substance, from form to function, and start focusing on defining the context of the local, organic urbanism. As my friend and

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UC Davis Extension – Land Use and Natural Resources

Winter Course Calendar

- * Courses scheduled in Sacramento, will be held at: 2901 K Street.
- * Courses scheduled for Davis, will be held at 1632 Da Vinci Court.

Making Effective Use of Mitigated Negative Declarations, February 23 in Sacramento. Instructors: Curtis Alling and Sydney Coatsworth. Enroll in section 063NAT208 for \$275.

Water Quality Regulation and Permitting, February 28 in Sacramento. Instructor: Tom Trexler. Enroll in section 063NAT240 for \$275.

Annual Land Use and Law Review Update, March 2 in Sacramento. Instructors: Daniel Curtin and William Abbott. Enroll in section 063LUP141 for \$275.

NEW! Green Building Materials and Construction Methods, March 7, 10, 14, and 17 in Sacramento. Instructors: Don Mull and Dan Burgoyne. Enroll in section 063GBD104 for \$525. (\$575 if postmarked after February 21, 2007).

Hydro Project Relicensing: Technical Regulatory Overview, March 8 in Davis. Instructor: Scott Wilcox. Enroll in section 063NAT204 for \$275.

Improving Public Transportation: Principles and Strategies, March 9 in Sacramento. Instructor: Alan Hoffman. Enroll in section 063LUP707 for \$275.

Environmental Review of California Water Projects: Legal Requirements, Approaches and Techniques, March 12 in Sacramento. Instructors: Al Herson, Jim Moose and Jennifer Harder. Enroll in section 063NAT301 for \$275.

CEQA Update, Issues and Trends, March 15 in Sacramento. Instructors: Ken Bogdan and Jim Moose. Enroll in section 063NAT211 for \$275.

Planning and Development in Rural Areas, March 16 in Davis. Instructor: Jonathan London. Enroll in section 063LUP146 for \$275.

Water Resources Planning and Urban Growth, March 16 in Davis. Instructors: Karen Johnson and Jeff Loux. Enroll in section 063NAT222 for \$300.

GIS Data Development and Integration, March 22-23 in Davis. Instructors: Karen Beardsley and Gail Lampinen. Enroll in section 063NAT421 for \$450.

Clean Water Act Section 404: Nationwide and Other Specialized Permits, March 29 in Sacramento. Instructors: Kenneth Bogdan and Nancy Haley. Enroll in section 063NAT223 for \$275.

Project Planning: Integration of Environmental Permits. TBD in Sacramento. Instructor: Maggie Townsley. Enroll in section 063NAT243 for \$275.

* For the latest updates, visit www.ucdavis.edu/landuse

Form-Based Code *continued from page 10*

colleague, Sam Gennaway from EDAW, says, “we need to define each downtown’s specific DNA.” The form-based conundrum could be modified to employ more essential elements of organic urbanism, such as specific uses, specific density, design context, and local review. The role of our downtowns has changed markedly over the past three decades, and they will continue to change. As planners in California, we must take the lead, break from the pack, and modify our codes and land use policies to keep pace with our most treasured places.

Mark J. Brodeur, FIUD, Director of Urban Revitalization with Downtown Solutions in San Juan Capistrano and the Vice President of the California Downtown Association. He can be contacted at Brodeur@downtownsolutions.com, 949.489.1442.

CalPlanner Production Schedule

Issue	Articles Submitted	Mailed*
Mar./Apr.	January 8	February 19
May/June	March 5	April 16
July/Aug.	May 7	June 18
Sept./Oct.	July 9	August 20
Nov./Dec.	September 10	October 22

* Membership will receive magazine within 10 working days after this date, on average. Dates subject to change without notice.

Planners On THE MOVE

Catherine Elliott has joined Environmental Science Associates as Project Manager in ESA's San Francisco Bay Area Water group.

Joan Douglas has joined ESA as Senior Project Manager in ESA's San Francisco Bay Area Community Development group.

Roger Goedecke has joined RK Engineering Group, Inc. as Vice President of Operations.

Laura Kaufman has joined ESA as an Office Director and senior member of ESA's Community Development group.

RRM Design Group recently named Jim Duffy, AIA, LEED AP, John Knight, and Lief McKay in the firm's San Luis Obispo

office as Associates. The firm's Associates Program is designed to create a leadership team to maintain the company's sustainable growth, and aid the transition of ownership.

Mark Tomich, formerly a Redevelopment Program Manager at the City of Tustin Redevelopment Agency, has joined The Planning Center as a planner on the Community Planning & Design Team.

Douglas Williford, AICP, has been appointed Director of Community Development for the City of Irvine. Williford was previously the Deputy City Manager/ Development Services Director for the City of Santee.

Job OPPORTUNITIES

RBF Consulting

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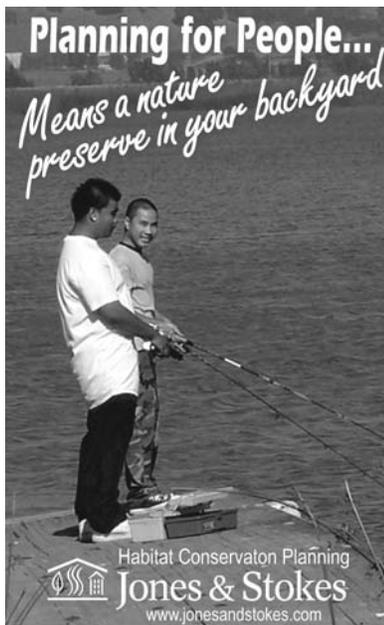
We currently have the following planning opportunities available:

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- Assistant Planners
- Environmental Planning Managers
- Senior Planners
- Senior Environmental Planners
- Urban Designers

- Project Coordinators
- Landscape Architects
- Project Managers
- GIS Project Managers

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Interested In Visiting A Cell Site?

Interested in visiting a cell site while at the 2007 APA National Conference In Philadelphia? Session S478 on Sunday, April 15 at 4:00 p.m. entitled "Towers and Land Use Controls" will address how to revise your tower and wireless communications ordinance. Attend and learn how to avoid common pitfalls and develop code that really works. A guided tour of a tower site near the convention is being planned. It will be hosted by wireless industry representatives who can answer your questions about the infrastructure and how it works. See what it's all about, and get some practical information and resources from professionals on site.

Your RSVP is needed to gauge interest and setup the tour. Contact Robert.smith@crowncastle.com, 724.416.2623.