



# CAL Planner

JULY - AUGUST 2007



*To respond to global warming, cities and counties will need to formulate more effective general plan policies to — among many other strategies — promote mixed-use infill development, mass transit, the use of low- and zero-emission vehicles and the planting of street trees.*

## How Should General Plans Deal With Global Warming?

by *Niko Letunic*

By now, the outlines of the debate on global warming are well-established: the earth's average temperature has been rising in recent decades; the main cause of this warming is emissions of greenhouse gases (GHGs) from human activities; and the warming could have severe consequences within several decades unless GHG emissions are significantly reduced. Faced with these facts, California's governor signed into law Assembly Bill 32, the "Global Warming Solutions Act of 2006," last September. AB 32 formally commits the state to reduce its GHG emissions to 1990 levels by 2020 through an

enforceable statewide emissions cap.

With the passage of AB 32, attention in the fight against global warming in California has effectively shifted to local government. This year, in April, three environmental organizations sued the County of San Bernardino for not addressing global warming in its newly approved general plan. Significantly, the lawsuit was joined two days later by the California Office of the Attorney General. The lawsuit is the first of its kind in the state, and probably the nation, but almost certainly will not be the last.

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# California Planning Foundation Auction

*At the 2007 CCAPA Conference in San Jose*

It's that time of the year again, when planning professionals start making plans to attend the annual California Chapter American Planning Association (CCAPA) Conference, which includes the California Planning Foundation's (CPF) auction and raffle event. This year's conference in San Jose promises to be another great venue for the chance to bid on a variety of items ranging from a weekend getaway to original artwork and planning books. The raffle during the auction is another fun way to win prizes that can range from a tasty bottle of wine to a crisp, new \$100 bill and many things in between! While having a rollicking time participating at the auction, you're helping to raise funds for the serious work CPF undertakes every year on behalf of the planning profession. This year's event will take place on Monday, October 1, 2007, with the silent auction and reception beginning at 6:00 PM, followed by the live auction and raffle at 7:00 PM.

All members of CCAPA are members of CPF. CPF was established in 1971 as the chapter's nonprofit foundation. Donations and sponsorships received from the auction provide CPF with the opportunity to award over \$16,000 in student scholarships and memberships in APA. Additionally, CPF provides professional planning workshops throughout the state, so that practicing

California planners have the opportunity for continuing education in the planning field. However, we can't have these programs without your support!

Please make a donation to this year's auction. In addition to donating items like historic maps and books, crowd-pleasers include gift baskets, original photography, tickets to events or shows, travel- and leisure-related activities, and gift certificates to a variety of retail establishments, restaurants, and nature adventures. Original art and craft works are always popular. Our silent auction is always a fun addition to the live auction. So, round-up those donations, and get them to us as soon as possible, as we plan for another successful auction!

There are several ways to donate items for the auction:

- Individual donations from CCAPA members, groups, and those who support planning;
- Become a *Friend of CPF*. A donation of \$300 acknowledges you, your group, or firm as a CPF supporter and entitles you to your name or firm logo on the CPF website for one year; acknowledgement at the auction and on the auction flier, and acknowledgement during the presentation of the CPF Scholarship awards;

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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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## 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](http://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 if you need assistance or further information.

# Commissioner's CORNER

## Green Infrastructure

By *Kathy Garcia, FASLA*



It's time to think differently about infrastructure. That was the challenge posed to Planners and Planning Commissioners at various sessions during the APA Conference held in Philadelphia this year. We have always taken infrastructure for granted — we require it; we need it; we use it, but we don't

think that much about it outside its traditional roles. Now, more than ever, is the time that we should think much broader and more comprehensively as to the importance of infrastructure in our jurisdictions ... and not just any infrastructure, but "Green" infrastructure.

What is Green Infrastructure? The Webster dictionary defines "infrastructure" as:

the underlying foundation or basic framework (as of a system or organization); the system of public works of a country, state, or region; also, the resources (as personnel, buildings, or equipment) required for an activity.

We, in the planning world, typically think of "infrastructure" to categorize our streets, highway transit and transportation systems, sewer, drainage, water and power utilities as well as specialized public works such as airports, railways, or harbors. What we are missing is a whole other system of resources required for our quality of life — green infrastructure.

A web search reveals a range of green infrastructure definitions. Most simply, green infrastructure is stated as "a green solution to many of the problems associated with sprawling development" ([www.greeninfrastructure.net](http://www.greeninfrastructure.net)).

Specific applications define green infrastructure as an "interconnected network of open spaces and natural areas, such as greenways, wetlands, parks, forest preserves and native plant vegetation, that naturally manages stormwater, reduces flooding risk and improves water quality" ([www.greenvalues.cnt.org](http://www.greenvalues.cnt.org)). However, the most comprehensive definition I discovered is that issued by the President's Council on Sustainable Development in its May 1999 report, "Towards a Sustainable America – Advancing Prosperity, Opportunity and a Healthy Environment for the 21st Century." The Council defines green infrastructure as: "Our nation's natural life support system – an

interconnected network of protected land and water that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for America's communities and people."

Our "life support system" — that is serious nomenclature. It implies that without green infrastructure, we will not sustain our existence. Yet, we do not have a General Plan element that addresses green infrastructure outside of common public works infrastructure systems. While we review environmental factors

for all projects, we don't have an EIR review of our "life support system" in the capacity typically associated with infrastructure. Maybe it is time to move outside of the traditional way of thinking about infrastructure and towards a green infrastructure model of living.

We look to our highway system as providing that critical link between home and work, school and friends, family and pastimes. We trust that water will come

out of the tap, our lights will flip with a switch, and a flush will transport waste away. Do we think of our open space resources in the same capacity? Probably not. Yet, these open space resources — whether it is a small stormwater swale or an extensive greenbelt — play the same role in supporting and sustaining our existence as do our utility and transportation infrastructure.

Karen Williamson of the Heritage Conservancy writes in her 2003 paper "Growing with Green Infrastructure" about the elements of a green infrastructure system that, when interacting together, form the network of natural processes necessary to sustain our cities and towns. I would guess that each of our jurisdictions contains most, if not all, of these components; yet, we tend to think about them individually rather than as a system. How would our regions look if we prioritized the system rather than the individual elements?

Using the classic infrastructure model of "source" and "connection," the elements of a green infrastructure system are explained by Williamson as "hubs" and "links." Hubs are the anchors — the origins, source point or destination. These can include reserve lands, often in their pristine condition; managed lands, such as our National Forests, used for both resource extraction as well as recreation and natural preservation; working lands, such as farmland, forests or ranches; parks and

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## Global Warming

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The suit argues that the county's general plan violates AB 32 and CEQA by, respectively, failing to consider ways to reduce GHG emissions and to evaluate the plan's impacts on global warming. The county has responded that the general plan, including its environmental review, was nearly complete by the time AB 32 was signed and that the state has not yet developed regulations for the implementation of AB 32 by local government agencies. (The latest version of the *General Plan Guidelines* was published by the Governor's Office of Planning and Research in 2003, well before global warming had become a mainstream concern; for that reason, the current edition does not mention the issue, let alone provide guidance for how it should be addressed in general plans.)

At the time of this writing, the fate of the lawsuit is far from certain. What is certain, however — even if the suit is decided in favor of the county — is that the pressure on California cities and counties to address global warming in their general plans is only going to grow as the state's residents become increasingly informed and concerned about the issue. However, with little or no direction from the state on how to do so, cities and counties who are updating their plans will likely need to fend for themselves over the next few years.

This article aims to begin to fill this "guidance deficit" by outlining the most important considerations related to global warming that cities and counties should give attention to when updating their plans. The considerations are not new or specific to global warming, and much has already been written elsewhere about implementing each one of them (the *General Plan Guidelines* actually covers many of them). Instead, the purpose of this article is to offer a framework through which separate and sometimes unrelated issues related to

global warming can be brought together in the context of a general plan.

It is important to note that, concerning global warming, cities and counties should have at least three distinct goals:

1. Reduce the emissions of GHG within their jurisdictions (that is, their contribution to global warming).
2. Counteract the effects of global warming.
3. Protect their residents from the adverse effects of global warming.

All of these goals should be reflected in the policies of a general plan and, accordingly, all are addressed below. With the exception of the noise element, which has minimal relation to global warming, policies and programs concerning global warming should be addressed across the various mandatory elements of a General Plan, as follows:

- **Land Use Element.** With regard to land use, the most important actions that cities and counties can take to shrink their global warming "footprint" are to develop and implement general plan policies that discourage auto-dependent sprawl development and, instead, promote infill development that is compact, mixed-use, pedestrian-friendly, and transit-oriented.
- **Circulation Element.** The transportation sector is the single greatest contributor to global warming. Mirroring the land-use policy recommendations above, circulation-related policies should discourage travel by single-occupant motor vehicles (including reducing parking requirements) and, instead, encourage the use of mass transit and other high-occupancy vehicles, bicycling and walking, and telecommuting. More aggressive



**Global Warming**

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actions may be considered, including congestion pricing and even the removal of roadway and parking capacity for single-passenger motor vehicles.

- **Housing Element.** One of the housing element’s primary considerations should be focused on improving the community’s jobs/housing balance, in order to reduce commuting. In addition, this element can support land use policies by also encouraging higher-density residential development.
- **Conservation Element.** Overlooked in some general plans (especially those of more-urban jurisdictions), this element stands to gain prominence as awareness of the causes and effects of global warming. Policies in the conservation element should promote energy and resource efficiency in both transportation and all building types as well as encourage the development of renewable energy. Global warming is expected to worsen the incidence of droughts, so policies should address water efficiency, conservation, and recycling; the protection of ground and surface sources of drinking water; and the development of new water supplies. Since global warming is also likely to have adverse effects on vulnerable plant and animal species, policies should address the preservation of natural habitats, both aquatic and terrestrial.
- **Open Space Element.** This element can reinforce conservation policies that seek to protect natural habitats and sources of drinking water and groundwater-recharge areas. Since some research indicates that the most effective way to counteract the effects of global warming is to increase an area’s vegetated groundcover, policies in this element

should address the protection of forests and woodlands and the expansion of urban parks and street-tree programs.

- **Safety Element.** This is another overlooked element that is likely to gain in importance. Expected effects of global warming include greater risks of wildfires and flooding, including from rising sea levels. The safety element can protect residents from these effects by incorporating policies that restrict development in the wildland/urban interface, along shorelines and on floodplains.

Possibly no other level of government has a greater responsibility to respond to global warming than cities and, to a lesser extent, counties. By some estimates, urbanized areas cover one percent of the earth’s surface but contribute 80 percent of greenhouse gases; at the same time, urbanized areas are home to the vast majority of Americans. Fortunately, the comprehensive, integrated, and long-range nature of a general plan makes it an ideal vehicle for implementing a community’s goals related to global warming.

In closing, it is important to note that almost all general plans already address most of the considerations mentioned above. However, the possibility of serious adverse effects resulting from global warming implies that cities and counties need to develop even more effective policies and programs and to implement them more aggressively.

*Niko Letunic is a founding partner of Eisen|Letunic, a Bay Area-based transportation, environmental, and urban planning firm. He encourages readers to contact him with questions and comments about this article at [niko@eisenletunic.com](mailto:niko@eisenletunic.com).*

**CalPlanner Production Schedule**

Issue	Articles Submitted	Mailed*
Nov/Dec	Sept 10	Oct 22

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

**Commissioner's Corner***continued from page 3*

developed open spaces; and recycled lands, such as restored brownfields, mined lands or landfills. Links, then, interconnect these hubs and allow the ecological processes to flow between hubs. Links can include conservation corridors, greenbelts, landscape linkages and even streetscapes or recreational trail corridors. As with any system of infrastructure, the hub depends upon the links to exchange benefit, while the links are required to recharge the hubs. Much like our heart and vascular structure, the infrastructure components cannot operate independently or without an amalgamated system.

How do we shift our mindset and begin to look at our system of natural hubs and links as the infrastructure that support our regions? First, we must understand what we have. Where are our viable hubs and functioning links? Second, we need to look at our inventory as part of a system rather than independent factors. Parks and reserves should be hand-in-hand with drainages, habitats, and streetscapes. Third, we should map the system and understand the gaps. What is necessary to integrate these individual elements into part of a functioning organism and create a system? And finally — the hardest part — we should do everything in our power to promote, sustain, connect, and otherwise maintain our life support system of green infrastructure. As we review projects as Planning Commissioners, we should search for the interconnection — how does this project fit into the entire green infrastructure system? We should encourage connections where they do not exist and ensure that those that are part of the system are preserved and uninterrupted. In doing so, we will be actively promoting our “life support system” for a functioning and healthy jurisdiction.

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

# In Memory — Warren W. Jones

## *Planner ... Teacher ... Author*

*Courtesy of Northern News, the Monthly News Publication of Northern Section, CCAPA, on the Internet at [www.norcalapa.org](http://www.norcalapa.org)*

Warren Jones, 78, passed away Thursday, May 10. He had not been well for several years. Many of us knew Jones and his work as founder and publisher of Solano Press, a California publishing house specializing in land use, planning law, urban affairs and environmental subjects.

Jones received his bachelor's degree from the University of Washington and his MCP from UC Berkeley in 1957, while simultaneously gaining experience as an assistant planner with the Cities of Berkeley and Santa Cruz. After graduation, he worked for the Oakland City Planning Department for two years; then, he spent several months observing urban planning in Europe. Jones was active in the California Planning Foundation a decade before the California Chapter of APA took it under its wing. He served for one year as project planner with Wilsey, Ham & Blair on the Ventura County Preliminary General Plan. He established the firm of Warren W. Jones & Associates in 1961. Douglas Duncan joined Jones in 1966, and the firm name changed to Duncan and Jones.

Jones' early clients included El Cerrito, Brentwood, Danville, Fairfax, Livermore, Mill Valley, San Rafael, Yountville, and the County of Santa Cruz, and several owners and developers of planned communities.

During that time, Jones taught city planning courses at the UC Extension Division and wrote the University's first correspondence course in city planning. His work in developing UC Berkeley

Extension's Planning Program had a tremendous impact on the education of California planners. Around 1974, he left his planning practice to Douglas Duncan and immersed himself full-time in guiding the Extension planning programs.

Jones founded Solano Press in 1985, eventually moving the operation to Point Arena.

Among his several articles and books are: *A Career Worth Planning: Starting Out and Moving Ahead in the Planning Profession*, with Natalie Macris (2000). *What Do I Do Next: A Manual for People Just Entering Government Service*, with Albert Solnit (1980) — the 15<sup>th</sup> best selling book from APA's Planners Press, 1978-2003.

## ***RRM Moves Its Office to San Clemente***

RRM has expanded its team of professionals to take architecture, engineering, landscape architecture, and planning projects to the next level. The team has moved its office from San Juan Capistrano to San Clemente. Their new address is 232 Avenida Fabricante, St. 112, San Clemente, CA 92672. They can be reached at 949.361.7950.

# Letter to the EDITOR

## *Form-Based Codes and CEQA Reform*

By *Cindy van Empel, AICP*

Editor,

Thank you for providing in the May-June issue some balance with the March-April issue, in which Mark Brodeur implied that New Urbanists are wild-eyed worshippers of Andres Duany. I've been to several Congresses (what the Congress for the New Urbanism calls it conferences) and have begun the Form-Based Codes Institute's certification program, but I have yet to see a temple or smell incense. In fact, while Andres is on the board of both organizations, he is rarely a speaker. No, there are dozens of excellent panelists, some of whom penned the articles you published, who are not Andres and are not even from Florida.

I think CNU and the Form-Based Codes Institute are onto something important. As New Urbanism picks up steam, its critics, who seem to feel threatened although New Urbanism represents a very small amount of new development, become harsher. For years, the public and elected and appointed officials have expressed increasing dissatisfaction with the human habitat we are building.

It seems to me that Euclidean zoning has failed to live up to its Utopian promise, and it is time to look elsewhere for answers. I encourage your readers to stretch a little and give New Urbanism a look. An excellent resource is the Charter of the New Urbanism, a collection of 27 essays elaborating the 27 charter principles (available at [www.cnu.org](http://www.cnu.org)). I believe that you'll find a great deal there that makes sense.

On another note, Daniel Parolek calls for CEQA reform in his article — he is not alone. I am currently preparing a paper on CEQA and New Urbanism in which I describe why CEQA reform is unnecessary. I ask your patience in this. Just as it is necessary for New Urbanists to explain to the public how New Urbanism can be used to solve some problems, it is necessary to explain to planners and elected officials how to revise environmental review to properly evaluate New Urbanist development.

*Cindy van Empel, AICP, is a Senior Planner and can be reached at 209.577.5280.*



## *Penfield & Smith Celebrates 60 Years In Business & Joins the ENR Top 500 Design Firms List*

Penfield & Smith, a local engineering, planning and surveying firm received notification in April that they been listed as number 456 on McGraw Hill's ENR Top Design Firms in the U.S.A. list. Penfield & Smith's President, Danny Wynn credited the staff's hard work for this significant achievement. Every year, thousands of firms all over the nation compete for this honor — the construction industry's version of the Fortune 500 list.

### *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

What bills should you be tracking? Below is a list of bills that are still alive, along with the CCAPA positions, that planners should be tracking this year. For a complete list of the bills that CCAPA is lobbying this year, see the CCAPA website. There is a site on the right-hand side of the homepage that will link you to the hot bill lists, copies of the bills, their status, CCAPA letters and analyses: [www.calapa.org](http://www.calapa.org).

### **AB 5 (Wolk) – Sacramento/San Joaquin Flood Protection Planning and Development Approvals**

In Assembly Appropriations Committee

**CCAPA Position: Support if amended**

### **AB 70 (Jones) – Local Flood Liability**

In Assembly Appropriations Committee

**CCAPA Position: Watch**

### **AB 162 (Wolk) – General Plan Flood Requirements**

In Assembly Appropriations Committee

**CCAPA Position: Support**

### **AB 415 (Jones) – Restrictions on Zoning for Land Suitable for Residential Development or Double Zoning**

On Assembly Floor

**CCAPA Position: Oppose unless amended (working with author on amendments)**

### **AB 641 (Torrico) – Postponement of Fees on Nonprofit Housing Developers Until Final Inspection or Certificate of Occupancy**

On Assembly Floor

**CCAPA Position: Neutral as amended**

### **AB 1019 (Blakeslee) – RHNA Agreement under Annexations**

On Assembly Floor

**CCAPA Position: Support as amended**

### **AB 1065 (Leiber) – Reducing Greenhouse Gases through Building Standards**

In Assembly Appropriations Committee

**CCAPA Position: Watch**

### **AB 1096 (DaVore) – Report on Use of CEQA Statutory Exemptions Re: Affordable Housing Projects**

In Assembly Appropriations Committee

**CCAPA Position: Watch as amended**

### **AB 1253 (Caballero) – Bond Fund Criteria for Regional and Local Land Use Plans**

In Assembly Appropriations Committee

**CCAPA Position: Support**

### **AB 1358 (Leno) – Changes in Circulation Element to Accommodate All Users of Highways and Public Transportation**

In Assembly Appropriations Committee

**CCAPA Position: Support if amended**

### **AB 1542 (Evans) – Restrictions on Mobilehome Park Conversions**

In Assembly Appropriations Committee

**CCAPA Position: Support**

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### *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 the Consultant Directory link), just click on the “Hot Bill List” link. That link connects members to reports on the hot bills, CCAPA positions, and the status of each measure.

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



**Legislative Update**

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**SB 2 (Cedillo) – Provision for Emergency Shelters and Special Needs Facilities in Housing Element and Anti-NIMBY Law**

On Senate Floor

**CCAPA Position: Support if amended (working with author on amendments)**

**SB 5 (Machado) – State Plan of Flood Control and Local Flood Planning and Development Approvals**

In Senate Appropriations Committee

**CCAPA Position: Support if amended**

**SB 68 (Kuehl) – Mining and Land Use Compatibility**

In Senate Appropriations Committee

**CCAPA Position: Neutral as amended**

**SB 167 (Negrete McLeod) – Bond Criteria for Planning Grants**

In Senate Appropriations Committee

**CCAPA Position: Support as amended**

**SB 303 (Ducheny) – Revision of Housing Element Planning and Zoning Requirements**

At the request of Assembly Local Government Committee Chair Anna Caballero, SB 303 has been sent to interim hearing. That makes the bill a 2-year bill, meaning that it will not move this year. There will be meetings this fall to discuss the various concerns with the bill, and the bill will be heard again in January in both the Assembly Local Government and Assembly Housing Committees. Thank you all for your letters, contacts and comments.

**CCAPA Position: Oppose unless amended**

**SB 375 (Steinberg) – Local General Plan Consistency with Regional Preferred Growth Scenarios – Tied to Transportation and Other Funding**

SB 375 was passed by the Assembly Local Government Committee, and next goes to the Assembly Transportation Committee. It still needs a lot of work between now and the end of session.

**CCAPA Position: Support if substantially amended**

**SB 821 (Kuehl) – Land Use and Adequate Water Supplies Report**

On Senate Floor

**CCAPA Position: Neutral as amended**

**SB 900 (Corbett) – Restrictions on Mobilehome Park Conversions**

On Senate Floor

**CCAPA Position: Support**

**SB 934 (Lowenthal) – Tax Increment Financing for Housing & Infrastructure Zones**

In Senate Appropriations Committee

**CCAPA Position: Support**

Want to know the current status or need more information on the measures identified above? Go to the CCAPA website legislative section at [www.calapa.org](http://www.calapa.org). The “Hot Bill List” and “Position Letters” can be found there.

*HDR Expands  
Infrastructure Outreach  
Program by Purchasing  
Assets of The Hoyt Company*

HDR, an architecture-engineering-consulting firm, has completed an asset purchase of The Hoyt Company, a transportation planning, community relations and public outreach firm based in Sacramento, California. The Hoyt Company will conduct business as HDR/The Hoyt Company.

Under the new corporate structure, Wendy Hoyt will be a Vice President and Officer, responsible for leading community relations and transportation/transit planning in Northern California.

# Best Efforts: Meeting California's Affordable Housing Needs

By Regulatory Barriers Clearinghouse Staff

Many in the planning community are regular visitors to various planning websites, but more and more, savvy planners are turning — and returning — to the Regulatory Barriers Clearinghouse (RBC). RBC is managed by the U.S. HUD's Office of Policy Development and Research, and is the sister site of the HUD USER Clearinghouse. For almost 30 years, HUD USER has been your primary source for HUD-sponsored reports and information on housing policy and programs, building technology, economic development, urban planning, and other housing-related topics. This article is based on some of the information that we provide in the RBC database, and we hope that you find it relevant, useful, and interesting.

As housing prices in California continue to rise, homeownership opportunities have become increasingly out of reach. Metropolitan suburbs, once a primary source of moderately priced homes, are no longer affordable to median-income families. According to the California Association of Realtors (CAR), the median price of a single-family home in Orange County in July 2005 was \$704,820. At this price, only 11 percent of the county's residents could afford to purchase a home. In light of California's affordable housing shortage, this article will outline some of the efforts being spearheaded by local jurisdictions to promote affordability throughout the state — all of which can be found in the RBC database.

## Regional Efforts

### The Bay Area

The San Francisco Bay Area is home to one of the costliest places to live in the nation. According to the Non-Profit Housing Association of Northern California, in order to meet the pressing need for housing, the Bay Area required more than 230,000 new homes over a seven-year period that concluded in 2006. This forecast included much of the then-anticipated demand for low- and very-low-income housing. The acute need for affordable housing in this area can be traced to a combination of factors, including restrictive open space requirements, limited density allowances, minimal multifamily housing zones, and poor distribution of affordable housing funds.

To improve on the area's affordable housing stock, the local cities and counties created the Bay Area's Nine County Network, which works with local housing organizations to meet the area's demand for housing. In addition, a Fair Share Housing Report Card is used to evaluate each city or county's efforts to meet its affordable housing needs. The Report Card

uses the housing elements to evaluate each area. A housing element estimates the current and future need for housing, and is an aspect of the Comprehensive Plans that municipalities produce in support of their requests for HUD funding.

The Report Card measures progress using a point system for each jurisdiction, based on the following housing element-driven criteria:

- Process and analysis in the form of opportunities for public participation in the housing element process (6 points); a housing element that accurately analyzes housing need (7 points); the revision of past housing elements and monitoring (6 points); and the removal of housing constraints (6 points). Total: 25 points.
- Zoning that's geared to identifying sites for affordable housing development (16 points); increasing densities and adopting appropriate parking requirements (9 points); using smart growth approaches, such as mixed use and transit-oriented development (10 points). Total: 35 points.
- Affordable housing production and preservation through inclusionary zoning policies (10 points); providing funding for affordable housing (20 points); and stabilizing and preserving existing affordable housing (10 points). Total: 40 points.
- Implementing local initiatives that meet a community's affordable housing needs. Total: Bonus of 5 points.

A score of 80 or more points secures a place on the Honor Roll. Cities on the Honor Roll include Berkeley, East Palo Alto, Palo Alto, Petaluma, Santa Clara, San Jose and Sunnyvale, which were all in compliance with their housing elements and met a significant portion of their affordable housing needs from 1988-1999. For more information on the Bay Area's efforts to increase housing affordability, please visit the RBC database at: <http://www.huduser.org/rbc/search/rbcdetails.asp?DocId=1449>.

*continued on page 15*

*California represents one of the states hit hardest by the high costs of housing, making affordable housing for its citizens among the state's biggest challenges.*

# STaR Announces AICP Certification Maintenance Subsidy Program

Since the onset of the discussion that has led to the establishment of a continuing education requirement to maintain the AICP designation, the Small Town and Rural (STaR) Planning Division has expressed a concern about the equity of this requirement as it pertains to many of our Division's members. Unlike their metropolitan "cousins," small town and rural planners frequently earn less salary, do without training budgets, and quite often are solo practitioners who cannot leave their place of employment during the workday.

To address these equity concerns, STaR is happy to announce the establishment of a subsidy program designed to help defray the expenses involved in maintenance of the AICP certification. To be eligible for the subsidy, you must be a member in good standing of AICP and STaR, and earn less than \$50,000 a year from planning.

Here is how the program works:

- a. Only APA-approved Certification Maintenance coursework and/or study materials are eligible for the subsidy. The applicant must submit the course to STaR before registration. This allows STaR to analyze the content of the course, its eligibility with APA requirements, and also to advertise the course to other members.
- b. Proof of attendance at a seminar is required. As for self-paced materials, STaR reserves the right to ascertain whether the materials were, in fact, studied. Subsidy payments are contingent on submission of an article of no fewer than 300 words for publication in the STaR newsletter. The article should explain what was learned as a result of the certification maintenance work, as well as its application to small town and rural planning. The article need not directly mention that the member received a STaR subsidy.
- c. Reimbursement checks would be sent to qualifying members as received by the Secretary-Treasurer after receipt by the Newsletter Editor of the required newsletter article. A maximum subsidy of \$500 per two-year maintenance period is allowed. The maximum subsidy per course is \$100.

If this is a program that interests you, feel free to contact STaR Chair Dale Powers at [drpowers@co.pine.mn.us](mailto:drpowers@co.pine.mn.us) or call Dale at 1.800.450.7463, extension 6707.

## Setting IT STRAIGHT

*Captions for the images for the cover article in the March-April 2007 CalPlanner entitled "LEED-ND Is Coming ... Are You Ready? How to Implement Green Planning and Design Principles Now" should have read: Page 1: "First LEED Gold fire station in the nation, designed by RRM;" Page 15, lower left-hand corner: "An approved neighborhood project and candidate for sustainable design in San Luis Obispo"; Page 15, upper right-hand corner: "An urban revitalization project and LEED-ND candidate in Camarillo." We apologize for any confusion this may have caused.*

### PEN Broadcasts Information

PEN 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](http://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.



**TRANSFORMING THE URBAN FABRIC**

September 30 - October 3, 2007  
Fairmont San José Hotel  
**REGISTRATION**

AICP:  YES  NO

SPOUSE/GUEST NAME (if registered)

**PLEASE REGISTER EARLY TO SAVE MONEY!**

Your name as it will appear on badge (all information must be complete for your registration to be processed).

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Company \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Dietary Requirements  Vegetarian  Other \_\_\_\_\_

**APA MEMBER VERIFICATION:** Please provide your APA or CCAPA Member No. \_\_\_\_\_

**STUDENT VERIFICATION:** I certify that I am currently enrolled full-time. Student picture ID will be required for conference badge pick-up.

Student Signature \_\_\_\_\_

School \_\_\_\_\_ Date \_\_\_\_\_

**LIFE MEMBER:** Year you became a member of CCAPA \_\_\_\_\_ (must be a member for 25 years and minimum age 65)

**REGISTRATION FEES**

Entire Conference registration includes all events except for mobile workshops. One Day Only registration includes meals only on the day registered.

Registration fees postmarked or registered online	Entire Conference			One Day Only			Total
	By 7/31/07	By 8/31/07	After 8/31/07 or onsite	By 7/31/07	By 8/31/07	After 8/31/07 or onsite	
APA/CCAPA Member	\$450	\$475	\$500	\$250	\$250	\$275	\$
Non-Member	\$525	\$550	\$575	\$275	\$275	\$300	\$
Student	\$225	\$225	\$275	\$125	\$125	\$150	\$
Life Member	\$225	\$250	\$275	\$125	\$125	\$150	\$
Speaker	\$450	\$475	\$500	\$250	\$250	\$275	\$
				Circle day: Sun. Mon. Tues. Wed.			

**Add processing fee for EACH non-online registrations** (Processing fee can be avoided by registering with check or credit card online at [www.calapa.org](http://www.calapa.org)) **\$ 30**

**Not a member yet?** Become a CCAPA Chapter-Only member today for \$115 and pay the APA/CCAPA member rate above. **\$ 115**

**SUBTOTAL REGISTRATION FEES:** \_\_\_\_\_

**MOBILE WORKSHOPS, SPECIAL SESSIONS AND EVENTS**

**Mobile Workshops: Monday - Full Day**

- MW #1: Livermore Downtown Revitalization in Action
- MW #2: Get Your Shop On: San José Market Center, Santana Row, and Westfield Valley Fair Destination Retail
- MW #3: Baghdad-by-the-Bay: San Francisco High-Rise Residential Projects and Affordable Housing in Green Projects

**Mobile Workshops: Tuesday Morning - Half Day**

- MW #4: Downtown Gilroy Reeks of Success
- MW #5: A Walk Through Central San José Neighborhoods: Strong Neighborhood Initiative (SNI) Physical Improvements
- MW #6: Does the Shoe Fit? Size 7 House on a Size 6 Lot: San José's Residential Design Tour
- MW #7: Critical Coastal Study Area: Making the Land Use and Water Quality Protection Connection

**Mobile Workshops: Tuesday Afternoon - Half Day**

- MW #8: What's Going Down (and Up) in Downtown San José
- MW #9: From Pervious Pavement to Living Roofs: Immerse Yourself in Design for Water Quality
- MW #10: Downtown Mountain View: TOD not SUV
- MW #11: San José Affordable Housing in Green

**SPECIAL SESSIONS AND EVENTS**

Opening Reception (Sun.)	\$75	\$
Breakfast (Circle: Mon. Tues.)	\$25	\$
Lunch (Circle: Mon. Tues.)	\$30	\$
Evening Reception (Circle: Mon. Tues.)	\$50	\$
Brunch (Wed.)	\$50	\$
Mobile Workshop - Full Day	\$50	\$
Mobile Workshop - Half Day	\$35 each	\$

**COMPLIMENTARY Events, please check if attending**

- Student "COMPLIMENTARY" Day (Sun.)
- Diversity Summit and Reception

**SUBTOTAL OTHER FEES:** \_\_\_\_\_

**TOTAL REGISTRATION AND OTHER:** \_\_\_\_\_

**PAYMENT**

Check payable to CCAPA Conference enclosed. Please charge \$ \_\_\_\_\_ to my  Mastercard  Visa Exp. Date \_\_\_\_\_

Card Number \_\_\_\_\_ # on back of card \_\_\_\_\_ Signature \_\_\_\_\_  
Cardholder must sign here for us to process payment.

**REGISTRATION INSTRUCTIONS:** Please complete the form in blue or black ink. Use a separate form for each registrant. For inquiries regarding registration, please contact CCAPA at [sgassoc@msn.com](mailto:sgassoc@msn.com). **CANCELLATION POLICY:** Cancellations received by 8/31/07 will be fully refunded minus a \$50 processing fee. **NO REFUNDS AFTER 8/31/07.**

**SUBMIT YOUR REGISTRATION:** To avoid double billing, please use only one of the following registration methods. Make checks payable to CCAPA Conference.

1. **On the Web,** by completing our online form at [www.calapa.org](http://www.calapa.org) and using your credit card or check. **Save \$30 processing fee when you register online!**

2. **By Mail, by credit card or check** to CCAPA Conference, 1333 36th St., Sacramento, CA 95816. Additional \$30 processing fee applies with this method of payment. (See above).

3. **By Fax** with credit card to 928.438.5022. Additional \$30 processing fee applies with this method of payment. (See above).

4. **No purchase orders will be accepted.**

**Other important registration information:**

- Faxed or mailed registration with payment will not be accepted after 9/19/07.
- Online registration will remain open until 9/26/07 at 5:00 pm.
- All registrations after 9/26/07 must be done onsite.
- No shows without payment will be billed.
- All faxed, mailed or online registrations where payment has not been received by 9/26 will be cancelled, and attendee will need to re-register onsite.





Experience the world-renowned Silicon Valley at the 2007 CCAPA conference in vibrant downtown San José!

The theme of the conference, “Transforming the Urban Fabric,” and its associated patchwork quilt logo were selected to represent the vast array of diverse issues and specialties within the planning profession, as well as the many cross-professional collaborations and partnerships.

The conference includes over 110 stimulating conference sessions, 11 mobile workshops highlighting communities throughout the greater Bay Area, a festive opening reception at the Tech Museum of Innovation, California Planning Foundation Auction, awards luncheons, leadership reception, consultant reception, diversity summit, and complimentary student sessions.

The conference features two dynamic keynote speakers: Carl Guardino, president and CEO of the Silicon Valley Leadership Group, and Norman Y. Mineta, former City of San José mayor, member of Congress, U.S. Secretary of Commerce and U.S. Secretary of Transportation.

Register by July 31 to take advantage of early-bird registration fees. Exhibitor and sponsorship opportunities are still available!

**Update your planner's “sewing kit”!  
September 30-October 3, 2007  
Fairmont San José Hotel**

**CONFERENCE INFORMATION ONLINE AT [WWW.CALAPA.ORG](http://WWW.CALAPA.ORG)**

# Job OPPORTUNITIES

## Environmental Project Managers

The Bureau of Environmental Management at the San Francisco Public Utilities Commission (SFPUC) has multiple positions open for professionals with a desire to work on a world-class infrastructure and water supply program that is the biggest such program in current development in the U.S. The \$4.3-billion capital improvement Water System Improvement Program is designed to repair, replace and seismically upgrade the water system's pipelines, tunnels, reservoirs, and dams. This ambitious, 13-year capital program is comprised of 77 projects. In addition, the Bureau of Environmental Management is responsible for environmental compliance for several major wastewater and power projects, including the San Francisco Sewer System Master Plan.

Join our team as an environmental project manager in San Francisco in one of two categories: Planner IV, Planner III. Our Environmental Project Managers are responsible for all environmental planning, review, and permitting, including compliance with the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and permitting by State and federal agencies. We have a large backlog of projects, both urban and non-urban, encompassing water, power, and wastewater. We are actively looking for experienced professionals who are team oriented, technically advanced, and interested in working in a challenging learning and solution-based environment.

- 5299 Planner IV – Environmental Review

Essential functions include directing the activities of environmental managers performing environmental review; preparing budgets and schedules to complete environmental review projects; gathering, analyzing, and interpreting environmental data and preparing CEQA recommendations; preparing and reviewing difficult and complex environmental evaluations and reports to insure compliance with CEQA, the San Francisco Administrative Code, and other governmental regulations and guidelines; supervising the work of staff and consultants, and performing related duties as required.

- 5298 Planner III – Environmental Review

Essential functions include participating in all phases of environmental review, such as analysis of environmental impact and mitigation measures and obtaining regulatory permits; procuring and managing consultants; supervising consultants in the preparation of environmental review documents; interpreting and explaining legal, technical and procedural aspects of environmental review to the SFPUC; preparing technical reports; making presentations to the SFPUC; and representing the SFPUC at agency negotiations.

For a job description, required qualifications, and application information, please visit our website: <http://www.sfwater.org>

For additional information, please call Lisa Contreras at 415.554.2453.

## LSA Associates, Inc.

LSA is a diversified environmental, transportation, and community planning organization with California offices in Berkeley, Carlsbad, Colma, Irvine, Palm Springs, Point Richmond, Riverside, Rocklin, and San Luis Obispo and an office in Fort Collins, Colorado. Our firm is distinguished by the comprehensive nature of the services we provide and by our commitment to providing responsive and expert

support to our clients. The staff at LSA includes experts in environmental analysis, transportation planning and engineering, biology and wetlands, habitat restoration, resource management, geographic information systems (GIS), community and land planning, landscape architecture, archaeology and paleontology, water quality, noise, and air quality. We are recognized as innovators in the field of environmental impact assessment, and we have developed a reputation among clients and professional peers in both the public and private sectors as being thorough, innovative, and objective.

We are currently seeking experienced and qualified candidates for several job opportunities throughout our company:

- Senior Environmental Planners
- Assistant Environmental Planner
- Assistant Planners
- Assistant GIS Specialist
- Senior Transportation Planner/Engineer
- Transportation Planner
- Biologists – all levels
- Senior Cultural Resources Manager
- Paleontological Technician

A full listing of each position and contact information can be found on the employment page of our company Website, [www.lsa-assoc.com](http://www.lsa-assoc.com).

Here at LSA, our greatest asset is our employee ownership. We offer excellent compensation and benefits, including competitive pay; medical, dental, vision, group life, and long-term disability insurance plans; vacation, sick, and holiday pay; an Employee Stock Ownership Plan (ESOP); and a Profit Sharing and Savings Plan (with 401k and company match). LSA is an EOE/AA. RR

## RBF Consulting

Founded in 1944, RBF's reputation and success are founded on our commitment to quality, professionalism and continuing innovation. When you join the RBF team, you will have the opportunity to collaborate with over 1,000 professionals and experts throughout 14 offices in California, Arizona, and Nevada. You will work on a variety of urban design, redevelopment, brownfield, and Smart Growth projects.

We currently have the following planning opportunities available:

- Environmental Analysts
- Environmental Planning Managers
- Senior Environmental Planners
- Project Coordinators
- Project Managers
- Assistant Planners
- Senior Planners
- Urban Designers
- Landscape Architects
- GIS Project Managers

We provide exceptional opportunities for professional success, continued learning, and personal growth. RBF offers excellent compensation and benefits packages, including a generous matching 401(k), profit sharing and bonus plans, relocation assistance and ownership opportunity. We invite you to join our team, build your career with us, and make a difference in your life and professional career!

For additional information visit [www.RBF.com](http://www.RBF.com). Fax: 949.855.7060; Email: [hrmail@rbf.com](mailto:hrmail@rbf.com)

EOE M/F/D/V

## Meeting California's Affordable Housing Needs

*continued from page 10*

### City Efforts

#### Santa Cruz

A college town near the ocean in Northern California, Santa Cruz is in desperate need of affordable housing. According to the Santa Cruz Association of Realtors, the median price for a home was \$754,000 in October 2006, up more than half a million dollars from 10 years ago. The high price of housing and rapid growth have left many unable to afford to live near their schools or work. Santa Cruz recently adopted legislation that includes an accessory dwelling unit ordinance, which allows accessory dwellings and streamlines the process by providing multiple prototypes. Choosing a prototype eliminates the need for an external review, which usually increases costs and causes delays. The city also allows those using a prototype to apply for a grant covering up to \$100 of the cost of a professional consultation by an engineer, architect or electrician. The accessory dwelling ordinance is also significant because it limits urban sprawl and protects the environment. For additional information on efforts in Santa Cruz, please visit <http://www.huduser.org/rbc/search/rbcdetails.asp?DocId=1368>.

#### Irvine.

About 20 years ago, a lawsuit spurred the City of Irvine to take action regarding affordable housing. As a result, it was the first city in Southern California to establish an affordable housing trust fund.

Approximately 15 percent of Irvine's current land is from the annexation of the former El Toro Marine Base. In order to meet its goal of creating 10,000 affordable housing units by the year 2025, Irvine set aside land appropriated from the base to build affordable housing. For more information on Irvine's efforts, please visit <http://www.huduser.org/rbc/search/rbcdetails.asp?DocId=1429>.

### Conclusion

California represents one of the states hit hardest by the high costs of housing, making affordable housing for its citizens among the state's biggest challenges. Despite the costs, noteworthy efforts to make housing more affordable have been successful. These efforts, along with information and inspiration for localities looking to make affordable housing more available in their own communities, can be found in the Regulatory Barriers Clearinghouse's up-to-date database of strategies and resources.

## Planners On THE MOVE

Environmental Science Associates (ESA) is pleased to announce that **Eric Zigas** has been promoted to Group Manager, and **Jill Hamilton** has been promoted to Deputy Group Manager, of ESA's San Francisco Bay Area Water Group.

**Robert R. Graham, AICP**, announced his retirement from the City and Regional Planning profession after more than 44 years in the field. Graham was Planning Director for Diablo Grande, a planned residential and resort new town in Stanislaus County. He is still a member of the Resorts and Tourism Committee and does some "pro bono" work. His planning library was donated to Berkeley, Orange County for use by future students.

Hogle-Ireland, Inc., a land planning and development consulting firm with offices in Irvine, Riverside and Palm Springs made two recent changes to its staff. **Alexa Wyneken** was promoted from senior associate project manager to project manager, and **Matt Everling** joined the company as a senior associate project manager.

### Send Your Articles and Photo Essays for California Planner

#### Karen Roberts

California Planner Managing Editor  
GranDesigns  
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Beaumont, CA 92223  
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E-mail: [gconte@rrmdesign.com](mailto:gconte@rrmdesign.com)

**California Planning Foundation Auction**

*continued from page 2*

- The **Section Challenge**. Each year, the seven CCAPA sections from around the state compete to donate the item that will go for the highest bid at the auction. This honor is memorialized by having the winning section name inscribed on a plaque presented to the winning section during the Awards Program.

Just complete a donation form, and forward the information to Virginia Viado, at [vviado@hogleireland.com](mailto:vviado@hogleireland.com), 951.787.9222, or to Larry Mintier, at [lmintier@jlmintier.com](mailto:lmintier@jlmintier.com), 916.446.0522. We'll see you at the auction. Don't forget to bring your checkbook, credit cards, and cash - **AND** be prepared to have lots of fun!

## *2007 California Planning Foundation Annual Auction and Scholarship Fund*

Yes! I'd like to participate as follows: (check appropriate box)

- Auction Item       Raffle Item       Estimated value: \$

Please provide a complete item description below: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- Please contact me for pick-up/drop-off options       I will bring the item to Orange County
- Monetary Donation of \$ \_\_\_\_\_ (payable to California Planning Foundation)
- Friend of CPF (\$300) (please include business card or website link information)

Name or Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Website: \_\_\_\_\_

Please return completed form via U.S. mail, fax or e-mail to:

Virginia M. Viado  
Project Manager  
Hogle-Ireland, Inc.  
e-mail: [vviado@hogleireland.com](mailto:vviado@hogleireland.com)

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