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APA California Delegates Travel to India - An Insiders View to Challenges Facing the Region

By Alice Daly, AICP, County of Santa Cruz



APA California Planners in India (Hing Wong)



Welcome to India (Alice Daly)

In autumn of 2009, a 20-person delegation from APA California – Northern shared chai, PowerPoints and perspectives on planning with our counterparts in India. We toured eight urban areas and four states, meeting government planners, academics, transportation experts and private practice architects along the way. Through professional contacts in each locality, we were allowed an insider's view into the unique character and special challenges facing each city. Starting in Delhi, we then met with Indian colleagues in Chandigarh, Jaipur, Ahmedabad and Mumbai, and made time for the historic and architectural delights of Agra (home of the Taj Mahal), Jodhpur and Udaipur. During three weeks of meetings with our knowledgeable informants, lively discussions and site tours flowed into an incremental understanding of our host country. Hospitality was abundant: in many instances, conversations that started in offices and conference rooms were continued over lunch or dinner or during walks through our host cities.

Along with seeking to understand the urban histories and design standards special to India, we were driven by curiosity of how Indian planners address issues of common concern, including the global demographics of rapid urbanization. Around the world, planners and urban designers are faced with the phenomenon of dwindling rural and small-town populations and the need to provide new housing, infrastructure and public amenities as people flood toward the perceived economic opportunities of big urban hubs. In India, urban in-migration is happening at an unprecedented rate. It is a dynamic that creates a vast and productive informal economy while causing infrastructure, redevelopment and public health nightmares.

Certain overriding themes became evident during our travels, but the rapidly spiraling urban population growth was the meta-frame through which transportation, sustainability and all other planning strategies had to be viewed.

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APA California Delegates Travel to India

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Meeting with Delhi Development Authority (Alice Daly)



Sidewalk Sale (Hing Wong)

Hyper-Urbanization: The Challenges of Massive In-Migration

In India, one of the first in-migration "urgencies" occurred during the 1947 Partition. Displaced people poured into Delhi and other cities when Pakistan was created, and villages on the peripheries of cities were consumed by unauthorized colonies and swallowed into the urban whole. Most cities on our tour had central cores that were master-planned centuries earlier, with walls, gates and layouts according to Hindu, Muslim, Mughal or British tenets of urban design. But there are now vast unplanned areas of Delhi, Ahmedabad and Mumbai where infrastructure and circulation were never considered, and few if any structures were permitted or built according to code standards.

Director of Planning Mrs. M.Z. Bawa of the Delhi Development Authority gave us an overview of their award-winning draft Master Plan 2021, which incorporates significant lessons learned from their 1962 and 1990 Master Plans. Both of the earlier plans greatly underestimated population growth, and it is acknowledged that there are no reliable measures of the vast rate of in-migration centered on squatter settlements, unskilled labor and "unregistered economic activity."

As with global warming, there is recognition that rapid in-migration requires both mitigation and adaptation. Strategies for growth restriction in Delhi include the creation of integrated wholesale markets, freight complexes and industrial zones beyond the urban periphery, with the hope that much of the unskilled labor that floods into the city will flock to those zones instead. In Mumbai, Mukesh Mehta, who advises the State of Maharashtra on slum redevelopment, is also an activist on programs that create new economic and educational incentives in rural areas, with the goal of slowing the rural exodus to cities. All the planners we met with recognize the urgent necessity for redevelopment of existing squatter areas and the need for new housing and service infrastructures for the urban poor.

Mixed use requirements and quality public facilities that would attract the middle class to slum areas are among the strategies being planned. Many urban migrants are squatting on public land, and several municipalities have schemes where squatters can eventually own the land, and in turn allow developers to build on the land in exchange for permanent housing. In Mumbai, street vendors and other informal economic activities are restricted from many areas of the city, but it is recognized that "unregistered" street-level businesses drive the upward mobility of the urban poor and need to be accommodated.

India will continue to be a planners' laboratory for the many challenges of rapid urbanization. We were told by Professor Neeraj Gupta, Director of the Institute of Development Management in Jaipur, that India will soon have at least ten "mega-cities" with populations of more than five million people, and that there are no signs that speedy urbanization is slowing. Delhi will soon top 20 million residents. In Ahmedabad, Architect Bimal Patel said that population influx and increased standards of living mean "you'll have to build every city twice again...double people, triple area."



Mumbai Squatter Settlement (Hing Wong)

Continued on page 3



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APA California Delegates Travel to India

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Mixed Use (Hing Wong)



Delhi Metro Station (Hing Wong)

Transportation

Some of the biggest success stories we witnessed were in public transit. With so many "mega-cities" in the making, Indian planners are increasingly thinking about how the roads and rails connecting cities function as networks, with increased emphasis on regional planning efforts, such as Delhi's National Capital Regional Plan which addresses the functioning of inter-city corridors.

Our group met Mr. Shreedarharan, Director of Delhi Metro, in a glass and stainless high-rise palace of a public agency building designed by Stein, Doshi and Bhalla. The Delhi Metro Rail Corporation is a joint venture of the Government of India and the Delhi Government, with financial backing from Japan. The Metro Master Plan has 12 lines with 420 kilometers of passenger rail to be completed in 4 phases. The astonishing miracle of this agency is that Phase I was completed within its \$2.1 billion budget and two years ahead of schedule, with no operational subsidies. Ridership today is 900,000 passengers a day, which translates to 60,000 fewer vehicles playing chicken on the Delhi streets. Why has Metro been so successful? They are a young and lean independent agency with flexibility, good organizational values and a charismatic leader who views contractors as partners. To help employees cope with the pressures of timely performance, meditation and yoga are a scheduled part of the work day.

We then rode the clean efficient product of their labors. It is a world-class subway line, with the only novelty being an airport-style security regime. Riders at each entry are electronically scanned and bags searched, and signs educate the Delhi citizenry in orderly modern mass-transit protocol.

In the city of Ahmedabad, we met with the planners of Ahmedabad Janmarg Limited, the proud implementers of a new Bus Rapid Transit System (BRTS) that will be city-wide by 2011. Successful BRTS systems in Bogota and Curitiba were used as models. Effort was invested in features such as level-entry platforms, passive solar-oriented stations that stay cool and pay-in-advance cards to make the system user-friendly and operator-efficient. BRT was chosen over fixed rail because the bus is cheaper, more flexible, and allows for more closely-spaced stations. In the state-of-the-art master control room at BRTS headquarters, the location of every bus in the system is continuously tracked by GPS on a bank of screens so that long waits or back-ups can be avoided.

The first lines of the network were up and running a month before our visit, and were already well-used and well-received by the public. BRTS officials invited us to take a ride, and our group became the media darlings of the day. A full phalanx of reporters awaited our arrival, and we were photographed and interviewed during the entire bus trip. Our 15 minutes of Indian fame included a prominent page 2 photo and article in the Ahmedabad edition of the India Times.



Delhi Metro Train (Alice Daly)

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Ahmedabad BRTS (Alice Daly)



Ahmedabad Media (Alice Daly)

Whatever prestige Ahmedabad Janmarg may have attached to our visit has been recently eclipsed by Ahmedabad becoming the first South Asian city to win the international Institute for Transportation and Development Policy Sustainable Transport Award. The award is given each year to a city or major jurisdiction with the best sustainable transport system in the world and the most innovative transportation strategies for lessening the impacts of climate change. Several years ago, Ahmedabad was India's fourth most polluted city. Through switching autorickshaws and other high-traffic vehicles to compressed natural gas (CNG) and the enthusiastic increase in public transport ridership facilitated by the BRTS, Ahmedabad is now a respectable #66 on the most-polluted list.

Sustainability

India has a holistic and historically-specific approach to sustainability. A contact at the Delhi School of Planning and Architecture memorably stated, "Would not a low carbon city be a happier city?" We found planners and architects in all our Indian cities to be engaged with green building and the special problems of creating or maintaining open spaces adjacent to densely-populated areas. K.T. Ravindran of the Delhi Urban Art Commission conducts design review of all major new development proposed in the city, and he explained that design approval closely follows India's national climate change policy, with the use of glass in new construction receiving special scrutiny.

Chandigarh is famous for being master-planned from a completely blank slate, with Nehru giving LeCorbusier his blessing to create a monument to the new India, "unfettered by the traditions of the past." Our group had mixed impressions as to how well the modernly stark, institutional concrete architecture has held up over time. Yet we were impressed with the literal "greenness" of Chandigarh in the planned open spaces surrounding its boulevards, and the attention given to public recreation areas. Chandigarh is also green in that it was designed to be a series of walkable "super-blocks," where all daily needs and facilities are nearby.

In Ahmedabad, the architectural team of Nimish Patel and Paral Zaveri founded their firm Abhikram (Sanskrit for "initiation") upon returning to India in 1979 after studying in the United States at the Massachusetts Institute of Technology and with Paulo Soleri at Arcosanti. Patel wowed the APA visitors with a presentation that included high-end resort and commercial projects and low-cost restorations of heritage buildings using only materials found on the project site. They are deeply involved with sustainable contemporary architecture as well as craft-dominated interior design. The Torrent Research Center, Asia's largest passively-cooled contemporary building, was designed to utilize passive



Camel and Autorickshaws (Hing Wong)

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Concrete in Chandigarh (Jim Miller)

Heritage Conservation

The issues of rapid urban growth, redevelopment, sustainability and heritage conservation collide in the “old town” sectors of many Indian cities, with the Walled City of Delhi, Shahjahanabad, being a case study. The population of Shahjahanabad has doubled in twenty years, and it is both a slum and a heritage area, with a high percentage of Delhi’s historical monuments located within its walls. Because of its proximity to Delhi’s railway station, wholesale businesses began occupying the traditional “haveli” residences over time, and squatters poured in to work these enterprises; an area originally built for 60,000 inhabitants now houses a population of approximately 500,000. The Delhi School of Planning and Architecture is engaged with the formidable task of Shahjahanabad redevelopment. The hyper-growth of Shahjahanabad resulted in a haphazard layering of structures and utilities built onto historically significant buildings. Over 30,000 houses in the area will be individually surveyed for their history and use over time, and planners will examine these “micro-histories” to decide what traditionally belongs in the Walled City and what does not. Coupled with this is an effort to close some streets to vehicular traffic and relocate some of the more noxious wholesale businesses out of the area to industrial zones on the city periphery.

Conclusion

Why travel to the other side of the world when there are urgent planning issues in our own backyard? Our horizons are widened when we seek to understand our common ground and unique perspectives as planners across cultures, and to experience first-hand how challenges like rapid urbanization and shifting population patterns are creatively approached elsewhere. We arrived eager to learn from our Indian peers and to take it all in. But we soon realized that our hosts were equally interested in knowing more about us and how our planning jurisdictions function, so as the trip progressed we developed more complete presentations of our own to share, pulling together PowerPoints on the long bus trips.

One of our Jaipur hosts noted that “staying in touch is more productive than one-time meetings,” and we came up with strategies for keeping our connections alive. One of the most exciting collaborations to come from our visit is the creation of an Urban Planning Internship program for new Masters Degree graduates. HCP Design and Project Management, a large and prestigious private urban planning, architecture and design consulting firm in Ahmedabad will be offering a stipend salary, to be supplemented by a grant from the APA California – Northern, for qualified applicants. To apply, submit a cover letter and resume to Rob Eastwood, International Director, at rob.eastwood@pln.sccgov.org or fax to 408-288-9198.

A 2009 UN Habitat Global Report on Human Settlements called for a “one-world” approach to planning education and the strengthening of international professional networks, and our trip was a fascinating and fruitful step toward that goal.

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Shahjahanabad (Alice Daly)

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APA California 2010: Elevating Sustainability - San Diego Style

For California planners looking to engage with their colleagues and enhance their practice, the beautiful and spacious La Costa Resort and Spa in Carlsbad will be the place to be this November 1-4, when APA California hosts the 2010 Conference. Both seasoned planning veterans and new professionals will not only be able to choose from a variety of stimulating sessions, mobile workshops and networking events, but also from a range of recreational and entertainment options in one of the country's most scenic and livable regions.

At the time of APA California's founding in 1948, Carlsbad was an unincorporated stretch of San Diego's sparsely settled north county coast – a farming community of fewer than 5,000 people whose daily lives centered around a downtown train depot that served as a shipping point for local fruits, vegetables and flowers. When APA California's San Diego Chapter was formed in 1962, Carlsbad remained a sleepy suburb of only 10,000 residents, its renowned raceway still two years away from christening its quarter-mile drag strip. Today, as it prepares to host APA California's 2010 Conference, Carlsbad is a thriving "edge city" with a current population of 105,000 and a projected 2050 population of nearly 130,000. Embodying not only California's extraordinary population growth and urbanization but also many of the treasures that have enticed so many to the Golden State, Carlsbad is an ideal place to assemble California planners to explore how we will accommodate growth in sustainable ways.

The conference theme of "Elevating Sustainability" will be conspicuously on display in Carlsbad and the greater San Diego area. Having carefully managed its tremendous growth over the past 30 years, Carlsbad is among the safest, most solvent and most amenity-rich municipalities in the state. With a strong commitment to habitat preservation, jobs-housing balance, community engagement and healthy living, Carlsbad continues to provide high-quality services to its residents despite the economic downturn and growing land development constraints. Continuing a tradition of cooperative regional planning, Carlsbad and its neighboring cities in the San Diego region work together closely to promote Smart Growth, alternative energy, shoreline preservation and other sustainable practices. This collaborative approach to common problems has not only helped to preserve the region's enviable quality of life but also positioned the greater San Diego area for a more transit-oriented and energy-efficient future. The conference will showcase these and other planning successes, while highlighting ongoing challenges to implementation.

Nestled amidst three picturesque lagoons that frame some of San Diego County's premier surf breaks, Carlsbad lures surfers, beachcombers, golfers, naturalists and other outdoor enthusiasts from around the world. A quintessential southern California vacation spot, the city is not only home to Legoland and the Museum of Making Music but also just minutes away from San Diego County's other family-oriented attractions, including Balboa Park, Sea World, the San Diego Zoo, the San Diego Wild Animal Park, Old Town and the Birch Aquarium. For conference-goers seeking a more local experience, Olde Carlsbad, Quail Botanical Gardens, Mission San Luis Rey, the California Surf Museum, Cedros Design District, North County's award-winning craft breweries and an array of exceptional restaurants provide much to see and do in the immediate vicinity of the conference center.

Come for the conference, stay over to enjoy the rich physical and cultural variety of the San Diego region!



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Mobile Workshop #7

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Sustainability Planning in San Diego's Coastal Towns

Mobile Workshop #9

San Dieguito River Regional Park Lagoon Tour

Mobile Workshop #10

Downtown San Diego

To register or for more information, check out www.apacalifornia.com

President's Message

By Kurt Christiansen, AICP, President



Spring has arrived and the California Chapter welcomes two new board members. Congratulations to our new President-Elect, Kevin Keller, AICP, and to our new Vice President for Administration, Virginia Viado, they will both be great additions to our already amazing Chapter Board.

I would also like to congratulate Lance Schulte, AICP, for his election to the National AICP Commission as Region VI Commissioner and Bill Anderson, FAICP, for his election to the National APA Board of Directors as Region VI Representative. Both, Lance and Bill hail from the San Diego

Section and have been active on a State and National level. We look forward to working with our National Representatives.

As our new representatives on the National level take office in June, I would like to express my gratitude to the individuals who served as our National Representatives for the past four years. Collette Morse and Jeff Lambert have served our Chapter in so many ways over the past 4 years. Both served as Section Directors on the California Chapter Board and as California Chapter President. Our Chapter is extremely lucky to have such a depth of leadership. Collette and Jeff are shining stars among our membership.

If you are interested in serving in a leadership position contact me or your local Section Director, we can always use energetic volunteers. I would also encourage you to take the time and vote when we have elections. Our Chapter elections this year had fewer than 10% participating. The participation from our Chapter in the National election was about 25%. In order for our voice to be heard, we need to get more of our membership to vote. If you did not get a ballot, you probably have an email address issue. Please check your membership information on the National website.

In early April, I attended the National APA conference in New Orleans, Louisiana. Many great things have happened in New Orleans since the devastating Hurricane Katrina hit in 2005. The City has rebounded, but still has a long way to go. The conference gave planners an opportunity to see, first hand, the recovery process. Many of the sessions were on Delta New Urbanism and were very interesting. I want to remind you that the second major levee area is in our very own State of California, in the Sacramento Region. While California is not prone to hurricanes, we are an earthquake area, and if these levees fail, we will be in a similar situation as New Orleans.

Changing gears, our State Conference hotel registration is available on the APA California Chapter website. Please join us in Carlsbad, California, on November 1-4 for our Annual Chapter Conference. This year's theme is "Elevating Sustainability, San Diego Style". If you are planning to attend, please note that the Conference dates are during the fall election date of November 2. Please remember to request an absentee ballot to vote in this very important election.

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Register: <http://events.constantcontact.com/register/event?oeidk=a07e2u5dnhrd763186&oseq=a002g7s75jw2>

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City of Goleta Granted Request by the 9th U.S. Circuit Court of Appeals

By Vivian Kahn, FAICP, Associate Principal, Dyett & Bhatia

The 9th U.S. Circuit Court of Appeals has granted a request from the City of Goleta to rehear a challenge to the City's mobile home park rent ordinance. The Court's decision invalidated a ruling by a three-judge panel that adoption of the ordinance was a regulatory taking. APA California, the League of California Cities, and the California State Association of Counties had filed a brief supporting Goleta's request that all of the Ninth Circuit judges should review of the September 2009 decision.

Although the decision on its face concerned rent control, APA California and other amici decided to get involved because the ruling represented a change in the Court's long-standing treatment of regulatory takings that would have increased the liability of cities and counties to takings challenges for a wide variety of land use regulations. Residential rent control programs may be particularly susceptible to challenge but other requirements that have the effect of transferring value from an owner to others may also be at risk. Fees and exactions that help to pay for parks and other public facilities that benefit the community as a whole might, for example, be subject to challenge because they increase the value of other property at the expense of the developer. Requiring developers to subsidize childcare facilities or transit expenses for employees could also be considered a transfer of value regardless of the public benefit.

The decision in *Guggenheim v. City of Goleta* (9th Circuit, No. 06-56306) found that the City of Goleta's adoption of a mobile-home rent control ordinance was "on its face" a regulatory taking because it resulted in a transfer of most of the property's value to the tenants. Even though the ordinance was in place when the owners bought the property and they were making a return on their investment, the three-judge panel ruled that the City was required to pay compensation to the owners.

The facts are that the Guggenheim's mobile home park was subject to a rent control ordinance adopted by Santa Barbara County about 23 years before Goleta was incorporated and before they bought the property in 1997. When Goleta incorporated, it adopted all of the County laws, including the rent control ordinance, into its new Municipal Code. The Guggenheims filed suits in both State and Federal Court charging that the ordinance was, on its face, a regulatory taking.

The panel concluded that the matter was "ripe" for action in the federal Court, even though the owners had never requested a rent increase and the State Court had never made a final decision on the case. Having found that there was a viable legal basis for a facial challenge, the judges reviewed the ordinance based on criteria the U.S. Supreme Court established in *Penn Central Transp. Co. v. New York City*, 438 U.S. 104 (1978) to determine whether the regulation went "too far" and required compensation even though it didn't completely wipe out the value of the property.

The three-part *Penn Central* test considers the economic impact of the regulation on the claimant; the extent to which the regulation has interfered with investment-backed expectations; and the character of the governmental action.

Based on financial data submitted by both parties, the panel found/concluded that the regulation "went too far" and resulted in "significant economic loss" even though the property still had value because the regulation reduced the value of the property and transferred that value to the tenants. Moreover, despite the fact that the regulation was already in effect when they bought the property, two of the three judges agreed that the owners still had the right to pursue a takings claim. Finally, the Court concluded that because the regulation caused a "wealth transfer" had the effect of transferring the right to rents "from the owners to the tenants, the character of the action was more like a "classic taking" than a "mere regulatory burden". Even though the ordinance is not the same as a physical taking, the decision explained, it is different

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City of Goleta

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from zoning or other regulations that limit how property can be used or developed to promote the common good. The Court agreed that the objective of increasing the availability of low-cost housing was a public purpose, but singling out the park owners to bear the burden of supporting affordable housing was a taking.

The APA California brief argued that the September decision misapplied *Penn Central's* economic impact factor by failing to recognize the use and value of the Guggenheim's entire property. In order to find that a regulation is equivalent to direct condemnation there must be a severe reduction in the "market value" of the property that is tantamount to direct appropriation of the property. The Constitution does not, however, protect the right to profit, the brief stated, let alone a right to any particular level of profit. Moreover, the ruling was based on an analysis that focused on the potential profit from only one use of the property, ignoring the possibility that the regulation would have allowed the owner to benefit from other, unregulated, uses. The brief also asserted that the claim should not even have been heard in federal Court because the State had not refused to compensate the owner.

The Ninth Circuit judges are scheduled to rehear the case in Pasadena on June 21. Because of the large number of judges on the Court and current vacancies, observers believe that review by all 28 of the active Circuit judges is unlikely. The Court's rules provide for *en banc* review by a randomly selected panel of 11 judges. Despite the Ninth Circuit's reputation as the most liberal in the nation, the outcome will probably depend on which of the Court's current judges are assigned to hear the case.

Depending on the outcome, it is possible that the matter may still end up before the U.S. Supreme Court, which is now deliberating another takings case from Florida involving beach access. In that case (*Stop the Beach Renourishment v. Walton County*, 2008 WL 4381126, Supreme Court Docket No. 08-1151) property owners are arguing that they are due compensation because, as the result of a State beach restoration program, their property no longer extends to the water's edge.

Planners on the Move



Eduardo C. Serafin, PE, AICP

Eduardo C. Serafin, PE, AICP is now the Technical Program Manager of the Technology Transfer Program (Tech Transfer) of the Institute of Transportation Studies (ITS) at the **University of California, Berkeley**. Tech Transfer is located at the Richmond Field Station of UC Berkeley. Eduardo has also resumed his position as adjunct lecturer in the Master of Urban Planning program at San Jose State University.



Robert Prohaska

Environmental Science Associates (ESA) announced that **Robert Prohaska** has joined the firm as Southern California Energy Group Director. He will be responsible for building upon the firm's growing energy market in Southern California and the Southwest US.



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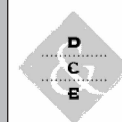
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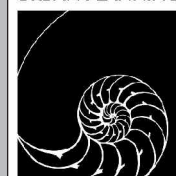
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The Elements of a Successful Artist Colony

By Tom Oliver, MS, Urban and Regional Planning, Cal Poly Pomona and Planning Intern, City of Los Alamitos



Artists often gather together in “artist colonies.” In recent years these colonies have increased with the help of planners who use them as a remedy for blight. This article reveals data gathered as part of this researcher’s master’s thesis, “The Elements of a Successful Artist Colony.” The study investigated artist colonies to inform planners who may be tasked to assist in the development of these communities. As part of the thesis, a website survey asked 206 artists to explain the elements of a successful artist colony.

The survey conclusions can be related through a “top ten” list. Note that there were many other elements discovered and for the reader who desires to look beyond these ten, please contact the researcher at moderntimes@juno.com. From a coded compilation of statements made, these are the top elements artists would like to see in an artist colony:

1. Monetary Assistance (71 total mentions by respondents) [34%]
2. Marketing/Publicity (67)
3. Community of Artists (59)
4. Cheap rent (55)
5. Low Housing Cost (47)
6. Tax Breaks (45)
7. Continued Support (38)
8. Security (35)
9. Gallery Space (34)
10. Space (33)

Through the comments the elements were further expanded. The comments are described here in short detail. Originally “Nothing” was the 5th most common element, having 52 mentions, but is not shown since this study concerned action tools that can be “provided” — however important sometimes “doing nothing” may be.

Over a third expressed, **Monetary Assistance** as an element that explained a successful artist colony. It might be



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The Elements of a Successful Artist Colony

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assumed that persons in many professions would put this as an explanation in a similar survey about their vocation. However, monetary assistance came with artist comments such as “money for renovation”, and the reason for promoting artist colonies is often to help counteract blight. The artists, like other agents of revitalization, may view they should not be responsible to carry the entire monetary load. Community Development Block Grant (CDBG) funds and Community Redevelopment Associations (CRA) could be given some of that responsibility here in California.

The element **Marketing/Publicity** is an important factor, in that solely naming an area an “artist colony” should not be the end point to marketing a colony. While normal advertising means should be sought, one artist noted the easily-implemented idea of placing art placed in in local government buildings. – something that was helpful to the economy during the days of the WPA (Works Progress Administration) during the depression. This would not only be free venue for an artist to show their art, but could be an advertisement of the colony to the public and employees who use these public spaces.



Cheap Rent is the third most cited explanation. Art colonists often start living in what many people consider to be unlivable space, and after repairing this space are often priced out of the area - a case of being the agent and victim of gentrification. Respondents mentioned rent caps as a solution.

Low Housing Cost, reflects the artists who want to own the space they have rescued from blighted conditions. One respondent mentioned, “Reasonably priced live/work space.” For most, personal and occupational demands to pay for a home, a work space, plus a possible gallery space places a burden on many artists. However, these space needs can many times be combined in one location through live/work zoning to promote lower space costs.

Tax Breaks, may seem a strange example expressed from persons who are often associated with liberal views. However, costs of space ownership or renting were previously cited as predominate explaining elements; which can be influenced by tax breaks. One artist expressed this by saying, “Tax incentives to purchase.” and another said, “tax credit or living expense credit.”

Continued Support next arose in the survey with a few angry comments. Government agencies, said some



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The Elements of a Successful Artist Colony

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respondents, “drop the ball” in the middle of the artist colony’s process of helping its neighborhood.

“Loyalty!” says, one artist, “If we build an area up, promote it, support it, protect it and everyone benefits.” When to remove government support is often a challenge in other revitalization or redevelopment programs. When is an area determined self-sustaining, and by whom?

Security reflects the element that the artist will not be uprooted from their home and colony. A telling comment from a respondent says, “Before relocating I would probably want some assurance that the colony wouldn’t close down or radically change form soon.” Planners who support artist colonies should not view artists merely as “tools” toward an end product of community revitalization, but as “persons” with treasured lives and desires to establish secure roots in their neighborhood.

Gallery Space is a part of marketing. One artist calls this “exhibition opportunities in the city.” A Los Angeles organization that provides gallery space in Southern California is “Phantom Galleries.” They fill empty, sometimes blighted building windows and empty interior spaces with a presence and purpose through showing artworks. This also gives artists a prestigious “Phantom Galleries” show, and provides a neighborhood with gallery windows rather than empty, boarded-up building windows.

The tenth most common explaining element of a successful artist colony was **Space**. Space to create art can many times be messy, and apartments with carpeting and close walls do not stay clean which can cause artists to lose a lease deposit. Large works of art also need space, which is a reason for the popularity of un-walled and unfinished, loft spaces for artists. However, the popularity of lofts has spread to the general public which makes this space more expensive or hard to find. Colony planners could plan sufficient loft and residential space and designate “artist lofts” for working artists and “apartment”-type loft spaces in the area for the general public.

Finally, the survey asked what would be missed if an artist moved out of a colony. **Community of Artist** was the overwhelming response. A number of artists noted this by using the term “camaraderie.” One artist specified it as “artist fellowship and interaction.” The desire for “community” is a goal of people in all neighborhoods and it is wonderful to know that “artist colonies” have been one successful way for a few people to find this elusive, human element.



Chapter History Offerings Expand with Video Project, Oral Histories

Following last year’s successful 60th Anniversary celebration, APA California has expanded its chapter history offerings, under the direction of Betty Croly, Chapter Historian and Lance Schulte, Vice President for Public Information.

Two new products will result from this landmark effort – a 10-minute video documenting the history of the Chapter, and an expanded array of oral history interviews documenting the role of communities of color in shaping California planning. These are now in development, with projected release of the video at the APA California Conference in September. The material generated will be used to enhance the research products generated for the 60th Anniversary in 2008, and to expand the dialogue about the influence of planning and planners in our communities.

To learn more about the video project, the Chapter’s research efforts, or to contribute information, please contact 60th Anniversary Subcommittee chair Steve Preston at (626) 308-2810, or



spreston@sgch.org

It's not the destination, but the journey that counts -

A Book Review

Trail Planning for California Communities

By Michael L. Singleton, ASLA, AICP, LEED® AP, President, LLA 2386, KTUA

The journey that trail planners and designers take while implementing trails is exceptionally adventurous. Many less hardy souls give up on reaching their destination, considering the roadblocks and adversities that are placed before them. Julie Bondurant and Laura Thompson are two hardy souls that have not abandoned their journey. Through their new book; *"Trail Planning for California Communities"* (published by Solano Press, September 2009) they are helping to point the way for others.

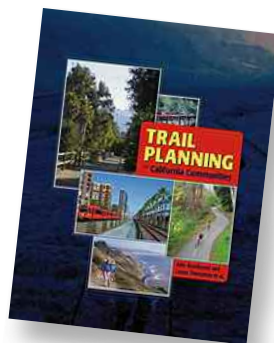
Nomadic animals and humans created trails when they moved in regular and repeatable patterns. No permissions were needed to cross a particular area and certainly no engineering or environmental review was required. Trail alignments were formed simply from an understanding of topography and the desire to go undetected or to have the ability to see great distances. For millions of years, it was this simple.

Time warp to modern society and to California in particular, where trail development is one of the most complex tasks facing planners today. In some locations, trails are more difficult to construct than new roadways. Trails are often thought to be "nice-to-haves" and are commonly shelved when public resistance or private property rights are at issue. However, in our efforts to make communities more walkable, offer alternative transportation, allow for better connections to public transit, improve our worsening health problems and reconnect ourselves with nature, trails have gone well beyond "nice-to-haves". They are finally being recognized as part of the "public health, safety and welfare" requirements of governments.

"Trail Planning" is an excellent reference document for even the most experienced trail planner. I found the document to contain more relevant information on trail planning and design than a bookshelf full of various technical and trail advocacy documents. *"Trail Planning"* is organized in the same chronological order that the planning and design of a trail requires. The most valuable sections are the comprehensive listings of "Trail Policies and Regulations" (Chapter 2), "Legal Rights and Responsibilities" (Chapter 4), "Funding Trail Development" (Chapter 7 and Appendix C), and "Public Access and Wildlife Compatibility (Appendix B). The chapter on "Building the Trail Community" through partnerships and consensus building and how to handle situations that threaten to bring a complete halt to trail development is particularly relevant for current trail planning efforts.

The book is very comprehensive and insightful on most trail planning concepts except one. How to get to the other side of the street safely? Though the book documents the various methods of trail/road crossings, it does not emphasize the safety issues associated with some of the commonly used methods. Hoping that vehicles or trail users will stop at uncontrolled crossings or yield signs is not reasonable. Redirecting trail users to and out of direction intersection for crossing is also not convenient if the intersection is more than 30-50 yards away. All too often an end of trail barrier warns the trail user not to cross, but the shortest distance beckons for them to cross. If the trail cannot be brought to safe trail crossings with full traffic control (stop signs or traffic signals), then the safe trail crossings need to be brought to the trail. I advocate for at-grade traffic control devices that provide safety and some priority for trail users. Many a traffic engineer would argue with these priorities as they are primarily looking out for the interests of vehicles. But someone needs to look out for the safety and convenience of cyclists, pedestrians, runners, skaters, equestrians and hikers.

This book is a valuable resource for planners in California as well as the United States as it has relevant suggestions and technical aspects that can be applied in various locations. This book can help volunteers, politicians, community activists, property owners and professionals through the current obstacle course of trail planning. I just wish it were as simple as heading out and blazing a trail like we have done for millions of years. But it isn't, so *"Trail Planning in California"* is an essential document for helping to get you to your destination and making your journey a more positive experience.



How to Login for the First Time



APA California Chapter members are now able to login to gain access to Members-Only capabilities. Have you forgotten your password? To reset it, or to login for the first time, click on the link "Forgot your Password?" in the lower left area of the homepage; type in the email address APA California Chapter has on file for you, and you will receive an email with your user name and a link to reset your password.

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Legislative Update

Hot Bills are Now Set for Hearing

By Sande George, Stefan/George Associates, APA Lobbyist and Executive Director



The legislature has returned from Spring Recess and many of APA California's hot bills have been set in committee. April 23rd is the last day for policy committees to hear and report fiscal bills introduced in each house.

The APA California Legislative Review Team met by conference to analyze all hot bills impacting planning. While there are not as many hot bills as were expected, there are some very important bills that APA has

decided to support or oppose. We will continue to keep you updated as bills continue to move but for an up-to-date list of bills anytime, log on to the APA California website legislation icon on the home page at www.calapa.org.

Hot Bills to Note

SB 959 – Ducheny – Mandated expedited permit review and one agency permit processing

Position: Oppose unless amended

SB 959 would require specific permit streamlining strategies at both the state and local levels. APA California supports the bill's goal to encourage coordination of permitting among state agencies and for cities and counties to periodically review their permitting processes to ensure they efficiently serve the needs of both the developer and the larger community. However, mandating every single city and county to designate one agency for permit processing may or may not work in each jurisdiction, especially given the downturn in the economy and severely cut back staff and planning departments.

Such a mandate at this time would result in no staff to assist with the permit processing or extremely high and politically infeasible permit fees to pay for the mandate. Local communities have been able to find a variety of ways that already work locally to streamline the process and assist applicants – one requirement for the entire state just isn't feasible or productive.

SB 959 would also require OPR to develop streamlined permitting guidelines that include a long list of expensive and staff-intensive elements that the bill suggests should be part of a local permit process including a single point of contact for permit applications and requirements; a referral process to resolve problems; assigning an individual from the local government to be responsible for guiding every application through all local permit bodies; a master permit that would be required to fold in all of the differing permitting agency requirements; automated tracking of permits; or designating a staff person responsible for monitoring all permits. Many agencies would like to be able to provide these

services but simply cannot afford the staff or time it would take to fulfill such requirements.

SB 1010 – CORREA AND AB 1805 – CALDERON – CEQA lawsuit exemption for 125 projects

Position: Oppose

These bills are two of four, originally suggested by the Governor, that would enact the CEQA Litigation Protection Pilot Program of 2010 and would require the Business, Transportation and Housing Agency to select 125 projects from throughout California by region between 2010 and 2014. These 125 projects and any CEQA mitigation promised as part of the environmental document would be completely exempted from CEQA litigation. Three of the four bills have already failed to pass.

SB 1174 – WOLK – Mandate to mitigate disadvantaged unincorporated communities in the General Plan

Position: Oppose

SB 1174 would require a city or county to amend its General Plan to address the presence of island, fringe, or legacy unincorporated communities inside or near its boundaries. The definition of "unincorporated communities" to which this new mandate applies is extremely broad, including a fringe, island, or legacy community in which the median household income is 80% or less than the statewide median household income (a very high threshold), any inhabited and unincorporated territory that is within a city's sphere of influence or that is surrounded or substantially surrounded by one of more cities, or a geographically isolated community that is inhabited and has existed for at least 50 years – regardless of income in the community.

The amendments to the General Plan required by the bill to address these communities includes data and analysis, goals, implementation measures, policies, and objectives to address the presence of these communities no later than the next revision of the General Plan or one year after the next revision of the housing element. The General Plan must also include a description and map of the community, a quantification, analysis, and possible annexation, as well as a timeline and resources needed to address all of the following: the number of housing units and residents that lack access to sanitary sewer service and municipal water service; the number of residential neighborhoods within the community that lack paved roads, storm drainage, sidewalks, and street lighting; the number of households within one-quarter of a mile of public transit; the number of units that are in substandard condition; the number of households paying more than 30 percent of their income toward housing, and the number of households in overcrowded housing. The detail required in the bill is not consistent with the rest of General Plan law and would require extensive staff time and funding to provide. The bill also requires both cities and counties to address these communities, resulting in overlapping and redundant General Plan analysis and mitigation for the same communities.

Legislative Update

Continued from page 14

Many cities and counties have taken steps to address disadvantaged unincorporated communities and APA agrees that substandard water and sewage systems are problems for many of these, and other, areas. However, one roadblock consistently prevents major infrastructure upgrades in these areas: funding. Most recently, because of the lack of funding, communities have begun using community plans, working with the communities to understand their wants and needs, determining which are the areas and infrastructure most in need, and then addressing these areas as funding becomes available. But, this bill includes a definition of “substandard” that is so broad, funding will not be available in any foreseeable future.

Other implementation roadblocks include the fact that sidewalks and other services listed in the bill are amenities that many local communities, and counties, specifically do not want. Some of these issues are problems on every street in California – street lighting and high housing costs for example. There is a patchwork of special districts that govern existing infrastructure in many of these communities. And, many of these areas resist development and annexation specifically.

Cities and counties would replace substandard infrastructure in disadvantaged communities if monies were available, but they are not. Even if the bill were narrowed in scope to deal with only water and sewer infrastructure, without funding, the bill simply isn’t feasible for any jurisdiction to accomplish.

SB 1207– KEHOE – Safety Element fire planning strategies

Position: Support

This bill is very similar to SB 505, which was supported by APA California and vetoed by the governor last year. SB 1207 would expand the required contents of safety elements that cover state responsibility area land and very high fire hazard severity zones. APA assisted in drafting the bill’s provisions and supports the required elements in the Safety Element as strategies that every jurisdiction in high fire areas should be doing.

SB 1445– DESAULNIER – Planning technical assistance and funding for implementation of AB 32 and SB 375

Position: Support

This bill would update the duties and membership of the Planning Advisory Assistance Council and provide funding through a \$1 vehicle license fee assessment to assist local and regional governments in implementing AB 32 and SB 375, including assistance in the development of the subregional sustainable communities strategies, local greenhouse gas emission inventories and local climate action plans, GHG emission reduction strategies in general plans, CEQA guidelines and review of greenhouse gas emissions in CEQA analyses, and project-specific consultation work to reduce greenhouse gas emissions from local transportation and land use decisions. APA has asked that the bill specify the portion of the fee that would be allocated to local agencies vs. regional agencies, and to provide a percentage of the administrative fees to OPR to administer the grants and provide technical assistance.

AB 1867 – HARKEY – Flexibility to achieve credit for substantial rehab

Position: Support

AB 1867 will allow cities and counties more flexibility to achieve RHNA credit for substantial rehabilitation of existing housing as opposed to purchasing new housing stock. Right now, the building being rehabilitated needs to be in such terrible condition that it is probably infeasible to rehab it. This adds more criteria that must be met to count the rehab, but makes the definition more flexible to allow rehab of residences where they are salvageable. Given the downturn in the economy and in new home development, this bill will allow local agencies to count a unit as substantially rehabilitated, stretching limited local resources much farther while at the same time ensuring affordable housing stock is not lost or is increased. With lower property values, cities and counties have been able to buy existing vacant/foreclosed housing stock near good

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APA California Creates Facebook Group for Members

By joining, members will have another avenue to receive and share with like minded friends’ up-to-date information regarding the Association and to network with each other.

We encourage you to accept and enjoy this invitation to join the APA California group and begin to enjoy this new service for our members. *But please refrain from posting anything other than issues related to planning.* We hope you continue to enjoy the advantages of this networking alternative.

The views expressed on the Facebook page are the individual’s alone, and do not necessarily express the views of the APA California. Members may not post any content that is threatening, obscene, a violation of intellectual property rights or privacy laws, or otherwise injurious or illegal.

 [Check out our Links, Events and Discussion Board](#) for information about our new free lending library for AICP certification maintenance, legislation that is happening now in the California legislature and administration that will impact planning: view the hot bills, get copies of legislation and regulations, and find out how you can provide input, and much more.

Legislative Update

Continued from page 15

schools and transit, rehab it, and ensure that it remains affordable. This allows local agencies to get the best bang for their buck, and increase affordable housing units at a time when new units are not being built.

AB 2105 – HAGMAN – Certificate of compliance required for parcels separated by major facilities

Position: Oppose

AB 2105 will expressly exempt property separated by specific types of facilities from being considered as contiguous units. Property would be considered separate parcels upon request of the property owner where the parcel is separated by major roads, highways, freeways, freight and passenger railroad rights-of-way, and canals, irrigation ditches, or flood-control channels. The separate parcels would be granted a Certificate of Compliance. The purpose of the bill is to provide uniform treatment by cities and counties of parcels separated by significant infrastructure (even through the circumstances of each parcel may be entirely different), and allow property owners to sell off one side of the parcel.

APA has a number of concerns with this proposal. Currently, these types of facilities are not deemed to divide land unless they are substantial enough to prevent unified use of the property. The reason for this policy is to prevent the creation of lots that do not conform to a city or county General Plan and are inconsistent with the underlying zoning designation of the property simply because they are separated by a minor facility. Where the separation is significant enough to prevent the property from being used as a whole unit, the Subdivision Map Act already provides a Certificate of Compliance process to recognize separate parcels as appropriate. AB 2015 would allow property owners to subdivide property without local government approval, including all properties that currently have such facilities separating these parcels, no matter how large or small. This could result in the creation of a multitude of new parcels that do not conform to local plan and zoning requirements and bypass the local subdivision approval process regardless of the location, size and surrounding area of the parcel.

AB 2317 – SALDANA – Local government: nuisance abatement

Position: Support

AB 2317 would authorize the legislative body of a city to collect fines using a nuisance abatement lien or a special assessment. This bill would also authorize the board of supervisors of a county or city and county to use a nuisance abatement lien or special assessment to collect abatement costs, related administrative costs, and fines.

APA California Chapter Broadcasts Information



[APA California Chapter](#) 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 if you need assistance or further information.

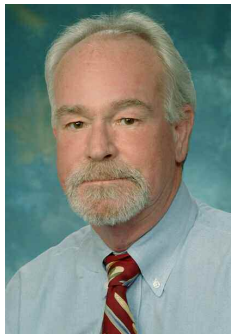
IMPORTANT LEGISLATIVE DATES

April 23	Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in their house
May 7	Last day for policy committees to hear and report to the floor non-fiscal bills introduced in their house
May 28	Last day for fiscal committees to hear and report to the floor bills introduced in their house
June 4	Last day to pass bills out of house of origin
July 2	Last day for policy committees to hear and report bills
August 13	Last day for fiscal committees to hear and report bills to the Floor
August 31	Last day for any bill to be passed
September 30	Last day for Governor to sign or veto bills passed by the legislature on or before September 1 and in the Governors possession after September 1

Commissioner's Corner

Ethics for Planning Commissioners

By Mike Notestine



As I mentioned in the last article I've committed to setting up an ethics section on the Chapters website. As part of that exercise I asked Barry Wasserman, FAIA a fellow Sacramento Commissioner (former - another story) to write an introductory commentary. Barry is a professor emeritus in the Department of Architecture at California State Polytechnic University in Pomona and coauthor of "Ethics and the Practice of Architecture", a primer on the subject, covering the theoretical and historical aspects of ethics as well as practical, design-related issues.

Ethical Dilemmas Facing a Planning Commissioner - By Barry L. Wasserman, FAIA

Serving as a Planning Commissioner is an opportunity to serve the public as an agent of the fulfillment of the "public good". To do so effectively and responsibly requires that the commissioner be aware of their need to be recognized as a steward of the "Public Trust". To fulfill this responsibility the commissioner inevitably encounters the reality that understanding the ethical parameters of their decisions is a defining part of them.

Six years of service as a planning commissioner in the City of Sacramento has made clear to me that there is a need for planning commissioners to understand the parameters of ethics as it relates to their role.

Awareness, Understanding, Choices represents a useful sequential way to study ethics.

Awareness

Ethics by definition is concerned with how to go about life, what it means to "live well", to accomplish "good" in the world, and to be "just" or "fair" in one's personal and professional life. Ethics embodies a core set of universal values. Among them are:

- Trustworthiness
- Integrity
- Fairness
- Caring
- Respect

By its very nature ethics is non-quantifiable for it often deals with the unanswerable.

Understanding

Codes of Ethics that relate specifically to public service represent an overlay that connects these universal aspects to perceived professional activities. They do not, however, give adequate purview to many of the dilemmas that planning commissioners face in fulfilling their roles. There are a series of issues that require understanding.

- What is legal may not equate directly with what is ethical.
- Awareness that one's personal values may conflict with the situation being decided.
- Understanding that there is no role for personal biases to impose on decision-making.
- Understand that there are a variety of cultural values, understandings, and expectations that you may encounter that you must consider in your making of decisions.
- There is a need to be fully aware of your jurisdiction's existing public policy framework.
- There is a need to be able to make direct assessment of your community's political realities.
- There is a need to come to grips with what constitutes the "public good".
- It is important to recognize that ethics in many ways deals with the unanswerable and is unquantifiable.

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Join the APA California Legislative Review Teams

The APA California Legislative Review Teams are once again gearing up to review the new planning-related legislation introduced in 2009. To get more information on the teams, please visit the APA California website, www.apacalifornia.com. If you would like to become a member of the Review Teams, please e-mail me at



sgeorge@stefangeorge.com.

"Quick Leg Info" Feature Now on Website Homepage



APA California Chapter has 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, APA California Chapter positions, and the status of each measure.

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

Commissioner's Corner

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- There is a responsibility to use a holistic reasoning process in making decisions, a process that goes through the steps of Assessment, Evaluation, and Resolution.
- There is a responsibility to use civility during the hearing process. That means visibly listening, using positive body language, showing respect for all participants in the process - Including fellow commissioners.

It is important to recognize that **how** one deals with their decision can have as lasting an impact as **what** is one's decision. Making visible one's rationale can have an impact on community values and the commission's responsibility to embody the public trust. There is a fine line between the positives of explanation, reflection, and appreciation, and the potential negatives to pontification.

Choices

The making of decisions inevitably involves encountering **ethical dilemmas**. There are many issues that one often encounters in the determination of a decision that have an ethical dimension. Weighing and balancing the relative importance to the case at hand is often not an easy task.

- Ethical choices are often not between right and wrong, but are between right and right.
- Subjective choices often conflict with objective ones. When is it appropriate to go by the book, and whose book is it.
- When and to what degree does one seek to impose their professional judgment on a case? Often one only sees the case parameters in terms of the staff reports or presentations, which may constitute an incomplete picture.
- How one deals with staff and their pre-hearing work can have an impact on the quality of that work and the ability of staff to interface effectively with applicants in the future. There are instances where one feels the need to not only question but to disagree with staff recommendations, as well as times when it is necessary to give staff appropriate positive credit.
- How does one resolve a conflict between individual rights and majority ones? Our system of government guarantees both without always providing clear answers.
- It is often difficult to separate applicants and/or supporters/critics personal behavior from case merits, yet the public trust requires unbiased decision-making.
- Public health and public safety assessment of case merits are often both subjective and objective and thus lead to an insertion of values to the case determination.
- The definition of personal or community values in a case may well conflict with each other or with your perception of the "public good".
- Perception of political realities may lead one to make a decision other than what one feels they should responsibly make given full case assessment. This would seem to be in direct contradiction for commissioners to provide unbiased judgment. Politicians do not necessarily operate under those constraints.
- Perhaps the most difficult dilemma is determining when is "good enough" good enough!

Conclusion

The comments above do not constitute a full discussion of ethics for planning commissioners. But they should illustrate that fulfilling the role of a planning commissioner is not an easy task. However, it can and should be a rewarding opportunity to provide true public service to your community.

I firmly believe that fulfilling this role requires full consideration of the ethical dimensions of issues during decision-making. This will inevitably lead to more informed, more equitable, and more responsible decision-making.

Send Your Articles and Photo Essays for Cal Planner

Dorina Blythe
California Planner Managing Editor
GranDesigns
31807 Green Oak Way
Temecula, CA 92592
Telephone & Fax: 951.695.3646



Dorina@GranDesigns.us

OR

Lance Schulte, AICP
APA California Chapter Vice President,
Public Information
Senior Community Planner
HDR ONE COMPANY | Many Solutions
3230 El Camino Real, Suite 200
Irvine, CA 92602
Telephone: 760.805.3525



Lance.Schulte@hdrinc.com

Cal Planner Production Schedule

Issue	Submit Articles	Issue Emailed
July/August	June 2	June 30
September/October	Sept. 3	Sept. 31
November/December	Oct. 1	Oct. 30

Dates subject to change.



For article and photo specifications, display and call card information, please check out the website at apacalifornia.org.

Virtual Reality: Two Planner's Perspectives on Logging CM Credits for the First Time

By Al Zelinka, FAICP, Planning Manager, City of Fullerton, and APA California Professional Development Program Director, South

The only constant is change. Planners understand this familiar point very well, as change is at the root of what the planning profession is all about. The AICP Certification Maintenance (CM) program is a change to which many planners have been adapting for more than two years. Logging credits on the CM website is a dimension of the program that has been going through continuous improvement to serve users more efficiently and effectively. To provide different perspectives on the CM credit logging experience, I interviewed two planners: Larry Mintier, a seasoned planner and principal of Mintier Harnish, and Heather Allen, a newer member of AICP and senior planner for the City of Fullerton.

AZ: When was the first time you logged CM credits?

Allen: I passed the AICP exam in November 2008. Although I don't have an immediate need to earn CM credits since my reporting period ends December 2011, I was attending workshops that provided CM credit so I figured that I might as well start logging. Since my reporting period starts January 1, 2010, I don't know if these will even count, but it appears from the FAQs on the CM website that they will. I entered credits for the first time this spring for a 2-day ULI seminar held in January. I was told that there was a bit of delay getting the seminar listed according to AICP CM website issues.

Mintier: March 2009

AZ: What are your initial impressions from that first CM logging experience?

Allen: With so many courses, it was a little complex to find the correct seminar. I eventually found it and subsequent logging experiences have been easier.

Mintier: The structure of the site is quite logical and easy to navigate.

AZ: Were there any surprises about your first CM logging experience?

Allen: Once I found the correct course, I was surprised how easy it was.

Mintier: No.

AZ: What was the most challenging aspect about your first CM logging experience?

Allen: Finding the correct course.

Mintier: Finding the specific conference sessions I attended in the very long list of sessions/activities for each conference.

AZ: Did you have any problems finding your CM courses?

Allen: I can't remember exactly how I went about searching – by date, provider, or course name – but I recall having trouble finding the name of the course. In part, some of the complications may have been caused by the time between the course and being able to log the credit in that I didn't have the paperwork on-hand when I was informed that the course had been added and I didn't know the exact name of the course.

Mintier: Yes. For "multipart" conferences, the sessions and activities are listed alphabetically. Scrolling through the entire alphabet is the most time consuming part of the process. For example, the 2009

National APA conference has 41 pages of sessions/activities listed.

AZ: Once you got the hang of it, how long does it take to log on and request CM credit for a single event?

Allen: Recently, I took a course which was approved for CM credits in advance and was already on the CM website the day of the class. As soon as I got back to the office, with the course paperwork in hand, I quickly logged the credits.

Mintier: Once you have located the conference you attended, probably two to three minutes to find the specific conference session and rate the session.

AZ: What advice would you offer a first-time logger on the CM website?

Allen: Probably the best thing to do is keep a folder of the agendas from classes which offer CM credits. This will make the logging process easier as you have the course name and date for easy reference which will greatly quicken your ability to log a course.

Mintier: Don't be put off by your first experience. It's really fast and simple after you've done it once. Don't rely on your memory, mark all the conference sessions/activities you attended in your conference guide before you leave the conference.

AZ: What advice would you offer APA and AICP for improving the CM website or the CM logging process?

Allen: I haven't tried to submit any self reported credits yet. It seems like this area may be more complex. Also, is there really a need for an APA ID and a separate AICP ID?

Mintier: List the sessions and activities of a "multipart" conference more like the conference schedule instead of listing them alphabetically. Don't use "A" or "The" to alphabetize the titles of sessions or activities.

AZ: Please share a little about yourselves.

Allen: I am a Senior Planner with the City of Fullerton. I began my career with the City of Fullerton as an intern during graduate school and have been part of the Fullerton Planning Division for 7 years. I have a BS in Accounting from Lehigh University and a Masters of Urban and Regional Planning from UC Irvine.

Mintier: Larry Mintier is a principal at Mintier Harnish, a Sacramento-based planning consulting firm specializing in development, land use, and environmental issues. Since our founding in 1985, we have served over 80 public agencies and over 50 development companies, law firms, and other private organizations.

As the APA website states, "Certification Maintenance strengthens the value of certification, demonstrating your ongoing commitment to excellence to elected officials, community leaders, and employers." While the CM Credit logging experience varies from planner to planner, the APA is committed to continuous improvement of the system. For more information on the CM program, please visit <http://www.planning.org/cm/>.

Al Zelinka, FAICP, can be reached at alz@ci.fullerton.ca.us or (714) 738-3347.