



CAL

Planner

NOVEMBER - DECEMBER 2008

2008

Awards of Excellence



2008 Comprehensive Planning Award for a Large Jurisdiction

Marin Countywide Plan

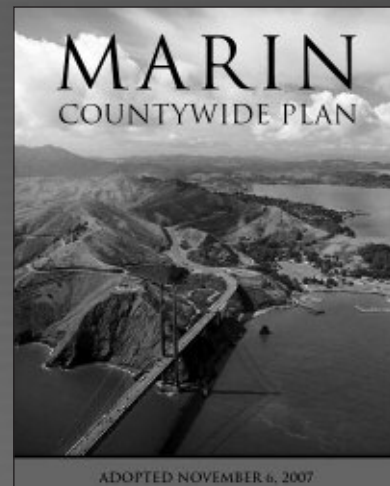
Marin County Community Development Agency

The Marin Countywide General Plan raises the bar by redefining Marin's long-standing environmental ethic into the more inclusive theme of "planning sustainable communities." It is the first local general plan in the nation to both calculate the ecological footprint of its average resident and substantively address climate change issues.

In keeping with the overarching theme of planning sustainable communities, the Plan was reorganized into three elements: Natural Systems and Agriculture, the Built Environment, and Socioeconomics.

The Plan integrates green community planning policies and programs throughout the document and concurrently implements a wide spectrum of programs focusing on green building, green business, climate change, healthy food and lifestyles, and assorted energy and vehicle trip reduction measures.

Contact: Alex Hinds, Marin County Community Development Agency, (415) 499-7001



APA Celebrates 60 Years of Accomplishments

First of two articles

By Betty Croly, FAICP, Chapter Historian and Steven A. Preston, FAICP, Anniversary Event Chair

The American Planning Association California Chapter traces its history back more than 75 years; to the California Planners Institute, which existed at least as early as 1933. The organization that we know today is actually the result of a 1948 merger between the California Planners Institute and the American Institute of Planners. With that merger, the fledgling American Institute of Planners could, for the first time, be said to have a “national” reach. Prior to that, the national organization had only about 250 members and a budget of \$5,000. The addition of a “California Chapter,” adding between 100 and 150 members, was a significant accomplishment, indeed, creating a truly national organization.

Humble beginnings: California Planners Institute

Long before APA CA, there was the California Planners Institute (CPI). Most of our information concerning CPI comes from eight, 1946 - 1947, issues of *Perspective*, a bi-monthly mimeographed newsletter “conceived, nurtured and matured” in 1946 by **Si Eisner**, the first Editor in Chief.

In the 1946 - 47 issues, there were 102 planners listed ... compared to 6,500 today.

Sixty years ago, all day meetings were the order, and meals were less expensive. For example, a CPI meeting was held in April, 1947 at the Wolf Hotel in Stockton. Lunch was \$1.75, and dinner was \$2.50, including a dip in the punch bowl. **Howard Bissell** led a tour through the Stockton Port recently released by the Army, and a talk was given by a State Division of Highways engineer. The CPI treasury in 1946 had \$863.66, and expenses were \$482.49. (By 1998, CCAPA’s assets were in the mid-

\$80,000 range, and budget was close to \$325,000.)

California planning was distinct from the planning practiced in other parts of the country; the California Planners Institute filled that need. The late **Fran Violich**, a founding faculty member of the planning program at UC Berkeley and APA National Planning Pioneer, wrote in 2001 that the evolution of a separate institution on the West Coast was, in fact, a reflection of the fact that California planning was not an extension of planning practiced in the East, but a separately evolving, parallel movement that placed greater emphasis on design and the environment.

Even before the “Sections” that California Chapter members know today, CPI meetings were held around the state. In August, 1947, CPI met in Los Angeles to view the model and drawings for a new downtown Los Angeles prepared by students of USC’s Arthur Gallion and **Si Eisner. Burnett C. Turner**, Civic Center Authority architect, presented the new, 600-acre civic center plan, bounded by freeways on all sides.

Were your dues ever this low?

For the 1947 annual meeting at Yosemite, rooms at the Awhanee with three meals were \$14 single and \$12 double. CPI dues were \$12.50 for members, \$7.50 for associate members, and \$5.00 for junior members. Salaries were also less: a planning engineer in Glendale earned \$6,000 a year.

At the conference, **Glenn Hall**, director of planning, Sacramento, discussed the new Conservation and Planning Act (passed to supersede the Planning Act). CPI President **James M. Campbell** sent a letter to **Gov. Earl Warren** expressing CPI’s interest in the

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AMERICAN PLANNING
ASSOCIATION

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California Planner

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

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APA Websites

California Chapter www.calapa.org
National APA www.planning.org
California Planning Foundation www.californiaplanningfoundation.org
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The Green Valley Initiative

How the Inland Empire has taken planning to a new level of sustainability

By Ali Sababi

Could we have predicted, 35 years ago, that Inland Southern California would become a region of clogged freeways, two-hour commutes, booming population growth and suburban sprawl? Of course we could.

However, land-planning in the 1970s followed a more traditional approach. Planners were reluctant to deviate from the decades-old cookie-cutter mold that separated residential, commercial and business development. At the time, we still believed in the resiliency of the automobile to get us where we needed to be. Our focus was on building homes: creating the American Dream for families wanting a place of their own.

Today, those families are living an unsustainable lifestyle. Parents spend hours on the road each day to make a living, while their children come home from school to empty houses.

Our region's biggest problems hinge on an imbalance of jobs and housing. Traffic congestion created by a lack of local jobs has a negative impact on our health, our families, our economy and our overall quality of life.

The planning industry is a profession with a natural bent toward seeing the potential in things. We are not pencil-pushers, or at least we should strive not to be.

In many ways, we are visionaries: looking for land's untapped possibilities given the existing social, economic and environmental needs of the area.

The Green Valley Initiative

Here in the Inland Empire – the fastest growing region in California – we have taken planning to a new level through The Green Valley Initiative – a regional economic development project designed to establish Riverside and San Bernardino counties as a center for clean and green technologies. It's an integrated plan focused not only on building better communities, but on creating jobs, commerce, transportation solutions, an educated workforce and preserving our natural resources.

Tapping into our own potential, we are capitalizing on our wealth of sunlight, open space, a centralized warehouse distribution network and international transportation system to define a future that makes sense for our region.

How did we get here?

To accomplish this, we had to work as a team. We launched the initiative last year with 100 key stakeholders from the region, people representing government, business, education and the Native American sector. Today, more than 500 people in Riverside and San Bernardino counties are involved.

A series of meetings was conducted with representatives of all factions of the community. City planners were among those involved in the early stages. We wanted to work with them to

determine if there were unnecessary restrictions in place that could make it difficult to move into this new period of growth. Lawmakers and economic development experts were also involved to gauge and represent public opinion and to set the course toward recruiting new industry to the region.

Educational representatives took steps to establish the workforce training necessary to sustain those new jobs, and business leaders took part in recommending incentives and strategies to creating new jobs.

Today, GVI is in the midst of establishing a Board of Directors to carry the movement forward. The counties of Riverside and San Bernardino, regional government and business associations and more than 20 cities have passed resolutions supporting the effort.

We have developed grant applications for more than \$1.25 million, secured funding from multiple sources and have commissioned a regional economic study developed by Silicon Valley mastermind Doug Henton of Collaborative Economics, who will determine focus areas for the green-tech economic development plan.

Life is about the legacy we leave behind and the impacts we have on the people we come into contact with. The profession of land-planning and development is not about building houses or shopping centers. It's about creating a sense of place for the people who live in or near our projects. It's about improving their lifestyle by integrating jobs, recreation, education and a sense of community into whatever mark we leave on the landscape for them.

The Green Valley Initiative began with 100 people and has grown into a regional force of collective design and vision. It is no longer our dream, it is our reality.

For more information on the Green Valley Initiative, visit www.greenvalleynow.org.

Ali Sababi is President of SE Corporation, a California land development firm, 2007 recipient of the Governor's Environmental and Economic Leadership Award for sustainable communities, and founder of the Green Institute for Village Empowerment, GIVE, a nonprofit dedicated to sustainability. GIVE sponsored the launch of the Green Valley Initiative in 2007.

Conference CM credits for AICP members available on APA website now! Go to www.planning.org/cm/

Commissioner's CORNER

Good fences make good neighbors

By *Kathy Garcia, FASLA*

Ballots Go Online

APA California will be conducting a statewide online election for Board members starting November 15, 2008. In order to vote in this election, all members will need to be logged in with their APA member number and state level password. If you have never logged in, please review the information below to log in prior to casting your vote on November 15.

Are you member of APA California?

If so, please use your pre-assigned username (national APA member ID) and your state level password to access members only pricing and resources.

Forgot your password? Click <http://www.calapa.org/en/users/forgotpassword.asp> to retrieve your pre-assigned username and password by submitting your email address.

Not an APA California member?

If you are not a member, and have registered with the site to post jobs, directory listings, and articles, please log in with your site user log in, or click <http://www.calapa.org/en/users/selfadd.asp> to create a nonmember site login.

Setting it straight

In the article "Market Forces Give Boost to Development Near Transit" (*Cal Planner*, Sept/Oct issue), the monthly transportation costs presented in the fourth paragraph are household costs, not individual costs. The sentence should read "The average household in the Mission spends \$746 per month on transportation, compared to \$1,079 in Pittsburg and \$1,147 in Santa Rosa."

We apologize for any inconvenience or confusion this may have caused.



What would you do if a new casino just moved a mile from your downtown main street? Would you be the one who enthusiastically anticipates the new jobs, revenue, and leisure opportunities? Would you be one in the community that adamantly fears its drain on small town commerce? Or would you be the citizen thinking to the future and how both could benefit?

New Buffalo, Michigan, has all these people in its small town. Located immediately over the state line from Gary, Indiana and situated along the shores of Lake Michigan, New Buffalo is along both highway and Amtrak lines between Chicago and Detroit. Unlike its large, industrial neighbor, New Buffalo reminds me more of a Cape Cod beach town, with dunes, wide beaches, and a stable community of 2,000 people. It swells in the summer with its very active marina and has become a second home colony for Chicagoans. Quaint shops line its two-block main street, and hotels allow you to dock at the door.

Last year, its small town charm was challenged when a large gaming facility opened along the interstate interchange. Coincidentally, the casino employed the same number of people as the town's population, and suddenly the town doubled in size. Town folk started talking, and civic leaders realized they must do something to coalesce an approach.

Enter the community assistance program. Sponsored by a nearby manufacturer of quality urban site furnishings, 28 young professionals were flown into New Buffalo for 28 hours of brainstorming – and brainstorm they did. They also drew diagrams, bicycled the town, researched prototypes, outlined constraints and

opportunities, sketched solutions and predicted what would happen if New Buffalo did nothing. During all this, I was lucky enough to be a team leader, and watch these latent ideas take form. These were some of the best and brightest young professionals throughout the country, and the ideas flowed like the nearby river. We should pay attention to what they said. While we don't live in New Buffalo, I've thought of numerous applications to my neighborhood and local communities.

One primary recommendation dominated everyone's thinking – don't let the casino (or big box retail, or chain store establishment for that matter) launch the character of the town. Instead, this community, like so many others, has its own identity – and that should be celebrated. Look to the neighborhood's existing framework

and environment to find out what is unique – in this case, its beachfront and main street – and do everything to protect, enhance, and market it. How many of us watch in horror as our neighborhood evolves into our next-door community, and suddenly we lose our distinctiveness. We can no longer describe where we live by its attributes.

Second, don't wall off the resource. In New Buffalo the main resource – the lake – was constantly compromised. View corridors were blocked from upland streets; public access along its edge was interrupted by impassible buildings, and from two blocks away, no one knew that one of the country's largest lakes was steps away. Make those connections, these bright young professionals emphasized. How many of us live in communities which have lost view corridors or connections?

Third, make the resource the destination. While New Buffalo's main drag was practically the only street that ran directly to the lake (good); its terminus was a large parking lot and a bunker-like public restroom (bad). The axis was strong; the

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Legislative UPDATE

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



APA California legislative update

Budget stalemate holds up bills

Governor late in signing and vetoing key planning measures

October 2008

Due to the state budget stalemate, and the Governor's promise to veto items on his desk if a budget was not signed, the Legislature held the bills rather than risking a veto. After signing the budget, the Governor was sent hundreds of bills at one time, giving him one week rather than 30 days to take action on the bills. Having very little time to analyze the bills, he vetoed hundreds of the measures on his desk, including several planning bills. He did, however sign the big one: SB 375. Below is the list of final actions on the key planning bills. To get the final status of other planning measures and veto messages, please visit the APA California website.

A few bills that APA California had concerns with at the end of session didn't pass. Those include:

AB 2219 (Parra) – Approval of Subdividers' Voluntary Water Savings Measures

SB 303 (Ducheny) – BIA Alternative to SB 375 (SB 375 is on the Governor's desk)

SB 1500 (Kehoe) – Restrictions and Fees on Projects in State Fire Responsibility Areas

For those bills that landed on the Governor's desk at the end of session, here is the final tally of signatures and vetoes:

AB 842 (JONES) – Regional Plans and VMT Reduction for Infrastructure Bond Criteria – VETOED

This bill requires the Department of Housing and Community Development (HCD), when ranking applications for funding under the Infill Incentive Grant (Infill) Program and the Transit Oriented Development Implementation (TOD) Program, to give priority to projects located in areas where the local or regional entity has adopted a general plan, transportation plan, or regional blueprint that will reduce the growth of vehicle miles traveled (VMT) by at least 10 percent, and the project is consistent with that planning document. APA was concerned that the bill, as it moved out of the Assembly, would conflict with the Notice of Funding Availability already issued for infrastructure bond funds, and would require local governments to prove that VMT was reduced by 10 percent, which isn't viable. The Senate amended the bill to deal with the second concern. As amended, the bill clarifies that the 10 percent reduction is for growth increment in VMT, rather than an absolute 10 percent reduction of VMT, and requires HCD, when ranking applications, to rely on the expertise of the Department of Transportation (Caltrans).

AB 1017 (MA) – Timelines for CEQA Appeal – VETOED

This bill establishes a deadline process for bringing an appeal of a California Environmental Quality Act (CEQA) action taken by a non-elected decision-making body (e.g., planning department or commission) to the elected body. This bill originally mandated a 30-day appeal period rather than matching the appeal period specified by local ordinance. The Senate amended the bill to require the elected body to set the appeal for hearing upon filing, require the hearing within 90 days of filing, and require the decision within 30-45 days after the hearing. As

amended, AB 1017 also provides that the statutory time limits for judicial appeal of the CEQA decision do not begin until after the elected body acts on the administrative appeal, provides that a notice of approval or determination filed by the non-elected body is set aside until the approval or determination has been appealed to the elected body, and requires San Francisco only to provide a 30-day deadline for appeals filed in a city and county. With these amendments, APAC California removed its opposition to the measure.

AB 1221 (MA) – Transit Village District Changes – VETOED

This bill expands the definition of transit village planning districts from 1/4 mile to 1/2 mile around a transit facility and requires Infrastructure Financing Districts to set-aside 20 percent of the tax increment revenues for affordable housing.

AB 2280 (SALDANA) – Density Bonus Clarifications – SIGNED

This bill is co-sponsored by APA California and the League. It makes various changes to the density bonus law to clarify the substantial changes the law has undergone over the years. AB 2280 is not as comprehensive as we originally would have liked due to opposition from housing advocate representatives. For instance, we had to remove the clarification that developers must request a density bonus upon application and that a developer is entitled to concessions and incentives only when requesting a density bonus. As the bill was sent to the Governor, it will still resolve many conflicts that the existing statute has caused between developers and local agencies and will:

1. Specify that for purposes of calculating the density bonus, "total units" or "total dwelling units" does not include units added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus to prevent double counting.

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APA California Chapter "QUICK LEG INFO" Feature Now on Website Homepage

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

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

2008 Planning Implementation Award for a Large Jurisdiction

San Dieguito Wetlands Restoration Project Final Restoration Plan

Participants: David Key and Patrick Tennant, Southern California Edison; Project Design Consultants; Coastal Environments; Marathon Construction; Chang Consultants; Wetlands Research Associates, Inc.; Strategic Management Group; Simon Wong Engineering; TerraCosta Consultants Group; Ninyo and Moore; and Scott Jenkins, Independent Consultant

Supporting Agencies: California Coastal Commission; City of Del Mar; City of San Diego; San Dieguito River Park JPA; U.S. Fish and Wildlife Service; California Fish and Game; San Diego Regional Water Control Board; California State Lands Commission; San Dieguito Lagoon River Valley Conservancy; and the Army Corps of Engineers



The San Dieguito Lagoon Restoration Project is a model on how to address large-scale regional restoration projects. Located on the most westerly portion of the San Dieguito River Valley, completion of the restoration project will reclaim one of San Diego's last great expanses of coast land masses and valuable natural habitats. An extensive team of biologists, planners and engineers has worked together for over 15 years to make this project a success.

The project includes the restoration and creation of 150 acres of wetlands on a unique coastal parcel that includes subtidal, intertidal mudflats, coastal salt marsh and transitional wetland habitat for fish, birds and other wildlife. Recreational trails will ring the project to allow the public to view nature at various vantage points around the 450-acre preserve.

Contact: Patrick Tennant, California Edison, (626) 302-3066

2008 Focused Issue Planning Award

Orange County Great Park Comprehensive Plan

Team Lead: Ken Smith Landscape Architect

Collaborative Design Team: Mary Miss Studio; Green Shield Ecology; TEN Arquitectos; Mia Lehrer + Associates

Design Administration: Gafcon, Inc.

Support Team: Fuscoe Engineering; Buro Happold; Wallace Laboratories

Sub-Consultant: Aquatic Design Group; D.D. Pagano, Inc. Irrigation Consultants; Dudek & Associates; Lawson and Associates; LSA Associates



In 1994, Orange County voters narrowly approved Measure A which zoned the soon-to-be-closed El Toro Marine Corps Air Station property for use as an international airport. This touched off a multi-year legal and political battle that ended when 58% of Orange County voters approved Measure W, which overturned Measure A and amended the County General Plan to create a park at the former El Toro site.

The Orange County Great Park will be larger than San Diego's Balboa Park and will be three park experiences in one. The Canyon is designed as an oasis – a place for families to picnic and for children to explore. The Habitat Park is an ecological backbone that provides species diversity, native communities and wildlife. Finally, the Fields and Memorial Park commemorate the history of the site as both a productive agricultural landscape and, more recently, a military base. Park features include a constructed two-and-a-half mile canyon, streams, a large lake, agricultural terrace, a great lawn, an aviation museum, a conservatory/botanical garden, and a sports park.

Contact: Ken Smith, Orange County Great Park Design Studio, (949) 733-3061

2008 Best Practices Award

County of Riverside Landscape Program

County of Riverside

For decades, policy makers, interest groups, and landscape professionals have discussed the logic of implementing common-sense water conservation measures in the drought prone state of California. In a bold policy move, Riverside County developed a Water-Efficient Landscape Ordinance in collaboration with a Water Task Force comprised of key regional water agencies, stakeholder groups, and elected officials. The goal of the new Landscape Ordinance and subsequent County of Riverside Guide to California Friendly Landscaping is to reduce the onsite water demand by 20% and achieve the highest quality landscapes possible.

The County is able to implement these changes through its Planning Department's new Landscape Program. In addition to rigorous plan check review, a series of three inspections is required to ensure the quality of the landscapes being installed as well as to ensure that the applicant has met the water-efficient irrigation standards.

Contact: Kristi Lovelady, County of Riverside, (951) 955-0781



2008 Innovation in Green Community Planning Award

Green Building Program

City of West Hollywood

In June 2007, West Hollywood adopted the Green Building Program, one of the nation's first mandatory programs for private development. Under the program, every new or remodeled project in all building types must comply with 14 mandatory green building measures. These projects range from providing space for collection of recyclables and bike parking to using drought-tolerant and native plants and planning for future photovoltaic system installation. New multifamily residential, commercial, and mixed-use buildings must also comply with the full Green Building Point System.

The program features several public information resources: a Green Building Program manual, Great Features manual for future tenants, a Green Building website, and a Green Building Center at City Hall to provide residents and stakeholders with information and educational resources about building practices and materials.

Contact: Francie Stefan, City of West Hollywood, (323) 848-6357



2008 Grassroots Initiative Award

Tapping the Potential of Urban Rooftops: Rooftop Resources Neighborhood Assessment

Prepared by: Design, Community & Environment for Bay Localize

Previously regarded as unusable space, recently the landscape of rooftops is being reclaimed for productive and sustainable purposes. Design, Community & Environment was the lead consultant in preparing the Rooftop Resources Assessment, a study commissioned by Bay Localize, a local non-profit agency. The Rooftop Resources

Assessment analyzed the potential for green roofs, rooftop gardens, solar photovoltaic and rainwater harvesting on existing buildings and future developments using the Eastlake District in Oakland as the case study neighborhood.

Volunteers completed the building analysis survey that formed the foundation of the project methodology. This project was designed to provide a case study and information resource that educates and inspires other organizations and individuals to examine the potential of their urban rooftops.

Contact: Sarah Sutton, Design, Community & Environment, (510) 848-3815



2008 Education Project Award

Historic Homeowner Education Program

City of Los Angeles Department of City Planning

Contrary to the misperception that historic preservation only serves elite, upper-income communities, Los Angeles' historic districts are concentrated in neighborhoods with significant low-income and immigrant populations, often with language barriers.

Based upon feedback from community residents, the Planning Department developed a citywide HPOZ rehabilitation guide that is filled with illustrations, photos, and basic tips on maintenance and simple repairs to demonstrate to non-native speakers and low- and moderate-income residents that historic preservation is practical and does not have to be expensive.

Contact: Blake Kendrick, AICP and Megan Hunter, City of Los Angeles, (213) 978-1178 and (213) 978-1194



2008 Academic Award

San José Urban EcoPark Project

Urban Planning 260 Graduate Students, San José State University

During Spring 2007, graduate students enrolled in Urban Planning 260: Environmental Planning Topics at San José State University's Department of Urban & Regional Planning were tasked to develop a Master Plan for a proposed "Urban EcoPark" located in San José.

Development of the site was to occur in two phases. The first phase involved the establishment of an outdoor temporary household hazardous waste (HHW) drop-off facility. The second phase, involved the relocation of the HHW into the existing warehouse on site, redevelopment of the facility and 2.5 acre site to support environmental programming and education.

What has been particularly rewarding for the students and faculty has been the continued progress San José has made toward implementing many of the ideas presented in the students' master plan.

Contact: Hilary Nixon, San José State University, Urban and Regional Planning Department, (408) 924-5852



2008 Neighborhood Planning Award

California Avenue Neighborhood Master Plan

Housing Authority of the City of Fresno in association with: Design, Community & Environment, Pyatok Architects, Kimley-Horn, Strategic Energy Innovations Fresno West Coalition for Economic Development, Fresno Council of County Governments

The California Avenue Neighborhood Plan sets a vision for the area centered around California Avenue and Walnut Avenue in West Fresno. The Plan also provides tools to steer future growth, development and investment. It was developed through a community workshop process that included residents, landowners, and City staff.

The plan contains innovative planning principles addressing neighborhood development and smart growth. It also includes relevant design concepts and concrete implementation strategies.

Contact: Preston Prince, City of Fresno Housing Authority, (559) 443-8475



2008 Advocacy Planning Award

Strategic Framework and Priorities Workbook: Moran and Weststate Streets, Little Saigon

City of Westminster and The Planning Center

Little Saigon is a dynamic cultural district in the City of Westminster and home to the country's most concentrated population of Vietnamese residents and business owners. Over the past year, the City has been approached by various property owners along Moran and Weststate Streets in the heart of Little Saigon about the possibility of converting their properties from industrial to commercial/retail uses.

Through community engagement, the resulting workbook offers a comprehensive, thoughtful, step-by-step transition strategy and study of this business district to accommodate the needs of the Vietnamese community.

Contact: *Art Bashmakian, AICP, City of Westminster, (714) 898-3311 x225*

Wendy Grant, The Planning Center, (714) 966-9220



2008 Hard Won Victory Award

West Covina Commercial Center and Sportsplex

City of West Covina Community Development Commission

Over a period of two years, the City held numerous public workshops and meetings on the status of the remediation and explored alternative uses for the former landfill site. The completion of West Covina Commercial Center and Sportsplex was extremely challenging, involving a multitude of potential pitfalls in transforming a hazardous landfill into community uses ranging from: financial costs and environmental liabilities; coordination and conformance with several federal and state regulatory agencies; the negotiation of three separate development agreements; extensive site remediation and public perception of a former landfill site.

The new center will be home to six softball fields, batting cages, office uses, commercial development, multi-purpose indoor pavilion, restaurants, children's playground and a golf course. More than 1,700 new jobs and an annual revenue of \$4 million will result from the Center.

Contact: *Benjamin Kim, City of West Covina, (626) 939-8417*



2008 Media Award

Neighbor to Neighbor: Facing Our Housing Crisis

Coastal Housing Coalition

Neighbor to Neighbor: Facing Our Housing Crisis is a weekly 30-minute television program that explores the relationship between a healthy community and housing. Set in the high housing prices area of Southern Santa Barbara County, Neighbor to Neighbor provides a forum for an open community dialogue.

The shows that have been taped so far have encompassed a wide variety of timely topics from inside views of local General Plan updates, to a pro and con discussion of proposed height initiatives. The guests often represent opposing viewpoints on the issues, and include citizens of the community, planning professionals and elected officials. Each week, the show is broadcast into nearly 68,000 homes across the South Coast of Santa Barbara County. The station that broadcasts the program has reported an increase in viewer calls since the debut of Neighbor to Neighbor.

Contact: *Eva Turenchalk, AICP, Coastal Housing Coalition, (805) 882-1475*



2008 Distinguished Leadership Award for a Professional Planner

Wayne Goldberg, AICP

Since 1971, Wayne Goldberg has built a career that exemplifies the best qualities of leadership and public service. Beginning with his appointment as Planning Director for the City of Arcata and in his present position as Director of Advanced Planning and Policy Development for the City of Santa Rosa, Wayne has used his thoughtful and supportive approach to planning to build strong, broad-based community consensus for the value and benefit of good planning.

Wayne's long involvement and active participation as a Lecturer at Sonoma State University, as a member of the California Planning Roundtable and the California Planning Foundation, and as the Northern Section Awards Chair for an unprecedented 14 years speak to his commitment and dedication to service, to the values of planning education, and to promoting the best the profession has to offer.



2008 Distinguished Leadership Award for a Student Planner

Emilia Mendoza

Emilia "Emy" Mendoza has shown outstanding leadership in serving the planning profession, her fellow students and the community. Over the past two years, she has actively been involved in the planning profession with her role on the organizing committee for the 2007 California Conference in San José, advocating for student interests as the Student Representative for the Northern Section and as the Student Representative for the Urban Planning Coalition, and serving the larger community by being on the Steering Committee for CommUniverCity. Emy has done all this and more while maintaining an excellent academic record at San José State University.



2008 Distinguished Leadership Award for a Planning Pioneer (in memoriam)

Paul C. Crawford, FAICP [1947-2008]

Paul Crawford leaves a lasting legacy in the planning field. His hard work and dedication to the profession earned him much success and admiration among his peers and colleagues. As an innovative and tireless professional, Paul made development regulation a creative enterprise, first as San Luis Obispo County Planning Director and later as Principal with Crawford, Multari & Clark Associates. He introduced form-based codes into numerous California cities and counties, assuming national leadership in the Congress for the New Urbanism.

Paul was an adjunct professor at Cal Poly San Luis Obispo teaching planning students for over 25 years. He mentored many aspiring planners as they advanced in their careers, including many who have later assumed leadership roles themselves in the field of planning.



APA California 2008 Awards of Merit

2008 Comprehensive Planning for a Large Jurisdiction

City of Riverside General Plan 2025 Program

City of Riverside; EDAW, formerly P&D Technologies; The Arroyo Group; Webb Associates; Best, Best and Krieger; PGN Consulting

The City of Riverside General Plan 2025 is a forward thinking plan, built largely on smart growth principles that reflect the uniqueness of the Riverside community.

The General Plan 2025 encourages compact development and promotes the preservation of unique historic, cultural and natural features. The General Plan 2025 Program consists of completely integrated comprehensive updates to the General Plan, Zoning Code, Subdivision Code, and the creation of Citywide Design and Sign Guidelines.

Contact: Ken Gutierrez, AICP, City of Riverside, (951) 826-5371

Laura Stetson, AICP, Hogle-Ireland (formerly with EDAW), (626) 356-4460



2008 Comprehensive Planning for a Small Jurisdiction

City of Lincoln General Plan 2050

City of Lincoln, Mintier & Associates, and Matrix Design Group

The City of Lincoln is one of the fastest growing communities in California. This growth, coupled with the planned Highway 65 bypass, has provided the City with a number of growth challenges that the General Plan update was designed to address.

To ensure the General Plan reflected the resident's vision of the future, extensive participation opportunities were conducted to gain a sense of the community vision desired by Lincoln's residents. The Lincoln General Plan was also developed along with the Sacramento Area Council of Governments (SACOG) Blueprint program. Guiding principles of Community Design, Sustainability, the Highway 65 Bypass and Regional Responsibility were incorporated into the Plan.

Contact: Rod Campbell, City of Lincoln, (916) 645-3320



2008 Focused Issue Planning Award

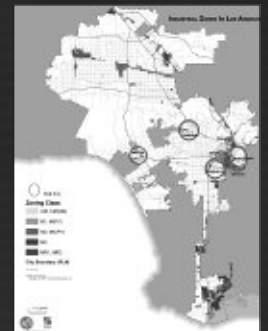
Industrial Land Use Policy Project

City of Los Angeles Department of City Planning and the Community Redevelopment Agency of the City of Los Angeles

A shifting economy and a strong demand for residential, commercial and institutional uses have threatened the viability of industrial districts. While the challenge of responding to evolving industrial land is not unique to Los Angeles, staff brought creativity, dedication and unprecedented inter-departmental collaboration to the Industrial Land Use Policy (ILUP) project.

More than 3,300 acres of industrially zoned land were field surveyed for land use data. In addition, staff conducted significant community outreach, surveyed other communities and worked with consultants to generate a detailed analysis of industrial-to-residential conversion projects to understand the economic impacts of the loss of industrial land.

Contact: Jane Blumenfeld, City of Los Angeles, (213) 978-1372



2008 Grassroots Initiative Award

Downtown Art Walk

Bert Green Fine Art

The Downtown Art Walk is a free, self-guided tour of the many art exhibition venues in Downtown Los Angeles. These include commercial art galleries, museums, and non-profit arts venues. The Downtown Art Walk is the one of the best attended, regular public cultural events in Downtown Los Angeles that attracts thousands of people every month. Many businesses in the area experience their busiest day of the month during Art Walk.

The Art Walk began at a time when Downtown Los Angeles was an underutilized and partially abandoned, former commercial area that had been largely passed by for more than 30 years. The first few galleries in the area initiated the Art Walk to bring traffic to the area, and to highlight the pedestrian opportunities inherent in the district. The event is coordinated by Bert Green Gallery, and monthly meetings of the galley owners are held. The primary form of promotion of the Downtown Art Walk is the website and monthly press releases sent out by the organizer and all participating galleries. In addition, the word of mouth promotion goes hand-in-hand with the internet coverage of the event, which is fed by the positive experiences of participants.

Contact: Bert Green, Bert Green Fine Art, (213) 842-8574



2008 Neighborhood Planning Award

Five Wounds/Brookwood Terrace Neighborhood Plan

CommUniverCity San José

CommUniverCity San José seeks to empower students and residents and to build community by organizing service-learning projects that address education, community health and improvements to the neighborhood environment. CommUniverCity San José projects are based on priorities set by neighborhood residents and are accomplished through collaboration with the Five Wounds/Brookwood Terrace Community, San José State University, and the City of San José.

CommUniverCity projects include, among many others: Community Planning, Neighborhood Walkability, BART/Town Square Planning, Civic Engagement, Annual Neighborhood Public Opinion Surveys, Annual Days of Service, Housing Initiative, and Renewable Energy.

Contact: Asha Weinstein Agrawal, San José State University, Urban and Regional Planning Department, (408) 924-5853



2008 Academic Award

Westside and North Avenue Community Plan

City and Regional Planning Department, Cal Poly State University, San Luis Obispo

The Westside and North Avenue Community Plan was a class project by fourth year Cal Poly State University undergraduate students over a period of five months. This project was an outgrowth of the City of Ventura's efforts to implement its 2005 General Plan. Cal Poly students were charged with assisting the City in drafting a Community Plan for two of its western communities – Westside and North Avenue.

The planning process included extensive data collection, field surveys, public workshops, interviews, and formulation and evaluation of alternative development concepts. The research addressed both current and future needs of the community in the context of constraints that stem from long-term disinvestment in the area.

Contact: Zelijka Pavolich Howard, Cal Poly State University, San Luis Obispo, (805) 756-1507



California Planning Foundation

2008 Scholarship Awards

OUTSTANDING STUDENT SCHOLARSHIPS

Scholarship Amount and One-Year APA Student Membership

First Place: \$5,000

Jamillah Jordan
UCLA

Runner Up: \$3,000

Ryan Brough
Cal Poly San Luis Obispo

Runner Up: \$3,000

Zoe Elizabeth
UCLA

Runner Up: \$3,000

Joanne LaFave
Cal Poly San Luis Obispo

Outstanding Diversity

Award: \$3,000

Nadia Shihab
UC Berkeley

DESIGNATED SCHOLARSHIPS

Scholarship Amount and One-Year APA Student Membership

Paul Crawford /

California Planning Roundtable Scholarship: \$2,000

Shauna Callery, Cal Poly San Luis Obispo

Ken Milam /

County Planning Directors' Association Scholarship: \$1,000

Jessica Sisco, UC Irvine

Richard G. Munsell /

California Planning Roundtable Scholarship: \$2,000

Eugene Waddell, San Francisco State University

PBS&J Scholarship: \$1,000

Joyce Monaco, UC Irvine

SECTION AWARD SCHOLARSHIPS

\$1,000 and One-Year APA Student Membership

Russell Fey / Central Section

Ben Alexander, Cal Poly San Luis Obispo

Inland Empire Section

Malancha Ghosh, UC Irvine

Northern Section

Dennis Freeman, San Jose State University

Steven Jaimes, Sonoma State University

Maria Ordoñez, UC Berkeley

Central Coast Section

Lucas Bare, UC Santa Barbara

Colin Clarke, Cal Poly San Luis Obispo

Erik Simon, Cal Poly San Luis Obispo

Los Angeles Section

Christopher Gladora, UCLA

Eric Metz, USC

Manuel Muñoz, Cal Poly Pomona

Nicole Velasquez, UCLA

Orange Section

Matthew Gelbman, UC Irvine

San Diego Section

Sandy Ngan, UC San Diego

HONORABLE MENTIONS

One-Year APA Student Membership

Stephan Brumbaugh, UCLA

Brittany Montgomery, UC Berkeley

Christina Mun, UC Berkeley

CONTINUING STUDENT SCHOLARSHIPS

\$1,000 and One-Year APA Student Membership

Nicole Berumen, Cal Poly Pomona

Cassandra Pruett, Cal Poly Pomona

Kyle Perata, Cal Poly San Luis Obispo

Laura Pennebaker, Cal Poly San Luis Obispo

Seth Adams, San Jose State University

Alexander Brennan, UC Berkeley

Jahmese Myres, UC Irvine

Sabrina Bornstein, UCLA

Ashley Schweickart, USC

GRADUATING STUDENT MERIT AWARDS

One-Year APA Student Membership

Sean del Solar, Cal Poly Pomona

Dennis Harkins, Cal Poly Pomona

Kenneth Adam Petersen, Cal Poly San Luis Obispo

James Paulding, Cal Poly San Luis Obispo

Amy Fauria, San Jose State University

Tessa Munekiyo, UC Berkeley

Elizabeth Mina Brown, UC Irvine

Peter Carter, UCLA

Alison Gomer, USC

APA California 2008 Awards Program



Awards Jury (Left to right)

Sanjoy Mazumdar, PhD, University of California, Irvine
Catherine Reilly, AICP, San Francisco Redevelopment Agency
Brooke Peterson, AICP, Tierra Environmental
Gary Conte, AICP, RRM Design Group
Kurt Nagle, AICP, ASLA, RTKL Associates, Inc.



APA California State Awards Coordinator

Jessie Barkley

APA California Vice President for Administration

Hing Wong, AICP

We would also like to thank Carrie Anne Carter, Partner, CW Creative, for her assistance in developing the CPF Scholarship Awards presentation.

Planners Emeritus Network Honor Awards

The Planner Emeritus Network (PEN) annually selects several long-tenured planners who have made significant and substantial contributions to the profession during their career to receive a PEN Honor Award. The award recognizes not only the accomplishment of the recipients in their professional careers but also their furtherance of the profession through support of APA California and other planning organizations, as well as community service. The 2008 Awards recognize six planners whose accomplishments during their careers have enhanced the professional stature of planning in California.

The 2008 recipients are:

Dr. Donald Bradley, AICP

In recognition of many years of contribution to professional planning and education, and support for young professionals in obtaining AICP certification.

Jeanette Dinwiddie-Moore, AICP

In recognition of her many years of contribution to professional planning and her strong advocacy and effort to achieve greater diversity in APA.

Wayne Goldberg, AICP

In recognition of many years of leadership in his professional planning career and support of continuing education.

Janet Ruggiero, FAICP

In recognition of her many years of outstanding contribution to APA California and to professional planning in California and her substantial civic involvement at the local and state level.

Dr. Robert Young

In recognition of his contribution to planning education and research.

Posthumous Award

Ned Rogoway, AICP

In recognition of his contribution to the furtherance of professional planning and education, particularly in the central coastal area of California.

APA California 60th Anniversary Lifetime Achievement Award

Betty Croly, FAICP - First and Only Chapter Historian

For Her Extraordinary Commitment to Planning History



On the occasion of the 60th Anniversary of APA California, it is appropriate to recognize Betty Croly, FAICP for her lifetime achievement in service to the organization. Early in her career, she recognized the importance of preserving and promoting the history of the profession while being involved with the national and state planning organizations. While working as a professional planner in several Bay Area cities and for the County of Alameda, Betty Croly served on both the AICP Commission and the APA Board as a committed volunteer.

In 1985, she initiated the AICP Historic Landmark Pioneer Program. She was appointed California Chapter Board Historian in 1988, collecting \$10,000 and overseeing 2,000 planning publications valued at \$20,000 installed at the California State University, Northridge, Archive. She is still serving as Chapter Historian as well as Vice President of PEN where she continues her efforts to remind us all of the need to preserve and celebrate our professional history.

Legislative Update

(continued from page 5)

2. Extend to five years the length of a time a local government has to expend its share of funds from the sale of a moderate-income density bonus unit.
3. State that local governments do not have to approve requests for concessions or incentives or grant any waivers or reductions of development standards that would be contrary to state or federal law.
4. Clarify that a city or county cannot apply development standards on a density bonus project that would physically preclude construction of the development at the allowable density or with the required concessions or incentives.
5. Delete the requirement that a developer show that the requested waivers or modifications of development standards are necessary to make the housing units economically feasible.
6. Clarify that the law allows an applicant for a density bonus to submit to the city or county a proposal for the waiver or reduction of development standards that will physically preclude construction at the allowable density or with the required concessions or incentives.
7. Clarify that a request for the waiver or reduction of development standards does not reduce or increase the number of incentives or concessions to which the applicant is entitled.
8. Clarify that the density bonus for senior housing is 20 percent of the number of senior units included in the housing development.
9. Clarify that the definition of "housing development" means a development project for five or more residential units and that for the purpose of calculating a density bonus, the residential units must be on contiguous sites that are the subject of one development application.
10. Authorize cities and counties to grant higher density bonuses than provided for in the density bonus law if permitted by local ordinance.
11. Change the definition of "development standard" to include a (one) site or construction condition, such as a height limitation, a setback requirement, a floor area ratio, an onsite open space requirement, or a parking ratio that applies to a residential development, the application of which would physically preclude the construction of the housing development at the density allowed.
12. Specify that in determining a project's density bonus, if the density allowed under the jurisdiction's zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

AB 2447 (JONES) – Restrictions on Development in High Fire Areas – VETOED

This bill requires a county to deny approval of a tentative map or parcel map if the proposed map will cause increased development in a state responsibility area or a very high fire hazard severity zone unless the county makes a finding that the design and location of each lot in the subdivision and subdivision as a whole would allow improvements to be made consistent with any regulations promulgated by the Board of Forestry or adopted by the county and certified by the Board and that sufficient structural fire protection and suppression services will be available for the subdivision. It also requires a county to notify each applicable fire protection agency and the department of any application for a subdivision and solicit comments on the sufficiency of fire protection services for the proposed subdivision. APA California is neutral on the bill as amended.

AB 3005 (JONES) – Lower Fees for Infill Projects Near Transit – SIGNED

This bill was substantially amended and now requires a local agency, when imposing a fee for the purpose of mitigating vehicular traffic impacts on a housing development located near a transit station and meeting other specified characteristics, to set the fee at a rate that reflects reduced automobile trip generation, unless the local agency finds that the development would not significantly reduce automobile trip generation. HCD is the sponsor and suspects that some housing developments are being overcharged for traffic impact fees and not getting credit for

the reduced impact that they may have on traffic due to their proximity to transit. Although the bill has the right goal, it will micromanage fees that are already based, among many other requirements, on the reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed. AB 3005 will now also require a local agency, when imposing a fee for the purpose of mitigating vehicular traffic impacts on a housing development, to set the fee at a rate that reflects reduced automobile trip generation if the housing development satisfies these characteristics: the development is located within one-half mile of a transit station and there is direct access between the housing development and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length, is within a half mile of a store that sells food, and provides either the minimum number of parking spaces required by local ordinance or no more than one onsite parking space for zero to two bedroom units and two onsite spaces for three or more bedroom units, whichever is less. To ensure that existing projects do not get underfunded by retroactive restrictions on fees, the bill was amended to specify that the bill's provisions do not apply until January 1, 2011, to a housing development that is located within an area covered by a capital improvement plan for traffic facilities that was adopted on or before January 1 2009. APA California still opposes this measure.

SB 375 (STEINBERG) – Regional Transportation Planning, Housing, CEQA and Global Warming Emission Reduction Strategies – SIGNED

APA California, as this bill was finally amended, supports SB 375. It is the result of hours of negotiation with a number of interested parties, including APA California, the League, CSAC, BIA, housing advocates and environmental groups. Sponsored by the League of Conservation Voters, the bill has three main parts:

1. Sets up a new regional GHG transportation planning process and Sustainable Communities Strategy or SCS, adopted by the Metropolitan Planning Organizations in conjunction with the Regional Transportation Plan is beginning in 2011, with no requirement for local governments to be consistent with the SCS.
2. Enacts new CEQA benefits for infill and projects consistent with the SCS, and transportation funding for projects consistent with the SCS.
3. Requires RHNA alignment with the RTP process for cities and counties within a Metropolitan Planning Organization that adopts its RTP every four years, including an 8-year housing element to be phased in over time after 2011, and a requirement for cities and counties to complete zoning for the 8-year RHNA no later than three years after either the date the housing element is adopted, or the date that is ninety days after receipt of comments from HCD, whichever is earlier. There are also a couple of limited zoning extension options.

This bill is extremely complicated, dealing with multiple issues. APA California's website has a full analysis and outline of the bill's provisions. In addition, APA, with the League and CSAC, will be developing a Q&A on this bill to further assist cities and counties in understanding and implementing this measure.

SB 732 (STEINBERG) – Prop 84 Planning Loans – SIGNED

This bill allocates funds from Proposition 84 including loans for updating General Plans and regional plans.

SB 1237 (COX) – Map Act Changes – VETOED

This bill makes minor changes to the Subdivision Map Act regarding remainder parcels, property dedications and deadlines for lot line adjustments. APA originally had a number of concerns with this bill but removed opposition as amended.

Also of note:

SB 1185 (LOWENTHAL) – Map Act Extension

This bill, which was signed by the Governor prior to the end of session, extends the life of existing tentative maps by one year, but allows cities and counties to extend tentative maps by one additional year.

APA California Chapter History

(continued from page 2)

new agency for “Planning and Economic Research,” seeking appointments to the Physical Planning Council of staff “who have had some active part in planning, and a broad and sympathetic understanding of physical planning problems.”

These important developments framed the planning infrastructure that, modified, guides California to this day. The pending issue was whether California should join forces with the American Institute of Planners by merging with them. That process, which took more than a year to negotiate and conclude, changed the course of California planning.

Joining forces: “A truly national organization”

The Merger Committee worked throughout 1947, chaired by **Si Eisner** with **Frank Skillman**, **Glen Rick**, **Charles Eliot** and **Richard Whitehead**. AIP’s president wrote a month before the merger started: “As a result of persistent negotiations and numerous conferences, the (chances for) a merger of CIP and AIP are now brighter than at any time in the past.” CPI’s final president was **James Campbell** of Hahn and Campbell, Burlingame. **Harry Bergh**, land planner for Orange County, was vice president; **Mary Robinson Gilkey**, Marin County planning director, was secretary.

After months of preparation the AIP Board of Directors, meeting in Philadelphia in October, 1947, approved the merger effective January 1, 1948. California was only the third chapter established – 11 months after the first, Washington, D.C., and seven months after the second, Chicago. Planning historian **Eugenie L. Birch** wrote in a 1980 article for the *Journal of the American Planning Association*:

Although differences in entrance requirements had prevented an earlier union, these problems were resolved by offering the westerners a grandfather clause. Nearly 150 Californians came into the AIP. With this merger the Institute became a truly national organization for the first time.

The new organization became California Chapter, American Institute of Planners (CCAIP). Its first officer was **John G. Marr**, planning director of Oakland. The resolution establishing CCAIP authorized the merged organization to explore holding its spring meeting in California, and the new organization was on its way.

In the next issue of Cal Planner: California Chapter evolves to meet the needs of planners and communities across California.

Commissioner’s Corner

(continued from page 4)

terminus disappointing. One recent graduate suggested that instead of a parking lot, it be reclaimed as a park, with an active plaza for festivities, a vista point for a landmark, and large dune areas to expand the compromised topography. Think of all the “lost” resources in your jurisdiction and what could make them shine.

Fourth, focus on Main Street. The framework exists; don’t forget to give it the attention it deserves. Give back the auto’s right-of-way to the pedestrian, making a sidewalk that expands the retail zone. Take the high road, filter the storm water without costly storm drains, and irrigate the colorful planting in the same move. Infill missing structures with compatible commercial buildings. Make connections to parking reservoirs and encourage people to walk. This is the struggle throughout every community, big and small in California. Our autos have dominated, and our commercial has responded. We need to take it back for the pedestrian.

And fifth, don’t be afraid of a barrier. A good fence makes a good neighbor. The casino and the town can have a friendly and symbiotic relationship. But a strong separation could help ensure that each has its own identity. Start first with land use, and preserve a wide swatch of open space to separate the two land uses, the young professionals stated. Make these open spaces a destination in themselves, be they a working farm, hiking trails, or recreational lands. Then, think twice about what is permitted. One fast food establishment begets another, and soon your gateway becomes endless strip commercial. Don’t forget to demarcate that gateway. Clearly establish the town’s entry and make it a passageway. How many of our local communities bleed one into another when we don’t promote the edges?

With five simple actions, the Town of New Buffalo had renewed hope. People hadn’t changed their tune about their new neighbor; they still felt as strongly as they did before. But they now had a game plan to deal with the juxtaposition. They had pride in their community and agreed to disagree. Me, I walked away refreshed. Our future is in good hands, if the group of young professionals I just met has anything to do with it. Wouldn’t it be nice to invite them to our home towns?

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

Planners on the MOVE

George Buell, AICP, has joined the City of Oceanside as Director of Development Services.

Frank Coyle, REA, has joined the Michael Brandman Associates Inland Empire team as a Senior Project Manager in the Environmental Services Division.

AI Zelinka, AICP, recently joined the City of Fullerton Community Development Department as its Planning Manager.

KKE Architects, Inc.

KKE Architects, Inc. Board of Directors has promoted four California staff members to the title of associate:

- **Greg James**, Commercial Development Group, Irvine.
- **Josh Tickenoff**, Private Development Group, Irvine.
- **Greg Mendoza**, Commercial Development Group, Pasadena.
- **Paolo Volpis**, Commercial Development Group, Pasadena.

Mintier Harnish

Mintier & Associates has changed its name to Mintier Harnish, reflecting a corporate reorganization. There was no change in personnel or services offered. The firm is still at the offices in midtown Sacramento. Individual contact information, including everyone’s updated email address can be found on the new website, mintierharnish.com.