



CA Planner

SEPTEMBER - OCTOBER 2005

2005 Planning Awards Inside!

Will the Reaction to Kelo K.O. Eminent Domain?

Probably not, but good planning makes a crucial difference.

By Ron Bass, AICP, JD

The U.S. Supreme Court, in *Kelo et al v. City of New London et al* (U.S. Supreme Court No. 04-108, decided June 23, 2005), upheld a city's use of the power of eminent domain to promote economic development.

Specifically, the court allowed private homes to be taken for the development of a large-scale commercial project that would benefit an economically depressed city.

Condemning the land of unwilling sellers is typically a decision of last resort, and one of the least popular tools available to public officials.

Thus, it is no surprise that the popular press has jumped all over this case as a victory for big business over the little guy. Unfortunately, the popular press often overlooks the positive side of Supreme Court decisions. However, behind the hoopla of emotion-driven headlines, lies some fundamental principles of good

planning, which the Supreme Court emphasized in arriving at its decision.

As the drafters of the Fifth Amendment to the U.S. Constitution realized more than 200 years ago, the exercise of eminent domain is sometime necessary to achieve important public objectives. Although the court may have broadened the Fifth Amendment concept of public use, it did not authorize the willy-nilly exercise of the takings power. On the contrary, in reaching its conclusion, the court placed great weight on the City of New London's rigorous, transparent, and comprehensive planning process. Specifically, the court noted that:

"The city has carefully formulated a development plan that it believes will provide appreciable benefits to the community, including, but not limited to,

Behind the hoopla of emotion-driven headlines, lies some fundamental principles of good planning, which the Supreme Court emphasized in arriving at its decision.

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Letter from the PRESIDENT

By Jeri Ram, AICP, CCAPA President



This is my favorite newsletter of the year. I have always enjoyed seeing the awards issue. In this issue, we celebrate those special projects that are deserving of State-wide recognition. I once had the opportunity to serve on the State Awards Jury and that experience was so inspiring. Reviewing the boxes of materials that are sent to the jury members for review is at first a daunting task. But, after a short time I became engrossed in these projects and I was reminded that planners really do make a difference in our environment. Planners are creating livable cities and developing plans and implementation programs that improve our surroundings. Sometimes we are so mired in the details and projects that we don't stop and congratulate ourselves for the good work

Central Section has worked hard to put together a conference that promises to be full of wonderful speakers and sessions.

we do. So take a minute and think about all you have done to make your city, county, or special district a better environmental and congratulate yourself!

The State conference in Yosemite promises to be a wonderful way to learn, share and celebrate planning in a glorious setting. Because sessions are held in three locations throughout the park, there will be ample time to experience the park and environs. Central Section has worked hard to put together a conference that promises to be full of wonderful speakers and sessions.

Several visitors from our National APA as well as Chapter Presidents from Nevada and Oregon will be attending the conference. I have put together a session that includes our National leaders including Paul Farmer, Executive Director of APA; David Siegel, President of APA; Mitzi Barker, Director at Large; Steve Preston, Region VI Director and State Leaders such as the CCAPA Board and our Executive Director, Sande George. This session will be on Monday afternoon at the Ahwahnee Hotel. The session will be casual and will give you an opportunity in an informal setting to meet the APA leadership, ask questions, and find out about how you can get involved.

See you in Yosemite!



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Commissioner's CORNER

Learning About What You Don't Know

By Kathy Garcia, AICP, FASLA



As Planning Commissioners, we may be required to make decisions on everything from A (auto repair) to Z (zoos). Review and repetition allows us a certain familiarity with our ordinances and policies.

But what happens when we are faced with new phenomena? How do we become informed before the new trend hits town?

You could be from a small town that is feeling the market pressure of the adjacent metropolis. Your hearings suddenly switch from the likes of renewing non-controversial CUPs to considering high-rise residential amidst cottage industries. How do you suddenly but intelligently deal with gentrification, zoning shifts, business retention and housing? Where can you go to learn about the pros and cons of high-density housing?

Maybe you are in an agricultural region, seemingly far from the urban core and its suburban fringe. A large gaming establishment opens on a nearby reservation, and suddenly your fellow ranchers are coming to your Commission with subdivision plans. How do you move from a history of agricultural approvals to one that is planning new communities?

Or maybe the change you are experiencing comes from a policy shift. Your large city, which once grew only through raw land subdivisions, has now adopted an urban limit line shifting all development to small infill sites. While you felt well versed in subdivisions, grading and lot layouts, you know nothing about urban design and redevelopment.

Who are you going to call?

Emerging trends have long been the fodder for discussion in planning schools, but where are the resources for the Citizen Planner? We want to be

informed, but we also demand reliable information that allows us to make wise and enlightened decisions. If we rely solely on the staff or the applicant, are we getting the entire picture?

Not to fear, there are a number of resources out there – from the tried and true to the creative learning opportunities. You decide which will work best for your situation.

Options are Many

Commissioners across the country are wrestling with many of the same issues, so National APA decided to take action. In addition to APA's excellent bookstore and conferences, an exciting new development is the APA Audio/Web Conference Training Series. Using web technology, your entire commission can participate in a session – or series of sessions – and have Power-Point and text resources for your reference library and future training. Unlike watching a video, these sessions are interactive; you can ask your pertinent questions and receive insightful answers. Far more economical in both time and monetary outlay, these live webcasts cover topical issues such as Planning Elderly Communities or Zoning Clinic in just one hour. Or enroll in a 90-minute intensive session to learn about topics as diverse as Transit Oriented Development, Graphics, Housing or Planning Law. Or for those new to the Commission, there is a two-part four-hour primer session, "Introduction to the Planning Commission." The 2005-2006 series starts in October, so enroll now. Call the APA's Education Assistant at 312.786.6729 or email education@planning.org for more information. Registration and information is also available on line at www.planning.org/audioconference.

In California, we have two excellent training opportunities, guaranteed to address a plethora of new trends. The CCAPA annual conference – this year in Yosemite from October 31 to November 2 – is filled with sessions on planning

issues. The League of California Cities sponsors the annual Planners Institute – next time, in April 2006, in Monterey. Each venue offers in-depth learning prospects.

Beyond these, it's also possible to create your own learning environment by inviting Commissioners from other jurisdictions to join you on a site tour (obviously making sure all Brown Act rules are followed). Discuss how your colleagues have addressed these issues in their area, what problems have arisen, and what solutions have succeeded in other communities. Or organize a panel presentation at your next Commission workshop, inviting experts from APA, staff from other jurisdictions as well as your own staff. And don't forget the wealth of information in the library and Internet, the APA bookstore has a title for almost every topic. Likewise, local colleges have lecture series that debate planning and design, or professors that would be willing to inform your commission.

Consider a Retreat

Last year, the City of San Diego Planning Commission started a Commissioner Retreat. Rather than having docket items, we spent the day (open session, of course) with a facilitator discussing trends and topics that were of value to us. Topics ranged from Commissioner protocol to land use issues. We discussed methods for community outreach and proactive steps to come up to speed on relevant issues. During the retreat, we identified a number of topics and trends that were facing our Commission – utility undergrounding, condo conversions, co-location of industry and housing, and CEQA thresholds. Throughout the year we have been having workshops on these topics and have made recommendation to City Council on policy. A bit of knowledge goes a long way!

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

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New California Chapter AICP Members

The California Chapter of APA has added 46 new AICP members to its ranks and once again surpassed the National pass rate! Congratulations to all of the California Chapter APA members who passed the AICP Exam in May 2005!

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Kelo

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new jobs and increased tax revenue. As with other exercises in urban planning and development, the city is trying to coordinate a variety of commercial, residential, and recreational land uses, with the hope that they will form a whole greater than the sum of its parts"

The court went on to state:

"Given the plan's comprehensive character, the thorough deliberation that preceded its adoption, and the limited scope of this Court's review in such cases, it is appropriate here.... to resolve the challenges of the individual owners, not on a piecemeal basis, but rather in light of the entire plan

While the Fifth Amendment does not mandate that a planning process precede an action in eminent domain, this decision goes a long way in that direction. In view of this case, any city that attempts to "take" private property without first engaging in a comprehensive land use planning process may be on shaky legal ground.

Nor does the popular press mention that this decision represents logical

expansion of the concept of "public use." The Supreme Court has on several other occasions upheld "takings" that have incidentally benefited private entities.

Further, as the court points out, states may go further than the City of New London in imposing limits on when takings can occur. For example, as noted in the Supreme Court's footnote # 23, under California law a city may only take land for economic development purposes in blighted areas.

Thus, while court's decision will certainly seem harsh to anyone on the losing end of an eminent domain action, the silver lining in the decision may very well be court's emphasis on the importance of participatory, comprehensive planning for general good of an entire community.

Ron Bass, AICP, JD., is a Senior Environmental Planner with Jones & Stokes, a west-coast environmental consulting company. His work focuses on legal analysis, regulatory compliance and environmental education. He is a past president of CCAPA.

Legislative UPDATE

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



Kelo Bills and CRA Talking Points

Eminent Domain Subject of Legislative Restrictions Due to Recent Supreme Court Decision

As you've no doubt heard, a US Supreme Court decision that supposedly reaffirmed eminent domain authority has instead sparked a flurry of legislative proposals to curb eminent domain power by property rights activists in both Congress and the states. The decision in *Kelo v. the City of New London, Connecticut*, upheld an eminent domain action by New London to tear down houses to build a commercial center. As a result, there has been a rush to restrict the use of eminent domain for commercial non-public uses or facilities.

So far in California, three bills have been introduced:

SCA 15 – McClintock

This constitutional amendment, which would have to be passed by voters, is getting a lot of press and time on radio. As a constitutional amendment, it would have to be passed within the next few weeks to get on a ballot this year. It would add a condition to eminent domain law that private property may be taken or damaged by eminent domain proceedings only for a stated public use and only upon an independent judicial determination on the evidence that the condemnor has proven that no reasonable alternative exists. It would require that the property be owned and occupied by the condemnor and used only for the stated public use. It would also provide that if the property ceases to be used for the stated public use, the former owner or a beneficiary or an heir would have the right to reacquire the property for the compensated amount or its fair market value, whichever is less, before the property may be sold or transferred. The bill was just introduced and has not yet been referred to a committee.

ACA 22 – La Malfa

This is also a constitutional amendment that is virtually the same as SCA 15. It also was just introduced and has not yet been referred to a committee.

AB 590 – Walters

This bill would provide that "public use" does not include the taking or damaging of property for private use,

including, but not limited to, the condemnation of "nonblighted property" for private business development. "Nonblighted property" is not defined. This bill is currently in the Assembly Housing Committee. The California Redevelopment Association has established a coalition of local and environmental organizations to develop a strategy to deal with these measures that CCAPA has joined. As everyone keeps saying, "California is not Connecticut." California has very strict controls on the use of eminent domain. However, the US Supreme Court decision is, unfortunately, being used as an excuse to severely limit the use of eminent domain. In addition, there are rumors that there may be a private initiative drive to obtain something similar to the above bills on the ballot next year. And, in Congress, multiple bills, appropriations amendments, non-binding resolutions, and even a constitutional amendment have been introduced, according to the American Planning Association in its recent "From Washington" report. The California Redevelopment Association has written the following suggested talking points for communities and planners to use in discussing the *Kelo* decision with the community, legislators and press. They have granted permission to reprint it here for CCAPA members to use as well.

Suggested Talking Points on McClintock Proposal 7/11/05

- This Proposal Is A Solution In Search Of A Problem. While this measure may successfully garner a few headlines, the simple fact is that California already has strong laws on the books protecting property owners and restricting the use of eminent domain. Redevelopment agencies may only use eminent domain as a last resort, and only where there is a clear finding of blight, as defined by state law. Land does not qualify simply because it is not being used to its optimum or may be more valuable for other uses. These laws are working. We don't need this new proposal.

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CalPlanner Production Schedule

Issue	Articles Submitted	Mailed*
Nov/Dec.	October 7	November 18
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* Membership will receive magazine within 10 working days after this date, on average. Dates subject to change without notice.

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Legislative Update

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- **Measure Ignores the Reality in California.**
 California redevelopment law sets a tougher standard for using eminent domain than does Connecticut law. As a result the Kelo decision will have very little – if any – effect on how we operate.
 The Supreme Court’s decision simply reinforced the rights and obligations of individual states to restrict the use of eminent domain, which California has done.
- **Measure Could Have Very Real and Damaging Unintended Consequences on Efforts to Revitalize Communities, Build Affordable Housing, and Eradicate Blight for those Neighborhoods Most in Need.**
 By restricting a seldom used – but important – tool that is sometimes needed to jump-start community revitalization, this measure has the potential to stifle efforts by local governments and redevelopment agencies to build affordable housing, remove blight, create jobs, and revitalize the most downtrodden neighborhoods in need of help.
 Redevelopment agencies are the second leading funder of affordable housing in this state. And redevelopment is sometimes the only tool a community has to jump start revitalization of downtrodden, blighted communities.
 Redevelopment is a significant economic and job-generating resource for California and local communities, responsible for more than \$31.84 billion in economic activity and the creation of 310,000 full and part-time jobs in a single year.
- **More Information on Kelo Decision and Eminent Domain**
 Contrary to some reports, the Kelo decision did not create any “new” law or grant “expanded powers” to local agencies. In its ruling the Court simply confirmed existing law, which says that government may take private property only if it serves a public purpose.
 The Court reaffirmed its previous decisions on this topic giving deference to state and local governments (accountable to the voters) to determine what constitutes public purpose and reaffirming the authority of state and local governments to place further restrictions on the use of eminent domain.
 California has extensive rules governing the use of eminent domain and restricting its use by redevelopment agencies only where there is a clear finding of blight. Those rules were significantly tightened in 1993 with passage of AB 1290.
 There are specific conditions that must be met in order to determine if an area or property is “blighted” in California. Land in this state does not qualify for condemnation simply because it is not being used at its optimum or may be more valuable for other uses.
 These protections require agencies to deal first directly with the property owners to ensure that they are treated fairly and offer fair market value for their properties. This process must run its course before agencies may consider any alternative.
 State law also requires that a property owner be paid fair market value for his or her property, as well as be provided relocation assistance.
 But, again, the majority of properties are acquired from property owners voluntarily; and eminent domain is used infrequently and only as a last resort

How to Log in for the First Time

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



American
Planning
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California
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2005 Awards

CCAPA Awards of Excellence

2005 Comprehensive Planning/Large Jurisdiction Award

West Fresno Community Vision Plan, City of Fresno

The West Fresno Community Vision Plan is the culmination of an intensive and extensive community design charrette process that involved community residents and businesses in the predominately low-income, minority West Fresno neighborhood. The plan provides a strategy for revitalizing the area into a more walkable, livable and economically viable community. The Awards Jurors had the following to say about the Plan: "The charrette process was very effective and resulted in both excellent public involvement and a creative, realistic and workable plan. Planners have been talking about social planning for years with precious little to show for it. This is for real. It was effective social planning at its best – something we see too little of!"

Contact: *Barbara Goodwin, Council of Fresno County Governments, (559) 233-4148*



2005 Comprehensive Planning/Small Jurisdiction Award

East 14th Street South Area Development Strategy, City of San Leandro

The City of San Leandro's East 14th Street South Area Development Strategy covers an area approximately one-mile long on a state highway route that is characterized by unattractive and underutilized commercial sites. The strategy, which is the result of an intensive community planning effort, provides the City with a policy plan, implementation program and detailed design guidelines to transform the 14th Street auto-oriented commercial strip into a high density, pedestrian and transit-friendly, mixed use corridor. The Jurors commented that "the plan is very comprehensive and thorough; it uses smart growth principles by integrating them with existing transit opportunities including a high-density, mixed used infill component. The Strategy reflects the good team work between the City departments, advisory committees, the community, and businesses."

Contact: *Hanson Hom, City of San Leandro, (510) 577-3421*



2005 Planning Implementation/Large Jurisdiction Award

The Platinum Triangle Master Land Use Plan, City of Anaheim

The City of Anaheim has adopted a progressive approach to creating a vibrant 24-hour, high-density, mixed-use development in Platinum Triangle area. An outgrowth of the City's General Plan vision for the site, the Plan, since adoption in August 2004, has generated over nine project applications with the potential for more than 4,600 residential units and nearly 150,000 square feet of commercial uses. The Juror's comments were: "A wowzer of a plan, notable for its political skill in leaving the underlying zoning in place, and its audacity in thinking very, very big. It is steering development the way the City envisions, and the City is well underway to achieving the plan's goal to create a 24-hour mixed use, pedestrian friendly area."

Contact: *Sheri Vander Dussen, City of Anaheim, (714) 765-5010*



2005 Planning Implementation/Small Jurisdiction Award



Comstock Homes Development and Ellwood Mesa Open Space Plan, City of Goleta

After a 20-year effort by local residents to preserve a 137-acre, environmentally sensitive coastal bluff, the City, the University and the County were successful in negotiating and approving a win-win land exchange. The two key components of the land exchange were the approval of the Comstock Homes Development, a new 62-unit single-family residential development on a portion of a City-owned park and the City adoption of the Ellwood Mesa open space plan. The Jurors remarked that this “was a community-driven, ecological preservation effort. The resulting housing project and open space plan are very high quality, thorough and comprehensive yet fair in assessing all the issues. Meticulous care is evident through the document. This is a most impressive accomplishment.”

Contact: Rob Mullane, City of Goleta, ((805)961-7544

2005 Focused Issue Planning Award



Irvine Wildlife Corridor Plan, P&D Consultants

The Irvine Wildlife Corridor Plan establishes an open space connection which allows wildlife to move through the former MCAS El Toro property and connects it to two significant habitat reserves. Given the highly urbanized setting of the corridor, it is cutting edge in its approach to providing travel paths unimpeded by roads and development for animals. The Jurors commented that “the plan is an excellent, informative and purposeful document that incorporates a definitive implementation strategy. Beautifully planned for a worthy purpose.”

Contact: Jeff Henderson, AICP, P & D Consultants, (626) 304-0102

2005 Leadership and Service/Advocacy Planning Award



Reo Drive Revitalization Project, City of San Diego

The Reo Drive Revitalization Project involves the rehabilitation of an older, undesirable commercial strip. The plan is the evolution of a simple vision plan and implementation strategy that was originally developed by UCSD students, then embraced by the community residents and later adopted by the City. The Plan will create a pedestrian-oriented, vibrant neighborhood commercial area with a diverse mix of commercial/retail uses that are responsive to the resident’s needs. The Jurors’ comments were that “the neighborhood outreach effort fostered strong community support – the neighbors are jubilant. It is this strong and sustained community support that has provided the momentum for the project to date and should carry the project in the future. Also by involving students in the process, the community is grooming its future leaders.”

Contact: Patsy Chow, City of San Diego (619) 533-6360

2005 Leadership and Service/Education Project



Downtown Sierra Madre Educational Series, City of Sierra Madre

Over a two-month period, the City of Sierra Madre offered an eight-course educational series, Understanding Downtowns. The educational series, which was recorded on DVD, offered a “primer” with sessions on topics ranging from the design and architecture of downtowns to parking and circulation as well as financing. The series culminated in a one-day tour of five other downtowns for participants to determine their likes and dislikes for downtown Sierra Madre. The Jurors called the series “a downtown boot camp, where you could learn every aspect of creating a vital downtown. It provided everyone with an opportunity to learn a common language and gain understanding – it was a good way to build a vested constituency. Teaching people to plan for themselves is a planning ideal.”

Contact: Kurt Christiansen, City of Sierra Madre, (626) 355-7135

2005 Leadership and Service/Academic Award

Transit-Oriented Development Along the Gold Line Corridor, Cal Poly Pomona

The rapid growth in urbanized areas presents many transportation and land use challenges for local and regional policy makers. Transit-Oriented Development (TOD), because of the higher density residential component associated with the model, is often viewed as the development model that will promote transit usage and provide needed housing and other developments. The Cal Poly Pomona study along the Gold Line was the first comprehensive assessment to explore the reasons why there is lower-than forecasted ridership levels despite the higher density. The Jurors commented that the study was: "very professionally done and very thorough in the analysis of the issue. A thought-provoking and simple-to-use Guide, which comprehensively studies whether TOD is the right approach in this area."

Contact: Hollie Lund, Cal Poly Pomona, (909) 869-2710

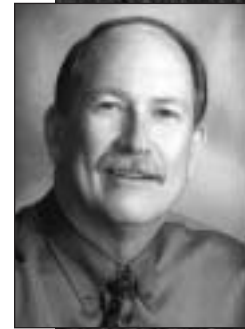


2005 Leadership and Service/Professional Planner Award

Marvin Roos, AICP

Marvin Roos has contributed to good planning in the Coachella Valley and Inland Empire for over three decades. Having worked for extended periods in both the public and private sectors, Mr. Roos has been a mentor to many planners whose first jobs out of school were working for him in Palm Springs and other Inland Empire cities. Additionally, he has served the profession for years as the CCAPA Conference Committee Chair, a member of the California Planning Roundtable, a member of CCAPA Desert Chapter Legislative Affairs Committee, Chairperson of the Desert Chapter Building Industry Association, and he has served on numerous other Boards and committees. The Jurors concurred that and commented that "Marvin brought Palm Springs back to life and helped to improve design throughout the Valley; he is an outstanding mentor and a planning pioneer in the Coachella Valley."

Contact: Randall Bynder, City of Rancho Mirage (760) 328-2266



2005 Leadership and Service/Elected Official Award

Mayor Buford Crites

For more than a quarter century, Mayor Buford Crites has epitomized dedication to sound planning, conservation and quality of life issues. Under his leadership, the City of Palm Desert was the first city in the Coachella Valley to implement a water conservation program through climate appropriate landscaping. Mayor Crites' most lasting legacy may be the protection of the natural environment of the Coachella Valley and the greater California Desert with his effort to assist in the passage of the California Desert Protection Act in 1994. The Jurors commented that "Mayor Crites has been a long-time supporter of good planning in the Coachella Valley and has made a sustained contribution to the field. He is a highly respected leader, who has garnered the support and appreciation of his many constituencies."

Contact: Jim Sullivan, Coachella Valley Assn. of Gov. (760) 346-1127



2005 Distinguished Leadership/Firm or Agency Award

Los Angeles Conservancy

The Los Angeles Conservancy is the largest membership-based local historic preservation organization in the country. The Conservancy is dedicated to the recognition, preservation, and revitalization of the architectural and cultural heritage of greater Los Angeles. Established in 1978, the Conservancy has been a major player in preserving many of the architectural treasures in greater Los Angeles and has helped to shape many of the preservation laws in the City of Los Angeles. Los Angeles would look very different today if the Conservancy had not stepped in to save the City's cherished landmarks. The Jurors' comments were "the Conservancy is a pioneering organization which has demonstrated and sustained its impact on Los Angeles architecture. It uses a broad variety of very innovative programs such as the incentive program and preservation report card to assist with achieving its preservation goals. It is a very comprehensive and effective program."

Contact: Kurt Christiansen, City of Sierra Madre, (626) 355-7135



2005 Distinguished Leadership/Layperson Award



Ruth Lansford

Ruth Lansford has been fighting to preserve the Ballona Wetlands, an environmentally sensitive area for many years. As the founder of Friends of Ballona Wetlands in 1978, Ms. Lansford spearheaded the group has led the nearly three decade effort to preserve and protect nearly 70% of the Playa Vista property as open space. The Friends of the Ballona Wetlands, was an unwavering proponent of wetland preservation and their work was key in the eventual preservation and restoration of 285 acres of habitat. The Jurors commented that "Ruth Lansford is an incredibly dedicated warrior and a passionate advocate for Ballona Wetlands. She is an environmental heroine."

Contact: Kurt Christiansen, City of Sierra Madre, (626) 355-7135

2005 Distinguished Service Award/Student



Marcelle Boudreaux

Marcelle Boudreaux is a graduate student who is passionate about historic preservation. She has demonstrated her commitment to the area by spearheading the formation of a historic preservation group on UCLA's campus. While serving as an intern for the City of Glendale, she compiled information which lead to the city's first historic district nomination. The Jurors commented that "Marcelle will make a significant contribution to the built and natural environment. She clearly demonstrates a talent in getting involved and making a difference."

Contact: Judith Magee, UCLA, (310) 825-7331

2005 Distinguished Service Award/Professional

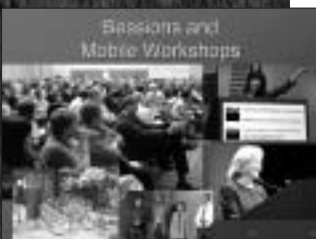


Stanley R. Hoffman, FAICP

Stan Hoffman has been a true leader in the planning field and within CCAPA for many years. For over 30 years, Stanley Hoffman has been helping communities assess the fiscal and financial implications of land use and economic development opportunities. His fiscal impact models are utilized by several cities and counties in California. He also helps jurisdictions assess project revenues and costs associated with future development under specific assumptions about land use, phasing and infrastructure requirements. He has also served for many years on the California Planning Foundation Board as well as the California Planning Roundtable. The Jurors had the following to say about Stan: "he stands out for his pioneering work in the area of economic impact assessment, he has provided outstanding service and made a sustained contribution to the profession and to CCAPA; a most distinguished planner, who has been generous in his multiple gifts of time and energy to our organizations."

Contact: Kurt Christiansen, City of Sierra Madre, (626) 355-7135

2005 Section Service Award



2005 Local Host Committee –Northern Section

"Shaking It Up" was the theme of the Northern Section's Local Host Committee for the 2005 APA Conference, and the Committee really shook things up. With a team of almost 400 local planners and committee members contributing over 100,000 hours of time planning for the conference events, the Committee hosted over 6,000 planners. From the Local Host Party and Opening Reception to the various conference sessions and mobile workshops, planners had their fill of things to do and opportunities to learn. Additionally, the Local Host Committee produced two user guides – the Planners Guide and the Tour Guide. The Jurors' comments were: "what a mind-boggling task to successfully host a national conference, it was truly inspiring, a very well-organized conference, with good information for visiting planners."

Contact: Hing Wong, ABAG, (510) 464-7966

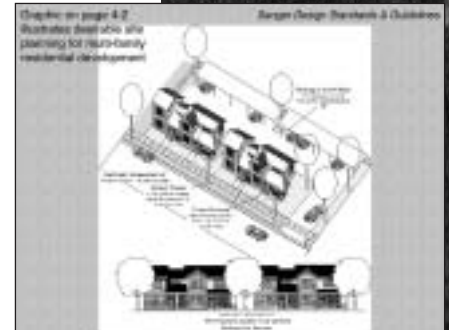
CCAPA Awards of Merit

2005 Planning Project Award

Sanger Community Design Standards and Guidelines, City of Sanger

Wanting to foster a strong sense of place that was rooted and reflective of the traditions of Sanger and the San Joaquin Valley, the City of Sanger embarked on developing its Design Guidelines. The Sanger Design Guidelines will guide the City in creating the special sense of place with quality design for all future residential and commercial development. Following a series of workshops and public hearings, the Guidelines were adopted by the City this year. The Jurors' comments were: "The Guidelines provide the City with a good plan to help preserve its feel. They are "home grown standards" that use local examples as the standards – simple and easy to understand. It fostered a strong sense of place and attempts to preserve the endangered jewel of the small town."

Contact: *Ralph Kachadourian, City of Sanger (559) 876-6300 x 1540*



2005 Focused Issue Planning Award

Protect Oakland, City of Oakland

With the changes in the local land use patterns due to the City's population and economy expanding and because Oakland had experienced two crippling natural disasters, the 1989 Loma Prieta earthquake and the 1991 Oakland Hills firestorm, the updated Safety Element of the Oakland General Plan, was very important to the City. "Protect Oakland" takes a unique approach to preparing a safety element by incorporating crime as a hazard. The Jurors commented that "the plan is a beautiful, high-quality document prepared by planners that clearly conveys technical information in a manner that is easily understandable by the lay person. It is an innovative approach to preparing a safety element. A great job of revitalizing an often ho-hum element."

Contact: *Niko Letunic, City of Oakland (510) 238-6657*



2005 Leadership and Service/Academic Award

Planning in San Jose – A Community Guide, San Jose University

"Planning in San Jose: A Community Guide" provides an introduction to land use planning and development for people who are unfamiliar with the planning process, and it helps to demystify the process. The guide is a high-quality publication, written in clear, concise, plain English with effective graphics, which makes it easy for the residents to understand. The Jurors stated that the guide is "very comprehensive and very useful – a great idea."

Contact: *Michael Brilliot, City of San Jose, (408) 277-8574*



2005 Distinguished Leadership/Layperson Award

Bill Densmore

Bill Densmore has served his country and community for more than three decades and has worked on programs for veterans, homeless, and public transportation. He is currently serving as a member of the City of Riverside Planning Commission, where he follows the founding principle of planning, for serving the public interest. Planning Director Ken Gutierrez describes him as having an "untiring commitment and advocacy for the unheard voices, the underprivileged, the underrepresented, the "little people." The Jurors' comments were: "Mr. Densmore is very supportive of planners and is a real advocate for the underserved; his philosophy in reviewing projects is to be equitable to all – businesses and citizens – regardless of their political influence or economic stature."

Contact: *Richard Stephens, AEI-CASC Engineering, (909) 783-0108*

2005 Distinguished Leadership/Student Award



Gavin Moynahan

Garvin Moynahan has a long history of activism and leadership in historic and environmental preservation, and his work in the area led him to pursue his Master of Urban and Regional Planning. He is active in the student Urban Planning Coalition (UPC) and was a member of a small team that developed "Perspectives in Planning" at San Jose University, a lunch-time speaker series co-sponsored by APA. His leadership abilities and interest in planning are demonstrated by the many activities he has been involved in, including working with the Preservation Action Council of San Jose, participating actively in the recent Planning Accreditation Board Site Visit, serving as a teaching assistant for two classes and participating in the recent faculty recruitment effort. The Jurors commented that: Garvin demonstrates a real compassion for the planning profession and has made an outstanding contribution. He has a long history of leadership and will definitely be a major player."

Contact: Dayana Salazar, San Jose State University, (408) 924-5854

California Planning Foundation Awards

2005 Scholarship Awards

OUTSTANDING STUDENT

(Outstanding Student winners receive complimentary student registration for the 2005 CCAPA Conference)

First Place: \$4,000Praphalsai M. Messner, UC Irvine
 Runner Up: \$2,000Maureen Hickey, UC, Berkeley
 Runner Up: \$2,000Natalia Komar, UC Irvine
 Runner Up: \$2,000Matthew Davis, UC Berkeley

RUSSELL FEY (CENTRAL SECTION), \$1,000.00 awards:

Veronica SaldanaUCLA

CENTRAL COAST SECTION, \$1,000.00 awards:

Beth Anna CornettCal Poly San Luis Obispo

INLAND EMPIRE SECTION, \$1,000.00 awards:

Daniyel GrancichCal Poly, Pomona

LOS ANGELES SECTION, \$1,000.00 awards:

Sigalle RosnerUCLA
 Licinia MorrowUSC
 Daniyel GrancichCal Poly, Pomona
 Deborah HeltCSU, Northridge (Non-accredited).

NORTHERN SECTION, \$1,000.00 awards:

Rosalyn Stewart, AICPUC Berkeley

ORANGE SECTION, \$1,000.00 awards:

Travis SeawardsUC Irvine

2005 Scholarship Awards (continued)

SAN DIEGO SECTION, \$1,000.00 awards:

Maxwell HarringtonUC San Diego (Non-accredited)

KEN MILAM (County Planning Director's Association), \$1,000.00 awards:

Sara SlovinUCLA

RICHARD G. MUNSELL/CALIFORNIA PLANNING ROUNDTABLE SCHOLARSHIP,\$1,000.00 awards:

Lan Tai NguyenUC Irvine (Accredited)

Shannon PointerUC Santa Barbara (Non-accredited)

OUTSTANDING STUDENT HONORABLE MENTION

(One year APA Student Membership)

Alvaro HuertaUCLA

Suzy KimUC Irvine

Erica SpaidUC Berkeley

Serena UngerUC Berkeley

Brock WinsteadUC Berkeley

2005 Continuing and Graduating Student Merit Awards

(Continuing: \$500 + 1 year APA membership; Graduating: 1 year APA student membership)

Jonathan SchuppertContinuing, Cal Poly, SLO

Donald C. KressContinuing, Cal Poly, SLO

Paul GarnettContinuing, Cal Poly, Pomona

Daniyel GrancichContinuing, Cal Poly, Pomona

Licinia McMorrowContinuing, USC

Mariya HodgeContinuing, San Jose State

Ryan GrahamContinuing, UC Irvine

Sara SlovinContinuing, UCLA

Brock WinsteadContinuing, UC Berkeley

Airlin SingewaldGraduating, Cal Poly, SLO

Amy GrahamGraduating, Cal Poly, SLO

Favio GalloGraduating, Cal Poly, Pomona

Aaron PfannensteilGraduating, Cal Poly, Pomona

Pria HidisyanGraduating, USC

Olga MeydbrayGraduating, San Jose State

Rebecca GortonGraduating, UC Irvine

Rebecca RatzkinGraduating, UCLA

Kirk KlausmeyerGraduating, UC Berkeley

Planners Emeritus Network Honor Awards

Each year the Planners Emeritus Network (PEN), in accord with the organization's Bylaws, recognizes "one or more senior members of the profession who have contributed to California planning by their leadership and service to the profession" for recognition. The recognition is made at the annual California Chapter American Planning Association conference in the form of an Honor Award.

The persons to receive recognition for 2005 are **Frank Wein, FAICP** and **George Osner, AICP**. Both have made substantial contributions to the profession in leadership and service.

Frank Wein has been active in the planning field as a consultant for many years and has been a mentor to many young persons who have worked with him. He has contributed significantly to the profession through his service to the American Planning Association at

the local, CalChapter and national levels, including serving two terms as CalChapter President, and he is a past PEN President. He has taught part-time in the planning programs at CalPoly, Pomona and at USC where he was recently named an Adjunct Professor of Planning.

George Osner has been active in the planning field for many years, most recently serving as the Planning Manager for the City of Modesto. Active in the Central Section of CalChapter APA, he has served as Section Director and has served on the CalChapter Board. He has made significant contributions to the planning profession while serving in the public sector through his creativity and leadership. He has strongly supported the profession with his time and enthusiasm.

2005 CCAPA Awards Coordinators

Statewide Awards Coordinator

Jeanette Dinwiddie-Moore, AICP
CCAPA Vice President, Administration
Dinwiddie & Associates

Section Award Coordinators

Central
Deborah Amshoff

Northern
Pat Collins

Orange
Jennifer Lilley

Inland Empire
Charles Rangel

Los Angeles
Sandi Sawa and Jon Lonner

Sacramento
Bryan Porter

San Diego
Kathy Garcia

Central Coast
Judy Charles

2005 CCAPA Awards Jurors

David Agnew, AIA, Principal Architect
David Evans and Associates

Michael Cooke, AICP, Planning Manager
Community Development Services
City of Turlock

Margarita P. McCoy, FAICP
2005 National Women in Planning Award

Delvin Washington
Southwest Team Leader, Neighborhood
Planning
Department of City Planning
City of San Francisco

Sally Zeff, AICP
Jones and Stokes

Plan to be in Yosemite

Planners spend their careers planning and designing the built environment. At times we simulate natural environments in planning projects. Mother nature, however, is the best planner. Take the Yosemite Valley for instance. What a project she put together there!

The only planning effort remaining is to ensure human beings can experience this unique natural treasure in perpetuity. When visiting Yosemite Valley for this year's CCAPA conference, remember the following planning projects:

The Yosemite Valley Plan was approved in December 2000. The purpose of the Yosemite Valley Plan is to provide a comprehensive management plan for Yosemite Valley – from Happy Isles at the east end of the Valley to the intersection of the El Portal and Big Oak Flat Roads at the west end. The specific purposes of the Plan are to:

- Restore, protect, and enhance the resources of Yosemite Valley
- Provide opportunities for high-quality, resource-based visitor experiences
- Reduce traffic congestion
- Provide effective park operations, including employee housing, to meet the mission of the National Park Service

The revised Merced Wild and Scenic River Revised Comprehensive Management Plan released in June 2005 contains a primary goal: to protect and enhance what the Wild and Scenic

Rivers Act calls the “outstandingly remarkable values” of the Merced River.

Specific projects contained in the Yosemite Valley Plan are in various stages of implementation. The Yosemite Falls project was recently completed and provides an exceptional pedestrian experience on your visit to The Falls. The Merced River renaturalization project has resulted in a healthier river ecosystem. Shuttle Bus Stop improvements should be completed by October as should the Half Dome trail cable project. The Yosemite Lodge Redevelopment and Curry Village Improvement Project were put on hold pending the revision of the Merced River Plan.

A highlight of the conference will be a guest appearance by John Muir (Lee Stetson) and President Theodore Roosevelt (Alan Sutterfield) at the Closing Plenary Session on Wednesday November 2, 2005. That's right, the conference ends in the morning giving planners plenty of time to travel back to the civilization you so carefully planned.

How important is Yosemite to California? Do you see the Hollywood sign or the Golden Gate Bridge on the back of the 2005 California State Quarter?


Registration is still available for the CCAPA 2005 Conference in Yosemite, October 29-November 2, 2005. Please visit our website at www.calapa.org for more information. Lodging is sold out in Yosemite Valley but remains available at the Yosemite View Lodge a short 15-minute drive 8 miles outside the Park. For additional conference information, please contact Lynne C. Bynder, CMP at lbynder@meetingsxceptional.com.



YOSEMITE

CCAPA CONFERENCE
October 30 - November 2, 2005

HEALTH BY DESIGN



Thursday, October 20, 2005
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