



# CAL Planner

SEPTEMBER - OCTOBER 2008



*A woodframe residential building on Sherman Way collapsed inward over unbraced entrances to a garage. (Photo: Chris Arnold)*

## Rebuilding the Golden State: *Toward a Catastrophic Disaster Recovery Strategy for California*

*By Kenneth C. Topping, FAICP*

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### California on the Edge

California is vulnerable to a catastrophic disaster within the lifetime of most of its residents. No community is immune from such an event.

In 2005, Hurricane Katrina led California voters the following year to approve \$5 billion in bond funds for strengthening levees in the Sacramento Delta region in order to reduce the risk of catastrophic flooding and the loss of a substantial portion of Southern California's water supply. Recent wildfires in California and Midwest flooding remind us that nature pushes back when we build in the wrong places.

Although wildfires and floods are more common, large earthquakes hold the greatest catastrophic damage potential. According to the U.S. Geological Survey, Southern California Earthquake

Center, and California Geological Survey, there is a 99.7 percent chance that a magnitude 6.7 or larger quake will strike California in the next 30 years. If centered under a major metropolitan area, such an earthquake could create catastrophic losses.

The stakes are extremely high. A catastrophic disaster in California would have global impacts. California is the most populous state in the U.S. with 37 million people, and if it were a separate nation would have the world's seventh largest economy. The Golden State has the nation's largest manufacturing belt, stretching intermittently from Sacramento to San Diego, and is the global headquarters for motion picture, television, and digital entertainment. It is also the nation's largest agricultural producer. Effective recovery from a

*continued on page 9*

# Remembering Ned Rogoway, AICP

1929-2008

By David Wolf

Our colleague, friend, veteran, and environmental pioneer, Ned Rogoway, AICP, passed away in his home at the age of 79 on May 17, 2008. While saddened by the loss, our memories of a kind and gentle man, and his legacy as a brilliant environmental planner will live on. Ned was instrumental in shaping the land use and landscape of San Luis Obispo County while serving in leadership capacities as the longest standing Planning Director in San Luis Obispo County history, as well as serving as a planning director for numerous cities, and as an educator at Cal Poly. The Association of Environmental Professionals and the American Planning Association are forever indebted to Ned for his vision in planning and resource protection and his volunteer leadership in both organizations. His accomplishments include:

- Bachelors of Architecture, University of Washington, 1951
- Navy Lieutenant, USS Doyle, Korean War, 1954
- City of Long Beach Senior Planner 1956-1959
- County of San Luis Obispo Planning Director 1959-1981
- Cal Poly San Luis Obispo Lecturer, City and Regional Planning Department 1965-1980
- Certified Planner, American Institute of Certified Planners – Charter member
- Rogoway Planning, 1981 to 2008
- Planning Director/Staff for cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Pismo Beach, Simi Valley
- AEP Chapter President
- APA Section Director
- Chairman of the Board Peoples Self Help Housing Corporation



Ned Rogoway was born in Hollywood, California, but moved to the Northwest where he grew up in Spokane, Vancouver, and Seattle. After an honorable discharge from active duty at the rank of Lieutenant, Ned began his planning career with the City of Long Beach as a journeyman planner. He was assigned the responsibility of leading the monumental task of preparing the first general plan.

When Ned arrived as Planning Director for the San Luis Obispo County, he found very few planning or zoning policies and no building department in the county. He began with one part-time draftsman and a secretary. When he left the county in 1980, there were 85 staff members in the Planning Department.

Ned gave back to the environmental and planning industry and the community by devoting an abundance of his time to the American Planning Association (APA) and the Association of Environmental Professionals (AEP). He founded Peoples Self Help Housing Corporation, a nonprofit low income housing authority. He served as Chairman of the Board of Directors for 12 of its most formative years. It is now considered the most honored of all of the nonprofit low income housing agencies in the SLO Country. He received the Outstanding Service Award from APA, was named Citizen of the Year from the Volunteer Organization of San Luis Obispo County, and was a member of the Lions Club and Rotary Club. Ned was a member of the Board of Directors of the Planner Emeritus Network, serving a few months before his death. Ned was one of the original founders and lifetime member of Temple Beth David.

Ned is survived by 2 sons, 2 brothers, a sister, 11 grandchildren, 9 great grandchildren, and numerous nieces and nephews. He was preceded in death by his wife Lois of 27 years. We will miss Ned, but his legacy as a visionary planner will always be present throughout San Luis Obispo County and will run with the land.



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# A True American Planning Hero: Paul C. Crawford, FAICP

(1947–2008)

By Kaizer Rangwala, AICP, CEC

Sam: It's like in the great stories Mr. Frodo, the ones that really mattered. Full of darkness and danger they were, and sometimes you didn't want to know the end because how could the end be happy? How could the world go back to the way it was when so much bad had happened? But in the end it's only a passing thing this shadow, even darkness must pass. A new day will come, and when the sun shines it'll shine out the clearer. Those were the stories that stayed with you, that meant something even if you were too small to understand why. But I think Mr. Frodo, I do understand, I know now folk in those stories had lots of chances of turning back, only they didn't. They kept going because they were holding on to something.

Frodo: What are we holding onto, Sam?

Sam: That there's some good in the world, Mr. Frodo, and it's worth fighting for.

*Lord of the Rings: The Two Towers*

The planning profession needs a hero that inspires us to strive for the good in the world – and have a good time while working hard to make a difference. Paul Crawford was one such consummate planning protagonist that exemplified the best attributes of a planner and set an example of a contemporary American planning hero.

Paul Crawford passed away at his home in San Luis Obispo in May. Born in Chicago, Crawford moved to California in the 1950s and graduated from the city and regional planning program in 1971 from California Polytechnic State University in San Luis Obispo. At 33, Crawford was the youngest county planning director in California. After 10 years in the public sector, Crawford co-founded the planning consulting firm Crawford, Multari and Clark Associates.

Crawford enjoyed distinctive and livable places and was a true pioneer in crafting policies and over 100 development codes that would facilitate such places. He was generous with his time and offered advice to others who could help make communities better places.

So much of what is happening today in California Form-Based Codes would not be if it were not for Crawford laying the groundwork and setting the template.

“Few who have rallied around Form-Based Codes as a new approach to regulating development have the encyclopedic knowledge of conventional zoning that Crawford possessed. That knowledge and his experience, accumulated over a lifetime, were key to understanding the true potential of the new approach, and creating the necessary ‘conversion kit’ that would enable planners to plug them into the use-based regulatory framework that exist in nearly 100 percent of the nation’s municipalities. Years from now, we will look back and see how Paul’s leadership and insight set the stage for this important advance,” said Peter Katz, president of Form-Based Codes Institute (FBCI).

“His spirit was so generous and infectious that no one could resist responding and joining in whatever task was at hand,” notes Carol Wyant, executive director of FBCI.

“Paul was never flustered, and endured happily in a profession rife with bureaucracy and politics. I think it was largely Paul’s good nature that allowed him to work so many years on zoning ordinances, a world with few thrills,” said his business partner Chris Clark.

Together with his new urbanist friends, Crawford co-founded the FBCI and served as its chairman. With Dan and Karen Parolek, he co-authored the recently published seminal textbook on Form-Based Codes.

“Paul embraced life on more fronts than almost anyone I know: photography, spelunking, teaching, good wine, and food. Paul had a gift for reducing complex concepts into simple, clear language — this gift combined with his passion for Form-Based Coding enabled FBCI to accomplish much more in its few years of existence than we could have imagined,” notes Wyant.

Crawford was a self-admitted workaholic. “Paul taught us how to work hard and live the good life. Enjoying the sweet life (La Dolce Vita) at times meant squeezing in quality time during evenings and weekends, having a good meal with friends, often at client sites, or more recently going to Italy for a few months,” recalls Geoff Ferrell, vice chairman of FBCI.

Paul was recognized by numerous state and national planning organizations. The American Planning Association California Chapter recognized Paul with its Excellence for Distinguished Leadership as a Planning Professional in 1998. In 2000, Paul served as president of the California Planning Roundtable. A year later, he was elected to the College of Fellows of the American Institute of Certified Planners.

Forever preserved are Paul Crawford’s wit, presence, knowledge, and humility that have left an indelible impression on our psyche for the past 30 years. This is the mark of the great technician who fought the good fight and left the world better than he found it.



# Commissioner's CORNER

## Green Communities

By Kathy Garcia, FASLA



The other day, the local paper published a disturbing "Letter to the Editor" immediately following articles on large infill developments. The

writer adamantly stated that he refused to conserve water when he saw new developments being planned. Why should he be the one to sacrifice, just so others could move to his region? Why didn't we planning leaders control growth, so we had enough water? It made me think, is this how many members of our communities think about conservation and planning?

October is APA's National Community Planning Month, and this year's theme is Green Communities. APA wants to recognize the role planners have in helping to ensure our communities are environmentally-friendly and sustainable. Can we make a convert out of the author of that "Letter to the Editor"? Maybe not, but we can do a better job showing how wise planning (and Planning Commissioners) are part of the solution to preserve and conserve our natural resources. If "Green Communities" are our commitment, are we reaching our communities with the right message and the right actions?

During the last few months, I had the opportunity to engage 70 young minds in an ongoing discussion about sustainable planning. These students are our future planners as they soon complete planning school and move into various jurisdictions, agencies, development, and planning firms. Rest assured, we're in good hands. Planning students are intent

on planning Green Communities. For their final assignment, the students analyzed various agency policies to see how and where changes could occur to make them "green" or at least "greener." They recommended much stricter policies on water conservation and more opportunities for reclaimed water. Students suggested policies to encourage jobs/housing balance to eliminate the long commutes that contribute to ozone

depletion. They encouraged open space protection, not only for ground water recharge but also to provide recreation and habitat preservation.

As Planning Commissioners, we deal with our land use policies every session as we utilize them to make our decisions and findings. But do we

ever sit down and edit them to see if they could better meet our objectives? Much like these students did, can we recommend stricter or more forward thinking policies, so that our communities truly are sustainable? How do we involve our communities in this thought process?

We can get the word out better, especially during National Community Planning Month. APA suggests seven ways to celebrate what your jurisdiction is doing to become a green community.

1. Engage in a public outreach campaign. Foster enthusiasm about a sustainable policy, plan or community in your region.
2. Suggest a green street or sustainable neighborhood for APA's Great Places in America program ([www.planning.org/greatplaces](http://www.planning.org/greatplaces)).
3. Hold a neighborhood forum – turn a Commission meeting into a neighborhood workshop and discuss transforming into a green community.

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### APA CALIFORNIA CHAPTER Broadcasts Information

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

# Lights...Planning...AUCTION!!

*Please Join Us At The 2008 California Planning Foundation Auction Event In Hollywood!*

**By Virginia Viado**

It's that time of the year again, when planning professionals start making plans to attend the annual American Planning Association California Chapter (APACA) conference, which includes the California Planning Foundation's (CPF) auction and raffle event! Proceeds from the event benefit the CPF Scholarship Fund, which awarded over \$34,000 in scholarships and APA memberships last year to students enrolled in professional planning degree programs in California.

This year's event will take place during the Hollywood Conference on Monday, September 22, 2008, with the Silent Auction beginning at 2:30 PM, followed by the CPF Reception/Live Auction and Raffle at 6:00 PM.

Each year, the auction provides conference attendees with the chance to bid on a variety of special items ranging from a weekend getaway to original artwork to planning books, and this year's conference in Hollywood promises to be another great venue! The raffle during the auction is another fun way to win prizes that can range from a tasty bottle of wine to a crisp new \$100 bill and many things in between! While participating in the intense bidding wars at the auction, you're also helping to raise funds for the serious work CPF undertakes every year on behalf of the planning profession.

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

Another way to participate and support the CPF Scholarship Fund is to become a Friend of CPF. A donation of \$300 acknowledges you, your group, or firm as a CPF supporter and entitles you to your name or firm logo on the CPF website for one year; acknowledgement at the auction and on auction promotional materials, and acknowledgement during presentation of the CPF Scholarship Awards.

To submit a donation and/or to become a Friend of CPF, complete a donation form and forward to Virginia Viado or Larry Mintier, Auction Coordinators, by mail, fax, or e-mail as provided on the form below.

We'll see you at the auction in Hollywood, and don't forget to bring your checkbook, credit cards, and cash - and be prepared to have lots of fun!

## 2008 California Planning Foundation Annual Auction and Scholarship Fund

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

☐ Auction Item      ☐ Raffle Item      Estimated Value: \$ \_\_\_\_\_

Please provide complete item description below:

☐ Please contact me for pick-up/drop-off options      ☐ I will bring item to Hollywood

☐ Monetary Donation of \$ \_\_\_\_\_ (payable to California Planning Foundation)

☐ Friend of CPF - \$300 (please include business card or website link information)

Name or Firm: \_\_\_\_\_ Contact Person: \_\_\_\_\_

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# Legislative UPDATE

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



## APA California Legislative Update

*Round-up of Remaining Bills — July 2008*

Below is a list of a few of the bills that we are continuing to work on now that the legislative session is nearing its end for the year. If you want to review the bills and look at legislative analysis as well, you can go to the homepage of the APA California website at [www.calapa.org](http://www.calapa.org) or to [www.leginfo.ca.gov](http://www.leginfo.ca.gov), blue bill info button, and fill in the bill number.

### AB 842 – Jones – Regional Plans and VMT Reduction for Bond Criteria

This bill requires the Department of Housing and Community Development to rank proposals for funding as to whether or not they are within a jurisdiction that has adopted a general plan, and a region that has adopted a regional blueprint, that will reduce vehicle miles traveled by 10 percent.

**APACA POSITION:** Oppose

**ISSUES:** This bill conflicts with the Notice of Funding Availability already issued for infrastructure bond funds, and requires local governments to prove that VMT has been reduced by 10 percent, which at this point is not viable.

**STATUS:** In Senate Appropriations Committee

### AB 1017 – Ma – CEQA Appeals

CEQA provides that if a nonelected decisionmaking body of a local lead agency certifies an EIR, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to CEQA, that certification, approval, or determination may be appealed to the agency's elected decisionmaking body, if any. This bill would require that appeal to be filed within 30 days of the approval of the project unless the period for filing the appeals is extended to a maximum of 60 days by the elected decisionmaking body, in which case, an appeal would be required to be filed within that extended period. The bill would provide that a notice of an approval or a determination to carry out a project subject to CEQA, or a notice of a determination that a project is not subject to CEQA, would be invalid if the approval of the project is appealed. The bill, following final action by the elected decisionmaking body on the appeal, would require the local lead agency to file a notice of an approval or determination to carry out the project and would authorize the local lead agency to file a notice of a determination that the project is not subject to CEQA.

**APACA POSITION:** Oppose, but working with author.

**ISSUE:** This appeal period should match the period specified by local ordinance.

**STATUS:** In Senate Appropriations Committee

### AB 2219 – Parra – Approval of Subdivider's Voluntary Water Savings Measures

This bill would require, until January 1, 2016, the legislative body of a city or county or the designated advisory agency to approve or disapprove the subdivider's water savings projections attributable to voluntary demand management measures after being reviewed by the retail water supplier and verified for accuracy, as specified, by

the public water system or the local agency if there is no public water system. This bill would also require that the water supply assessments mandated by SB 221 and SB 610 be based on the anticipated water demand for the project, given current statutory and regulatory requirements, reduced by the water savings attributable to proposed voluntary demand management measures, and define voluntary water demand management measures as water use efficiency measures that are permanently fixed to residential, commercial, industrial, or other real property that will reduce projected water demand below the applicable statutory and regulatory requirements for water conservation.

**APACA POSITION:** Neutral as amended

**ISSUE:** This bill has been amended substantially since first introduced to be sure that the voluntary measures are permanently fixed and verifiable by the water agency, but it sets up a new process that may need some fixes down the line.

**STATUS:** In Senate Appropriations Committee

### AB 2280 – Saldana – Density Bonus Clarifications

This bill, co-sponsored by the League and APACA, makes a number of changes to density bonus law, but is not nearly what we originally proposed. Following numerous amendments from the housing advocates and legislative staff, the bill has been significantly pared down. The bill:

1. Requires, when the housing development requires a discretionary approval, the applicant to indicate the amount of any density bonus included in the project and the incentives and concessions being requested prior to the project's first discretionary approval.
2. Allows, when the local agency requires changes which affect the applicant's ability to provide for affordable housing cost or for rents or sales prices for the targeted units,

### 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.*

the applicant to modify the project's density bonus and modify a request for incentive or concessions.

3. Requires, when the housing development does not require discretionary approval, the applicant to indicate the amount of any density bonus included in the project and any incentives or concessions being requested prior to the projects' final approval.
4. Applies a density bonus for senior housing to the number of senior units only, as opposed to all units in the development if the development includes both senior and non-senior units.
5. With respect to a density bonus for the donation of land for affordable housing, requires the developer to identify a proposed source of funding for the affordable units prior to approval of the final subdivision map, parcel map, or residential development application for the market-rate development.
6. Allows a local government to offer greater density bonuses than required by law, but only if provided for in a local ordinance.
7. Requires that the project be on contiguous sites that are the subject of one development application.
8. Allows a city or county to deny a request for an incentive or for a waiver of development standards if approving the request is contrary to state or federal law.
9. Requires that a city or county provide a waiver of a development standard if the standard physically precludes use of the density bonus or incentives, as opposed to making the housing units economically infeasible.
10. Allows a city or county to reuse proceeds from the sale of an ownership density bonus unit within five years rather than three.

**APACA POSITION:** Support

**ISSUE:** We are in the process of reviewing the measure to determine what provisions are still helpful to local governments, given the many amendments that were required to be included in the bill.

**STATUS:** On the Senate Floor

### **AB 2604 – Torrico – Voluntary Delay of Fees (Originally had been mandatory)**

This bill would originally have required a local agency to defer the collection of one or more fees up to the close of escrow. The bill was just amended to be voluntary.

**APACA POSITION:** Neutral as amended

**ISSUE:** No issues are remaining as amended.

**STATUS:** Awaiting final vote on the Assembly floor before going to the Governor

### **AB 3005 – Jones – Lower Fees for Infill Projects Near Transit**

This bill would require a local agency, when establishing, increasing, or imposing as a condition of approval of a development project an impact fee for mitigating vehicular traffic impacts of a housing development, to set the fee, or the portion thereof relating to vehicular traffic impacts, at a rate that reflects a lower rate of automobile trip generation if the housing development meets specified criteria.

**APACA POSITION:** Oppose

**ISSUE:** This bill will create funding shortfalls if more developments meet the qualifying standards than were originally anticipated without providing anyway to make up those fees.

**STATUS:** On Senate Floor

### **SB 303 – Ducheny – BIA Alternative to SB 375 – Regional Planning for GHG Reductions/Housing Mandates**

This is a placeholder measure at this time pending negotiations on SB 375.

**APACA POSITION:** We have provided the author with a list of a number of concerns with the bill, but are awaiting the outcome of negotiations on SB 375 before taking any more action on this measure.

**ISSUE:** APACA will continue to negotiate on SB 375 in an effort to come to some agreement with all interested parties. If negotiations are successful, SB 303 will not be moved this year.

**STATUS:** This bill will be kept on the Assembly Appropriations Committee Suspense File pending negotiations on SB 375.

### **SB 1500 – Kehoe – Restrictions and Fees on Projects in State Fire Responsibility Areas**

This bill would require, on and after July 1, 2009, if the legislative body of a county considers entering into development contracts, approving certain permits or entitlements, or approving a tentative map or parcel map for a subdivision, for a project located within a state responsibility area, the county to notify the State Fire Marshal of the proposed project when the application is deemed complete. The State Fire Marshal would then be required to evaluate the project, within 60 days, as to whether it is eligible to remain within a state responsibility area or be removed and become a local responsibility for structural fire protection services. In evaluating the project, the State Fire Marshal would be required to consider residential density, and if the project's residential density would not exceed three residential dwelling units per acre, the project would remain in a state responsibility area. If a county is notified that a project would remain in a state responsibility area, the county would be prohibited from acting on the proposed project until the county ensures the provision of structural fire protection by complying with certain requirements to ensure that structural fire protection is or will be provided, including, but not limited to, contracting with the Department of Forestry and Fire Protection to provide structural fire protection services. This bill would require the State Fire Marshal to charge a fee to the applicant sufficient to fully cover the costs of the project review.

**APACA POSITION:** Support if amended

**ISSUE:** Recent amendments have greatly expanded the scope of these amendments and may unnecessarily delay projects and building permits.

**STATUS:** In Assembly Appropriations Committee

### *CPC Study Manual CD for AICP Examination*

The Chapter Presidents Council (CPC) Study Manual for the 2008 AICP Examination is now available on CD for a cost of \$12.25 (\$10.00 for the CD plus \$2.25 for shipping).

To order a copy, you can fax a credit card authorization form to the State Office at 888.387.7130, or send a check to:

APA California

Attn: Elaine Sledge

1333 36th Street, Sacramento, California 95816

Please make the check payable to APA California and indicate "AICP CD" on your check. Please contact Elaine Sledge at 916. 863.1362 if you have any questions about the CD.

For additional information, please visit the AICP Certification page at <http://www.calapa.org/en/cms/?73>.



# Market Forces Give Boost to Development Near Transit

by Alia Anderson

As the price of gasoline continues to soar, developers and city planners in the Bay Area are finding new common ground in “smart growth.” The inflating cost of driving to and from suburban homes is tipping the housing market to favor locations closer to the city.

The California Association of Realtors has found that condo prices have declined less than those of single-family homes across the state.

“Just last year a lot of buyers were still looking for a more traditional houses outside the city,” says Alan Mark with The Mark Company. “Now, they’re looking to live in a location where they can avoid paying \$5 per gallon to get to work every day.”

It is likely that elevated gas prices will continue to draw new residents to places like the Mission in San Francisco, which was recently rated the fifth most fuel efficient neighborhood in the USA by the Center for Neighborhood Technology. The average citizen in the Mission spends \$746 per month on transportation, compared to \$1,079 in Pittsburg and \$1,147 in Santa Rosa.

The trend appears to extend beyond the Bay Area as well. Nationally, more than 3/4 of prospective home buyers now want to live in urban areas because of fuel prices, according to a recent Coldwell Banker survey of 903 real estate agents. This attraction to urban areas comes as no shock since, on average, families spend about 30 percent of their household budget on transportation.

Home builders are also adapting to the market trend. Kim Diamond with Pulte Homes has seen shifting interest in her company toward transit-adjacent sites.

“Over the past seven years, in cities such as Emeryville and Oakland, Pulte has been building higher-density communities, that have better access to public transportation,” says Diamond. “But recently we’re seeing even more new market potential in sites adjacent to transit. For both financial and lifestyle reasons, consumers are demanding homes that are closer to public transportation, job centers, schools, entertainment, and recreation. Even when the rest of the market is suffering, smart growth works.”

These market trends create new momentum for urban planners and advocates who have been working for years to promote smart growth. This summer, the Urban Land Institute (ULI) is bringing together cities and developers in an effort to make the most of their converging interests. ULI San Francisco

is convening a series of technical assistance panels; teams of developers, economists, and urban designers, to help Bay Area cities take advantage of this new momentum and move forward on their transit-oriented development plans.

“It appears that the timing is right for more compact, urban-style development,” says ULI San Francisco Executive Director Kate White. Although this is the third year ULI has coordinated panels to advise on transit-oriented projects, “There is an unprecedented level of interest in the program this year,” noted White. “At this point, most people agree with the idea that we need more housing close to transit in the Bay Area, but that doesn’t make it easy. In contentious debates over adding density in these areas, a few extra supporters can sometimes sway entire projects. I think gas prices are drawing a new set of voices to these debates.”

This interest is also evident in the many sessions on transit-oriented development at the APA California Chapter’s state Conference September 21-24.

The recommendations of the ULI panels will be showcased in September at the 2008 TOD MarketPlace. The MarketPlace will give developers the opportunity to learn about, and provide feedback on, development plans located within a half mile of major transit stations. The idea is to get input from developers on the projects’ feasibility, and alert them to opportunities that are coming down the transit-oriented-pipeline.

“It is an interesting time for development around the Bay,” says White. “The rising energy prices and slowing economy seem to have created a perfect storm, tipping the scales toward sustainable, compact growth.”

The 2008 TOD MarketPlace on September 26 will be held at the War Memorial Veteran’s Building in San Francisco. For more information at [www.todmarketplace.org](http://www.todmarketplace.org). For more information about the APA California Chapter Conference, visit [calapa.org](http://calapa.org) and click on “2008 California APA Conference.”

*Alia Anderson is an intern with TOD Marketplace and can be reached at 415.490.4445 or [alia.anderson@uli.org](mailto:alia.anderson@uli.org).*



## Rebuilding the Golden State

(continued from page 1)

catastrophic event poses multiple challenges such as restoring people's lives, restarting economic engines, repairing infrastructure, and creating more sustainable redevelopment.

### Need for a Catastrophic Disaster Recovery Strategy

California has made substantial advances in disaster mitigation, preparedness, and response, but post-disaster recovery remains unplanned and loosely coordinated. After a catastrophic event, major delays would accrue while statewide and local recovery plans and actions are organized and coordinated. Experience has shown that pre-event planning and organization before a disaster can be beneficial in eliminating delays, facilitating recovery, and reducing recovery costs afterward. There is an urgent need to develop a comprehensive recovery strategy for California to put in place before a catastrophic event, so that the state can be restored and rebuilt expeditiously and sustainably. This pre-disaster strategy should have three main components:

- Formation by the Legislature of a California Recovery Authority.
- Adoption by the Governor of a California Recovery Plan.
- Adoption by cities and counties of community recovery plans.

### California Recovery Authority

The first component of this recovery strategy is the formation of a California Recovery Authority. If organized in advance of a disaster, the state could function with far fewer delays during recovery.

Presently, California has no statewide organization responsible for catastrophic disaster recovery. The Legislature has previously addressed the need for organizing recovery largely at the local level. For example, the California Redevelopment Law (Health and Safety Code, Section 33000 *et seq.*) includes emergency post-disaster streamlining provisions for local redevelopment.

The underlying weakness of this law is its dependence on tax increment financing which is not effective where property values are suddenly reduced by disaster losses. In the past, post-earthquake property value losses have necessitated piecemeal special legislation following each earthquake to reduce base year assessed values to levels suitable for accruing new tax increments. This approach would be ineffective after a catastrophic event.

Another statutory source of authority for recovery organization is the Disaster Recovery Reconstruction Act of 1986 (Government Code Section 8877.1 *et seq.*) which authorizes cities and counties to form local recovery authorities. This law was written to enable California communities to organize for recovery as well as to circumvent the built-in limitations of tax increment-based redevelopment. However, there is no parallel organization at the statewide level.

A California Recovery Authority would facilitate coordination of post-disaster recovery programs of all kinds across traditional organizational boundaries, enabling more



*Constructed in the 1960s, the La Cienega-Venice Undercrossing of the I-10 (Santa Monica) freeway was one of seven bridges that collapsed. These non-ductile columns failed in shear and then collapsed under the weight of the bridge.*  
(Photo: Jack Moehle)

rapid and well conceived recovery. It could be patterned along lines similar to the Louisiana Recovery Authority (LRA) established after Hurricane Katrina. The LRA has been instrumental in New Orleans recovery through administration of the multi-billion dollar Road Home Program using Community Development Block Grant (CDBG) funds, a source shown to be more adaptable for facilitating special recovery needs than reimbursement-based funds.

### California Recovery Plan

The second component of this strategy would be a pre-event California Recovery Plan which would provide a strategic vision, objectives, and implementing measures for restoring normalcy for citizens, regaining economic vitality, and rebuilding sustainably after a catastrophe.

This plan should have buy-in from state agencies, utilities, and the private sector, giving particular attention to coordination of federal and state recovery programs for more integrated results. Recovery is presently guided under separately administered federal laws such as the Stafford Act (FEMA), Housing and Community Development Act (HUD), Federal-Aid Highways Act (DOT), Small Business Administration Act (SBA), Public Works Act (EDA), and the National Response Framework Emergency Services Function #14 (Long-Term Recovery Program). Although coordination responsibilities for recovery are held by FEMA and the State of California Governor's Office of Emergency Services (OES), separate federal and state recovery programs are disjointed, having been adopted piecemeal through laws written with little attention to vertical or horizontal coordination needs. Moreover, private sector recovery actions are driven by the needs and circumstances of individual firms and nonprofit organizations.

Additionally, a California Recovery Plan would build new linkages between mitigation and recovery, not only "restoring normalcy" but also "building back better" in a manner which effectively mitigates pre-existing hazards and creates new opportunities for vibrant and sustainable redevelopment.

(continued on page 11)

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For specific workshop locations, please visit the AEP website at  
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## Rebuilding the Golden State

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### Local Pre-Event Recovery Plans

The third component of this strategy is modification of state general plan law to require adoption of pre-event recovery plans by cities and counties as part of the general safety element. California law presently requires each city and county to adopt a safety element as one of seven general plan mandated elements. The safety element requirement addresses local hazards, risks, and vulnerabilities to various common hazards such as flooding, wildfires, earthquakes, and landslides, and focuses primarily on loss reduction opportunities associated with the community development process. Still needed is pre-event planning for post-disaster recovery, a logical extension of the safety element which could be brought about through amendment of general plan law to require post-disaster recovery planning in relation to potential disaster scenarios based on risk assessments in local safety elements.



*The Kaiser Permanente building in Granada Hills suffered a complete collapse of its second story. (Photo: Lloyd Cluff)*

The safety element requirement roughly parallels content required under the Disaster Mitigation Act of 2000 (DMA 2000) for local multi-hazard mitigation plans, a precondition for receipt of FEMA hazard mitigation grant funds. In 2006, the California Legislature adopted AB 2140. This law authorizes state financial assistance to cover portions of the local costs under Stafford Act recovery programs for cities and counties which have adopted local hazard mitigation plans as part of the general plan safety element — a financial incentive attractive to many communities.

### Learning from Others

When a disaster occurs, cities and counties are largely on their own in working through a myriad of state and federal programs for post-disaster recovery assistance. Ultimately, recovery is a local process taking many years to complete. In the absence of a pre-event plan, successful recovery depends heavily on institutional memories of city and county staffs for continuity of direction and outcomes consistent with policy.

One source of guidance for California local recovery planning is Florida's requirement for local pre-disaster redevelopment planning for all coastal communities, which has been on the books for some years. This program has recently gone into high gear as the result of recent hurricane disasters including Hurricane Wilma of 2005. The Florida State Department of Community Affairs is actively encouraging local jurisdictions to prepare and/or upgrade their local recovery plans as well as their local hazard mitigation plans. Other models for pre-event recovery planning are available, most notably the FEMA/APA book titled *Pre-Event Planning for Post-Event Recovery and Reconstruction*, initially published in 1998 and reprinted as a Planners Bookstore bestseller after Hurricane Katrina in 2005. Since Katrina, a wide variety of recovery literature has emerged for use by California planners.

### Conclusion

By pursuing this three-pronged strategy, California can catch up with emerging recovery knowledge and get ahead of the catastrophic disaster before it happens, enabling the Golden State to recover and rebuild in a more expeditious and sustainable manner.

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## What You Can Do to Plan For Recovery

The following is a checklist to help clarify your thinking about how you might facilitate sustainable community recovery from a catastrophic event.

### Short-term Recovery Functions

- What temporary shelter facilities might be quickly made available for persons displaced by the disaster?
- What infrastructure might be most crucial for restoration in your community, e.g., hospitals, bridges, utilities?
- Which private sector organizations might need short-term economic assistance, e.g., small businesses, non-governmental organizations, key employers?
- What inter-agency coordination actions might be most critical in the rush to restore normalcy for citizens, restart economic engines, and rebuild wisely?

### Long-term Reconstruction Strategies

- How could you be involved in facilitating the visioning of rebuilding outcomes?
- What practical actions might be required of you, such as permit streamlining, fee relief, and nonconforming use provisions.
- Are you clear on hazard mitigation priorities which could be pursued in rebuilding?
- Does your jurisdiction have an up-to-date general plan safety element?
- Has your jurisdiction adopted in conjunction with the general plan safety element a local hazard mitigation plan under the federal Disaster Mitigation Act of 2000?



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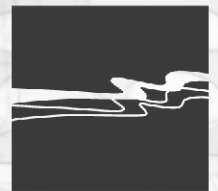
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# Young Planners Group

By Megan Cummings, AICP, Chair, Young Planners Group

Between the students and the upper-management professionals, there's a cross-section of APA members who are relatively new to full-time planning work. They are the leaders of tomorrow, and they are often from different generations than the leaders of today. In the summer of 2007, APA President Bob Hunter commissioned a geographically diverse task force of 15 planners in their 20s and early 30s to serve as the Young Planners Group. The YPG is an advisory group to the APA Board with an eye and an ear toward issues of importance to young planners. After several conference calls, we developed a report to APA's Board of Directors that identifies needs, strategies, and other things vital to the future of APA and the next generation of leaders. We also hosted a session at the 2008 national conference in Las Vegas to present the findings of the report. The discussion following the presentation was lively, insightful, and inspiring.

Part of our charge is to identify ways to get young planners more involved in the profession both in leadership roles and among our local chapters and sections. There are many ways young planners can

become more involved in their profession. Contact your chapter president and let him know that you would be interested in organizing "Lunch 'n Learns," helping at the state conference, updating the website, or serving on a committee. The YPGs also see a greater role for networking within our generation to discuss issues important to us, such as career development, moving into management positions, and balancing careers and families.

We want to hear from you! If you are interested in helping to shape the future of the planning profession, if you want to be more involved, or if you want to be a part of a support group for young professionals like you, let us know. Some of our goals for the upcoming year include organizing a mentoring program, forming local and regional groups of young planners, and finding ways to be more active in national APA programming and policy decisions. Elizabeth Delgado and Monica Villalobos are on the YPG and are fellow members of the Region VI, California/Nevada Chapter. Feel free to contact me at [plannermegan@hotmail.com](mailto:plannermegan@hotmail.com), or your chapter President, Vince Bertoni, AICP, at [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org), and let us know if you are interested in becoming more involved. We can't wait to hear from you.

## Planners on the MOVE

**Vince Bertoni, AICP**, President of APA California Chapter, has taken a position with the City of Los Angeles as Deputy Director.

**Kurt Christiansen, AICP**, VP, Policy & Legislation for APA California Chapter, has joined the City of Azusa as Director of Economic and Community Development.

**Dave Javid**, LEED AP, Senior Planner at RRM Design Group, recently relocated to RRM's Sausalito office from their San Luis Obispo headquarters.

**Lance Schulte, AICP**, VP, Public Information for APA California Chapter, has joined HDR as Senior Community Planner.

### LSA Planners

**Andrea Ouse, AICP**, is the Managing Principal of LSA's new South San Francisco office. After several years based strictly in Colma, LSA has relocated major operations to a larger office, while still maintaining office space in Colma to provide service as the Town's Planning Department. Ouse continues to serve as Colma's City Planner.

Senior Planner **Amy Fischer** has moved from Berkeley to Fresno and is heading up LSA's newest California office.

**Judith Malamut, AICP**, has been promoted to Principal. She will share leadership responsibilities with **David Clore, AICP**, Managing Principal of LSA's Berkeley office.

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

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# Peter Hirano, A Bay Area Planning Pioneer

by David Golick

In the 1950s, the Concord City Council and the Concord Planning Commission decided to hire a professional planning staff to cope with demands arising from post-war suburban growth. In 1958, the first staff member hired by the new planning director was Peter Hirano. Hirano started his career in Concord as a junior planner and quickly advanced to the position of assistant planning director, a position which he held for many years. Later, Hirano was promoted to planning director. Hirano helped guide waves of suburban growth and was instrumental in the formulation of the city's redevelopment plan and assisted in guiding the inauguration of BART to Concord. Hirano retired in 1988 after 30 years of service.

Peter Hirano was born in Kingsburg, CA in 1928. He spent World War II in a Japanese-American internment camp, and later joined the Army. He was one of very few minority planners in the area, and perhaps the first minority planner in a high management position. With his planning expertise and professional demeanor, he helped pave the way for other

minorities in the field. He was truly a planning pioneer.

After retiring from the City of Concord, Hirano remained actively involved with local planning issues. However, he declined to accept offers to be interim planning director in other jurisdictions. He repeatedly told me, "I've been to more than my fair share of night meetings." In his retirement, Hirano was involved with the University of California Alumni Association, the Concord Japanese American Club, and the Concord Bocce Federation.

Peter Hirano passed away after suffering from the effects of a stroke at the age of 80 on June 11, 2008. He is survived by his wife, Ruth; their two sons, Christopher and David, and other family members. Donations in Peter's name may be made to Hospice Foundation of the East Bay, 3470 Buskirk Ave., Pleasant Hill, CA 94523 or to the Japanese American Club Building Fund, 3165 Treat Blvd., Concord, CA 94518.

*David Golick is a Planning Consultant and can be reached at [dlgolick@msn.com](mailto:dlgolick@msn.com)*

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## Rebuilding the Golden State

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*Ken Topping is project director of the State Hazard Mitigation Plan Revision Project and lecturer with the California Polytechnic State University, San Luis Obispo, and president of Topping Associates International. Former planning director for the City of Los Angeles, he is co-author with Jim Schwab of Pre-Event Planning for Post-Disaster Recovery and a member of the Technical Advisory Committee for the New Orleans Office of Recovery and Development Administration.*

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City application and complete job description is available at [www.ci.ceres.ca.us](http://www.ci.ceres.ca.us). To apply online, visit [www.calopps.org](http://www.calopps.org) or in person at City of Ceres, Human Resources, 2720 Second Street, Ceres, CA 95307. EOF

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We look forward to reading your article.

### How to Login for the First Time

*APA California Chapter 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 APA California Chapter has on file for you, and login with the information emailed instantly to your email account.*

## Planning Commissioner's Corner

(continued from page 4)

4. Organize a photo competition and ask for illustrations of the best "green" aspects of your community – post it on the web for all to see.
5. Create a community documentary about the best practices that are making your jurisdiction sustainable.
6. Guide a tour of your green developments and communities; let people see your policies in action.
7. Engage elected officials and reach out to your representatives to make sure that they know how important "green communities" are to you.

Most importantly, use this opportunity to help fellow citizens, businesses, and politicians appreciate the hard work you've done, or encourage them to support the more sustainable directions you want to pursue. When planning students, Commissioners, planners and all the community speak in one voice, we will recognize the change we desire.

(Adapted from APA's National Community Planning Month's program, found at <http://www.planning.org/ncpm/index.htm>).

Kathy Garcia, FASLA can be contacted at 619.696.9303 or [kgarcia@SD.wrtedesign.com](mailto:kgarcia@SD.wrtedesign.com).

## Honoring Margarita McCoy for Planning Contributions

This year, as in years past, the USC School of Policy, Planning and Development Alumni Association Board of Directors has selected three accomplished alumni and friends of the school to honor at the third annual Alumni Guardian Awards. This year, one of the three awardees is Margarita McCoy, FAICP who is being honored for her work in the field of planning. Proceeds from the Guardian Awards go directly to the SPPD Annual Fund – which supports scholarships, classroom materials, and other learning opportunities for SPPD students.

Margarita Piel McCoy, FAICP, began her professional career in planning in 1959 as an elected member of the planning board in Sudbury, Massachusetts. She served as an administrator and faculty member in planning at USC and as professor and chair in the department of urban and regional planning at California Polytechnic University, Pomona. She retired in 1989.

McCoy served on the American Institute of Certified Planners commission from 1979 to 1982 and from 1990 to 1994, and was president from 1981 to 1982. She served on the APA Board of Directors from 1979 to 1982, and in 1986, received APA's Distinguished Service Award. She has also been a member of the Planning Accreditation Board and the Association of Collegiate Schools of Planning (ACSP).

McCoy has served as a role model and mentor for women entering the planning field, and her work has included advocacy for women in many different arenas. In 1995, ACSP established the Margarita McCoy Award for individuals who further the advancement of women at universities through service, teaching, and research.

McCoy now serves on the planning commission of La Habra Heights, California, where she has lived since 1976.

The third annual Alumni Guardian Awards dinner will be held on Thursday, October 2, 2008 on the USC campus. There will be a reception at 6:00 PM, followed by dinner at 7:00 PM. Please join us in honoring Margarita McCoy.

More information about the awards dinner is available at: <http://www.usc.edu/schools/sppd/alumni/guardian/>

## CalPlanner Production Schedule

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Nov./Dec.	September 8	October 20
Jan./Feb. 09	November 7	December 15

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

## UC Davis Extension Course

### Energy Generation Using Anaerobic Treatment of Livestock Waste

Join UC Davis Extension for its new renewable energy course and gain the knowledge and skills you need as an agricultural producer, consultant, decision maker, or system reviewer to use anaerobic digestion of animal manures to generate energy. From fundamental principles to case histories, learn to harness this renewable energy source in the course, "Energy Generation Using Anaerobic Treatment of Livestock Waste."

Case history presentations demonstrate full-scale anaerobic treatment technologies on dairy farms, and allow for questions regarding specific problems encountered and solutions developed. In California, the largest animal operations, in both economic terms and in manure production are the dairy farms. Thus, the case studies focus on dairy farms and include the direct use of biogas on the farm for heat and/or electricity, centralized digestion systems, co-digestion facilities and upgrading of biogas for injection into natural gas pipelines.

The course is scheduled for Friday, November 14, 8:00 AM -4:00 PM in Davis. For more information or to enroll, call 800. 752.0881, visit [www.extension.ucdavis.edu/unit/engineering\\_and\\_technology/](http://www.extension.ucdavis.edu/unit/engineering_and_technology/) or email [extension@unexmail.ucdavis.edu](mailto:extension@unexmail.ucdavis.edu).