



CALIFORNIA PLANNER



American Planning Association
California Chapter

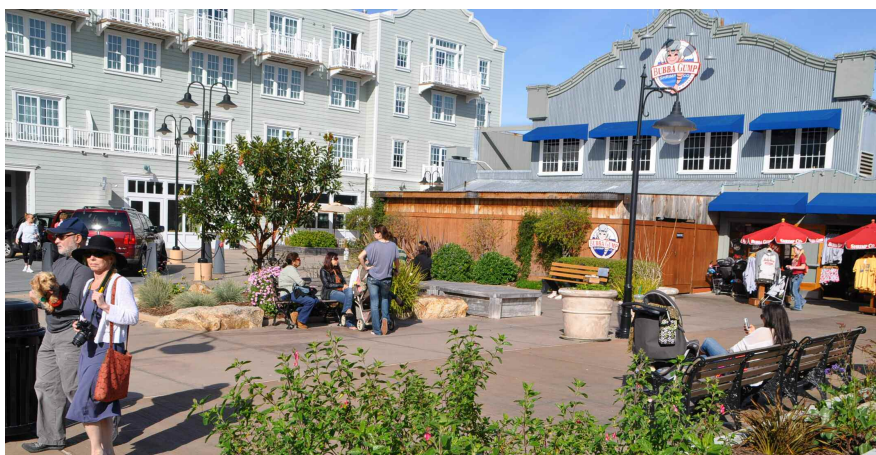
Making Great Communities Happen

Newsletter of the American Planning Association California Chapter



Restorative Development Regulations

By Kaizer Rangwala, AICP, CECD, CNU-A



Sustainability is a low standard. Storm Cunningham, in his book *ReWealth*, says we should restore. He explains this with an example: if you ask someone about their marriage and they tell you it is “sustainable” — you are likely to feel sorry for the person. Instead, if the answer were the marriage is restoring and revitalizing daily — that is a step in the right direction.

Sustainability is a start, but we have a long way ahead if we are going the restore the human habitat. The good news is that restoring places will create meaningful jobs, revenues for public sector, healthy economy and sense of civilized purpose. Conscientious corporations and government at all levels are interested in incorporating the latest green and sustainable innovation. Cities and counties are looking to incorporate sustainability features in their development are leaning on technological innovation. Steve Mouzon calls this “gizmo green” which is an attempt to green at the edges where they are most visible, without making adjustments to the core structural inefficiencies.

The focus of this article is to discuss the seldom talked about but inherent restorative and conservation benefits of contextual urbanism and the regulatory framework needed to deliver urbanism.

Linear vs Looped

The Industrial Revolution was a major turning point in our connection with nature. The efficient assembly line system pumped energy and resources through the urban system with less regard for their origin and even lesser regard for the destination of the wastes. Fossils and raw materials are extracted, processed into consumer products and the wastes and gases are discharged into landfill and the atmosphere, where it can no longer be reused. This linear system consumes more resources and produces waste and pollution at much higher rates. The linear machine aesthetic has also affected our buildings and cities.

We have overbuilt and strip-mined the arable land with sprawling subdivisions, office parks, commercial strips, and shopping malls. In the wake of

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Spring 2012

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Restorative Development Regulations

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fiscal, climate, and energy crises, none of these development patterns are doing well. Much of what we have built cannot be sustained or recycled — our future at best is suspect. The current development pattern is not viable because it has created misallocation of resources, inequities, and an uncaring populace that is destroying the very nature that makes our existence possible. The sprawling single-use subdivisions, zoning separation, and professional specializations have fragmented the complex interrelated aspects of urbanism. The different parts of urbanism that worked together in harmony, when separated have begun to fail in dissonance. The Modernists stripped architectural details that were intended to provide human interest and scale to our buildings. The International Style freed the buildings from local design and building traditions. Our inability to design neighborhoods and buildings that can relate with humans and nature has resulted in a public mistrust towards any growth.

Nature operates in a circular closed-looped metabolism, where there is no waste. Every output is also an input which replenishes the whole system. The circular metabolism reduces consumption and pollution encourages recycling and maximizes renewables. To meet the growing needs of an increasingly urban and developed world, we will need to study the ecology of natural systems and evolve from a linear to a circular metabolic system in our planning, coding, and building efforts. Our economy, cities, and buildings will need to shift from consumption to conservation where we make fewer resources last longer.

Urbanism

At 49%, buildings consume a large percentage of energy and are responsible for 47% of carbon emissions. The transportation sector consumes 28% of energy and emits 33% of carbon emissions. Efficient buildings within compact, diverse, and connected communities encourage walking, biking and transit use thus, reducing energy consumption, trips and air pollution. People who live in walkable communities are more physically active and healthy. They live in smaller spaces because the outdoor public realm is rich. They also consume less and produce less trash. Urbanism creates identity and preserves natural resources.

A UC Berkeley report by Joanna Malaczynski concludes that urbanism in Central Hercules over the next 30 year period will reduce daily VMT by 25 miles saving consumers nearly half a billion dollars in gasoline. Peter Calthorpe, in his book *Urbanism and Climate Change*, compares a 30% energy savings from a green home in sprawl to a townhome in a village that will conserve 58% less energy and a condo in the city will save 73% energy savings. “Traditional urbanism, even without green technology, is better than green sprawl,” says Calthorpe.

Development regulations need to be reexamined for their contributions to VMT and greenhouse gases. Particularly, the old zoning and subdivision tools created in response to a linear, consumption driven industrialized society will need to be replaced with a comprehensive framework that will balance the time-tested principles of urbanism with the conservation technological innovations. Simply tagging on high performance buildings and infrastructure standards to a conventional zoning and subdivision platform misses out on the larger benefits of having a diverse population engaged in a variety of activities within a walkable and human-scaled public environment shaped by buildings, streets and open spaces.

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Restorative Development Regulations

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Why Form-Based Codes?

Form-Based Codes (FBCs) offer a comprehensive and integrated framework that combines the individual elements of urbanism — the buildings, streets, and open space — into a cohesive and memorable place. The full spectrum of land-use standards such as planning, zoning, subdivision, public works, and safety standards operate in unison rather than allowing these systems to clash with one another. FBCs operate at different locations, scales and intensities of urbanism, allowing a seamless framework to integrate transportation choices that will reduce trips and preserve the region's environment.

The conventional zoning codes proscribe development standards. There is no lack of effort in calling out all the things that the codes should not allow. What conventional zoning codes fail to do is to prescribe what should be allowed. Because the standards are abstract and vague they fail to conceptualize and inspire the sum of individual projects that add up to a desirable place.

On the other hand, sustainability, like form-based codes, is based on a specific vision of the local place. FBCs begin by obsessively observing the place: what works and what feels right for the climate zone, regionally available materials, construction techniques, local culture, and traditions. Traditional building designs are durable and age well — usually conserve energy because they show respect to the sun, wind, and local climate. Simple traditional building design features such as party wall separation, well-positioned and operable windows and high ceilings offer better solar, lighting and ventilation than solar cells, energy efficient bulbs or air conditioning devices. The time tested preferences of traditional architecture combined with urbanism increase our chances of conserving energy, materials, and money and consistently delivers what Mouzon calls “lovable places.”

Restore with Nature

If a marriage is not sustainable, divorce is an option. However, our fate cannot be separated from this planet. We have to make the difficult choices and repair our bond with nature. Our affair with the resource and pollution heavy linear based society must end. As stewards of the built and natural environments, planners must be the first to require resources to operate within a closed-loop system.

Given good information and a choice, most communities embrace urbanism which is inherently sustainable, and such design will decrease VMT and CO2 emissions and increase individual physical activity and health. FBCs regulate high quality, walkable urbanism and are an effective way to integrate sustainability features based on type and character of the community. FBCs produce high quality compact, mixed-use, and walkable urbanism that use less resources, generates fewer VMT and greenhouse gases, and distinguishes being sustainable to being restoring.

ⁱ Cunningham Storm, *ReWealth: Stake Your Claim in the \$2 Trillion Development Trend That's Renewing the World*, McGraw-Hill, 2008.

ⁱⁱ Mouzon Stephen, *The Original Green, UNlocking the Mystery of True Sustainability*, The Guild Foundation Press, Miami, 2010.

ⁱⁱⁱ *Architecture 2030*, www.architecture2030.org.

^{iv} Parolek Dan, et al, *FBCI Webinar on Integrating More Sustainable Design Into Form-Based Codes*.

^v Calthorpe Peter, *Urbanism in the Age of Climate*, Island Press, 2010.

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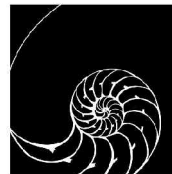
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President's Message

By Kevin J. Keller, AICP, President, kevin.keller@lacity.org

APA: Advocating for Planning in California



What does APA mean to you? What does APA mean to California? What does APA mean to the Nation? Your APA membership supports diverse state and national-wide advocacy efforts that bring forth sound land use policy here at home and across the nation. Your membership also helps to support planning activities, planning resources, professional development events, land use conferences, and networking events statewide and within each of our eight local APA Sections throughout California.

With the recent elimination of redevelopment in California, and continuing legislative efforts to recraft environmental review procedures, redevelopment legislation, and affordable housing policy, APA's involvement in Sacramento affairs is more important than ever.

To that end, your APA Board is launching a renewed effort to directly share with our members APA California's involvement in monitoring, shaping, and advocating for sound land use policy in state government. APA California is very proud to continue to have Sande George and Lauren Silva working on our behalf and being the go-to voices for land use input in Sacramento. Board-member David Snow, Vice President of Policy and Legislation, works with Sande, Lauren, and our two Legislative Review Teams made up of APA members from Southern California and Northern California to review and weigh in on land use legislation at the state level. Your APA membership directly funds these important advocacy efforts and creates a land use voice testifying and participating in hearings, drafting suggestions, and bringing better policy forward at the state level.

At a national level, your APA membership also provides input, voice, and advocacy to all federal land use, transportation, and housing legislation. Recently APA worked to support the funding of the federal transportation bill, and advocated for continuing funding for the CDBG block grant program. Did you know your membership pays for advocacy at both the State and National level? Check out everything APA does for you on the APA National Policy blog at blogs.planning.org/policy.

If you are interested in learning more about APA California's Legislative Review Team, I invite you to reach out to David Snow at dsnow@rwglaw.com.

APA also works with our members to craft national policy papers on emerging topics such as greenhouse gases, transportation, and urban design. This year, as part of the National Planning Conference, there will be a National Delegate Assembly comprised of members from all APA Chapters nationwide to develop two APA policy papers, one on smart growth and the other on energy. APA California will have delegates working on these efforts, and will be participating in the adoption process at the National Conference.

And of course, APA brings educational and professional development resources to our members through local Section events and our state and national conference. APA California hosted the National Planning Conference in Los Angeles from April 14-17.

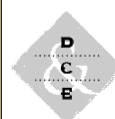
Next up is our APA California State Planning Conference taking place at the Rancho Las Palmas Hotel in Rancho Mirage. The APA Inland Empire section will be hosting this fantastic event from October 21 - 24 2012, which offers relevant and accessible professional development, networking, and educational

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"Quick Leg Info" Feature Now on Website Homepage



APA California Chapter has a quick legislative information feature -

members can now quickly and easily access key information right from the home page, without signing in. Under the new QUICK LEG INFO feature (under the Consultant Directory link), just click on the "Hot Bill List" link. That link connects members to reports on the hot bills, APA California Chapter positions, and the status of each measure.

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

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Cal Planner is proud to highlight and showcase each of the eight APA California Sections. For this issue, we will premier with the Central Section's activities and planning efforts in the Central Valley.



APA California Central Section

Ralph Raffi Kachadourian, Central Section Director

The Central Section is comprised of the Counties of Fresno, Inyo, Kern, Kings, Madera, Mariposa, Merced, Mono, Stanislaus, Tulare, and Tuolumne. The Section's vast geographical area covers the largest portion of the fertile San Joaquin Valley, including the foothill regions of the Sierra National Forest, the desert portions in Kern County, and the Owens Valley region on the eastern side of the Sierra Nevada Range.

Section Activities

Each year, we host some major events and activities for our membership; the Section Planning Awards, the annual Sierra Retreat at Lake Sequoia, and the Christmas Tree Lane Walk-Night/ Holiday Gathering. The past few years included three additional training programs; the Valley Futures Forums in Modesto; the Valley Land Use Conferences in Clovis; and the Central California Planning Commissioner's Workshops in Visalia. The next Planning Commissioner's Workshop is scheduled for May 18, 2012. If interested in attending, contact Charlotte Brusuelas at (559) 624 7107 or by e-mail at cbrusuel@co.tulare.ca.us.

We are actively engaged in hosting the 2013 State Conference in Visalia. Our conference co-chairs, Fred Brusuelas, AICP and Benjamin Kimball, have put together a talented group of committee chairs and members to create a successful, memorable yet entertaining conference for our Chapter. There is a lot of great planning and visioning going on in the central part of our State and this conference will provide us the opportunity to showcase what this region is doing and the quality of life it has to offer. Stay tuned for more in the coming months!



Planning Efforts in the Valley

Major planning projects within the Central Valley have been underway for the past several years. The one most familiar and controversial is the proposed California High Speed Rail through the San Joaquin Valley connecting the Bay Area/Sacramento to Los Angeles/Anaheim. Another is the creation of the San Joaquin Valley Blueprint Planner's Toolkit, a web based source created to provide resources to cities and counties within the eight Regional Transportation Planning Agencies (RPAs) in achieving the vision that was created by the San Joaquin Valley Blueprint planning process for land use and transportation and to guide growth in the San Joaquin Valley to the year 2050. Details on the Blueprint process can be found at www.valleyblueprint.org.

There is much going on in the Central Section that could not be included in this short article. We encourage our members to visit our website, www.centralsection-apa-ca.org for more information.

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Year with No Winter: A Volunteer Planner's Experience in the Developing World

Part 1 of a 3 Part Series

By Mark G. Stephens, AICP



Zambia, Map No. 3731 Rev. 4, January 2004. This map is printed with permission of the United Nations.

Back to the Future

In early January 2000, while working in Saudi Arabia, I visited southern Africa with a stop at Victoria Falls for a couple of days. Though staying on the Zimbabwe side of the Zambezi River, walking over the bridge into Zambia was a relatively easy matter. This enabled spending a few hours in the Republic of Zambia, gaining a different perspective of the river and falls, and enjoying a very brief taste of the country.

Little did I suspect that more than a decade later, life's course would include a return to Zambia, this time as a volunteer planner. Many planners I interact with back home in San Diego have expressed interest in my experience and in considering such an opportunity, including veteran planners reaching a point in their careers with more flexibility to volunteer and young planners wanting to contribute and gain hands-on experience.

This article relates my experience and offers some resources to volunteer in the developing world:

- Pursuing a volunteer opportunity
- An overview of Zambia and its people
- Planning in Zambia
- Integrated development planning and proposed legislation
- My volunteer experience in Zambia
- Lessons learned
- Sources of additional information

Since seasons are reversed in the southern hemisphere, my stay from October through April resulted in avoiding winter for over a year-and-a-half!

Zambia Calling

In late December 2009, I noticed a call for urban planners in Zambia on the American Planning Association website job listings (<http://www.planning.org/jobs/search/>). Having successfully worked in Saudi Arabia from 1998 through mid-2000, this opportunity piqued my interest. The ad was placed by Voluntary Service Overseas (VSO) International, headquartered in the United Kingdom. Inquiries and applications from North American residents were processed through Cuso International, a strategic alliance partner based in Canada. VSO and Cuso International are non-profit organizations

that send skilled professionals to share their knowledge and experience with people trying to improve their lives and build better futures for their communities in more than 40 countries around the globe.



Back to the Future

Continued from page 7

Prospective volunteers apply online and are then contacted by a volunteer advisor for a preliminary telephone interview. If this initial interview indicates a good fit, successful applicants are invited to an “assessment day.” Detailed personal and professional reference forms are required. Cuso International offices are located in Ottawa, but I attended an assessment day in Vancouver, British Columbia, offered to applicants from the western U.S. and Canada. To help ensure commitment, participants were required to pay for the first \$150 of travel expenses.

If the assessment day exercise concludes that a potential match exists, the applicant is then requested to provide more detailed information on qualifications and experience, and work with a volunteer advisor to identify a potentially suitable placement. The final decision on candidate suitability is made by the country program office and partner organization where the placement is located. “Long-term placements” are up to two years and “short-term placements” are for six months or less. I requested a short-term placement.

When a placement is confirmed, the applicant completes pre-departure procedures, including medical and police clearances, a five-day training course in Ottawa and an online training module, and travel booking and visa processes. Expenses are reimbursed with proper receipts, and a modest allowance is provided to assist the transition. Applicants are requested to participate in fundraising to help offset a portion of the costs incurred. Once arriving in the placement country, a small stipend intended to cover living expenses is furnished. The application and placement process often takes six months or more. My placement was with the Petauke District Council, a local government organization in Zambia’s Eastern Province.

The Country and Its People

Zambia is a landlocked country in south-central Africa. It is slightly larger than the state of Texas in area, with a population of just over 13 million in late 2010. The population increased by an average annual rate of 2.8% over the past decade. Like much of Africa, the population is quite young, with nearly half under 15 years of age. Zambia is bounded by eight other countries: Zimbabwe, Botswana, Namibia, Angola, Democratic Republic of the Congo, Tanzania, Malawi, and Mozambique.



While the entire country is less than 20 degrees from the equator, Zambia largely rests on a plateau 1,000 meters or more above sea level. This serves to moderate climate for most of the country. A hot and dry season from roughly August to November is followed by a warm and rainy season November to April and a relatively cool and dry season April to August. Major rivers, including the Zambezi and its main tributaries, the Luangwa and Kafue, traverse Zambia.

Most Zambians depend on agriculture for their livelihood, including both crop production and livestock-raising. Subsistence farming predominates, though several agricultural commodities are produced. Cotton is grown as a cash crop, for example, and Petauke has cotton ginneries. Maize (corn) is widely grown, dried and ground to produce “mealy-meal”, used to make nshima, a thick porridge or dough that is the staple of Zambian diets. It is usually eaten by hand with “relish”, a sauce consisting of a variety of different ingredients.

Zambia has abundant mineral resources, and is a major copper producer. The Copperbelt Province, which borders the Democratic Republic of the Congo, has the greatest concentration of mines, and evolved as the most urbanized part of the country with the largest population. Through the growth of Lusaka, the national capital, the Lusaka Province is now the most populous, with over two million residents. Despite the largely rural character of Zambia, it is becoming one of the more urbanized countries of sub-Saharan Africa. In addition to the world renowned Victoria Falls, Zambia boasts an impressive array of game parks. South Luangwa National Park is generally acknowledged as one of Africa’s foremost wildlife reserves.

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Back to the Future

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Zambia is home to over 70 different African ethnic groups, with several larger tribal groups most prevalent in various parts of the country. Similarly, many different languages are spoken, with a handful of major languages most common in particular parts of Zambia. English is the official business language, but people often seemed more comfortable using their local languages, especially in rural locales. A significant Indian minority population is prominent in the business community. Unlike a number of other countries, different ethnic groups seem to maintain largely cordial relations.

Many of the early European incursions into Zambia were by missionaries, and today most Zambians practice Christianity, with a diverse array of different active denominations. Islam is practiced by a minority of residents. Present-day Zambia was formerly subject to British colonial control, and was previously known as Northern Rhodesia. Independence was gained as the Republic of Zambia in 1964.

With plentiful mineral resources, conditions conducive to a strong agricultural sector, substantial hydropower potential, and world class tourist destinations in Victoria Falls and large game and park preserves, among other attributes, Zambia's future looked bright in the early years following independence. In the 1980's, however, copper prices collapsed and a variety of challenges undermined progress. Drought and disease exacerbated poverty and suffering. HIV/AIDS ravaged the population, with about 15% of adults estimated to be HIV positive, and widespread orphaning of children. The median life expectancy dipped to around 40. Zambia's support of independence movements in surrounding countries resulted in retribution in some cases. The nation was crippled by debt.

Recently, Zambia seems to be making headway in a number of areas. Debt relief placed the country on a more solid financial footing, public health improvements reversed the

decline in the median life expectancy, improved agricultural practices enhanced food security, and copper production and income expanded.

A popularly elected president is the head of state and the chief executive of the national government. The president is elected for a five-year term with a maximum of two terms. A unicameral parliament known as the National Assembly comprises the legislative branch of government. The Republic of Zambia is composed of nine provinces. Unlike the federal system that prevails in the United States, Zambia's provinces are subdivisions of the national government. Local government units, governed by elected councils, include "cities" in the largest urban areas, "municipalities" in smaller urban centers, and "districts" that encompass more rural areas.

While Zambia has closer ties to the United Kingdom and the European Union than the United States, U.S. President Barack Obama seemed to be highly popular in Zambia. One of my Zambian coworkers could recite passages from President Obama's inaugural address from memory!

Mark G. Stephens, AICP is a planner with over 30 years of experience in diverse settings, including stints in northern and southern California, Alaska, North Carolina, Washington, D.C., and Saudi Arabia, as well as the volunteer assignment in Zambia that is the subject of this article. He currently resides in San Diego.

He would like to thank Lance Schulte, AICP, Senior Community Planner with HDR in San Diego, and AICP Commissioner from Region VI, for his support, advice and contributions to this article, including the APA and AICP reference information.



Call for Nominations: Planning Landmark, Planning Pioneer Awards Now Open

Nominations Due Friday, June 1, 2012

The planning we do today in California owes much to generations of planners that preceded us, and the organizations they helped build to promote the planning movement. One of the best ways to keep California planning history alive is by honoring those people and projects that paved the way for the planning movement as we know it today. You can help be a part of preserving that history by participating in two initiatives: the Planning Landmark Awards and the Planning Pioneer Awards. Each of these programs is the local component of APA's national programs to recognize the pioneers and landmark plans that shaped planning practice in the United States.

What's the Planning Landmark Award?

The Planning Landmark Award recognizes a plan, initiative, or endeavor that is historically significant and that may be used or accessed by the public. Nominated landmarks must date back at least 25 years from the nomination deadline. In evaluating nominations for a planning landmark award, the APACA awards jury evaluates both the project's historical significance, and the role of its planners in shaping the national planning movement. Note that the Planning Landmark award is not a historic preservation award; planning projects in the historic preservation field should be submitted through the normal Chapter Awards program, not as a Planning Landmark. The Planning Landmark Awards recognize historical plans that have influenced their region, state or nation.

About the Planning Pioneer Awards

California participates in AICP's National Planning Pioneer program. The Planning Pioneer program honors pioneers of the planning profession who have personally and directly generated innovations in American planning that have significantly redirected planning practice, education, or theory with long-term results. Any APA member may submit another member's name for this award (although candidates may not nominate themselves). Contributions must date back at least 25 years from the nomination deadline. Nominators are asked to describe how the nominee's innovations directly influenced the future of American planning and explain how their work significantly and positively redirected planning practice, education, theory, or organization. Nominations made through the Chapter, if recognized at the Chapter level, may then be submitted to AICP for its award program.

Is it difficult to apply for these awards?

No, it's not difficult – but assembling a solid nomination does take a little work. Occasionally we receive nominations from people who are submitting historic preservation projects – noble and laudable projects, but not applications that show how a person or project advanced the development of the planning movement in California. These projects are best submitted through the regular Chapter awards program. Your Chapter historians can help explain what projects are suitable for the Landmark and Pioneer programs, and which are better suited for another award process.

When are applications due?

The next round of award nominations will must be submitted by Friday, June 1, 2012 in order to be considered. These awards are then presented at the APA California conference in the fall, and may then be submitted to National APA for consideration as part of the next year's National Awards program. We encourage potential nominators to contact us early so that we can review the criteria with them. Watch Cal Planner for details on this year's awards applications.

Planning Landmarks

You can learn more about the national programs, and see a list of past award winners, by pointing your browser to <http://www.planning.org/awards/landmarks.htm>

Planning Pioneers: You can learn more about the Planning Pioneer awards at <http://www.planning.org/awards/pioneers.htm>.

For general information about the APA California Awards program, click on <http://www.calapa.org/en/cms/70/>.

Whom to Contact

If you are in Northern California, call Larry Mintier, FAICP at Mintier Harnish, (916) 446-0522 (or [mintier@mintierharnish.com](mailto:lmintier@mintierharnish.com)). In Southern California, contact Steve Preston, FAICP at the City of San Gabriel, (626) 308-2805, or spreston@sgch.org. We look forward to hearing from you.

Foreclosure Lessons: Focus on Building Neighborhoods Where People Want to Live

By, Jeffrey S. Beiswenger, AICP

At the 2011 APA Planning Conference, I spoke on a topic entitled, “Strategies for Addressing the Foreclosure Crisis.” Since that time more bad news of foreclosures has continuously rolled in. The housing meltdown that started in 2008 continues to this day. The important take-away from this current crisis is - we can do better. As a planning profession, we have the tools necessary to create neighborhoods that will hold value over time and where people actual want to live. We do have good examples of successful neighborhood to draw from. The end of the article will focus on one project in particular – Capital Village in Rancho Cordova, which won the 2009 APA Planning Award for Best Project.



Figure 1 - Capital Village, Rancho Cordova (Image Credit, Jeffrey DeMure + Associates)

The housing bubble burst in 2008, largely a result of a financial crisis composed of bad loans, inflated home values and increasing energy costs. In some respects the bursting of the housing bubble is masking a game-changing paradigm shift in the housing industry. It is foolish to assume that once this current crisis passes that we can continue the practice of building thousands of large homes in vast subdivisions, remote from jobs on cheap land on the urban fringe. When the economy does eventually recover and the housing market returns, the housing

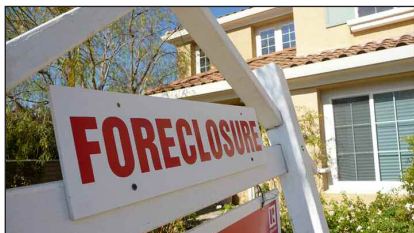


Figure 2 - All too common image these days

mix should be different to address changes in transportation and demographic realities. The nagging question is, will the next housing cycle be different?

According to the California Building Industry Association (BIA), 2011 marked the third worst year in terms of housing production and the worst year for single family housing production since records were kept in 1954. Only 47,015 housing units were created state wide in 2011, following the

other two record lows in 2009 and 2010. It appears that 2012 will not be much better. January, 2012 data reported by the BIA indicates that housing starts are down eighteen percent (18%) from January of last year and down fifty-seven percent (57%) from December. Also weighing on the housing market is a tremendous shadow inventory of homes. A report prepared by the National Association of Realtors indicates that an estimated 216,874 California distressed home loans are on the books of banks but have not hit the market yet (Selma Hepp, “The Looming Shadow: State Estimates of Shadow Inventories, Feb. 2012). To put this shadow inventory in context, it exceeds the total production of new housing units over the past four years.

The idea that foreclosures are solely concentrated in inner city and lower income communities is a myth. It turns out that homes that have foreclosed or have lost significant values are not uniformly distributed, nor are they concentrated in inner city or lower income neighborhoods. The first wave of foreclosures that hit the nation in 2008 and 2009 was largely composed of subprime loans and was indeed concentrated in lower income neighborhoods. However, the second wave of foreclosures that stated in 2010 and continues to this day is large composed of ARM resets and/or homes that are so far underwater in value that owners are simply walking away (Edmiston, Kelly, Federal Reserve Bank of Kansas City, “Characteristics of High-Foreclosure Neighborhoods in the Tenth District,” 2009).

Instead of inner city locations, recent foreclosures and devalued properties tend to be concentrated on the urban/rural fringe – far away from job prospects and with limited transportation options. William H. Lucy in his book entitled *Foreclosing the Dream* (APA Press, 2010) describes the “Ring of Death” that currently exists in many metropolitan areas around the U.S. In his book Lucy describes an Atlanta area demographer’s work to plot foreclosed and underwater homes within the greater Atlanta metropolitan area. When the data is viewed in its entirety, a red ring is created around the metro area – starting at about 30 minutes driving distance out from the urban center. Lucy documents that sales prices are down nationwide in most outer suburban and exurban locations, while home value have held flat or have even risen in closer in suburban and urban areas.

If one thing is clear from the bursting of the housing bubble it is that the “drive till you qualify phenomenon” has run out of gas. It appears that a relationship exists between low foreclosures rates (and the related retention of home values) and the existence of non-automotive transportation options. For example, high walk scores can add a \$4,000 to \$34,000 premium to home values (Joe Cortright, Impressa, Inc., CEO for Cities, “Walking the Walk: How Walkability Raises Home Values in U.S. Cities, August 2009). Households that have multiple transportation

Foreclosure Lessons: Focus on Building Neighborhoods Where People Want to Live

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options tend to be better able to manage transportation costs (they can skip a car payment if they have to) and are less likely to foreclose (Natural Resource Defense Council, “Reducing Foreclosures and Environmental Impacts through Location-Efficient Neighborhood Design, January, 2010). Simple math may explain the financial disadvantages of living in a far flung, car dependent community. At a typical mileage reimbursement rate of 52 cents per mile (takes into account all the costs of car ownership), a 45 minute one-way commute costs \$23.40. For an entire month, this really adds up to an astonishing \$936 per month. This is money that could be available to help make a house payment if the car was unnecessary or the distance to the job center was less.

This?



Figure 3 - Capital Village, Rancho Cordova

Or That?



Figure 4 - Snout Houses

Looking at demographic trends, the housing market will have to change to meet the shifting demands of the California populace. Noted urban scholar, Arthur C. Nelson reported before the housing crash in 2007 that the US faced a massive oversupply of large-lot single family homes and an undersupply of multifamily units. In a more recent 2011 report, Nelson documents the mismatch in supply and demand for different housing types in California (see Figure). According to this figure, demand will exist for all housing types between now and 2035 except for conventional lot subdivisions. Even though demand will still exist for this housing type, it will not be sufficient to absorb the tremendous oversupply that is on the ground in 2010. It is simply not necessary to construct large amounts of new single family units in the coming decades

(Arthur C. Nelson, The New California Dream, How Demographics and Economic Trends May Shape the Housing Market, Urban Land Institute, 2011). Nelson also discusses the “great senior sell-off” that will occur as more and more baby-boomers start to retire and choose to live in smaller homes in walkable communities with more senior friendly amenities. This sell-off will likely flood the already oversupplied single family market with even more homes. The housing preferences of the Generation X and Generation Y age cohorts may not provide the buyers for these homes. Preference surveys from a variety of sources indicate that potential home buyers in these age groups prefer closer-in locales with more urban amenities.



Figure 5 - Arthur C. Nelson, ULI, 2011

So does this mean the oversupply of homes combined with demographic shifts mean that suburban communities are doomed to decades of foreclosure and devalued neighborhoods? Not necessarily, but the type of housing that is produced will have to change. More sensitivity to commute times, a variety of transportation modes and a renewed focus on creating great places to live will have to be taken into consideration.



Figure 6 - Capital Village park

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Foreclosure Lessons: Focus on Building Neighborhoods Where People Want to Live

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Figure 7 - 2011 iFest held at Capital Village park (Photo credit: City of Rancho Cor)

Prototypes for successful developments in the suburbs do exist. In 2009, a small mixed use project called Capital Village in Rancho Cordova was recognized by the California APA with the Best Project award. Could Capital Village be a prototype that could work in other communities? Perhaps, and here is why:

- Capital Village is located within the first-tier suburban community of Rancho Cordova in the middle of the second largest employment center in the Sacramento metropolitan area.
- Other transportation options exist for Capital Village residents beyond the automobile. Rancho Cordova is still a heavily auto-dependant suburban community with big wide suburban arterials, but Capital Village itself is very walkable, close to a jobs base and some commercial shopping opportunities and is within reach of a light rail line.
- The housing in Capital Village was designed by Beazer Homes to be priced to the entry level home buyers. This has helped homes continue to sell (or resell in the case of foreclosures) through the downturn.
- The project contains a diversity of housing types. This avoids a fatal flaw with most subdivisions with concentrations similar sized homes at similar price points
- Capital Village achieves many of the placemaking objectives that we always strive for as planners. The project provides a central park which has been utilized by the city for large scale community events. The commercial portion of the project has a “main street” with a combination of retail and service establishments that serve the residents of Capital Village but also serves as a lunch time attraction for the surrounding office.

Will projects like Capital Village serve as the new norm for suburban development? This is not likely in the short-term. Developers in California are deeply entrenched in the convention single family suburban housing model. Not to mention that many of the projects that were started in the middle of last decade are still waiting in the wings for the economy to recover. Will the next housing construction cycle look different than the last? We shall soon find out.

This?



Figure 8 - Aerial of Capital Village

Or That?



Figure 9 - Low Density Single Family at Urban Fringe

If you are interested in learning more on the topic, try out the podcast of a March 7, 2012 radio program entitled “An Evening With...” on KCBX, the Central Coast NPR affiliate at <http://kcbx.org/Pages/Programming/archives.html#AnEveningWith> or contact the author at jbeiswenger@pmcworld.com for a copy of the PowerPoint from the 2011 APA Session.

Congratulations to California's 2012 College of Fellows of AICP Inductees!

By Juan Borrelli, AICP, Vice President for Professional Development and Carol Barrett, FAICP, APA California FAICP Coordinator

Fellows of AICP are honored in recognition of the achievements of the planner as an individual, elevating the Fellow before the public and the profession as a model planner who has made significant contributions to planning and society. Fellowship is granted to planners who have been members of AICP and have achieved excellence in professional practice, teaching and mentoring, research, public and community service, or in leadership. Candidates submit an extensive nomination package including letters supporting their candidacy. All of this material is carefully reviewed. A Fellow nominee must exhibit contributions to the profession and community that have made a significant difference. While longevity merits recognition, it is not a primary criterion. Those chosen become members of the College of Fellows of AICP.

These very distinguished AICP members were officially inducted into the AICP College of Fellows at this year's National Planning Conference held in Los Angeles on April 15, 2012. Election to the College of Fellows is one of the highest honors that the American Institute of Certified Planners bestows upon a member.

Please join the entire APA California Board of Directors in recognizing and celebrating the induction of the following distinguished members from the California Chapter to the College of Fellows of AICP:

Willard T. Chow, FAICP Nomination Category - Professional Practice

Dr. Willard Tim Chow created cutting edge growth management, redevelopment and revitalization plans and instituted innovative planning practices. A collaborative leader, he engaged stakeholders early in the planning process, which helped to expedite the adoption and implementation of these plans and practices. By managing growth, revitalizing communities and promoting environmental stewardship, he enhanced the practice of planning and quality of life at the County of Santa Clara, City of West Sacramento and County of Nevada in California, at the City of Las Vegas in Nevada and at the City & County of Honolulu in Hawaii.



Linda C. Dalton, FAICP Nomination Category - Community Service & Leadership

Linda C. Dalton, PhD, coordinates university strategic planning as vice president for planning, enrollment management, and student affairs at California State University East Bay. Dalton is able to encourage collaboration and achieve consensus among group representatives from different backgrounds and competing interests. These skills contributed to her effective leadership of the Seattle city planning commission, national Planning Accreditation Board, California Planning Foundation, and California Planning



Roundtable. The Association of Collegiate Schools of Planning and the California chapter of the American Planning Association have honored Dalton for distinguished leadership. She has also received awards for teaching, publications, and campus planning.

Ellen J. Greenberg, FAICP Nomination Category - Professional Practice

Ellen Greenberg's work is focused at the complex intersection of land use, transportation, and urban design. Her 25-year San Francisco-based consulting career has been complemented by national work as Director of Research for the Congress for the New Urbanism. State- and regional-level work includes the California Department of Transportation's Smart Mobility Framework and the Santa Clara Valley Transportation Authority's first Transportation – Land Use Integration Program. In Contra Costa County, California, Ellen created a workable implementation for a 1989 ballot-box growth management measure, and in 2011, she is leading re-use planning for the 5,000+ acre decommissioned Concord Naval Weapons Station.



Barry J. Miller, FAICP Nomination Category - Professional Practice

Barry Miller is nationally known for his work on comprehensive plans and land use studies. His colleagues refer to him as "the planners' planner" for his emphasis on the basics of land use planning. Barry's career has focused on making planning more accessible and relevant to the layperson, and helping comprehensive plans evolve in response to changing times, issues, and technologies. His portfolio includes plans for more than two dozen communities, including Washington DC. Most of his work has been in the San Francisco Area, where he has practiced for more than 25 years as a planning consultant.



Brian D. Taylor, FAICP Nomination Category - Research

Brian Taylor is Professor of Urban Planning and Director of the Lewis Center for Regional Policy Studies & Institute of Transportation Studies at UCLA. His research 1) analyzes how the geo-politics of public finance affect transportation planning outcomes, 2) evaluates public transit system performance to inform debates over the mode, 3) develops theoretically grounded evaluations of transportation equity, and 4) employs innovative methods to understand travel behavior. He has published extensively (more than 150 pieces, 46 of which are refereed), is widely cited (850+ times), and has influenced federal and state transportation policy and transportation planning practice in LA County.



APA California Legislative Update - March/April 2012

APA California's Successful Legislative Advocacy Program Continues its Assistance to APA Members

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



Building on a 30-year tradition, the APA California Legislative Advocacy and Lobbying Program continues to increase the presence and influence of APA in this state. APA California has worked hard to ensure that planners are well represented in the legislature and at the state agency level when regulations are proposed and work their way through the legislative or administrative processes. Through the excellent services of our VP for

Policy and Legislation, contract lobbyists, generous input from out volunteer legislative review team members, APA California is known to legislators and state agencies, as well as affiliated organizations as an organization that lends its constructive expertise on the broad array of planning measures proposed each year.

The legislative review team actively reviews between 60 to 100 measures each year, including tracking the various amendments to those measures, and with the expert lobbying efforts of Stefan George Associates, continually provides suggestions to further the planning profession and APA California's legislative agenda, which is updated every couple of years. In the last ten years, legislators and state agency staff have sought APA's advice, reviews and recommendations, often early in process of formulating legislation and long before final drafts of bills or regulations are completed. Serving as a resource in this way keeps APA at the forefront of issues and policy development.

Through the Hot Bill List, on the APA California website homepage, APA members can keep informed on a realtime basis of the positions and bills that the review teams are actively lobbying. This year, members will also see monthly email blasts that will be used to keep members up to date on the most important legislation as well as to request additional member feedback and letters to support out positions on the most critical legislation.

If you are interested in participating on the Legislative Review Team, please contact Vice President of Policy and Legislation, David Snow, AICP, at dsnow@rwglaw.com, or Sande George at sgeorge@stefangeorge.com. Information about the review teams can be found under the Legislative Page on the APA website.

Like so many agencies and organizations, APA has faced significant budget reductions over the last few years. However, the APA Board has continued the commitment to legislative advocacy, which members have consistently identified as one of the most important member benefits. We are continuing to refine services to members to maximize value. To further that goal, look for future updates about current activities of

importance to planning, which will also let members know what they can do to participate in the important programs that advance the best planning in California.

The APA review teams are currently reviewing a number of important bills that were introduced this year. Below is a list of those measures. Please take the time to review the measures that may impact your planning practice, and alert your section members and employers of legislation of interest.

2012 Legislation Introduced

The APA California Legislative Review Team is currently reviewing the following important planning bills that will be of interest to APA California members. For an up-to-date list of all bills anytime, log on to the APA California website at www.calapa.org.com.

Hot Bills and Topics

1. CEQA

AB 890 – CEQA Exemption for Roadway Improvements (Olsen)

Support

This bill would, until January 1, 2026, exempt a project or an activity to repair, maintain, or make minor alterations to an existing roadway if the project or activity is initiated by a city or county to improve public safety, does not cross a waterway, and involves negligible or no expansion of existing use.

AB 931 – Infill CEQA Exemption for Neighborhood-Serving Projects (Dickenson)

Watch

This bill would expand the SB 375 infill exemption to exempt a project that may be used for neighborhood-serving goods, services, or retail uses to a level that does not exceed 25% of the total building square footage of the project.

AB 1444 – Expansion of AB 900 Expedited Judicial Review to Public Rail Transit Projects (Feuer)

Support

This bill would state the intent of the Legislature to enact legislation to provide the benefits provided by the Jobs and Economic Improvement Through Environmental Leadership Act of 2011 for new public rail transit infrastructure projects.

AB 1570/SB 984 – Concurrent Preparation of Record (Perea/Simitian)

Neutral if Amended/Neutral

These bills would require the lead agency, at the request of a project applicant, to prepare a record of proceedings concurrently with the preparation and certification of an EIR. APA is currently working with Senator Simitian's staff on amendments to this measure that will ensure that the bill will be feasible.

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AB 1879 - Land use: general plan: healthy food element. (Campos)

Oppose unless Amended

This bill would require that the general plan also include a healthy food element that meets certain requirements

The healthy food element shall include a plan to increase access to healthy affordable food within the jurisdiction of that city and county. For purposes of this section, access to healthy food shall include, but is not limited to, all of the following:

- (A) Access to full and discount grocery stores.
- (B) Access to urban farming.
- (C) Access to community or school gardens.
- (D) Access to farmers markets.
- (E) Access to affordable food, including food retail spaces that accept CalFresh benefits received under the federal Supplemental Nutrition Assistance Program of the federal Food and Nutrition Act of 2008

AB 2245 – CEQA Exemption for City/County Bikeway Projects (Smyth)

Support

This bill would provide a statutory exemption under CEQA for a bikeway project undertaken by a city, county, or a city and county within an existing road right-of-way.

AB 2577 – Short Late Hits Provision (Galgiani)

Watch

This bill would specify that the lead agency does not have a duty to consider, evaluate, or respond to comments received after the expiration of the public review period. The bill would provide these comments are not a part of the record of proceedings for the EIR, negative declaration, or mitigated negative declaration. The issue of late comments during the CEQA process is highly controversial and one that the APA/AEP ECAT proposal also addresses. The ECAT proposal will most likely be included in SB 972.

SB 52 – Pro Tem AB 900 Expedited Judicial Review Cleanup

Watch

This is a clean up bill to AB 900 from last year, which was passed on the last night of session. This bill clarifies the language in AB 900, which authorized the Governor to certify a leadership project for expedited judicial review. It required the project result in a minimum investment of \$100,000,000 in California upon completion of construction and not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation. SB 52 would require instead that a project result in a minimum investment of \$100,000,000 spent on planning, design, and construction of the project. The bill would also require that the Judicial Council report to the Legislature on the effects of the act on the administration of justice.

SB 972 – Environmental Quality (Simitian)

Support if Amended

This bill, while currently a spot, will be a vehicle for APA's ECAT CEQA streamlining recommendations as well as others.

SB 973— CEQA Exemption for Limited Duration Events (Vargas)

Oppose Unless Amended

This bill would provide a statutory exemption from CEQA for the approval of a park use or special events permit for a limited duration event, such as a fireworks display, that are located on public property, within a public right of way, or within a defined event venue.

SB 1380 – EIR Law and Reg Inventory (Rubio)

Oppose

This bill would require a public agency to disclose in an EIR the environmental standards established by various statutes and the regulations, plans, policies, and permitting programs promulgated, adopted, or issued pursuant to those statutes that are applicable to the project.

2. Redevelopment/Alternatives/Enterprise Zones

AB 1585 – Redevelopment Next Steps/Successor Agencies/Housing (Speaker Perez)

Support

This bill would modify the scope of the term “enforceable obligation” for the transfer of housing funds and responsibilities associated with dissolved redevelopment agencies. The bill would provide that any amounts on deposit in the Low and Moderate Income Housing Fund of a dissolved redevelopment agency be transferred to other successor agencies and used for affordable housing purposes.

SB 654 – Redevelopment Next Steps (Pro Tem Steinberg)

Watch

Like Speaker Perez's bill (AB1585), this bill would also revise the definition of the term “enforceable obligation” and modify the transfer of housing funds and responsibilities associated with dissolved redevelopment agencies. The bill would provide that any amounts on deposit in the Low and Moderate Income Housing Fund of a dissolved redevelopment agency be transferred to successor agencies and used for affordable housing purposes.

SB 949 – Community Benefit Districts (Vargas)

Watch

This bill would authorize a local agency to form a community benefit district to be operated by a nonprofit management company, and to levy an assessment for the support of the district.

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SB 986 – Redevelopment Bond Proceeds (Dutton)

Review Amendments

This bill would provide that all bond proceeds that were generated by the former redevelopment agency shall be deemed to be encumbered and would prohibit a successor agency from remitting these proceeds to the county auditor-controller. This bill would also require that the proceeds of bonds issued by a former redevelopment agency must be used by the successor agency for the purposes for which the bonds were sold pursuant to an enforceable obligation, that was entered into either by the former redevelopment agency prior to its dissolution, or is entered into by the successor agency by December 14, 2014.

SB 1151 – Long Range Asset Management Plans (Pro Tem Steinberg)

Watch

This bill would require the successor agency to prepare a long-range asset management plan that outlines a strategy for maximizing the long-term value of the real property and assets of the former redevelopment agency for ongoing economic development and housing functions. The bill would require the successor agency to submit the plan to the Department of Finance and the oversight board by December 1, 2012, and would require the approval of the plan by the department and oversight board by December 31, 2012.

SB 1156 – Community Development and Housing Joint Powers Authority (Pro Tem Steinberg)

Review Amendments

This bill would declare the intent of the Legislature to establish and authorize the use of new joint powers authorities and a new financing option for cities and counties throughout the state to develop sustainable economic development and affordable housing. The bill would authorize the legislative body of the city and county representing the geographic territory covering the area served by a former redevelopment agency to elect to form a Community Development and Housing Joint Powers Authority. The bill would require the authority to assume from a successor agency the responsibility for managing the assets and property of the former redevelopment agency.

SB 1335 – Redevelopment brownfield sites (Pavely)

Support

This bill would authorize a successor agency to retain land of the former redevelopment agency that is a brownfield site and is either on or immediately adjacent to land previously developed for qualified urban uses.

3. 200-Year Flood Protection Implementation/Delta Plan & Fire Planning

SB 1241 – Planning for State Responsibility Areas and High Fire Hazard Severity Zones in Safety Element (Kehoe)

Support if Amended

APA CA assisted in drafting the language for this bill, which died once and was vetoed last year by the Governor. It is back

again for a third time and would revise the safety element requirements for state responsibility areas and very high fire hazard severity zones. It would require the safety element, prior to January 1, 2015, and thereafter upon each revision of the housing element, to be reviewed and updated as necessary to address the risk of fire in state responsibility areas and very high fire hazard severity zones, taking into account specified considerations, including, among others, the most recent. It would also require cities and counties in high fire areas to make findings related to fire safety before approving projects.

SB 1278 – Levees (Wolk)

Support

This bill, while currently a spot, is the vehicle for 200-Year Flood Protection statute clarification. APA CA is working with the League of California Cities, CSAC and DWR to ensure that the General Plan, zoning ordinance, approval/mitigation/permitting requirements on projects with in high flood areas are consistent with the intent of the original measure, SB 5 of 2007.

SB 1283 – SF Sea Level Rise Planning Act (Alquist)

Watch

This bill would establish the San Francisco Bay Area Sea Level Rise Planning Act, which would authorize a regional sea level rise management group or local government agency to prepare and adopt an integrated sea level rise management plan for the San Francisco Bay area.

4. AB 32/SB 375 Implementation/ Comments on SCS

AB 32/SB 375 Implementation/Comments on SCS

AB 1532 – Greenhouse Gas Emissions (Speaker Perez)

Watch

This bill would create the Greenhouse Gas Reduction Account within the Air Pollution Control Fund. The bill would require moneys collected pursuant to a market-based compliance mechanism be deposited in this account and used for sustainable infrastructure development, through strategic planning and development of major infrastructure, including transportation and housing, as well as preservation of natural resources and other programs consistent with AB 32.

AB 1627 – Building standards: vehicle miles traveled (Dickenson)

Oppose

This bill would enact the Healthy Neighborhoods Act of 2012 and would require the Energy Commission to prescribe, by regulation, standards for reducing vehicle miles traveled by occupants of a building that would be applicable to new residential and nonresidential buildings and modification of existing residential and nonresidential buildings. The bill would prohibit a local building department from issuing a building permit for a residential or nonresidential building unless the department confirms that the building plan complies with those standards.

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5. Housing

AB 2308 – Density Proxy for Affordable Housing/Zoning for Multifamily (Torres)

Review Amendments

This bill may be used to find an alternative to the existing Housing Element option to use the specified density as a proxy for providing sites suitable for affordable housing.

SB 1220 – Permanent source of affordable housing funding (DeSaulnier)

Support if Amended

This bill would enact the Housing Opportunity Trust Fund Act of 2012. The bill would impose a fee of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded. This would be a permanent, ongoing source of funding dedicated to affordable housing development.

6. Permit/Project Approval Streamlining

AB 1073 – CEC Approval of Conversion to Solar Photovoltaic Technology (Fuentes)

Watch

This bill would provide that the thermal powerplant certification process would apply to a proposed conversion of a solar thermal powerplant that was timely challenged if the challenge was subsequently dismissed by the California Supreme Court.

AB 1549 – State and Local Expedited Permit Review (Gatto)

Review Amendments

This bill would require the state to provide information to developers explaining the permit approval process at the state and local levels, or assisting them in meeting statutory environmental quality requirements. It would also require a local agency, at a developer's request, to provide a single entity to assist them through the local permitting process if the developer pays the cost for that service.

AB 1801 – Fees on Renewable Energy Systems (Campos)

Watch

This bill would prohibit a local agency from charging a fee for permit for a renewable energy system that exceeds the actual cost of issuing the permit, eliminating the use of valuation to determine the permit fee.

AB 2509 – Surface Mining and Reclaimed Plans (Nielsen)

Oppose Unless Amended

This bill would exempt the immediate excavations or grading of lands affected by a flood or natural disaster for the purpose of restoring those lands to their prior condition within 20 years of when the lands were affected.

AB 2559 – Expedited Permits for Pipeline Projects (Buchanan)

Neutral if Amended

This bill would require the Public Utilities Commission to ensure that a city, county, or city and county is provided notice by a gas corporation whenever a pipeline integrity management plan, may result in the gas corporation undertaking pipeline inspection, remediation, or replacement work within a city or county, and would require the city or county to approve or facilitate the work.

SB 1222 – Solar Energy (Leno)

Oppose

This bill would assist local jurisdictions to develop building standards and permitting policies to ensure that there is a streamlined process for the deployment of solar distributed generation in the residential and commercial building sectors.

7. Advertising Displays

AB 1722 – Changeable message signs for local transportation agencies (Alejo)

Neutral if Amended

This bill would require the department to, by June 30, 2013, update its policies to permit local transportation agencies to display specified messages on changeable roadside message signs.

8. Coastal Zone/LCP's Deleted in Budget

AB 2178 – Flagpoles in Coastal Zone (Jones)

Oppose

This bill would specify that, for purposes of the Coastal Act, "structure" does not include the construction or erection of a flagpole on land or water in the coastal zone. The bill would further prohibit the construction or erection of a flagpole on land or water in the coastal zone from being determined to adversely impact the scenic or visual qualities of coastal areas.

9. LAFCO Issues

AB 2208 and AB 2238 – Community water systems: consolidation and merger (Perea)

Support/Support

These bills would require the Department of Public Health to promote the consolidation and merger of small community water systems that serve disadvantaged communities. They would require the department to give priority to funding projects involving the physical restructuring and managerial consolidation of 2 or more community water systems or the merger of community water systems into a single, consolidated system when it is shown that the consolidation or merger would further goals.

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SB 1498 – Local Agency Formation Commission (Emmerson)

Support if Amended

This bill would authorize LAFCO's to authorize a city or district to provide new or existing services outside its jurisdictional boundaries and outside its sphere of influence to support existing or planned uses involving public or private properties.

AB 2137 – Family Day Care Homes (Bradford)

Watch

This bill would authorize a city, county, or city and county to prohibit large family day care homes on lots zoned for single-family dwellings.

AB 2231 – Sidewalk Repairs (Fuentes)

Oppose Unless Amended

This bill would require a city, county, or city and county to repair any sidewalk out of repair or pending reconstruction if that sidewalk is owned by the local entity, or if the repairs are required as a result of damage caused by plants or trees. The bill would provide that, if the local entity fails to carry out the repairs, the local entity shall be liable for any injury resulting from the failure to repair.

AB 2398 – Water Recycling/Statewide Goal (Hueso)

Watch

This bill would enact the Water Recycling Act of 2012. The act would establish a statewide goal to recycle a total of 1.5 million acre-feet of water per year by the year 2020 and 2.5 million acre-feet of water per year by the year 2030.

AB 2556 – Electric Companies Tree Trimming Practices (Allen)

Watch

This bill would modify existing requirements followed by electrical corporations and local publicly owned electric utilities in the trimming of trees and other vegetation to adequately protect public safety while implementing good forestry practices, protecting heritage trees, and respecting community values.

AJR 25 – LA Residential Helicopter Noise Relief Act (Feuer)

Watch

This measure would urge the Congress to enact and the President to sign the Los Angeles Residential Helicopter Noise Relief Act of 2012

SB 1002 – Public Records in Electronic Format (Yee)

Watch

This bill would authorize an agency, when requested by a person, to provide an electronic record in a format in which the text in the electronic record is searchable by commonly used software. The bill would require the requester to bear the cost of converting the electronic record into a searchable format.

SB 1061 – Engineer License for Specific Work Practices/Traffic Engineer (Walters)

Watch

This bill would prohibit the practice of agricultural, chemical, control system, fire protection, industrial, metallurgical, nuclear, petroleum, and traffic engineering, as defined, by any person who has not passed a specified examination and who is not appropriately licensed by the board in the particular discipline

Legislative Calendar of Events

For a full calendar of legislative deadlines, please click here:

<http://assembly.ca.gov/legislativedeadlines>

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Student Sagacity

Internships, Jobs and Careers, Oh My!

By Cindy Ma, LEED AP, APA California Student Representative



It's springtime, and for planning students everywhere that means the school year is almost over, projects and theses are ramping up, and summer is fast approaching. And, oh yeah, let's not forget that one little thing I forgot to mention: summer plans, aka an internship or a job and, for some of us, the start of a planning career!

While finding an internship or a job in this current economic market may seem like an arduous task (because let's be honest, it will be), there are some good tips to keep in mind when that process

begins. I'm sure that many of you have started your search and know some of the information that will be shared, but having a little reminder never hurt, right? The following tips for finding an internship or a job are an accumulation of advice from internship and job panels, personal experience and advice from recent planning graduates.

Things to remember when you are seeking an internship or job or preparing for an interview:

Research

Start early and take time to do your homework. Research the firms and agencies you are hoping to intern or work with. Each firm and agency operates differently and may specialize in different things. A thorough research on where you will apply provides you with a better understanding of their work and organizational structure and can help you in an interview.

When researching the firms and agencies you are hoping to intern or work with, the following questions can be good guides to help you look for the right information:

- What strengths does this firm/agency have? What are their weaknesses? Can any of my strengths fill these weaknesses?
- How is their work of interest to me?
- What are some of their interesting projects? It may be helpful to make a chart or matrix of some projects to help remind you and organize this information.
- How will the organization/structure of this firm/agency fit into what I want out of my internship/job?
- What kinds of growth opportunities does this firm/agency offer?
- How will my skills help the firm/agency?

Resume

In this job market employers may be receiving hundreds of resumes a day; your resume will need to be concise and showcase WHO YOU ARE and how you would be a valuable addition to the firm/agency. Make sure to take time to tailor the resume to the intern or job description posted to ensure only appropriate and relative information is shown. While there is no one perfect template for the resume, here are some things to consider when you are working on your resume:

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Local APA California Chapter and Planning Universities:

- Central: <http://www.centralsection-apa-ca.org/>
- Northern: <http://www.norcalapa.org/>
 - UC Berkeley: <http://dcrp.ced.berkeley.edu/>
 - San Jose State: <http://www.sjsu.edu/urbanplanning/>
- Orange: <http://oc-apa.org/news.php>
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 - UCLA: <http://publicaffairs.ucla.edu/urbanplanning>
 - USC: <http://www.usc.edu/schools/price/>
- Sacramento: <http://www.sacvalley-apa.org/>
 - Young Planners Group (YPG): <http://www.sacvalley-apa.org/ypgmenu/overview>
- San Diego: <http://www.sdapa.org/home/index.php>
 - UC San Diego: <http://usp.ucsd.edu/>
 - San Diego State University: http://arweb.sdsu.edu/es/admissions/graduate/city_planning_mcp.html
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 - Cal Poly San Luis Obispo: <http://planning.calpoly.edu/>
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 - UC Riverside: <http://www.ucr.edu/>
 - Cal Poly Pomona: <http://www.csupomona.edu/~urp/index.shtml>

Extracurricular Opportunities:

- Intern/volunteer with:
 - Local, county, regional, state and federal agencies
 - Planning firms (consider a range: design, environmental, transportation, etc.)
 - Professional development agencies (i.e. APA, SPUR)
 - Non-profit organizations (i.e. Housing Trust Funds, Land Trusts, Green Belt Alliance, Habitat for Humanity, etc.)
- Competitions:
 - Gerald D. Hines Urban Land Institute (ULI) interdisciplinary urban design competition
 - <http://www.udcompetition.org/>
 - AECOM Water Student Design Competition
 - <http://www.aecom.com/What+We+Do/Water/Design+Competition>
 - Bank of America Low Income Housing Challenge (ask your university department about this competition)

Internships, Jobs and Careers, Oh My!

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- Does your experience section provide some details about your responsibilities and outcomes in each position?
- Do you highlight your skills and strengths? This is a good section to show if you have software skills, communication skills, etc...
- Do you have extracurricular activities or awards that are pertinent to the position you are applying for?
- Is your overall formatting conducive to a legible and attractive resume? A little work on the appearance of your resume can make it stand out in a stack of hundreds. It is always a good idea to get some feedback about your resume from your professors, mentor and fellow colleagues.

Cover Letter

The cover letter is essentially your sales pitch. Similar to the resume, it should be concise and to the point and should be written to be more formal than informal. Make sure to take time to write this cover letter and have it edited. The cover letter should highlight your skills and also show the firm or agency you are applying to HOW AND WHY YOU ARE THE SOLUTION to their problem. If an agency is hiring or looking for an intern, you can infer that they have a need that can be fulfilled.

Network

NETWORK, NETWORK, NETWORK! All planning students must know this already, but it is so important it is worthy of mentioning again. Networking is perhaps one of the most valuable tools for finding an internship or a job. Now is the time to brush up on your networking skills and put yourself out there. Do not be afraid to put yourself out there! What do you have to lose? Remember networking comes in many forms; here are some ideas of where you can network to help get you started:

- **Mentorship programs** - take advantage of your planning program or university's mentoring program if one is available. If your university does not have one, look to your local APA section and see what they have to offer through their Young Planner's Program. Being a part of a mentorship program will not only allow you to learn from a professional planner, but will allow you to connect to others in the program so that you get a wide breadth of knowledge and perspective on the field.
- **Conferences** - throughout the nation, conferences are constantly taking place. No matter what your interest is, energy, water, community planning, etc...there is a conference or event being held that can offer you an opportunity to learn and connect from others. The recent National APA conference in LA was a great networking opportunity, as will be the upcoming California APA conference in Rancho Las Palmas, Rancho Mirage.
- **Faculty** - your planning program's faculty are knowledgeable and well-connected individuals that can offer a wealth of information about the field and can help you during your internship and job search process. Many members of your faculty may have once been practicing professionals and on the hiring side of the table; ask them about their experience in hiring and what questions you can expect in interviews.

Finding an internship or job is never an easy task—especially when it occurs simultaneously with finals, projects and theses. While it is a time-consuming process, it does not have to be too stressful if time is managed and the tips provided above are considered. That said, good luck with your searches and interviews! And as always, as your Cal APA student representative, I welcome any thoughts or comments you would like to share about Cal APA. You can email me at: cma03@calpoly.edu.



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Nominations for the 2012 APA California Chapter Awards are due by 5:00 pm, Friday, June 1, 2012. Materials received after this date will not be accepted and will not be returned.

[Click here for the 2012 APA California Chapter Awards Program Policy.](#)

[Click here for the 2012 APA California Chapter Awards Application Form.](#)

Please visit www.calapa.org for more information, or contact Awards Program Co-Directors Andrea Ouse, AICP, at andrea.ouse@lsa-assoc.com or Danny Castro, at dcastro@cityofsierramadre.com.

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In addition to the ability to view and post jobs online, view a Consultant Find - Business Directory and access APA California publications online, APA California members have access to the following capabilities:

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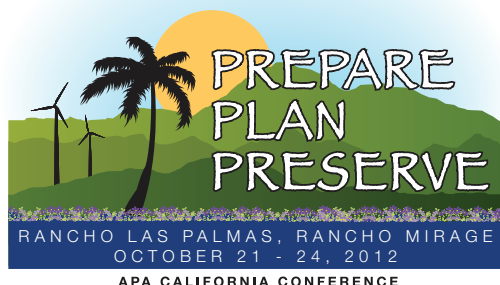
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it, or to login for the first time, click on the link "Forgot your Password?" in the lower left area of the homepage; type in the email address APA California Chapter has on file for you, and you will receive an email with your user name and a link to reset your password.



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Item _____

In Memoriam

Leon Pirofalo 1935 - 2010

By Donald W. Bradley, Ph.D., MCP, AICP (President of California PEN 1997-2000)



Leon was a Planner's Planner with a full half century of professional planning experience and contribution. He did what few planners have been able to accomplish.

He was an award winning public planner, planning director, planning professor, planning consultant, and planning commissioner. He belonged to ASPO, AIP, and was a founding member of both the APA and AICP.

In the 50s, Leon was a student at the Illinois Institute of Technology in Chicago. He was an architectural student of Mies Van der Rohe there and studied city planning under Ludwig von Hilberseimer at IIT.

In the 60s, Leon began his public planning career at the City of Chicago Planning Department where he actually used the original Daniel Burnham Chicago City Plan which is now over 100 years old.

In the 70s, Leon and his wife, Marilyn, came arrived in California to teach planning at Fresno State University and provide planning advice to urban areas in the central valley where he was a planning director of Merced.

In the 80s, Leon moved to the peninsula to pursue a doctorate at Stanford University. Following, he became planning director of Menlo Park and was soon a leader of the Bay Area Planning Directors and for the San Mateo County Group.

In the 90s, Leon retired from the public sector to open his private planning practice in Los Altos where he and his family also lived. He produced many outstanding and award winning planning documents and served as a planning commissioner.

In the first decade of the 2000s Leon and Marilyn continued to produce high quality planning products in the community and Leon gave back even more by serving pro bono as a guest lecturer for the Northern Section APA exam prep seminars.

Leon Pirofalo was a gifted planner, an outstanding teacher, a devoted husband, a loved father, and an admired public servant. He attended every California Chapter conference for most of 4 decades. He enriched the lives of all who knew him.

President's Message

Continued from page 4

programs in addition to mobile workshops throughout the region. Save the date! Registration will open soon.

Finally, thank you for being a member of APA. I encourage you to reach out to me or any member on the board to get involved in APA. Your local Section Boards meet in your community and provide a great way to get involved, interact, and give back to the planning profession. They are always looking for volunteers, believe me! As always, if you have any ideas on how to improve APA or want to share perspectives, please email me at kevin.keller@lacity.org.

Membership Financial Support Program Continues in 2012

Relief is available from APA California for those who are contemplating dropping their APA California memberships.

The Board of Directors recently approved to continue the Chapter Member-ship Financial Support Program for 2012, and has committed funds from its reserve account towards a membership/con-ference support program. Funding has been established in a separate account to provide direct financial support towards membership fees, and another account has been provided for assistance to attend the annual state conference.

If you are unemployed or if your household income has dropped substantially, then this program is designed for you.

Eligibility requirements and additional program details are available on the APA California website at this link:

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