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Creating Great Communities

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IFORNIA

Planning News & Updates from APA California

ELLIE FIORE | VP-Public Information

A Conference Changed

We have all been thrust into a state of change these past months. From the household to the global level, the way we work, travel, and connect with our friends and family is profoundly different. We are also wrestling with a renewed movement for racial justice and social equity, bracing for the impacts of an economic recession, and still facing a housing crisis.

At the beginning of 2020, we had been looking forward to being together in Riverside at our annual conference. Of course, we can't do that safely this year. But our 2020 virtual conference will allow us to come together and to reach out to new partners, allies and like-minded professionals working on health, justice and equity. Our programs will include tried-and-true as well as innovative formats made possible by our going virtual. Of course, we will offer our usual stable of educational offerings that keep us all at the forefront of the profession.

As Californians, we are national leaders in planning and policy and often at the forefront of political, demographic, and social change. As individual practitioners and as a statewide association of professionals, we have an opportunity this year to step up as leaders in our communities, in California, and nationally.

Join us for our **2020 APA Virtual Conference State of Change** as we explore how to move forward, together. **EF**

OP-ED | Leila Hakimzadeh, AICP and John David Beutler, AICP

This article presents our professional opinions, not those of our employers. This article originally appeared in the July-August issue of *Northern News*, the newsmagazine of APA California-Northern Section.

Nine Pathways to Much-Needed Housing

THE IMPORTANCE OF SAFE, AFFORDABLE HOMES has become even more apparent these last months. Those without homes cannot safely shelter in place; and overcrowded housing, not dense housing, promotes the spread of disease. Our housing crisis has exacerbated the covid-19 crisis.

We believe desperately-needed new housing can be added if we upgrade zoning and design standards and adopt policies that promote smart density. As planners we should focus on and find ways to **protect** existing residents, **preserve** affordable homes, and **produce** more housing (the **three Ps** of Assembly Bill 1487). We must rethink regulations and policies that impede the construction of new housing and that contribute to the housing crisis. These nine strategies remove obstacles to new housing by upgrading zoning and design standards and putting policies in place to promote smart density:

1. Allow for a wider range of housing options, and in more locations.

A monoculture of single-family detached housing reduces an area's potential number and diversity of housing units without increasing neighborhood livability. We must update land use policies to enable a wide range of housing types in addition to single-family and midrise multifamily, (e.g., duplex, triplex, fourplex, live/work units, townhouses, and

accessory dwelling units). Often called "missing middle housing," these types allow the market to increase housing density and diversity with buildings that maintain a similar scale to single family housing. Density doesn't mean taller, larger, and out of place.

2. Reduce arbitrary setback requirements.

Setbacks are one of the least-considered and yet most-pervasive development controls. **P4**

Allow for a wide-range of missing middle housing. This fourplex sits comfortably next to single-family homes and is no taller or wider. Source: John Beutler



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Rojas's Placem! workshop use objects, storytelling and play to capture details and patterns of public space often overlooked by traditional planning. Source: Common Edge

ESSAYS | James Rojas

This article was [originally published](#) on Common Edge.

The Education—and Miseducation—of an Urban Planner

Urban planners take pride in knowing, not feeling, communities. Emotion is generally not part of their toolkit. In fact, it is often actively resisted.

Most planners are trained to work in an abstract, rational tradition, thinking about cities in head-heavy ways and using tools like maps and data to understand, explore, and regulate the land and its people. This rigid understanding of communities, especially nonwhite ones, creates intrinsic problems, because planners apply a one-size-fits-all approach to land use, zoning, and urban design. Not truly listening to these communities, or even simply allowing for other ways of being, has led to long legacies of conflict, trauma, and oppression. Our urban inequities are not accidents. They're products of design and intention.

In stark contrast to planners, architects, and other credentialed experts, most people experience cities in profoundly tactile ways, through their senses and emotions. The building blocks of cities comprise more than structures, streets, and sidewalks, but equally encompass personal experience, collective memory, and aspirations. While less tangible and more difficult to measure, these aspects are what transform infrastructure, mere physical objects, into place, a sense of

belonging—community. And yet these more ephemeral ways of understanding are discounted within conventional planning practice and education. The result is an acute distrust between planners and the public. As a planner of color, I have had to expand my rational education with personal experience, in hopes of developing a practice that embraces the feelings I have encountered my entire life.

Truth be told: A large part of my career has been spent reconciling my formal education with my lived experience as a Gay Chicano. Looking back now, I feel as if I've had to relearn much of what I was born into. My journey is in some sense a circular one leading back home. Growing up in Los Angeles during the 1960s and '70s, I had an emotional attachment to African Americans. Whites were the disciplinarians: Irish nuns, teachers, authority figures like the L.A. County sheriffs. Black culture provided us a way to feel the

world through play, laughter, music, dance, and stories.

I grew up in Boyle Heights and East Los Angeles, two neighborhoods located close to Black South L.A. From downtown's bustling retail district to the manufacturing plants of Vernon, working-class Blacks and Latinos shared these spaces and sometimes neighborhoods. South L.A. was where we played with the Black kids when we visited family friends who lived there. The uniform blocks of Spanish homes, ample yards, and palm-tree-lined streets were better designed than our ragtag Eastside blocks. When we visited this family during the Watts Riots, an eerie silence engulfed the block. The front-yard playgrounds had become demilitarized zones. A woman timidly came out of her home to warn us of snipers. As we drove through the neighborhood, we saw soldiers, an occupying army, stationed on random street corners. It was my earliest urban planning lesson on agency, ownership, and state control.

In my teen years, Black disco music, flamboyant fashion, and dance helped me find my sexual identity and place when I came out. The macho Eastside landscape was a hard place for queer youth to find a safe space to be ourselves. Instead we would take the bus from the Eastside to downtown L.A. At the 5th and Hill bus stop, we would be joined by African American youth making the same journey from South L.A. to a Hollywood club. In the back of the bus, the engine would groan, and the Black and Latin queens would strain to talk smack over the noise. This was my community, and from the back of the bus, we owned the city.

My connection to design really began in the clearing house basement of the grand old May Co. Department Store, where I worked. Checking out who was going in and out of the men's room, and shooting the breeze between sales with my gay African Americans clerks, was how we passed the time. Located in the predominantly Black section of L.A.'s Broadway shopping district, May Co. was where I was introduced to the retail gay scene and found a new freedom walking down this vibrant street. By experiencing the subtleties of the world from a queer eye, this led me to study interior design at Woodbury University, where I learned the interplay between emotion and form that shaped our environment. 

“ In the back of the bus, the engine would groan, and the Black and Latin queens would strain to talk smack over the noise. This was my community, and from the back of the bus, we owned the city. ”

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What's Next for CalPlanner?

You may have noticed fewer issues of CalPlanner this year. Going forward, we are planning on two or three full issues of the newsletter, like this one, dedicated to certain themes and topics. Beyond that, we'll be sharing most of our news and content on our regular eNews. If you aren't getting that yet, you can sign up [here](#) next for CalPlanner?

CalPlanner ARTICLE SPECS

LENGTH: 500 (min) to 1,000 (max) words

DOC FORMAT: Working WORD file or Google (.doc or .docx). No PDF's please.

IMAGES: Include captions and sources for all photos, renderings, drawings, maps, diagrams, etc. submitted.

IMAGE FORMAT: 3 X 5 min at 300 dpi (but no larger than 1MB file size) to be emailed as separate attachment(s). In other words, do not embed images in the WORD document.

REMARKS: Article can be written either as a Feature (analysis of the topic), Op-Ed (critique), or First-Person (personal experience with the topic).

FOR QUESTIONS AND SUBMISSIONS,

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JULIA LAVE JOHNSTON | President

Reimagining Planning



When I was in college, I had my astrological chart done. (It was a thing!) The woman who interpreted my chart, compared me to a chicken: "Like a chicken, scratching and pecking, you will work hard for everything you get." Instead of hearing that in a past life I was Egyptian royalty, I learned I was more like a squirrel.

In the decades that have passed since then, I have become more sanguine. In a "my weaknesses are my strengths" spin, I have always been THAT person who, instead of saying, "we did a great job" says, "how can we do better?"

In college, studying urban renewal, I almost quit. What was this profession that allowed technocrats to rip apart communities, shredding important social fabric to benefit the wealthy? I stayed, intrigued by the opportunities that planning offered to help us do better. Could we empower the communities we served to plan their future?

We need to learn from planning's past mistakes because we can do better. So many planners chose this profession because we want to work for positive

change in our communities, our country, and the world. In this challenging time, we can be leaders and problem solvers.

The APA California 2020 Virtual Conference will give us the opportunity to start the Big Conversations we need to have as a profession. How has planning contributed to systemic racism? How can we provide the human right of shelter to all people? How can planning create equitable, healthy, sustainable communities that allow their residents to thrive even during a pandemic?

Yes, many planners have worked to improve their communities. I want to recognize your deep commitment to service. I know that for many of you, being a planner is more than a job, it is a calling. But these times call on us to reflect on the profession's past and to be leaders in addressing these past inequities. These past wrongs may not be ours, but that should not stop us from recognizing or righting them. Our professional code of ethics requires us to do no less.

I hope that you will join us at APA California 2020 and participate in the Big Conversations we need to have about the future and how planners can be leaders. We are truly in a State of Change. Let's take this opportunity to make it a change for the better.

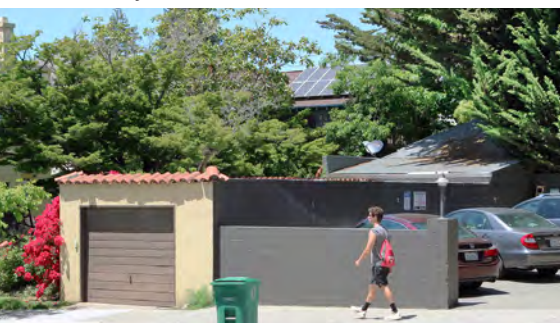
“The 2020 Annual Conference will give us the opportunity to start the Big Conversations we need to have as a profession.”



PI Nine Pathways to Much-Needed Housing

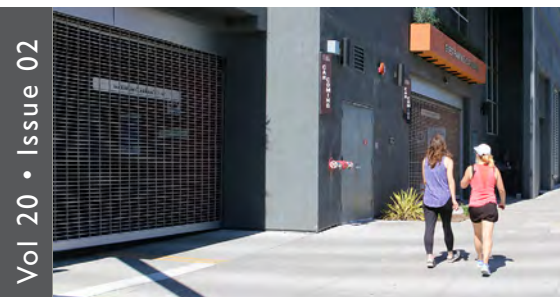
The spaces resulting from setbacks, particularly side yard setbacks, are frequently unusable and do nothing for the urban environment. Over one third of a parcel's developable land can easily be lost to setbacks, forcing sprawl and reducing walkability. We should know what we are trying to achieve with a setback and how much space is required. For instance, since backyard fences are often six to seven feet high, a one-story building at the parcel line does not diminish its neighbor's light and air more than the neighbor's own fence.

This garage at the property line serves well as part of the neighbor's fence. A required setback would waste land. Source: John Beutler



3. Remove parking minimums.

Eliminating parking minimums will maximize residential development capacity and reduce housing costs. In expensive cities, the \$25,000 to \$50,000 cost for each off-street parking space makes housing more expensive and the space required for parking reduces space for housing. In many of our denser urban areas, ride-hail apps, car-share, and bikeshare, combined with walking and public transit, have made personal car storage less important. Furthermore, when self-driving cars become a reality, car ownership will precipitously decline. Cities like San Francisco and San Diego are already eliminating parking minimums and the sky is not falling.



4. Relax setbacks, the so-called daylight requirements.

To mitigate the effects of taller development near existing low-density housing, standards sometimes require

stepbacks for the taller building. But a 45-degree daylight requirement can greatly reduce housing capacity, particularly for small parcels in areas with many existing single-family dwellings. This reduction makes affordable housing less feasible and diminishes our ability to accommodate families in need.

5. Loosen open space requirements for projects close to parks and community amenities.

One of the great advantages of cities is shared amenities. Not every cluster of homes has to provide its own school, fire station, or grocery store. And like these and other amenities, open space can be shared and need not be provided on every lot or for every unit. A house across the street from a park should not have to provide the same on-site open space as a house a mile from the nearest park.

6. Define what we mean by neighborhood "character."

Some policies require that developments be compatible with established neighborhoods, leading those opposed to development to label a proposed building as "out of character." "Character" in this context has a fraught history. It has been used loosely and unjustly to exclude minorities and those lower on the socio-economic ladder from certain areas. Cities can set maintaining community character as a goal, but they need to define what that "character" is and, thus, what is an acceptable issue to discuss in relation to new development. A model for this is the study of the existing conditions that define neighborhood character in preparation for the adoption of form-based codes (FBCs).

This apartment building fits as well in its neighborhood as would a single-family home. Source: John Beutler



7. Embrace small lots.

Many land use policies encourage lot assembly, yet large-lot development tends to be over-scaled and inwardly focused. Combining lots is even worse for historic districts or neighborhoods with fine-grained building and lot patterns, and affordable housing developers might not have the means to assemble parcels. Walkable cities are dense but built at a human scale, like many older parts of Bay Area cities.

This new development on a 100-foot-wide lot shows there is no need to consolidate lots for overscaled buildings. Source: John Beutler



8. Incentivize small units.

Patrick Condon, in his new book, "5 Rules for Tomorrow Cities" (2020), discusses the "collapse of birth-rate" worldwide. As of 2018, the average number of births per woman in the US was 1.73 and declining. Family housing is important, but cities should also provide smaller, less expensive units to match trends in family size and allow more people to enter the housing market. Regulations or policies that cap the number of units (but not the building area) encourage fewer, larger units and discourage smaller, more affordable units.

9. Influence the conversion of outdated malls and big box stores to housing.

Changes in the retail market and potential state-level action (as proposed in SB 1385) will be stimulating the conversion of big box stores, empty parking lots, and outdated shopping malls to housing. Rather than be caught off guard, municipalities can be proactive in creating design standards for this conversion and by enabling horizontal mixed-use development.

Let's Get to Work

Even though we are beset by covid-19 and other crises, we must not lose sight of our longest running crisis, a woefully inadequate supply of all kinds of housing. Rather than succumb to the illusion that a particular building style should dominate, we need to provide housing of all types in our urban and suburban areas. We offered nine policy recommendations to help you craft the regulations that will create the better and more inclusive cities we all want.

Leila Hakimzadeh, AICP, is a Planner IV-Supervising Planner with extensive experience in land use and transportation planning, urban design and housing. You can reach her at leila.hakimzadeh@gmail.com.

John David Beutler, AICP, has worked as an urban designer at the intersection of urbanism, land use, and transportation for the last 20 years, first at Calthorpe Associates and then Skidmore, Owings & Merrill (SOM). You can reach him at johnbeutler@hotmail.com.

➤ P2 The Education—and Miseducation— of an Urban Planner

After graduating, I couldn't find a design job. Much to everyone's surprise, I joined the Army and was stationed in Germany. It was a bizarre experience, combining fear, confusion, and joy. While the buildings we stayed in were a reminder of a failed Nazi past, the barracks inside was where Dixie lived: large Confederate flags hung on the walls over some of the soldier beds. Once again, I found a safe space with gay black soldiers as we explored the cities and cruised the clubs. This is where I expanded my thinking of cities and public space.

Back in the U.S., I began studying urban planning at MIT and immediately hit a wall. The program sucked the joy out of cities, because it

great urban anthropologist Lisa Peattie told me, "Write about what you know," the advice gave me permission, unlocking an approach to space that I continue to use.

All of which leads me back to my planning work today. I still use a version of this research to help give communities a voice, through story and space. After conducting more than 1,000 workshops, I've learned that there are essentially two types of community engagement: information sharing (transactional and quantitative in nature) and knowledge producing (qualitative, ethnographic, and sensory based). *Information sharing* is the most common: agencies, municipal governments, planning firms, and advocacy groups use it to

“As professors lectured on the boulevardiers, the generic white folks they would draw into renderings, I would sit in class, and wonder: Where do I fit in, as a Latino?”

relied almost entirely on quantifying the world through rational thought. Much of that is indeed important. I just knew in my heart that there were limitations to that approach, but I lacked the critical tools at the time to mount much of a defense. Perhaps worse still, there were no cohorts, no cronies, no peanut galleries to fall back on. I had entered a harsh, Puritanical world. So I joined the department's Students of Color group and discovered the politics of public space. I met with professor Donald Schon, who—when I complained about the overabundance of rational thinking at the school—told me, “MIT receives a lot of its funding from the Department of Defense. There is no logic to war.”

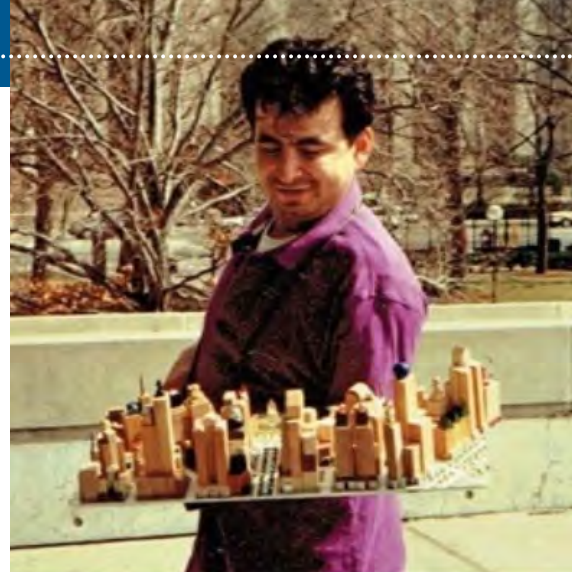
As professors lectured on the boulevardiers, the generic white folks they would draw into renderings, I would sit in class, and wonder: Where do I fit in, as a Latino? Is East L.A. a good place or a bad place? The numbers, the data, the logic—all seemed to suggest that it was an underserved, disadvantaged place. Perhaps a bad place, rationally speaking, but I felt a strong emotional attachment to it. On trips home, I began to do field work in my old neighborhood, cruising the streets of East L.A. with my dad, interviewing and photographing people on the streets, on their front yards and porches, listening to their stories, so I could begin to tell others as well as my own. Back at MIT, I sought help from outside the discipline, talking to professors in anthropology, architecture, and environmental psychology to help me understand what was happening in these public spaces. When the

inform the public about issues, programs, plans, and sometimes get feedback. We're all familiar with transactional engagement. It's what the planning profession specializes in; it's what I was taught to practice at MIT.

Knowledge producing is a deeper form of engagement that taps into people's lived experience, emotions, and imagination. Our interactive urban planning workshop—Place It!—always starts with a crucial first step. We believe authentic community engagement, especially for underrepresented communities, should begin with a healing process that recognizes people's daily struggles and feelings. It is only by exploring our feelings and confronting the inequities that pertain to race, class, gender roles, sexual orientation, age, immigration status, and ethnic identity that can we uncover knowledge, create a unified voice, encourage self-determination, and begin the planning process.

Our workshops are designed for people who would never attend a public meeting, let alone speak out at one. It is largely based on nonverbal methodologies that use objects, storytelling, and play to inspire visual and spatial thinking. We want to discover the things that viscerally connect them to their homes and neighborhoods. What pulls them out of

“Our workshops are designed for people who would never attend a public meeting, let alone speak out at one. It is largely based on nonverbal methodologies that use objects, storytelling, and play to inspire visual and spatial thinking.”



Rojas as a planning student at MIT. Source: Common Edge

bed in the morning? What's the social and emotional pattern language of a community? How do culture, climate, geography, technology, and activities shape people and their public spaces? These exercises reveal the physical and emotional connections to place, capturing details and patterns of public space often overlooked by traditional quantitative approaches, such as maps and graphs. Participants quickly realize that they possess a singular expertise that surpasses anything that credentialed experts can provide; after all, who knows and understands their community better than them? This is an extremely empowering realization.

Having said all that, I know that quantitative research remains important. Some things do need to be plotted, mapped, and measured. But these metrics alone don't provide a full portrait. Oftentimes they serve a more nefarious purpose, acting as perimeters for future development. Having people use their own hands and build their own stories ensures that we are expressing feelings. The goal is to create a vision for the future that respects their past and shows them how their lives and actions can shape policy and infrastructure (rather the other way around). That kind of engagement can't happen without direct input from the community: at the bus stops, on the porches, in the front yards, in the beauty shops, on the dance floors. They'll tell you what matters.

James Rojas is an urban planner, artist, community activist, and educator, who has developed a hands-on community engagement practice that uses storytelling, objects, and play to help individuals and communities reflect, collaborate, and find their core values.



Black Lives Matter Protest, Yash Mori, Wikimedia Commons. Source: [Wikipedia.org](https://commons.wikimedia.org/wiki/File:Black_Lives_Matter_Protest_in_San_Francisco.jpg)

FEATURE | Georgia Sarkin, AICP

Equitably Resolving Public Space in the Time of COVID-19

CITIES ARE THE CENTERS of creativity, capital, and connection. They are also at the front line of our current crises. The COVID-19 pandemic shut them down.

Activity ceased with astonishing speed. Cities grew quiet. Mass protests over structural racism then swept through our streets and public spaces. Together, these twin crises have radically transformed our urban reality.

The global lockdown may be the single largest collective act that humanity has ever undertaken. A staggering **81% of the global workforce** is affected. More than 47 million Americans **filed for unemployment in 14 weeks**. The people hardest hit were the most vulnerable: essential frontline workers, immigrants, the elderly, and communities of color. As a result, acute, underlying, longtime problems in cities have been brought into sharp focus. At the same time, we are being offered a glimpse of a future where the city could look quite different.

In thinking about how cities can evolve for the better after these crises, five factors affecting public space are crucial to consider—infrastructure, evolution, density, mobility, and equity.

Public Space is essential infrastructure

Landscape architect Frederick Law Olmsted's designs for New York's Central Park, Chicago's **Jackson Park**, and Boston's Emerald Necklace testify to the powerful relationship among health, well-being, and accessible public open space.

The value of public space is being brought

to light during this pandemic. In addition to its public health and environmental benefits, public space can reduce socioeconomic segregation, build trust, and reduce social isolation. The economic crisis brought upon by the pandemic is raising discussions about publicly funded **infrastructure projects**. It's time that infrastructure be redefined and expanded to include public space.

Cities evolve after crises

Without the devastating outbreak of cholera in the 19th century, a new **modern sewer system** may not have been developed. The tuberculosis epidemic in New York in the early 20th century led to improved public transit systems and new housing regulations. The Great Fire of London in 1666 inspired the city's first planning controls, including wider streets and thicker common walls between buildings to slow the spread of fire. If we want cities and our public spaces to emerge stronger from this crisis, city leaders, architects, and urban planners will need to think differently; indeed, many have started.

- In London, the **Mayor's Streetspace Plan** will fast track the transformation of streets to enable millions more people to walk and bike safely.
- Bogota added 72 miles of bike lanes to its robust biking network.
- Oakland's **"slow streets" initiative** will

set aside up to 10% of the city's streets for recreation.

- San Francisco has also launched a "slow streets" program.

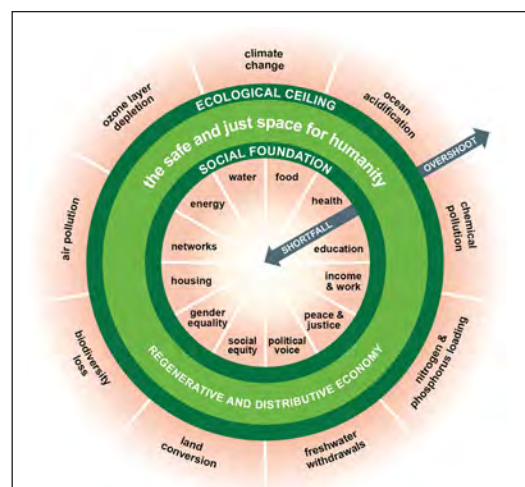


LeParis: 15-Minute City Planning Framework. Source: Micaël, Paris en Commun.

Some cities are implementing new policies to guide future development.

- Paris is aiming for a "15-minute city" with most daily needs a short walk, bike ride, or public transit stop away: The resulting self-sufficient communities would fulfill six social functions — "living, working, supplying, caring, learning, and enjoying."
- Amsterdam has embraced a "doughnut" economic framework. The outer ring represents an ecological ceiling to avoid damaging our planet. The inner "social foundation" ring represents basic human needs. Anyone not reaching the minimum standards, is living in the hole of the doughnut. This approach encourages policymakers and planners to look to the horizon.

Amsterdam Donut: Economic Model that Serves as a Planning Framework for Amsterdam. Source: Wikimedia Commons.



►P6 Equitably Resolving Public Space in the Time of COVID-19

- Singapore is paying attention to food security, as more than 90% of its food is imported. That country has been promoting urban farming with a goal to produce 30% of its nutritional needs locally by 2030.

But many city programs elsewhere are being implemented by discrete authorities or foundations, without coordination or a commitment to shared values. *Spaces are being redesigned, roads are being closed, sidewalks widened, and civic spaces rethought.* As cities move forward with reopening and beyond, we should seek to identify the fundamental values we share. Based on those, we can articulate shared goals and develop a clear, coordinated roadmap to realize them.

Density

Many writers, city leaders, residents, and government agencies are questioning urban *density* and linking a city's vulnerability to the spread of pandemics. Perceptions that low-density areas are safer could draw people away from cities. This was the reaction after past pandemics. The modernist movement, for example, following closely after the Spanish Flu of 1918, raised similar concerns about density and its link to disease. As a result, utopian cities designed by modernist architects—such as Le Corbusier's "*City for Three Million People*"—focused on providing space, light, and air. The drawings for these new cities—which influenced many aspects of modern urban planning—often depict huge expanses of open space devoid of people.

The view of many planners, architects, and urban dwellers in more recent times—influenced by Jane Jacobs, among others—is

that dense compact neighborhoods and lively public spaces foster social cohesion and vibrant urban life.

Denser cities are also more energy-efficient. On the map of the San Francisco Bay Area, the city centers (blue areas) have a much lower carbon footprint than outlying areas. Suburban sprawl cancels the carbon-footprint savings of dense urban cores. If lower density environments become more popular post-pandemic, they could have a significant, negative effect on climate change.

The correlation between density and vulnerability to the spread of disease also ignores the experiences of cities like New York, Singapore, Hong Kong, and cities in China. New York and Singapore have a similar

density, upwards of 20,000 people per square mile. Yet Singapore's well-managed initial outbreak was minimal in comparison to New York City's. The geographic breakdown of the virus shows that COVID-19 hit hardest not in dense Manhattan but in the lower-density outer boroughs, like the Bronx, Queens, and Staten Island with their lower-income populations, immigrants, frontline workers, and people of color.

Inequality is the problem we need to solve, not density.

Mobility

Traffic reduction is one of the few positive changes related to the tragedy of COVID-19. Empty roads have led to cleaner air, better views,

and more space for outdoor recreation. National driving habits changed in less than two months. Never before, not even during the recession of 2008, have we seen a precipitous drop in Vehicle Miles Traveled (VMT) like the one seen between January and April 2020.

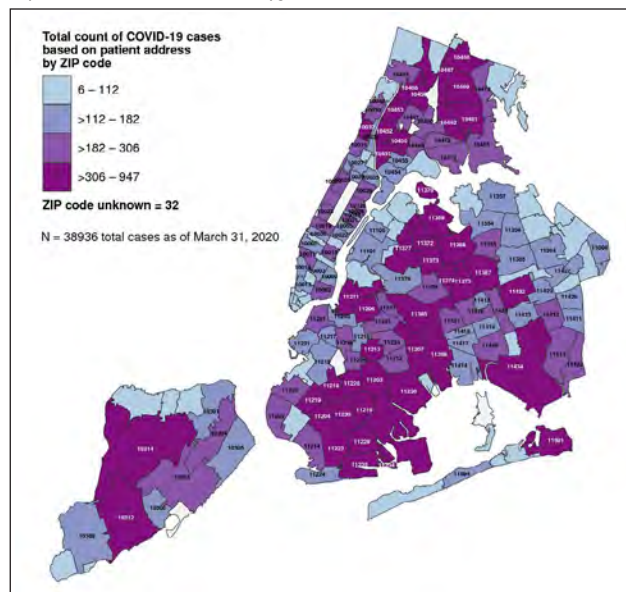
The drops in traffic are not restricted to dense coastal hubs. Most large metro areas saw traffic levels drop by at least 75% from March 1 to April 24, 2020.

It will be a big step back if cars become safe pods in which each of us isolates just to travel safely. Public transit could be redesigned with a focus on making buses, trains, and stations less crowded and safer. Demand for public transit will depend on reopening dates and people's willingness to try.

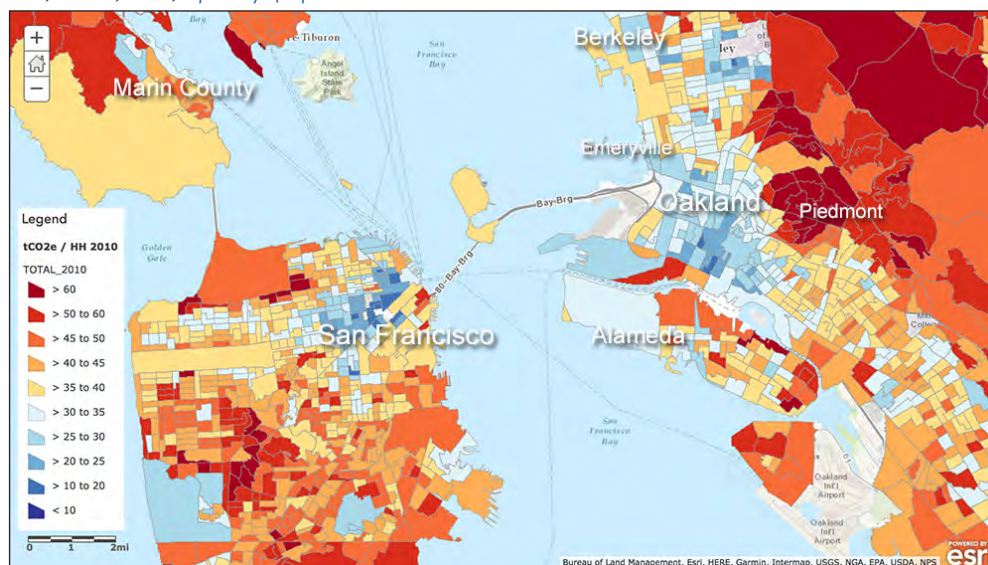
Encouraging work from home, retrofitting roadways for biking, and expanding sidewalks for pedestrians should help transit systems experiment. In the short-term, transit hours and routing can be tried and tested. Berlin, for example, has shifted transit hours to align with workplace shifts, and has capped capacity at 50%. In the medium term, behavior patterns will change, necessitating new demand management strategies. In the longer term, city policies could incentivize decentralizing job centers, increasing mixed uses, encouraging flexible work schedules, working from home, and expanding and retrofitting transit systems.

Biking and walking increased in popularity during the lockdown. The pandemic has also exposed how streets are over-designed for private cars. This holds promise for *redesigning streets* to better suit pedestrians, cyclists, and public open space.

Patients Testing Positive for Covid-19 by ZIP code in New York City. Source: New York City Department of Health and Mental Hygiene.



Carbon footprint of S.F. Bay Area households by Census block group. Source: "Carbon Footprint planning: Quantifying local and state mitigation opportunities for 700 California cities," by Christopher M. Jones, Stephen M. Wheeler, and Daniel M. Kammen, Fig. 2, page 7. Urban Planning, 2018, Volume 3, Issue 2, <https://bit.ly/3f4FpWV>.





Online meetings and workshops are our "new normal". Source: MIG

FEATURE | Dan Marks, AICP

Local Government Planning in a Post-COVID-19 World

As we move through the months of "shelter in place" in California, I think back to other cataclysms during my 35-plus years as a planner for how this may affect our work over the next months and years.

While this particular disaster is unique, and prognostications about the future are likely to be full of error and caveats, it's not too early to start hoping for something positive to come from this situation, and to consider setting in motion some of the actions needed to increase the likelihood of positive outcomes.

My focus here is on the practice of local government planning. Our work until now has always been subject to the boom and bust cycles of land development. As we enter the "COVID-19 recession," we can expect a steep decline in development activity. Despite the Bay Area's tech-based economy, it's hard to imagine that our strong housing market will be immune from the impacts of unemployment levels not seen since the Great Depression, or that investment in commercial development will not pause.

In addition to the downturn in development activity, local governments will be taking a major hit to their revenue. The state, facing similar financial strains, will not be of much help. Because most planning and development departments are funded by development fees and/or the general fund, our profession is in for a rough ride for the next few years. As we consider what positive change may be possible or needed for our cities and towns, it is important to recognize that the next few years will be a period of significant fiscal constraint.

How might all of this affect city planning operations? The impact can be divided into four time frames:

- **Reaction to the pandemic.** Local governments are in the midst of trying to deal with the unprecedented impact the pandemic is having on our daily lives.
- **Initial recovery.** Local governments are beginning to plan for how to increase functionality while continuing to address the continuing threat of COVID-19 until there are vaccines, treatments, or "herd immunity."
- **Post-pandemic/continuing recession.** At some point in the next year or two, we will be through the pandemic but not the economic fallout from it, and especially the decline in local government revenue.
- **"New normal."** In three to five years, the pandemic and the recession will have mostly passed, but some of the economic impacts, changes in behaviors, and accommodations we will have made will continue on as a "new normal."

As I look at these four time-frames, my focus is not so much on what we are doing now in reaction to the pandemic, but on the implications those reactions have for the long term. What can we take away from the

response to COVID-19 to date that has the potential to leave us in better shape after this time than when we entered into it?

1. Pandemic reaction


I have not undertaken a survey of what all planning departments are doing in response to COVID-19, but my limited conversations and discussions with some indicate these patterns:

- **Working from home.** Most planners are working wholly or partially at home, and the good news is that a lot of what we do can be done from home.
- **Significantly increased reliance on technology.** Zoom and its competitors are providing some of what is needed for teamwork and collaboration. In cities where the appropriate software is in place (and assuming security issues have been addressed), planners should be able to access the tools needed to do their jobs, including permit tracking systems, digital plan submittals, and document management software.
- **Flexible work hours.** To the degree offices are still open, some staff are splitting schedules, allowing people to be in the office, while limiting exposure and maintaining physical distancing.
- **Closed public counters.** Direct public service, if it's happening at all, is by appointment.
- **Online public hearings.** Public hearings and other public meetings, to the degree they are occurring, have moved almost entirely onto Zoom. The experience with this form of public meeting has been quite mixed, depending on the subject matter and intensity of public feeling.

The above is a partial list of accommodations now being made. Many of these changes are precursors of what could be more permanent changes to how we do the public's business.

2. Initial recovery

As local governments move from reaction to a more considered accommodation of the impact of COVID-19, they will need, in addition to regularizing most of the practices described above, to consider these key issues:

- **Ensuring employee safety.**
- **Defining essential services.** 

➤P8 Local Government Planning in a Post-COVID-19 World

As budgets shrink, cities will increasingly have to determine what is essential and what can be reduced or eliminated. In planning, the processing of development applications is essential—not only because of state requirements, but because development is key to economic recovery. On the other hand, at least initially, much long-range planning is likely to be put on hold as budgets shrink. Other activities likely to receive less attention are those involving sustainability and resilience, and potentially economic development. Code enforcement is likely to be reduced to addressing serious life-safety issues.

- **Implementing technology.** It will be urgent for cities that do not have or are not yet using technology to the fullest extent to move quickly to adopt it. Permit tracking software, document management systems, and software to handle financial transactions are essential for accountability and for maintaining social (actually physical) distancing.
- **Increasing job flexibility.** The job flexibility we are already experiencing is likely to be institutionalized. In addition to adopting policies related to working from home, cities will be looking at creative ways to retain staff through the coming budget crisis, including providing for part-time staff, job sharing, and reductions in hours. Cities will also be asking labor associations for more flexibility in job descriptions so that staff can more easily be slotted into the jobs that remain.

3. Post-pandemic/continuing recession

This will be the most challenging and most significant period, as we move from addressing what is a short-term disaster into building a “new normal” with very limited resources. It’s during this time that our professional engagement and leadership will be essential so that we retain changes originally implemented to address the crisis, but which have long term value.

- **Streamlining work through the more effective use of technology.** Some cities are already up to speed on the use of technology, but many are not. As noted earlier, implementing appropriate technology is essential.

- **Job flexibility.** This can involve institutionalizing doing at least some of our work remotely, and having less rigid job classifications so that planners can gain new skills and have more options for sharing jobs and modifying work schedules.
- **Appointments rather than counter-hours.** We have a unique opportunity to change this inefficient practice since most local government customers are now being required to make appointments for service.
- **Streamlining regulations and increasing staff authority to make decisions.** Why assign a reduced staff to prepare long staff reports on minor requests?
- **Adopting more streamlined public review procedures.** This will involve considering the role of every commission and every public hearing requirement.
- **More effective team engagement** through technology (e.g., Zoom), including engaging with off-site agencies (e.g., external water or sewer agencies) and consultant teams, allowing for more seamless development review.
- **CEQA reform.** We know it’s broken; here’s an opportunity to work with the legislature to fix it.
- **Updating** regulations, forms, and public information and getting it all online.

Accomplishing even part of this list will be challenging at a time when staff resources are likely to be limited. The key is to build on what we will already have done in accommodating COVID-19 to retain the changes that have added value.

4. The “new normal”

If we’re successful in institutionalizing some of the changes in our practices “forced on us” by the pandemic/recession, we will have arrived at a new normal that will allow us to focus on what’s important: increased quality and reduced quantity; more effective public engagement in guiding development, less time on nit-picking variances; more time providing guidance to applicants, less time responding to questions about the status of an application; more time doing community planning and

addressing climate change, less time processing pointless Negative Declarations and bloated EIRs.

By 2025, by taking advantage of the unprecedented opportunity COVID-19 gives us to embrace significant changes in past practice, we can:

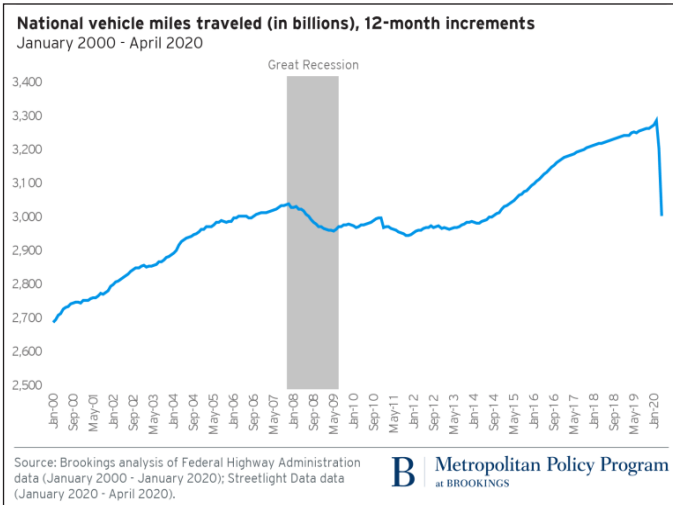
- Make more decisions at the staff level;
- Work in more flexible and efficient environments;
- Meet with applicants and members of the public by appointment;
- Work under flexible job descriptions that will let us learn new skills and advance through the profession;
- Update application materials, regulations, and procedures for easier use by the public;
- Use online meeting tools to effectively engage with off-site team members, consultants, and the public;
- Decrease the number of public development review meetings while increasing their focus;
- Make more information available online;
- Reform CEQA to streamline the preparation, production, and review of documents.

At a time when so many people are suffering and we are reeling from the most dramatic and sudden change in our society that any of us have ever experienced, it’s hard to see our way through to the other side, or to think that anything good can come of it. But something can. As former Chicago mayor Rahm Emanuel said this past March, “when Barack Obama named me his first chief of staff, and in those dark days, I uttered a phrase that’s followed me ever since: ‘Never allow a good crisis go to waste. It’s an opportunity to do the things you once thought were impossible.’”

Dan Marks has been a planner for more than 40 years, including 25 years in local government. He was a Community Development Director and Planning Director for 16 years. He is currently a Special Advisor with Management Partners providing consulting services to local governments with his area of practice focusing on promoting best practices for local government community development departments.

Northern News provides a forum for communication and exchange of information about planning related matters. Opinions expressed above are solely those of the author. Comments are welcome. Email the editors, news@norcalapa.org, or contact the author at dan@dansmarks.com

➤ P7 Equitable Resolving Public Space in the Time of COVID-19



may be most willing to test new, post-coronavirus interventions and develop innovative and creative incentives for alternative forms of mobility. Reallocating space previously used by cars—especially in neighborhoods without walkable access to parks and essential services—would go a long way toward improving the public realm.

Equity

Our cities and public

spaces provide platforms for civil liberties, freedom of speech, movement, and expression. They thrive on plurality and inclusiveness. Recent and continuing protests have highlighted the importance of inclusive public space for collective action.

The link between racism and public health has also become more evident. Black Americans face more health challenges than White Americans, including heart disease, infant mortality, and diabetes—underlying conditions

that have exacerbated the impact of COVID-19 upon them. We need to focus on our underserved and put equity upfront in decision-making.

People in low-income neighborhoods *often rely more heavily* on accessible public spaces. *Studies* have shown that the percentage of green space in people's living environment positively affects their general health. The public realm can, through open space and greenery, offer a path to social cohesion, healthy communities, and health equity. But neighborhoods also need easy access to good schools, healthcare, nutrition, transportation, and affordable housing.

As our cities slowly open after lockdown, contact tracing will help keep the virus in check; but we must be sure that anti-democratic, discriminatory surveillance practices will not also evolve. We have already seen sophisticated video surveillance in public spaces around the world. *Spot, the "dog"* is on patrol in Singapore parks, while a police robot in public spaces in Shenzhen warns people to wear masks and checks body temperature and identities. We may not have time to institute robust privacy laws if surveillance measures increase rapidly. The danger is that what we agree to do during an emergency may be normalized once the crisis has passed.

As we work towards a more equitable future, the *participatory process* is more important than ever. For public space to be relevant, we need to understand the

relationship among people's ways of life and their history, memory, and the built environment. We will need to focus on the public health benefits of space, give voice to marginalized communities, and spur our cities to repair past spatial injustices.

Seeing our cities through the lens of public health and equity has magnified the tremendous value of public space. It has also provided global momentum to make cities stronger, healthier, and more equitable for everyone.

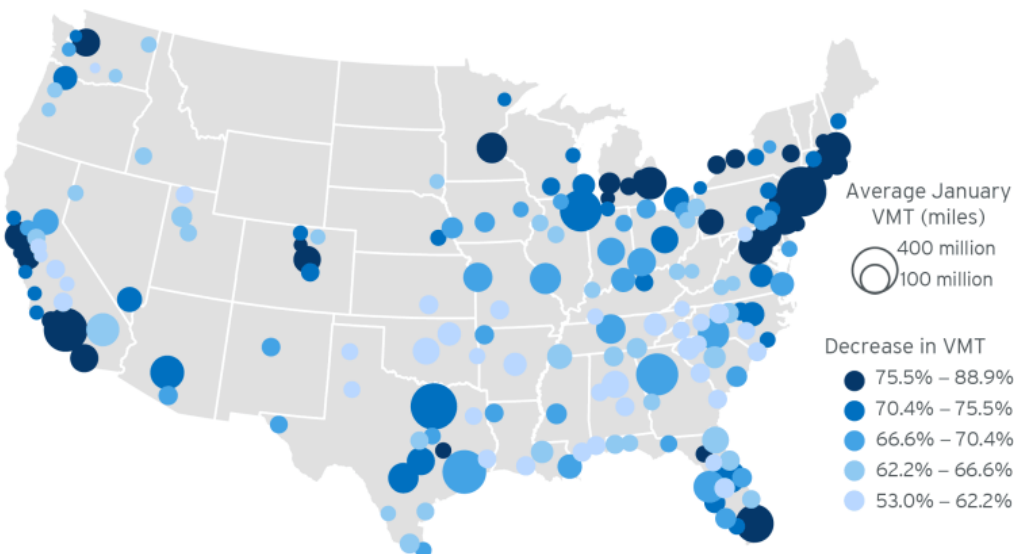
Georgia Sarkin, AICP, RIBA, is an architect, urban designer, urban planner, and Principal with SmithGroup in San Francisco. This article (an earlier version of which was published on SmithGroup Perspectives Post) stems from her presentation on the same subject to AIA San Francisco on May 14, 2020. Sarkin holds a master of architecture in urban design from Harvard University, a bachelor of architectural studies from University of Cape Town, and a bachelor of architecture from University of KwaZulu-Natal (Durban). You can reach her at georgiasarkin@gmail.com or georgia.sarkin@smithgroup.com

We have a unique opportunity to rethink transportation and mobility. Lockdown has enabled the country to undergo a transportation experiment at an almost unimaginable scale, and the lessons learned can be leveraged. If leaders take the right steps, we can emerge from the pandemic with a stronger and safer approach to mobility and improved open-space systems.

Metropolitan and state leaders should use the VMT data to target the communities that

“How can cities evolve for the better after COVID-19 and Black Lives Matter? Five factors affecting public space are crucial to consider—infrastructure, evolution, density, mobility, and equity.”

Change in vehicle miles traveled (VMT), by metro area
Week of March 1 to week ending April 24



Source: Brookings analysis of Streetlight Data and American Community Survey data

B Metropolitan Policy Program
at BROOKINGS

3 KEYS TO ENVIRONMENTAL JUSTICE IN CLIMATE ACTION PLANNING



1 UNDERSTAND REGULATIONS

Undertake projects with a comprehensive and integrated understanding of applicable policies related to the reduction of risks to EJ communities such as air pollution, fire, sea-level rise, and extreme heat.



2 SECURE FUNDING

Craft competitive projects for grant applications, focusing on the specific vulnerabilities facing EJ communities and addressing those vulnerabilities to create locally relevant policy.



3 CONDUCT OUTREACH

Empower local EJ communities by collaborating with outreach experts and community leaders to design activities that engage and educate the local community.

DUDEK

The three keys to incorporating environmental justice in climate action planning include understanding regulations, securing funding, and conducting community outreach.

FEATURE | Rose Newbury, AICP, Dudek

Environmental Justice Considerations in Climate Action Planning

Climate change does not affect all communities equally. Low income communities are often the most exposed to environmental hazards and air quality, as a result of historic inequities amplified by climate change.

These inequities are a public health crisis, which must be addressed through Environmental Justice (EJ) planning. Per the Environmental Protection Agency, EJ is “the fair treatment and meaningful involvement” of all people regarding development, implementation, and enforcement of environmental laws, regulations, and policies. Additionally, EJ requires that all people have the same protection from environmental hazards and equal access to participate in making decisions on the development of safe, healthy places to live, learn, and work.

Cities and counties that include disadvantaged areas must adopt an EJ Element as part of their general plan. An EJ element prioritizes the public health and civic engagement needs of marginalized communities that often lack community resources to adapt to climate change and other public health hazards. EJ Elements should adjust the priorities of local government to empower the self-direction, health, and

sustainability of disadvantaged communities.

In addition to EJ Elements, disadvantaged communities are eligible for funding to reduce the impact of climate change through parks, community gardens, active transportation infrastructure, and sustainable housing. It is the role of planners to connect the values of the community to competitive funding sources to turn dreams into places.

“ EJ requires that all people have the same protection from environmental hazards and equal access to participate in making decisions on the development of safe, healthy places to live, learn, and work. ”

Three Keys to Environmental Justice

Making headway on climate-adaptive projects, in EJ communities and elsewhere, requires attention three core issues:

- **State regulations around EJ.** Projects should be undertaken with comprehensive and integrated understanding of applicable policies related to the reduction of risks such as air pollution, fire, sea-level rise, and extreme heat.
- **Funding to accomplish projects.** Once projects have been identified, securing *EJ-specific funding* can be an important tool. Competitive projects should be woven into grant application implementation plans, with an eye towards downscaling data and understanding the specific vulnerabilities to a community and how those relate to topics in the implementation plan in order to create locally relevant policy.
- **Outreach to and inclusion of environmental justice communities.** Most importantly, care must be taken to empower local EJ communities by collaborating with the necessary partners, such as outreach experts and community leaders to design activities that educate local community members of common planning tools and encourage them to customize these tools to reflect the values and needs of their community. ↗P12





Dudek planners oversee a placemaking activity at a City of Rialto community event for environmental justice communities.

Environmental Justice Considerations in Climate Action Planning

EJ in Action

In 2019 Dudek completed the Eastern Coachella Valley's Action Plan for Climate Resilience. Dudek worked with local stakeholders and regional agencies to identify policy gaps in creating projects that are resilient to climate-related hazards and eligible for grant funding. Dudek also performed a disruptive trend analysis to discuss trends and technology in housing and sustainability that have emerged since many of the regional plans were written. The Final Action Plan serves as an implementing document to fund green infrastructure, affordable housing, parks, and transportation projects with broad community support and specific funding sources. The plan was recently selected for a Merit Award within the Innovation in Green Community Planning by the Inland Empire Section of the American Planning Association.

Recently, Dudek planners have partnered with the City of Rialto to design a climate action plan tailored to their community with special consideration given to environmental justice. In 2018, the City of Rialto was awarded a Caltrans Adaptation Planning Grant to adopt a Climate Adaptation Plan with a focus on the

disadvantaged communities within the City. Dudek planners developed a framework to assess the EJ communities' vulnerability to climate-related hazards and identified current City policy focused on serving the specific needs of these communities.

We are currently developing adaption strategies and priority adaptation projects, focusing on environmental health concerns, as well as creating capital improvement priorities

that are grant- competitive.

Additionally, Dudek planners are currently working on Environmental Justice Elements for the cities of El Cajon and Highland, and Transformative Climate Community Plans in disadvantaged communities in the cities of Bakersfield and Indio. In response to the COVID-19 pandemic, our team has been developing innovative community engagement techniques that maintain physical distance while still encouraging meaningful input. Our team has

been hosting dual language webinars, developing mobile friendly websites, and providing ways for community members of all ages to participate from home.

Rose Newberry, AICP, said, "to understand local goals, challenges, and opportunities; work closely with the community to develop solutions; create plans that can adapt over time to changing conditions; clear regulatory hurdles; and leverage partnerships and funding sources to hasten the development of more sustainable and resilient communities."

Dudek's Planning and Urban Design group was awarded the *2019 Business Achievement: New Practice Award* from the *Environmental Business Journal*.

For more information on environmental justice and climate action planning, contact Rose Newberry at rnewberry@dudek.com

Rose Newberry, AICP, is a planner at Dudek, with extensive knowledge of California's climate change and environmental justice regulation as it relates to both planning requirements and available funding opportunities for disadvantaged communities. She has extensive experience performing localized spatial analysis to determine vulnerable communities and siting grant competitive projects.

This article appears in *CalPlanner* as part of Dudek's APA California Annual Sponsorship.

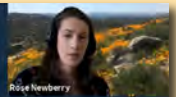
“ The Final Action Plan serves as an implementing document to fund green infrastructure, affordable housing, parks, and transportation projects with broad community support and specific funding sources. ”

04 Interactive Whiteboard



What is one thing you would like to see changed about downtown and/or the Jewel community through this plan?

Use Zoom's **Q&A** or **Raise Hand** features to help answer this question.



Rose Newberry

SEPTEMBER 14-16

2020APA CALIFORNIA
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While the COVID-19 pandemic has prevented us from having our annual gathering, we accepted the challenge and quickly pivoted to organizing a virtual conference. Join us for an interactive online experience where planners will be able to learn and connect with colleagues. Through the concerted efforts of many volunteers from throughout the state, we are excited to bring you a content-rich virtual event.

The conference program includes over 50 educational sessions, special events, and networking opportunities. We are bringing together a wealth of experience and expertise with over 150 speakers offering diverse perspectives on urgent planning issues. Most sessions will be eligible for AICP CM credits. An added benefit is that educational sessions will be recorded for post-conference viewing at no additional cost to registered attendees.

Begin each day of the conference with a provocative "Big Conversation." These sessions will feature a panel of recognized thought leaders to challenge our day-to-day professional paradigm



Julia Lave Johnston
APA California President



Hanson Hom, AICP
VP Conferences

and examine the "State of Change" in the planning profession. Don't miss other highlight events, such as the Diversity Summit, Legislative and CEQA Updates, 2020 Chapter Awards, and a series of Planners4Health and YEP/Students sessions.

Networking is an important component of the virtual conference. Join a "Big Question" session to share your thoughts on critical planning issues, such as equity and inclusion, housing and homelessness, climate change, and community engagement and economic development in the post-pandemic world. Participate in a "Hallway Chat" to talk to conference sponsors, make new connections, and meet with friends. Finally, cap off a full day of enlightening sessions with a fun networking event.

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Choose from various sponsorship levels and packages to highlight your firm or organization. The conference will offer an interactive experience for attendees and sponsors. All packages include virtual booth time to connect directly with attendees.

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Additionally, all sponsors are included on a resource page on the conference mobile app. A description of sponsorship opportunities and an application form are below. **Thank you for your support of APA California!**



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colleagues at the conference.**
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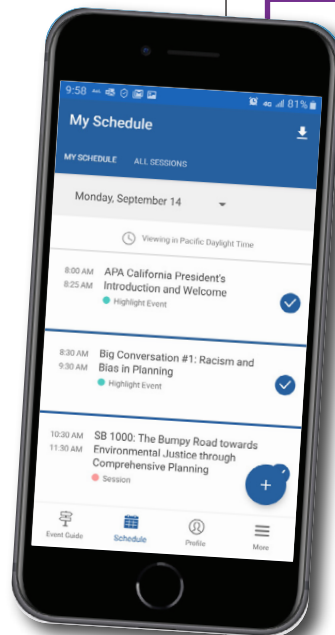
SEPTEMBER 14-16

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Conference Highlights Waiting for You

Mobile App

We have built a new mobile app for the APA California 2020 Virtual Conference. All the information you'll need for the event is included in the app, and access to all conference events will be through the app. The mobile app can be downloaded on your laptop or smartphone. Past users will be familiar with features such as the ability to personalize "My Schedule." Enhancements will allow attendees to better track, filter, and search for sessions and connect with attendees and sponsors. Quick references and instructions are included on the mobile app for easy access.



APA California 2020 Legislative Update

The California APA Executive Director, Administrative Director, and Vice President for Policy and Legislation will review the 2020 legislative session. Like the rest of the state, Sacramento was not immune to disruptions from COVID-19, and the session was severely truncated as lawmakers grappled with the pandemic's effects. Nevertheless, planning issues—primarily related to planning for housing production—continued to dominate much of the Legislature's time and effort. Participants will learn which bills were signed by the Governor, which bills passed and still await a signature or veto, and which proposals failed to advance. We will also begin discussing ideas for how to incorporate new laws into participants' planning practice. Finally, we will preview changes to the Chapter's Statewide Legislative Platform in advance of the next two-year Legislative Session that starts in 2021.

Visit the 2020 Sponsor Forums!



<https://www.cvent.com/d/wnqcpz>

SEPTEMBER 14-16
2020
APA CALIFORNIA
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**STATE OF
CHANGE**

Conference logo design courtesy of Dudek.

Conference-at-a-Glance

Monday, September 14

<https://www.cvent.com/d/wnqcpz>

The Conference-at-a-Glance is subject to change. Please refer to the **mobile app** and **conference website** for detailed information.



Members can earn certification credits for many activities at the conference.

A notation has been made next to each creditable session/event indicating the number of pending certification credits.

Educational Sessions Networking Events Hallway Chats		
8:00 am - 8:30 am	APA California President's Introduction and Welcome	CM 0.5
8:30 am - 9:30 am	Big Conversation #1: Racism and Bias in Planning	CM 1.0
9:30 am - 10:00 am	Taking a Closer Look: Living and Dying in LA vs. the Dream of a Noble Profession	CM 0.5
9:30 am - 10:00 am	California Great Places and Great Streets - <i>Part 1</i>	
9:30 am - 10:30 am	Big Conversation #1 Chat: Racism and Bias in Planning	CM 0.5
9:30 am - 12:00 noon	Morning Hallway Chat: Connect with Attendees	
10:30 am - 11:30 am	SB1000: The Bumpy Road Toward Environmental Justice Through Comprehensive Planning (<i>California Planning Roundtable Session</i>)	CM 1.0
	More than Municipal Housekeepers: Women's Clubs and the Birth of City Planning in Los Angeles (<i>Betty Croly Memorial Lecture</i>)	CM 1.0
10:30 am - 11:30 am	CPDR: Meet the Author: Josh Stephens, <i>The Urban Mystique: Notes on California, Los Angeles and Beyond</i>	
12:00 noon - 1:30 pm	Implementing the Disadvantaged Communities Planning Tool to Secure Active Transportation Funding	CM 1.5
	2020 CEQA Update	CM 1.5 LAW
	Modern Mentors: Supporting the Growth of Diverse Talent in the Digital Age	
12:00 noon - 1:30 pm	APA National Leadership Roundtable	
	Virtual Tour, Part 1: Visiting Favorite Neighborhoods	
12:00 noon - 3:30 pm	Afternoon Hallway Chat: Connect with Attendees	
2:00 pm - 3:00 pm	Gender Equity in Planning: Data, Design, and Tools for Taking Action	CM 1.0
	Environmental Justice and Increasing Diversity in the Environmental and Planning Professions	CM 1.0
	Big Question: APA California "State of the Profession" Membership Survey: A Facilitated Discussion of Findings	CM 1.0
	Big Question: Planners Exchange: Climate Change & Resiliency	CM 1.0
2:00 pm - 3:00 pm	California Transportation Planning Division Meet & Greet	
3:30 pm - 5:00 pm	Diversity Summit: Lessons from COVID-19 - Racial Inequities in Public Health, Housing and Transportation	CM 1.5 ETHICS
5:00 pm - 5:15 pm	Break	
5:15 pm - 7:00 pm	California Planning Foundation (CPF) Student Scholarship Awards and Professional Learning Session <i>In Honor of Richard H. Weaver</i>	

VISIT OUR SPONSOR FORUMS ON MONDAY!	
9:30 am - 10:00 am	Solano Press
9:30 am - 10:30 am	California Health Collaborative
10:00 am - 11:00 am	Esri
10:30 am - 11:30 am	Michael Baker International
11:30 am - 12:30 pm and 1:00 pm - 2:00 pm	PlaceWorks
1:00 pm - 3:00 pm	KTGY Architecture + Planning
3:00 pm - 4:00 pm	UC Davis Continuing and Professional Education

v.8 8/21/20

Sessions

Highlight Events

YEP and Students

Networking

Planners4Health



Conference-at-a-Glance

Tuesday, September 15

<https://www.cvent.com/d/wnqcpz>

The Conference-at-a-Glance is subject to change. Please refer to the **mobile app** and **conference website** for detailed information.

Educational Sessions Networking Events Hallway Chats		
7:30 am - 8:25 am	BYOC (Bring Your Own Coffee) Morning Chat	
	BYOM (Bring Your Own Mat) Morning Yoga	
	Boards and Commissions Virtual Breakfast	
7:30 am - 8:25 am	Planners4Health Annual Meeting	
8:30 am - 9:30 am	Big Conversation #2: Thinking Outside the Toolbox to House California	CM 1.0
9:30 am - 10:00 am	The Planner's Guide to Diversity in the Profession	
	California Great Places and Great Streets - <i>Part 2</i>	
9:30 am - 10:30 am	Big Conversation #2 Chat: Housing in California	CM 0.5
9:30 am - 12:00 noon	Morning Hallway Chat: Connect with Attendees	
10:30 am - 11:30 am	Planning Help: Housing Elements, RHNA, and the Housing Crisis	CM 1.0
	Financing Infrastructure for Infill (<i>CPR Session</i>)	CM 1.0
	Going Viral: COVID Conversations are Spreading Around the World	CM 1.0
10:30 am - 11:30 am	Planners4Health: Public Health: A Fundamental Planning Competency	CM 1.0
10:30 am - 11:30 am	APA California Sections Roundtable	
	Mobile Workshop: Long Beach Virtual Tour	CM 1.0
12:00 noon - 1:30 pm	APA California 2020 Legislative Update	CM 1.5 LAW
12:00 noon - 5:00 pm	Afternoon Hallway Chat: Connect with Attendees	
2:00 pm - 3:30 pm	How Can Planners be Leaders Who Make the Hard Calls Throughout Their Careers (<i>CPR Session</i>)	CM 1.5
	OPR Update: New Tools and Guidance	CM 1.5
	Equitable Community Engagement for Under-Represented Communities	CM 1.5
	Big Question: Planners Exchange: Housing and Homelessness	CM 1.0
4:00 pm - 5:00 pm	Making Space: Optimistic Strategies for Addressing Homelessness	CM 1.0
	Visualizing Density	CM 1.0
	Big Question: Resetting the Economic Development Table in a Post-Pandemic World	CM 1.0
4:00 pm - 5:00 pm	Diversity Mixer: People of Change	
5:00 pm - 5:15 pm	Break	
5:15 pm - 6:45 pm	Student Session: The Role of a Planning Education: Preparing Emerging Planners for the Future	
5:15 pm - 9:00 pm	Networking Event: Virtual Opening Reception with <i>Plan-it-Rock</i> (start pending)	

VISIT OUR SPONSOR FORUMS ON TUESDAY!

9:30 am - 10:30 am	Goldfarb Lipman Esri
10:00 am - 11:00 am	Page
10:00 am - 12:00 noon	AARP
11:00 am - 1:00 pm	ICF
12:30 pm - 1:30 pm	HCD
1:00 pm - 2:00 pm	ESA
1:30 pm - 2:30 pm	Michael Baker International RICK Engineering
3:00 pm - 4:00 pm	Rincon Consultants, Inc. Solano Press
3:30 pm - 4:30 pm	VCA Code
4:00 pm - 5:00 pm	Ascent Environmental, Inc. RRM Design Group
4:00 pm - 6:00 pm	Green DOT Transportation Solutions: (Long!) Distance Group Bike Ride

**Be part of the solution:
Join the Conversation!**
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SEPTEMBER 14-16
2020
APA CALIFORNIA
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Conference Highlights Waiting for You

Zoom Webinars and Remo

To enhance the user experience, we are using two online meeting platforms for the virtual conference: *Zoom Webinar* and *Remo Conference*. Look for an invite to receive an orientation on both platforms prior to the conference. Panel presentation and discussion sessions will be using Zoom which includes audience interactive tools such as Live Moderated Q & A, Live Polling, and Chat. Networking sessions will be using Remo for maximum participant engagement and small table discussions. A Remo "hallway" will also be available for open networking throughout the conference with expo space reserved for our reputable sponsors.

APA California 2020 Chapter Awards

The session will recognize the best in California planning through honoring the communities, consultants, practitioners, and public that make Great Communities Happen for All! The fast-paced program will honor each award-winning project and individual through educational videos that provide instruction on why the project was award worthy and give participants inspiration and ideas to take back to their communities and clients. The awards program will cover the gamut of award categories including recognition of national award winners, winners in all California award categories from Comprehensive Plan through Planning Pioneer, and also include honors by the Planners Emeritus Network (PEN) for those persons that have made an outstanding contribution to the planning profession or a significant accomplishment which enhanced the recognition of planning. Each educational award story will be told through a multimedia video and audio production of one or two minutes each with the entire program being moderated by the Vice President of Administration and Chapter Awards Coordinator. The entire ceremony will be educational consisting of the speaker introductions and the video stories of the winners.

Visit the 2020 Sponsor Forums!



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**We look forward to virtually
connected with you this year!**

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Conference Highlights Waiting for You

Join the Big Conversations!

Each day of the conference will start with a panel of recognized thought leaders that will challenge our day-to-day professional paradigm on an issue that we recognize as a planning challenge. After these presentations, you are invited to participate in small-group, facilitated discussions intended to further understanding and develop strategies for how planners can be leaders in solving these systemic and historic challenges.

Big Conversation #1: Racism and Bias in Planning

Big Conversation #2: Thinking Outside the Toolbox to House California

Big Conversation #3: Planning for the Future

Volunteer for the APA California Virtual Conference!

We are looking for approximately 65 planning students and Young Planner volunteers. Students and recent graduates (from May/June 2020) will receive complimentary registration to the conference after they have signed up and completed the necessary training.

Skill Requirements:

Will be trained to use Zoom Webinar and Remo, but should already be comfortable with running video meetings

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Conference-at-a-Glance

Wednesday, September 16

<https://www.cvent.com/d/wnqcpz>

The Conference-at-a-Glance is subject to change. Please refer to the **mobile app** and **conference website** for detailed information.

Educational Sessions Networking Events Hallway Chats		
7:30 am - 8:25 am	BYOC (Bring Your Own Coffee) Morning Chat	
7:30 am - 8:25 am	Planners4Health: Can you PHEAL It? Planning for Health Equity, Advocacy and Leadership	
8:30 am - 9:30 am	Big Conversation #3: Planning for the Future	CM 1.0
9:30 am - 10:00 am	Department of Conservation Networking	
9:30 am - 10:30 am	Big Conversation #3 Chat: Planning for the Future	CM 0.5
9:30 am - 12:00 noon	Morning Hallway Chat: Connect with Attendees	
10:30 am - 11:30 am	Growing Resilient Together	CM 1.0
	Is a 'Zoom Bomb' a Cocktail? Public Hearing Bodies Facing Challenges in Conducting Virtual Meetings (<i>Boards and Commissions Session</i>)	CM 1.0
	Big Question: Planners Exchange: Community Engagement/Best Practices Post Pandemic	CM 1.0
10:30 am - 11:30 am	Planners4Health: Got Healthy Planning Tools?	CM 1.0
10:30 am - 11:30 am	APA California Leadership Roundtable	
11:30 am - 12:00 noon	Meet Your YEP/Students Section Representatives	
12:00 noon - 1:30 pm	APA California 2020 Chapter Awards	CM 1.0
12:00 noon - 5:00 pm	Afternoon Hallway Chat: Connect with Attendees	
1:30 pm - 2:00 pm	Planning Justice: Creating Youth Leadership Through Design	CM 0.5
2:00 pm - 3:30 pm	Reimagining Commerce: Strategies to Encourage Diverse Economic Futures	CM 1.5
	Designing Fire-Adapted Communities for Safety and Resiliency in Fire Hazard Areas	CM 1.5
	Passing the AICP Exam: Who Wants to be a Certified Planner?	
	Big Question: California Planners Influencing APA's Equity, Diversity, and Inclusion Agenda	CM 1.0 ETHICS
3:30 pm - 4:00 pm	Hear About the 2021 APA California Conference in Riverside	
4:00 pm - 5:00 pm	Public Space in Diverse and Changing Communities	CM 1.0
4:00 pm - 5:00 pm	Student Session: Personal Resiliency: A Salon-Style Exchange of Experiences that Have Shaped Our Careers	CM 1.0
4:00 pm - 5:00 pm	Planners4Health: Adopting Health and Social Equity in Planning & Real Estate: Capitalizing on Opportunities	CM 1.0
4:00 pm - 5:00 pm	Virtual Tour, Part 2: Visiting Favorite Neighborhoods	
	Boards & Commissions: Conference Wrap-up	
5:00 pm - 5:30 pm	APA California President's Closing: A Call to Action	CM 0.5
5:30 pm - 7:00 pm	Networking Event: Planning Trivia	

VISIT OUR SPONSOR FORUMS ON WEDNESDAY!

9:30 am - 10:30 am	Riverside University Health System - Public Health
10:00 am - 11:00 am	Esri
11:30 am - 12:30 pm	RICK Engineering

Sessions
Highlight Events
YEP and Students
Networking
Planners4Health

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Young Professionals in Transportation



Page/



YEP and Student Events Program



Join us at APA California's first annual virtual conference! We have a great program of sessions dedicated to creating network opportunities and professional development for emerging planners.



MONDAY, SEPTEMBER 14 5:15 pm - 7:00 pm

California Planning Foundation (CPF) Student Scholarship Awards and Professional Learning Session

Join our virtual celebration to recognize and honor the 2020-21 California Planning Foundation (CPF) student scholarship recipients! Additionally, the CPF event will feature a special panel of planning and design professionals who will share their experiences on the topic "If I'd Only Known Then What I Know Now: Learning from Our Failures" as an interactive conversation for students and young emerging professionals.

Moderator: Lisa Wise;

Speakers: Patrick Siegman, Tony Perez, Neal Payton

TUESDAY, SEPTEMBER 15 5:15 pm - 6:45 pm

The Role of a Planning Education: Preparing Emerging Planners for the Future

Planning education must evaluate the knowledge and skills necessary to respond to 21st century challenges and innovations. Join planning educators to reflect on how education has evolved to respond to these challenges, discuss tools to best prepare emerging planners, and hear from the panel about research initiatives at their universities.

Moderator: Elizabeth Owen;

Speakers: Mirle Rabinowitz-Bussell, Anastasia Loukaitou-Sideris, Karen Chapple, Laxmi Ramasubramanian

WEDNESDAY, SEPTEMBER 16 11:30 am - 12:00 noon

Young and Emerging Planners Meet & Greet

Join us for this 30-minute intercession to interact with other young and emerging planners (YEPs) across California! This event will feature the opportunity to meet with your YEP Section representatives, ask questions about APA, and network with fellow planners.

Featuring: APA California Section YEP Representatives, APA California Chapter Leadership

WEDNESDAY, SEPTEMBER 16 4:00 pm - 5:00 pm

Personal Resiliency: A Salon-style Exchange of Experiences That Have Shaped Our Careers

As planning professionals, we set out to shape communities. But we often find that the projects and people we encounter reshape our thinking. Join this dynamic interactive session to hear how planners of diverse ages and backgrounds—your peers—have responded and evolved from their professional experiences.

Moderator: Laura Stetson;

Speakers: Erik Calloway, Jill Ekas, Lisette Sanchez-Mendoza, Miguel Vazquez, Rick Willson

Students: \$25

Young and Emerging Planner: \$100

CLICK BELOW FOR ADDITIONAL INFORMATION AND TO REGISTER!

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Legislative Update - August 2020

End of Session Consolidation – Many Housing, Homelessness and Wildfire Bills Still on the Table

The Legislature now only has a few days left before the session ends on August 31st. Even after reducing bill loads for each member, currently there are still hundreds of bills that are awaiting final action. Many may still not make it as the second house decides the fate of bills that don't deal directly with the impacts of COVID-19 and other pressing issues that cannot wait until 2021.

Housing, homelessness and wildfire mitigation remain a priority, though the number of proposals has been trimmed down and consolidated, including the Senate and Assembly housing packages. The bills still moving are noted in the list below. APA is also supporting housing funding in a new \$25 billion Economic Recovery Fund plan recently announced.

APA, after working with the authors, sponsors and committee staff since March, has been able to move to support or support if amended on many of the housing and planning bills still moving and is continuing to work closely on amendments to the remaining bills to address final concerns.

APA California is also continuing to advocate for amendments to AB 2257 to address issues faced by planners, planning consultants, and public agencies in complying with AB 5, which restricts the ability to maintain an independent contractor status rather than an employee status in California. More details are noted below.

All bills still moving will require final Senate and Assembly floor votes before being sent to the Governor in the last few weeks of August. Though deadlines for bills have been moved, the end of the two-year session, which is August 31, is a

constitutional requirement that cannot be changed without a constitutional amendment. Should the Legislature determine it is necessary, they can also work with the Governor to call a Special Session in the winter, which would allow for new bills to be introduced and moved on an urgency basis and under a truncated schedule.

Following is a list of high priority bills that APA California has been lobbying and the position on and status of each. Position letters on these high priority bills are posted on the APA California website and as always, please visit www.apacalifornia.com to find APA California's hot bill list with up-to-date information on all active legislation APA California is tracking.

AB 5 Reform

AB 2257 – Gonzalez

Clean up vehicle for AB 5 – Independent Contractors vs Employees

Position: APA California has submitted recommendations to the author's office to amend independent contractor requirements related to planners and public agencies to allow planners to continue to contract to provide non-employee planning services. APA California has also asked to clarify the business-to-business exemptions for those planners and planning firms who contract with other planning firms and/or individuals. The author has included language in AB 2257 to clarify that the business-to-business exemption would apply as long as the person is an employee with at least one of those two businesses. APA California also expects to see language soon to fix the public agency issue as outlined in APA California's letter of concern posted on the APA California website. These amendments should assist planners that contract with public agencies and with other planning firms or individuals to remain independent contractors and clearly authorize public agencies to hire → P22

➤P21 Legislative Update

planning consultants. AB 2257 has an urgency clause, which means the bill would go into effect immediately once signed by the Governor. The Governor will have 30 days to sign the bill once it's passed. However, given the pressing nature of this bill and pending litigation, we are hopeful he will sign it soon after receiving it.
Status: Senate Floor

Density Bonus and Development Incentives

AB 2345 – Gonzalez

Adds other layers of density, incentives, waivers and concessions for moderate-income and other density bonus projects
Position: Oppose Unless Amended
Status: Senate Floor

SB 1085 – Skinner

Increases density bonus benefits for moderate-income for sale and student housing projects
Position: Support as Amended
Status: Senate Floor

Housing Elements/RHNA Reform/Homelessness

AB 725 – Wicks

Requires at least 25% of RHNA for moderate-income housing and above be allocated to sites with zoning that allows at least two units of housing in larger metropolitan jurisdictions
Position: Neutral as amended
Status: Senate Floor

AB 3040 – Chiu

Provides incentives to upzone single family sites for 4plexes and allows up to 25% of those developed sites to be counted under RHNA
Position: Support
Status: Will not move forward this year

AB 3269 – Chiu

Requires jurisdictions to adopt a plan to reduce homelessness
Position: Neutral as amended
Status: Will not move forward this year

SB 1138 – Wiener

Adds requirements to sites identified in the Housing Element to accommodate emergency shelters
Position: Support as Amended
Status: Assembly Floor

Housing Assistance

AB 1436 – Chiu

Provides COVID-19 rental assistance
Position: Support as Amended
Status: Senate Rules

SB 1410 – Caballero and Bradford

Provides COVID-19 rental assistance
Position: Support as Amended (Previously set up a state appeals board to challenge local housing decisions)
Status: Will not move forward this year (AB 1436 is the main vehicle)

Streamlining / Project Review

AB 1851 – Wicks

Restricts faith-based organization housing parking requirements
Position: Watch
Status: Senate Floor

AB 3107 – Bloom

Allows projects with at least 20% affordable housing to be allowed on commercial sites
Position: Support if Amended
Status: Will not move forward this year

SB 281 – Wiener

Extends housing development permits and other entitlements due to COVID-19 impacts
Position: Support as Amended
Status: Will not move forward this year

SB 899 – Wiener

Allows by right approval for nonprofit hospital and religious institution housing
Position: Watch
Status: Will not move forward this year

SB 902 – Wiener

Allows local governments to pass ordinance to zone any parcel up to 10 units of residential density per parcel, at a height specified by the local government, for parcels located in a



AP22 Legislative Update

transit-rich and jobs rich areas or urban infill site, and exempts the ordinance from CEQA.

Position: Support as Amended

Status: Will not move forward this year

SB 1120 – Atkins

Allows duplexes in single family zones and streamlines lot splits

Position: Support

Status: Assembly Floor

SB 1385 – Caballero

Allows housing in retail and office zones

Position: Support if Amended

Status: Will not move forward this year

Wildfire Mitigation and Planning

AB 3164 – Friedman

Requires CalFire to develop a wildland-urban interface wildfire risk model to determine the risk for a community or parcel in specified wildfire hazard zones

Position: Support

Status: Senate Floor

SB 182 – Jackson

Requires new requirements for development approvals in VHFHSZ and updates to the safety element (Two-Year bill from 2019)

Position: Support

Status: Assembly Floor

SB 1199 – McGuire

Creates the Commission on Home Hardening to develop a three-tiered certification system of fire prevention levels for structures in a Wildland-Urban Interface

Position: Support

Status: Will not move forward this year

CEQA

AB 609 – Levine

Requires electronic noticing requirements for certain CEQA documents

Position: Support if Amended

Status: Will not move forward this year

AB 2323 – Friedman

Cleans up current CEQA exemptions for housing development

Position: Support

Status: Will not move forward this year

AB 3279 – Friedman

Provides streamlining in CEQA litigation and deletes obsolete and duplicative provisions from CEQA

Position: Support

Status: Will not move forward this year

SB 288 – Wiener

Provides a statutory CEQA exemption for bus rapid transit and regional rail services projects

Position: Support

Status: Assembly Floor

SB 55 – Jackson

Gut and amend that makes various changes proposed in SB 950 that did not move forward this year. The proposal has been scaled back but still proposes, among other things, to exempt from the requirements of CEQA, emergency shelters or supportive housing projects meeting certain requirements. The bill

also makes a number of changes related to the preparation of the administrative record, codifies tolling agreements, provides longer timeframes for public review and comment of EIRs and repeals various other obsolete provisions from CEQA. *Position: Review*
Status: Will not move forward this year

SB 995 – Atkins

Extends the Jobs and Economic Improvement Through Environmental Leadership Act of 2011 until 2025, allows smaller housing projects to qualify, requires a lead agency to prepare a master EIR for a general plan, plan amendment, plan element, or specified plan for housing projects where the state has provided funding for the preparation of the master EIR.

Position: Support if Amended

Status: Assembly Floor

Other Planning Related Topics

AB 2421 – Quirk

Streamlines permitting for backup generators for cell towers

Position: Neutral as Amended

Status: Senate Floor



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> **Seeking New Sponsorship Strategies**

Now that the new editorial format for the *CalPlanner* has been established, we are seeking suggestions from APA California's partners and sponsors on ways to better reach the Chapter membership. This means rethinking the traditional calling card ads for example, as well as all ad placement and associated links. So we need to hear from you on innovative ideas that would complement the new design and format while offering a more effective way to generate awareness for your business or service. We hope you will continue to support the *CalPlanner* and encourage your comments and ideas by contacting Ellie Fiore at ellief@migcom.com.



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