



2020 APA California Planning Awards Merit Awards Recipients and Descriptions

Parking? Lots! Parking over the Minimum in the City of Los Angeles 2020 Academic Merit Award

University of California, Los Angeles Institute of Transportation Studies
UCLA Luskin School of Public Affairs
Fehr and Peers
Los Angeles Department of City Planning

As part of her capstone, Katelyn Stangl from the UCLA Department of Urban Planning, prepared a study on parking oversupply. With the help of Los Angeles City Planning, LA DOT, and the UCLA Institute for Transportation Studies, the author evaluated entitlements, permits, and building plans of over 300 developments in LA.

Through quantitative statistical analysis, the study found that developers generally built as much parking as required, provide more parking, even when located in denser neighborhoods, where people are least likely to drive, and build more parking in response to perceived market demand, pressure from lenders, and concern about neighborhood opposition.

The findings in this research can help make Los Angeles and other cities more walkable, less polluted, and better designed, by removing the incentives to produce unneeded parking oversupply.

City of Rancho Santa Margarita Local Hazard Mitigation Plan 2020 Comprehensive Plan Merit Award (Small Jurisdiction)

City of Rancho Santa Margarita
Michael Baker International, Inc.

The City of Rancho Santa Margarita developed a clear direction for hazard mitigation action planning with the development of their FEMA approved Local Hazard Mitigation Plan. The Plan identifies natural and human-induced hazards that threaten the local community and provides resources, information, and strategies to reduce these threats, resulting in an overall risk reduction. The Award of Merit is for the collaborative and innovative ways used to develop the plan, as well as having a clear and user-friendly plan that can be used in other jurisdictions.

SteelCraft Garden Grove 2020 Urban Design Merit Award

City of Garden Grove
Howard CDM
SteelCraft
Studio One Eleven

Southern Californians tend to glow with excitement whenever the news of a SteelCraft, a small chain of urban eateries, opens in their neighborhood. Triggering this response is SteelCraft's iconic architectural design using repurposed shipping containers. With proximity to a ready supply of containers, its first location was in Long Beach opening in 2017.



Opening last year on a 1.9-acre location in Garden Grove's downtown, SteelCraft is credited for bringing back life to the downtown area. Its innovative use of materials provided a contrast to the City's brick and mortar approach.

SteelCraft Garden Grove revived the City's commitment to its downtown revitalization efforts called the "Re:Imagine Garden Grove" campaign, by creating a unique one of a kind environment for everyone to enjoy: more than just food and drink, the celebration of local craft and artisans, a sense of community in a shared space, a classic arcade, ping pong tables, a performance stage, and long communal tables to encourage community camaraderie.

**Yolo Habitat Conservation Plan/Natural Community Conservation Plan
2020 Innovation in Green Community Planning Merit Award**

Yolo Habitat Conservancy Board
Yolo County Natural Resources Division
Consero Solutions
Tschudin Consulting Group
Alford Environmental
ICF International

Yolo Habitat Conservancy completed this Plan as a countywide conservation plan to provide guidance for Endangered Species Act permits and associated mitigation development activities identified for over the next 50 years in Yolo County. The Plan replaces the project-by-project, species-by-species mitigation process with a new process under which proponents pay a fee directly to the Conservancy so that the Conservancy can provide mitigation resulting in the protection of 33,362 acres over 50 years, primarily through the acquisition of habitat conservation easements on agricultural land.

**Health, Wellness, and Environmental Justice Element of the Placentia General Plan
2020 Opportunity and Empowerment Merit Award**

City of Placentia
High Peaks Planning

The City of Placentia developed their Environmental Justice Element that included a Health and Wellness Element component. Given the topics' close relationship, the City pulled these two imperative Elements together. The Element focuses on 17 goals and 150 policies addressing climate change, reducing pollution, promoting healthy food access, increasing physical activity, ensuring safe and sanitary homes, and increasing civic engagement. The Element also identifies the two Census Tracts that CalEPA has identified as disadvantaged. During the preparation of the Element, the City used many methods to encourage community participation. This Element can be used as an example and be applied to other similar cities.

**Parking Reform in Transit Priority Areas for Multifamily Residential Developments
2020 Transportation Planning Merit Award**

City of San Diego
Chen Ryan & Associates

Facing a housing crisis, City of San Diego Planning Department developed a range of strategies that could help streamline the production of housing, and strategically targeted areas surrounding high



frequency transit. With support from Mayor Faulconer, city planners looked at how addressing parking could help the City align several policies and plans, such as the Climate Action Plan and the City of Villages Strategy. The jury noted that due to San Diego's coastal location, the adoption of San Diego's parking regulations not only required approval by City Council but by the Coastal Commission.

**Transform Fresno Community Engagement Plan
2020 Public Outreach Merit Award**

City of Fresno
Raimi + Associates

The Plan was developed as a collaboration between the City of Fresno and the Southwest Fresno community. The Plan was a requirement as part of receiving a Transformative Climate Communities (or TCC) Implementation Grant. A key objective of the Plan was to gain input from the Southeast Fresno community and to identify opportunities for community members through a combination of stakeholder interviews, pop-up workshops held at schools, community centers, and other locations within the Southwest Fresno community, and several open community meetings. Development of the Stakeholder Engagement Plan became a tool for both raising awareness in the community about the TCC effort and clarifying community needs as a way to build long-term civic infrastructure and community cohesion in Southwest Fresno.

**Mission Valley Community Plan
2020 Comprehensive Plan Merit Award (Large Jurisdiction)**

City of San Diego
Dyett and Bhatia
Chen Ryan Associates
M.W. Steele Group
Diego Velasco

Adopted in September 2019, the Mission Valley Community Plan sets forth a new vision that provides a more sustainable and higher transit use community through greater connectivity, better attention to design, improved public spaces, and significantly more housing where it is needed most. The plan replaces an antiquated community plan that used motor vehicle trips and auto-oriented development as the basis for determining development intensity. The new Mission Valley Community Plan envisions a river-oriented community, designed to create a better balance between employment and shopping with housing. The plan introduces over 28,000 homes using sites near transit that are currently developed as solely commercial uses by establishing new mixed-use zoning that allows the total redevelopment of existing sites and the creation of new uses coupled with existing buildings of differing uses.

**Del Mar Civic Center
2020 Implementation Merit Award (Small Jurisdiction)**

Spurlock Landscape Architects
Miller Hull
City of Del Mar
BWE
Hope-Admundson
Randall Lamb



The new Del Mar Civic Center successfully expresses the culture and physical attributes of Del Mar, making it a true community asset. The civic center includes a town hall and a city hall adjoined by a breezeway and both halls are visually connected to a large plaza that serves as a space where the public can enjoy panoramic ocean views. From day one, the design team collaborated with the people of Del Mar to ensure that the architecture and site design was compatible with the neighborhood character, the design was efficient, and that it offered public access to amenities and views. In 2018, the project was constructed and implemented on-time and on-budget, and has quickly become a popular public venue for daily civic activity as well as for the weekly farmers market, art shows, sunset viewing, and relaxing in true Del Mar laid-back fashion.

**Alisal Vibrancy Plan
2020 Advancing Diversity and Social Change in Honor of Paul Davidoff Merit Award**

City of Salinas and the Alisal Community

The Alisal Vibrancy Plan was driven by equitable engagement practices that brought diversity into the planning process, creating new resident leaders, and its support for community-generated strategies to help marginalized residents. The AVP alleviates and reverses decades of neglect and underinvestment in the primarily Hispanic/Latino east side neighborhoods of the City. The AVP has become the model for future engagement in Salinas, and in other communities that want to enhance diverse involvement. The jury found that this plan is an example of having long term implementation to create change in a community.

**VC Resilient Coastal Adaptation Project
2020 Best Practices Merit Award**

County of Ventura
Revell Coastal LLC

The County of Ventura also has the distinction of being proportionally the most “armored” in California, with 20 of its 29 miles fortified by seawalls and revetments. This engineered method of coastal hazards defense conflicts with State preferences for natural adaptation methods such as managed retreat, yet armor has been used throughout the county for over a century. The VC Resilient Coastal Project provided a forward-thinking approach to sea level rise and developed an innovative adaptation strategy called the “ephemeral cobble groin pilot project” that could potentially be applied statewide to conserve narrow beaches that are backed by sea walls and revetments. The County successfully completed a sea level rise planning project without significant opposition because it considered local conditions while still implementing state policies.

**Exposition Corridor Transit Neighborhood Plan
2020 Economic Planning and Development Merit Award**

Los Angeles City Planning
Terry A. Hayes Associates Inc.
Sirius Environmental
Fehr & Peers
Gruen
Pro Forma Advisors LLC



The Exposition Corridor Transit Neighborhood Plan known as Expo TNP, sets forth a vision for the transformation of a traditional freight-based rail corridor and 150 acres of industrial land into a modernized hub of clean manufacturing and technology-oriented industries that will support good, green jobs and power our region's economy for decades to come. The plan creates capacity for an additional 6,000 housing units and nearly 15,000 jobs, and establishes standards for urban design, streetscape improvements, and infill development including the creation of hybrid industrial zones and parameters for green and healthy buildings. The Expo TNP demonstrates how people-friendly policies can influence prosperity and equity, and creates a framework to increase mixed-income housing, incentivize infill development, encourage active and walkable development, and foster innovative employment industries where we need them most—near transit.

**City of Walnut Creek, Planning Division
2020 Planning Agency Merit Award**

City of Walnut Creek, Planning Division

The City of Walnut Creek Planning Agency has prepared numerous high-quality plans and projects that demonstrate a program of exceptional work. The plans improve the community of Walnut Creek through mitigating impacts of climate change, enhancing pedestrian and bicycle amenities, and creating vibrant mixed-use districts near public transit. The jury noted that central to these efforts is extensive and meaningful community engagement. The confluence of these efforts demonstrates the Planning Agency's commitment to elevating the planning profession, producing high-quality work, engaging stakeholders and community members through innovative means, and implementing solutions that enhance quality of life.