



APA California Northern Minutes of the September 6, 2012 Board Meeting

Meeting Location: the City of Sunnyvale City Hall, 456 West Olive Avenue, Sunnyvale, CA

Board meeting called to order at 6:30 p.m.

1. Introductions/Welcome

Roll call:

	Alexandra Barnhill	Eileen Whitty	x	Janet Palma	p	Miroo Desai	p	Stephen Avis
	Andrea Ouse	Elizabeth Caraker	x	Jeff Baker	x	Naphtali Knox	x	Tania Sheyner
p	Andy Waggoner	x	Emy Mendoza	Joanna Jensen	x	Natalie de Leon	x	Veronica Flores
	Avalon Schultz	x	Erik Balsley	x	Juan Borrelli	x	Rob Eastwood	
	Brian Soland	x	Florentina Craciun	x	Justin Meek	x	Ronny Kraft	
	Colette Meunier	x	Hanson Hom	p	Katja Irvin		Ruth Miller	
p	Darcy Kremin	x	Hing Wong	p	Kristine Gaspar	p	Scott Davidson	
	Don Bradley		James Castañeda	p	Laura Thompson		Scott Edmondson	

x = in person | p = phone

Guests: none

2. Adoption of July 11 Minutes

May Meeting Minutes Review and Approval – One correction was identified. Naphtali noted that he was not at the meeting. No other text edits, issues or questions were raised regarding the previous minutes.

Motion by Jeff Baker to approve the July 11, 2012, meeting minutes with the aforementioned correction, seconded by Hing Wong, approved with two abstentions.

3. Board Elections: Director-Elect and Administrative Director

Jeff provided an update. There are two positions up for election this fall: Director Elect and Administrative Director. In accordance with our By-Laws, Jeff noted that a Nomination Committee has been formed to solicit and review nominations for these two positions. Darcy, Jeff, Tania and Janet have volunteered to serve on the committee. Jeff is coordinating with Erik to put an announcement in an upcoming *eNews* blast. Nominations are due by September 30th.

4. Chapter Election Update

Hanson provided an update on the upcoming Chapter election. Allen Tai accepted Hanson’s invitation to serve on the Chapter Nomination Committee, ensuring that Northern Section

Board is represented at the Chapter level. Allen and other representatives have solicited nominations and are in the process of reviewing submittals for four to five positions up for election in November.

Allen Tai has indicated that they received no candidate applications from members of the Northern Section to serve on the Chapter Board. As the largest Section, Hanson wants to make sure we are well represented and to balance the influence of Southern California members.

Hanson asked if anyone on the Section Board would consider running for a Chapter Board position. Janet Palma offered to put in an application for the Planning Commissioner position.

Juan noted that his two-year term is ending. Regrettably, he decided not to re-run because of work conflicts. Hanson and other Board members noted that he'll be missed on the Chapter Board, but appreciate his continuing service on the Section Board as Section Historian.

5. Holiday Party Planning

This year's Holiday Party Committee is being led by Florentina and supported by Darcy, Brian, Tania, and Hanson.

Florentina noted that a date and venue has been set: November 30 at Mua in downtown Oakland. The committee made sure the venue was near public transit (Mua is a few blocks away from the 19th Street BART station). Because of First Fridays, the date was pushed ahead one week. Mua is located in an arts/industrial area. The restaurant offers Fusion/American cuisine and can easily accommodate 80 people. A flyer is in the works, which should be released next week. She'll talk with Justin about putting an announcement on the events calendar. She'll provide the flyer and announcement info to Naphtali for the newsletter, too. Tania is handling the Eventbrite online registration. A graduated fee scale will give students and unemployed planners less costly tickets to purchase.

Hing suggested encouraging people to pre-register by offering an "early bird" registration discount. To encourage people to register before the event, the Board agreed to increase the ticket price at the door by \$5 for all categories.

Florentina noted that prizes have not been collected yet and will be purchased a month before the party.

Hanson suggested that Board members ask companies to provide prizes for the California Planning Foundation (CPF) auction, too. (Every year at the State conference a CPF auction is held. At this event, each Section has one big ticket item such as a get-away weekend trip as part of an informal Section challenge, and many smaller scale prizes, such as wine baskets and the like.)

6. Parking Workshop

Hanson noted that at the last Board meeting, Valerie Knepper at MTC is interested in putting on a workshop on AB 904. Originally introduced by Skinner, this bill will likely be reintroduced in the next legislative session.

Hanson provided an overview on the bill and summarized APA's concerns with it. Namely, it would run afoul of "home rule," as some municipalities have expressed concern that a statewide standard that applies a "one size fits all" approach to reducing parking requirements near transit. Hanson further noted that APA is mainly worried about the details of the bill, not the issue of reducing parking requirements itself.

The intended outcome of this workshop is to provide constructive feedback on the topic to APA California Chapter for drafting our legislative position.

Participants at the workshop will represent as wide a swath of opinion as possible. Elizabeth Deakin, UC Berkeley professor, will moderate (she is an authority on parking and related topics). Justin Meek will provide on-the-ground "facts" by presenting recent studies on parking utilization at TOD residential properties throughout the Bay Area, including the SJSU/VTA 2010 collaborative research project for properties in Santa Clara County. Valerie will give the regional perspective, as a representative of MTC. David Snow will explain the APA's concerns about current bill language (David leads the committee that wrote the opinion on AB 904). Eric Figueroa will provide the League of California Cities position on the bill. Mott Smith will present the developer's perspective (provided his travel costs can be reimbursed, which Valerie is looking to cover). And Tom Pace will describe the City of Sacramento's efforts in studying new parking standards for transit areas. This good cross section of perspectives and positions should lead to a fruitful discussion.

The workshop is planned for November 9 from 2:00 to 4:30 p.m. at the Metro Center in Oakland. Hanson plans to apply for CM Law credit, if possible. The fee to attend will be \$5 for students, \$10 for APA members, and \$15 for non-APA/general public. The event is anticipated to be "cost neutral" given the admittance fee and MTC funding.

The format will be short 5-minute presentations followed by a facilitated discussion. Notes will be recorded, which will hopefully be turned into recommendations.

Valerie will have maps on hand about transit rich areas.

Emy offered to design a flyer.

Hanson stated that he thinks it is great the Section is getting involved with providing input on legislative matters.

7. Brazil Trip Wrap-Up

Rob provided a summary about the recent trip to Brazil. 22 participants spent 16 days. By comparison, in years past 42 participants went to China (in two groups) and 16 went to India. This time there was one unusual component: a large Washington contingent. Interestingly, they signed up independent from one another, as they didn't know their fellow planners from Washington.

Rob noted that the group had good access to a variety of professionals and officials, who provided valuable information about the places they visited.

Miroo noted that this was her first trip, and that she had a fantastic time. The trip was well organized; she was grateful to not have to worry about the details. In her opinion the itinerary offered was a good mix of meetings, recreational time, et cetera. "It was a real pleasure."

Hing reiterated that this was a spectacular trip, and he too found the discussions to be very informative.

Miroo added that anyone interested in the trip should check out the blog on their experiences. If nothing else, it gives an idea about what it's like to travel with planners. A link from the Section's webpage will be set up.

Naphtali is going to use one of the blog entries on favelas in the next newsletter; a longer article will go into the next issue of *CalPlanner*.

Hing and others will consolidate good pictures to upload onto the Section's Picasa site. These photos will be incorporated into the holiday slideshow.

Rob has put in a request for CM credits. Tania will look into whether the trip events have been accepted by APA National.

Rob also noted that this was his "sunset trip," as he will be moving on to other things. The good news is that there is interest among current Board members to take on his role.

Hanson noted that Rob has done a great job at this position and that the Section has received well-deserved recognition for the international trips he's organized over the past several years. Hanson thanked Rob for having started a great tradition for the Northern Section.

8. Board Directors Report

Regional Advisory Committees. Hanson started with the Regional Advisory Committees (RAC) chairs, since they are typically left for last.

Kristine (North Bay RAC Chair) noted that she has a social event scheduled for next week in Napa. This is part of a series of socials throughout the North Bay region. After the social event, she intends on organizing one more brownbag before the holiday season kicks in.

Kristine has sent an email to her group to check out the Section's new website. While she asked for feedback, she hasn't heard anything yet.

Hanson noted for Brian (not present or on the phone) that there is a social event scheduled for September 26 in San Francisco.

Andy (East Bay RAC Co-Chair) reported on Joana's upcoming events. One will be on emerging uses of technology in planning. Another will be a walking tour (topic and location TBD). Both are scheduled for next month. Hanson reminded Andy to send Justin event announcements.

Katja (South Bay RAC Chair) reported on her successful bike event held September 5. She received good feedback and was able to collect enough donations and sponsorship money to break even financially. Juan took photos. Emy expressed how much she enjoyed visiting the historic bike shop Faber's, which the owner not only opened up for the group, but also cleaned up in preparation of their coming. In total, about 50 people attended, with about 20 showing up for the pre-event bike tour.

Naphtali would like to receive an article from Katja on this event, which Katja agreed to do. Juan will provide pictures, and Emy anecdotes.

Stephen (Redwood Coast RAC Chair) noted that the next brownbag event will feature an environmental planner as the speaker. This individual completed a trip around Humboldt Bay by kayak and canoe, collecting baseline data on water intrusion along the way. Should be interesting!

Stephen also noted the all-day workshop on bicycle safety was a success. It was well attended and fostered a good exchange of ideas, many of which he thinks will be implemented in the region.

Another one of his workshops on community services districts looked at different techniques.

Because of the great distance to the Bay Area, he plans to hold a local holiday party, too.

For the Monterey Bay RAC area, Elizabeth (not on the call) held an all-day event on stormwater.

James (Peninsula RAC Chair) has several events in the works. One will explore the tension between tourism and agriculture. Another will address planners' role in engaging key stakeholders. James is also planning a social event for late October, which he would like organized as a joint RAC/YPG event.

Naphtali inquired about why RAC stands for "Regional Advisory Committee." He thinks the "A" should be changed from *advisory* to *action* and the "C" from *committee* to *chair*. Regional Action Chairs makes more sense to him. The Board agreed that "Regional Activity Coordinator" is a more appropriate title. Emy offered to prepare a proposal to amend the By-Laws. The proposal will be circulated before the November Board meeting, so that members can be prepared to vote on the matter.

Communications Director. Erik has been very busy since the last Board meeting. He redesigned the *eNews*, which Hanson and others said looks more streamlined and less cluttered.

He has put some effort in the Section's facebook page, to increase its activity and posts. As he indicated in his board report, the week after the July Board meeting the page had a weekly reach of about 40 people. Since then it has risen to up to 196 people. As of September 6, 2012, the reach dropped to 113, but more postings should up the number. He will try to keep the numbers up, but noted that the page has only 109 likes so far.

As for the Section's LinkedIn social media platform, he noted that Darcy continues to be a great help. She has been posting jobs to the LinkedIn site. The Board agreed that posting Requests

for Proposals (RFPs) for consultant proposals would be allowed, because they are like job postings.

Erik inquired as to which Board member started, or has administrative access to, the Section's Twitter account. Surachita started the account a few years back. Natalie offered to look through her old emails to see if she has administrative rights. Hanson will see about getting admin access rights for Erik and will check with Surachita.

Webmaster. Ronny noted that after all the updates to the Section's website leading up to the July Board meeting, over the last two months there have not been many changes. The lion share of the website's makeover is done and only minor tweaks have been needed to maintain the site.

She noted that there have been only a few announcements on the home page. Links to social networking events and jobs have been put on the home page. The amount of traffic to the site has been steady – i.e., there has not been a whole lot of new traffic. To drive more traffic, she suggested sharing calendar event links.

Hing noted that the California Chapter website is being revamped and will be ready before the next State conference. The current website is in need of an update, as it is 12 years old.

University Liaison. Emy gave the following highlights: new academic year has recently begun; Veronica is on board as the new San José State student representative; and Don's AICP workshop classes is starting up, which she is helping get a room for. At work, her fellow planners and other ESD staff know her as being connected to students. She is always one to help out with student-related projects.

Student Representative. Veronica provided a brief overview of the upcoming Urban Planning Coalition (UPC) symposium. A handout from Jason Su, UPC President, provides more detail. In short, the event is scheduled for Saturday, September 29, at the Martin Luther King Library. The keynote speaker is the vice mayor of the City of Burbank. An application for 3 CM credits has been submitted. The UPC is expecting about 100 attendees (students, young planners, etc.). After the event, an article will be submitted for inclusion in the next newsletter.

Ruth was not present or on the phone to report recent activities at UC Berkeley.

Sustainability Committee Co-Chair. Katja provided a brief summary about an event being organized called "Mobilizing Sustainability Planning: A Dialogue between State Chapters and the new APA Sustainability Division" (see the Board report for detailed information). She also noted that there is a new person contributing to the newsletter column on sustainability topics. Scott is presently putting more content on the website and is involved with the APA National Division that is being started.

Planning Commissioner Representative. Janet did not have anything to add to her report. Although, of course, as she noted earlier she would apply for California Chapter Planning Commissioner position.

Section Historian. Juan noted that he has finished scanning all past newsletters, which date back to American Institute of Planners (AIP) years. Using these past newsletters, he was able put together a list of past directors. Next step: upload them to the website.

Juan also has responded to member inquires regarding CM credits and sent congratulations to those planners who recently passed the AICP exams. He is preparing for a session for the upcoming State conference.

Membership Director. Florentina is busy planning the holiday party. She also represented APA at the San José State University new student orientation last month. She is trying to connect with UC Berkeley students soon, too. She plans to update the membership information on the website.

Newsletter Editor. Naphtali called attention to Theresa Alster's past assistance to preparing the newsletter. For a detailed description of her contributions, see the Board report.

Naphtali also noted that he needs *two* kinds of photographs. One for the "Where in the world?" newsletter section, and the other for the magazine cover. The former can be of urban planning-related topics anywhere in the world, while the latter should be local to somewhere in the California-Northern Section's region. All should be high resolution. Also, when taking photographs intended for the cover, make sure you keep in mind that it the useable portion of the image needs to be in a *square* format. Naphtali suggested main streets as good subjects.

Professional Development Director. Tania noted that all CM applications are current. There are only two events that she has not heard back from APA National about whether or not they have been approved. These two events are the Brazil trip and UPC Symposium.

She also reminded event organizers to send her the filled in sign-in sheets for their events. Simple scan and send them to her.

She noted that she has set up the holiday party's registration through Eventbrite. For payments at the door, a card reader will be needed.

She is also planning on doing another student resume review in the South Bay. She will invite FAICP members to participate in the event to share with the students advice on their planning careers.

Awards Program Directors. This year's awards program will be held once more at Scotts Seafood Restaurant at Jack London Square in Oakland.

International Director. Rob did not have anything more to add.

California Planning Foundation Liaison. Hing noted that CPF scholarship committee interviewed dozens of planning students who applied for CPF scholarships during the first two weekends in May. Among the scholarships recipients are current and past Board members: Avalon Schultz (San José State University), Veronica Flores (San José State University), David Keyon (San José State University), and Ruth Miller (UC Berkeley).

Hing noted that our Sections needs to find a good prize (e.g., hotel stays, vacation homes) to compete in this year's CPF auction. He also noted that it has been a while since our Section has won.

Young Planners Group Co-Directors. Natalie described a YPG event being co-organized with USGBC on energy. Other upcoming events include volunteering one's time to help out Habitat for Humanity build a home in either the East or South Bay. An exact date and location will be forthcoming soon. As mentioned previously by Tania, Natalie and Avalon are going to organize a resume review workshop by the end of the year. Lastly, they have another office tour idea in the works.

Legislative Director. Alexandra in her Board report provided a summary on major bills and court decisions in the recent past, which are included below.

Legal Decisions

- **Court Requires a Church to Seek a CUP Before Filing a RLUIPA Suit.** In *Guatay Christian Fellowship v. County of San Diego*, the Ninth Circuit Court of Appeals rejected a church's claim that the County of San Diego's conditional use permit ("CUP") requirements violated the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"). Because the church had not completed the requirements for the CUP, the court held the case was unripe for judicial review. Requiring the church to comply with the land use permit before bringing suit would help the court determine how the regulation at issue would be applied to the property and whether the church had suffered a "substantial burden" under RLUIPA. This is the first time the Ninth Circuit has applied the ripeness rule to RLUIPA.
- **City's Internal Emails May Become Part of a CEQA Administrative Record.** In *Citizens for Open Government v. City of Lodi*, a CEQA suit was filed regarding the City of Lodi's approval of a CUP for a shopping center to be anchored by Wal-Mart. One of the issues in the suit was whether certain emails between senior governmental officials and with consultants should have been included in the administrative record. The trial court excluded some of the emails on the basis of the deliberative-process privilege. That privilege protects the mental processes of governmental decisionmakers. The appellate court reversed, finding the City failed to meet its burden of showing the public interest in non disclosure clearly outweighed the public interest in disclosure. As a result, agencies attempting to rely on the privilege must be able to meet the burden, otherwise they may have to provide internal emails for the administrative record.
- **Agency Proceeds with Rulemaking to Streamline Environmental Review for Infill Projects.** The California Natural Resources Agency in September will hold two public hearings regarding new rulemaking for streamlined environmental review for qualified infill projects. The agency would add a new Section 15183.3 along with a new Appendix M and N to the CEQA Guidelines. These guidelines would establish a process for documenting and applying the existing Public Resources Code section 21094.5.5 streamlining provisions. More information can be found at: http://ceres.ca.gov/ceqa/docs/SB226_Guideline_Updates_Notice.pdf.

Legislation

- **No Major CEQA Reform this Legislative Session.** Senate Bill 317 (Rubio) was a last minute “gut-and-amend” bill that would have significantly altered the way CEQA is enforced. The law was designed to curb CEQA litigation. In particular, it would have limited the lawsuits challenging (a) adopted environmental standards and (b) projects that comply with approved plans. The timing and content of the bill drew significant opposition, with environmental groups claiming that SB 317 would render CEQA useless by nullifying lawsuits. The sponsors of the bill decided to kill the bill and it was not heard by the Senate.
- **Some RDA Dissolution Clean Up Bills Await Governor’s Signature, Others Failed.** Several legislative bills that proposed various fixes failed passage. These include Senate Bills 986 (Dutton) and 654 (Steinberg). However, SB 1151 (Steinberg), which would require a long-range asset management plan from successor agencies, and AB 345 (Torres), which relates to Sustainable Communities Investment Authorities, are before the Governor.
- **A Bill Making Infrastructure Financing Districts an RDA Alternative Awaits Governor’s Signature.** Senate Bill 214 (Wolk), discussed in a prior update, is also awaiting the Governor’s signature. That bill removes the existing vote thresholds, authorizes rehabilitation and maintenance, and makes numerous other changes focused on making the Infrastructure Financing District tool more flexible. The author amended the bill to incorporate many amendments proposed by the League of California Cities designed to make the bill more workable.

AICP Director. While Don Bradley was not on the phone, Hanson noted that the Fall 2012 AICP Workshops will once again take place at San José State University. He is in the process of lining up speakers. Since he has a 96 percent pass rate, participants should contact him to register for the course.

Advertising Director. Scott Davidson reported on being able to getting more calling card ad subscriptions (two new adds). Yet compared with previous years, we are still about half of last year’s number. So the Section’s revenue from calling card ads is about at \$6,000, but was budgeted for about \$10,000. He noted that there has been more advertisements since the new website went live a few months back. He also suggested that the Board may want to revisit the issue of charging for job advertisements.

Immediate Past Director. Darcy indicated that most of her attention is on organizing the CPF auction. She is this year’s coordinator. In addition, she is participating in two sessions at the State conference.

Treasurer. Laura noted that she has updated the budget from the last Board meeting’s changes, and will send it to Hanson the following day. Hanson will post it on his Director’s page (or somewhere else public on the website). Laura also reported that all bills are paid.

Erik suggested putting a disclaimer explaining the budget, so that first time viewers would understand that the Section's finances are drawn down each year (the main revenue source occurs when the State conference is held in the Bay Area every eight years or so).

Hanson noted that the California Chapter received a little bit more income from membership subventions than previously expected. While this is not a large amount of money, it does mean that the Section's original proposal to some of its subvention contribution is eliminated.

Administrative Director. Justin did not have anything more to add to his report

Director Elect. Jeff did not have anything more to add to his report.

Director. Hanson highlighted the fact that all four of the Planner Emeritus Network (PEN) nominations from Northern California were selected for induction into the Class of 2012. They include Dr. Earl Bossard, AICP, Anne Cronin Moore, Barbara Kautz, FAICP, and posthumously Leon Pirofalo, AICP; all four will be honored at the next State conference in Rancho Mirage. Hanson also noted that he has been asked to sit on the PEN nomination committee for next year.

Planning Diversity Director. Miroo is working on a Planners of Color Social Mixer event, which she plans to have organized in about two weeks. It's scheduled for next month. She also has a diversity summit planned for the State conference. The keynote will be by Lio Estrada from the University of California, Santa Cruz. In helping her set up meetings with high schools, Miroo asked for any contacts that Board members may have.

Hanson noted that the next **Board Meeting** is scheduled for Wednesday, November 7. A location has yet to be determined. Janet offered to check with the City of San Leandro for a site. She suggested that the City's library would be a good choice.

The next **Executive Committee Meeting** is scheduled for the first Friday of October.

Meeting Adjourned: 8:36 p.m.

Next Meeting: Thursday, November 7, at TBD

Summary of Action Items:

1. Hanson to coordinate with interested Board members on organizing the AB 904 workshop.
2. Hing and other Board members to upload photographs from the Brazil trip to the Section's Picasa site.
3. Emy to prepare a proposed By-Laws amendment to change "Regional Advisory Committees" to "Regional Activity Coordinators."
4. Natalie will look through her old emails to see if she has administrative rights to the Section's Twitter account and provide this information to Erik. (If need be, Hanson will see about getting the admin access rights.)