



NORTHERN NEWS



American Planning Association
California Chapter
Northern

Making Great Communities Happen

A Publication of the Northern Section of the California Chapter of APA

SEPTEMBER 2012

Green Rehab updates supportive housing in Berkeley

From HUD User, June 4, 2012, www.huduser.org

Rehabilitation of aging, low-income housing is of critical importance in high-cost areas with a limited supply of affordable housing. Incorporating green building features in such rehabilitation projects not only ensures long-term preservation of housing units but also generates economic and health benefits for occupants. Berkeley's Erna P. Harris Court complex is an example of an older supportive housing project that underwent an extensive green rehabilitation to enhance longevity of the property and improve the quality of life for its low-income residents.

With an overall cost of living that is 66 percent higher than the national average, the San Francisco Bay Area is emblematic of the affordable housing crisis across the nation. And Berkeley is no exception — 65 percent of renters pay 30 percent or more of their income for housing. The high costs of land, materials, and labor are major barriers to developing new affordable housing in Berkeley, which makes crucial the preservation of existing projects such as Harris Court.

A comprehensive Green Upgrade

Initially a motel built in the 1950s, Erna P. Harris Court was purchased by Resources for Community Development (RCD, <http://bit.ly/RfHAVU>) in 1994 and remodeled to provide HUD-subsidized, supportive housing for formerly homeless and disabled adults in Berkeley's University Avenue neighborhood. The 35-unit complex serves residents with incomes at or below 50 percent of the area median income. Intensive case management, mental health and group counseling, and employment assistance are among the supportive services provided to residents.

Construction delays and budget constraints limited the initial rehab to addressing only the most severe deficiencies. Problems remained, such as poor drainage and ventilation issues with outdated and inefficient windows. Nearly 15 years after its purchase by RCD, the time had come to comprehensively upgrade Erna P. Harris Court.



Photo courtesy Treve Johnson Photography

Through a partnership with the Local Initiatives Support Coalition (LISC), RCD conducted a *Green Physical Needs Assessment* for the complex, in addition to a conventional *Physical Needs Assessment* (PNA). These needs assessments identify a property's repair needs and include cost estimates for maintaining and replacing the various physical components of a building, often required by lenders.

Conventional PNAs, required prior to rehabilitating any HUD-assisted property, do not typically include energy audits, and primarily focus on capital costs, with operating costs rarely taken into account. In contrast, a Green PNA addresses potential savings in operating costs due to energy and water efficiency improvements, as well as other sustainability features. Green PNA considerations often include mechanical systems in relation to the building envelope, siting considerations, integrated pest management, moisture issues, and interior air quality. "A Green PNA is going to look at all the systems, the indoor air quality, how you're using energy and water so you can take those things into account when you're developing a scope of work," said Carolyn Bookhart, a project manager at RCD. See *LISC needs assessment primer* at <http://bit.ly/RLLOIp>

(continued on page 4)

WHAT'S INSIDE

Green update for supportive housing

HUD USER looks at Berkeley rehab.

[PAGE 1](#)

Director's note, by Hanson Hom, AICP.
Upcoming election for two board positions.
Nominations for AICP College of Fellows.
Appreciation to Theresa Alster. [PAGE 3](#)

Norcal roundup

Erik Balsley's monthly picks: Santa Clara County, Palo Alto, Marin, Treasure Island, State fire fees, Delta tunnels, Facebook, SFPark, Bay Trail, Hetch Hetchy, Pinnacles. [PAGE 5](#)

Plan-it Sustainably

San Francisco partners with Biophilic Cities, by Scott Edmondson, AICP.
[PAGE 9](#)

Solar guidebooks available

[PAGE 11](#)

Where in the world

When you can't see it in person. [PAGE 11](#)

2012 PEN honorees

Four Northern Section planners will be inducted into the Planner Emeritus Network October 22. [PAGE 11](#)

Who's where

Promotions, changes. [PAGE 12](#)

And they're off

Northern Calif. planners explore Brazil and blog. [PAGE 12](#)

Northern Californians awarded AICP specialty credentials

[PAGE 12](#)

Measuring Healthy Development,
by Poonam Narkar, AICP. [PAGE 13](#)

Letters

What we're doing right and wrong.
[PAGE 14](#)

General Plan Guidelines 2013 update

[PAGE 14](#)

New public spaces typology

[PAGE 14](#)

What others are saying

The editor's monthly picks: Capsules from and links to gems in *The New York Times*, *The Guardian*, *The Globalist*, *The Economist*, *UPI*, and *Harvard Business Review*.
[PAGE 15](#)

Board member directory and newsletter information

[PAGE 18](#)

Northern Section CALENDAR

The calendar has moved to the Northern Section website. For a complete list of upcoming events, go to <http://bit.ly/LtpX2X>. ■

Manhattan is considerably less dense than it was 100 years ago. "At the height of the Industrial Revolution, New York City's Tenth Ward had a population of 185,513 to the square mile. New technologies reduced the cost of movement in cities and made it possible for large numbers of people to commute over greater distances. Densities throughout the island were greatly reduced as vast numbers left Manhattan for the suburbs." —Solly Angel, <http://bit.ly/N7UZ5v>

Director's note

By Hanson Hom, AICP



Election of Northern Section Directors

The terms of two elected Board positions, Administrative Director and Director-Elect, expire Dec. 31, 2012. A nominating committee overseen by **Jeff Baker**, Director-Elect, has been formed to solicit and review applications, with the election scheduled for this November. Each will serve a two-year term. The Director-Elect will assume the Director position at the end of this term. The Director-Elect must have served on the Board for at least one year either previously or currently. The responsibilities of the positions include:

Director-Elect

- Preside at all meetings and represent the Section in the absence of the Section Director;
- Act as Section Director should the Section Director be unable to serve, as authorized by the Section Board;
- Organize the annual Board Retreat;
- Be responsible for keeping the Bylaws in order, appointing the Nomination Committee and organizing elections; and
- Other duties as assigned by the Section Director.

Administrative Director

- Maintain the records of the Section, and to make such records available for members;
- Conduct the correspondence of the Section under the direction of the Section Director and the Section Board;
- Prepare and distribute the records of actions resulting from Section Board meetings;
- Work with Board members to publicize professional development activities and networking events and maintain a calendar of section activities;
- Work closely with the Communications Director to prepare the eNews; and
- Inform APA California of section activities of interest to other APA members.

If you are interested in either position, please contact **Jeff Baker** at jeff.baker@dublin.ca.gov. Even if you are not seeking either position, we have a dynamic Board of 36 members that coordinates a variety of activities. Opportunities become available regularly to get involved in an area that may interest you. Please let me know if you are interested in participating on the Board. We always welcome new Board members!

Attention, AICP planners

For those seasoned planners among us (planners with AICP certification for at least 15 years) the APA California Chapter is coordinating FAICP nominations for the Class of 2013. Five California planners were inducted into FAICP in 2012. If you are interested in submitting an application, please contact **Carol Barrett, FAICP**, at caroldbarrett@gmail.com, or me. Carol once again is overseeing the nominations at the Chapter level. California FAICP members will be available as coaches to guide candidates through the process.

We also fittingly acknowledge the 25 Northern Section planners who recently passed the AICP exam. See *Northern News*, July-August 2012, page 4, <http://bit.ly/TR2Xip>. Northern Section planners made up over half of California's newest AICP members. Congratulations on achieving this professional milestone!

Associate newsletter editor moving on

Special thanks to **Theresa Alster** for her more than two years of service to Northern Section. The July-August issue of *Northern News* — which she and associate editor Erik Balsley, AICP, co-edited and published — was Theresa's last as an associate editor. Theresa has written a dozen articles for *Northern News*, beginning with "Free parking is a bad idea" (April 2010, page 6). She served as a *Northern News* associate editor and a member of the Northern Section Board since February 2011.

Final note

Don't forget to register for the APA California Chapter annual conference at Rancho Mirage, Oct. 21–24. For more information, see the Summer issue of California Planner, <http://bit.ly/PB7IvE> ■

The display of calling cards from firms offering professional services appears in every issue of *Northern News*. Fees paid by the firms for this service help defray the costs of this newsletter.

innovative solutions | stronger communities



www.migcom.com



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

Monterey, CA 831.649.1799 www.emcplanning.com



- AGENCY STAFFING
- CONSERVATION PLANNING AND BIOLOGICAL SERVICES
- ENVIRONMENTAL
- PUBLIC FINANCE
- HOUSING & COMMUNITY DEVELOPMENT
- URBAN PLANNING
- SUSTAINABILITY & CLIMATE CHANGE
- CREATIVE SERVICES

COMPREHENSIVE MUNICIPAL SERVICES

(866) 828-6PMC
WWW.PMCWORLD.COM

"Santa Fe, NM, is more than 400 years old. But the Santa Fe that most people know — the home of the Santa Fe Style — dates from the first part of the 20th century and a City Beautiful plan."

—Leonardo Vazquez, AICP/PP,
<http://bit.ly/P8tOTT>

Green Rehab updates supportive housing in Berkeley

(continued from page 1)



Photo courtesy Treve Johnson Photography

The Green PNA for Harris Court included many of the features that were part of the renovation, such as fans with humidistats in bathrooms to prevent mold, low- or no-off-gassing finish materials, and linoleum tiles in place of carpeting. Energy Star® appliances and windows and hydronic radiant heating systems intended to reduce utility costs, comprehensive drainage and waterproofing measures, and landscaping with drought tolerant plant species were also part of the green upgrades. See *Harris Court fact sheet* at <http://bit.ly/RLMxJC>

Financing the nearly \$7 million project was a challenge. Both Bookhart and the project's financial consultant, Meg McGraw-Scherer of the California Housing Partnership Corporation, cited the critical importance of American Recovery and Reinvestment Act funding to the project. According to McGraw-Scherer, if ARRA funding had not been available, RCD may have been able to complete a minor rehabilitation, but not the comprehensive green building upgrades. Erna P. Harris Court's status as supportive housing gave the project preference in securing critical ARRA Tax Credit Assistance Program funds, which amounted to nearly half of total project cost. ARRA information can be seen at <http://1.usa.gov/RLMNio>

The green renovation of Erna P. Harris Court provides a potential template for rehabilitation of older affordable housing projects and illustrates the advantage of conducting a comprehensive green PNA. The property now has sufficient durability and efficiency upgrades to last another 20–30 years. While cost savings from improvements to Harris Court have yet to be quantified, RCD anticipates substantial reductions in energy use. A grant from Enterprise Community Partners will allow for an analysis of pre- and post-rehabilitation utility expenses to gauge the financial benefits of the enhancements. ■



GHD is one of the world's leading engineering, architecture and environmental consulting companies. Our 6500 people serve clients in water, energy and resources, environment, property and buildings, and transportation.

www.ghd.com



LAMPHIER·GREGORY

URBAN PLANNING & ENVIRONMENTAL ANALYSIS

lamphier-gregory.com 510-535-6690



Planning & Design

Wallace Roberts & Todd, LLC

444 Townsend Street | Suite 4

San Francisco, CA 94107

T 415.575.4722

F 415.436.9837

www.wrttdesign.com

rincon

Rincon Consultants, Inc.

Oakland 510 834 4455

Monterey 831 333 0310

San Luis Obispo • Ventura • Riverside • Carlsbad

Environmental Science & Planning

Biological Resources

Sustainability Services

Site Assessment & Remediation

Cultural Resources

GIS/Graphic Services

www.rinconconsultants.com

"Google Maps has made it easier to use the transit information feature on Android devices, and now has schedules for more than 1 million public transit stops worldwide."

—Adario Strange,

<http://bit.ly/OA4zhj>

Norcal roundup

Assembled by Erik Balsley, AICP, associate editor

Devil in the details

<http://bit.ly/P9yIFF>

"A two-word mistake is threatening to bring down a \$548 million parcel tax scheduled for the November ballot in Silicon Valley. Under election law, summaries can be no more than 75 words. This one had 77. The district rushed to hold a board meeting and approved a new measure with two fewer words. But it didn't post a public agenda of the meeting on its website or send it out to the media 24 hours ahead of time as required by the Brown Act. It missed those deadlines by less than an hour." —Paul Rogers, "Two-word error could cost Santa Clara Valley Water District half a billion dollars," *Mercury News*, Aug. 19, 2012.

Palo Alto Solar program faces cloudy future

<http://bit.ly/PoROou>

"Palo Alto may be land of the green and home of the tech-savvy, but the city's latest renewable-energy program has so far failed to achieve even a spark of participation from local customers, forcing officials to go back to the drawing board. The program, dubbed Palo Alto CLEAN (Clean Local Energy Accessible Now), gives local companies with large rooftops a chance to sell energy generated by solar systems to the city's Utilities Department. As of this week, not a single company has applied to be the city's energy supplier, and utilities staff is looking to make changes to the program's design in hopes of spurring more excitement from developers of solar technology and companies with large rooftops. In creating Palo Alto CLEAN, the city sought to create a feed-in-tariff program that would have very little or no impact on local electric rates. But now, it looks like the two goals — keeping rates low and getting companies to sign up — are at odds." —Gennady Sheyner, "Locals aren't buying Palo Alto's newest green-energy program," *Palo Alto Weekly*, Aug. 19, 2012.

Plans continue for Grady Ranch

<http://bit.ly/SaLIp>

"As the Marin Community Foundation seeks development of a low- and moderate-income housing complex at Grady Ranch, county officials have concluded that an affordable project of about 240 units is allowed there under current zoning. The land in Lucas Valley seems destined for affordable housing following a debacle in which plans for a huge Lucasfilm studio generating hundreds of jobs and millions of dollars in tax revenue collapsed. An 11th-hour effort by county supervisors to salvage the movie studio proved to be too little, too late, and finger pointing erupted on all sides. Lucasfilm, citing 'the level of bitterness and anger expressed by the homeowners in Lucas Valley,' threw in the towel, saying, 'enough is enough.' Lucasfilm said in April that it hoped to find a developer interested in low-income housing, as it is scarce in Marin. To that end, the Marin Community Foundation, which has made affordable housing development a priority, stepped in as a planning partner." —Nels Johnson, "Marin says zoning allows up to 240 units at Grady Ranch owned by George Lucas," *The Marin Independent Journal*, Aug. 18, 2012.

(continued on next page)

LSA

- Environmental Sciences
- Planning
- Design

www.lsa-assoc.com

Berkeley
Carlsbad
Fresno
Irvine
Palm Springs
Point Richmond
Riverside
Rocklin
San Luis Obispo
South San Francisco

bae

urban economics for sustainable development

bae1.com

san francisco 510.547.9380

sacramento 530.750.2195

los angeles 213.471.2666

new york 212.683.4486

washington dc 202.588.8945

Hatch Mott MacDonald

Delivering Transportation Planning Solutions

1300-B First Street
Gilroy, CA 95020
T. 408.848.3122
F. 408.848.2202
www.hatchmott.com

BMS

DESIGN GROUP

URBAN DESIGN
CAMPUS PLANNING
LANDSCAPE ARCHITECTURE
LAND PLANNING

San Francisco (415) 249-0130
Nevada City (530) 264-7033
www.bmsdesigngroup.com

PLANNING URBAN DESIGN ARCHITECTURE

LANDSCAPE ARCHITECTURE INTERIOR DESIGN

SASAKI

www.sasaki.com

San Francisco, CA Watertown, MA

EA

EXTANTACOUSTICAL CONSULTING LLC

adj (əK'stānt) - to stand out or above

ACOUSTICS • NOISE • VIBRATION • DESIGN

Serving Northern California And Beyond

T. 916.220.8173 | www.ExtantAcoustical.com

Norcal roundup *(continued from previous page)*

Contamination complicates Navy handover of Treasure Island <http://bit.ly/NsThaa>

"Radioactive contamination at the Treasure Island Naval Station, where San Francisco plans to build a high-rise community for 20,000 residents, is more widespread than previously disclosed. The findings appear likely to complicate the environmental cleanup and new construction on Treasure Island after years of debate. The draft report, dated Aug. 6, marks the first time the Navy has fully acknowledged that the island, created from landfill in 1937, was used as a repair and salvage operation for a Pacific fleet exposed to atomic blasts during the Cold War. The report came in response to state regulators, who pressed for details after cleanup workers found radioactive waste in unexpected locations. In an interview, Navy environmental cleanup coordinator James Sullivan accused inexperienced state public health inspectors of making exaggerated allegations inconsistent with the Navy's ongoing commitment to safety on Treasure Island. He added that the new historical report has a silver lining: It more concretely identifies areas of the island not affected by radiation, allowing some parcels to be transferred to San Francisco more swiftly." —Matt Smith, "Radiation history on Treasure Island more widespread than reported," *The Bay Citizen*, Aug. 17, 2012.

Controversial fire fee takes effect

<http://bit.ly/PpRtBZ>

"More than 800,000 Californians who own property within the 31 million rural acres covered by the California Department of Forestry and Fire Protection will begin receiving bills for a new annual fire-protection fee, rekindling outrage among rural residents and leading to a likely lawsuit seeking to overturn the surcharge. Climate change, development, and changes to the landscape may double the fire risk to rural homes over the next 40 years, researchers found. The fee, passed by Democrats in the Legislature and signed by Gov. Jerry Brown last year, is intended to raise an estimated \$84 million in its first year for fire-prevention efforts including thinning brush and trees and clearing around homes. It will help prevent more spending cuts for state firefighters, CalFire department spokesman Daniel Berlant said. Over the past 18 months, the department has dealt with an \$80 million budget cut by hiring 700 fewer seasonal firefighters, closing an air base in Fresno and mothballing five bulldozers and both of its fire engines serving the Lake Tahoe area." —Don Thompson, "State fire fee ignites anger as bills go out," *The Associated Press*, Aug. 13, 2012.

New water project generates local concerns in the delta

<http://nyti.ms/OrObwr>

In July, "State and federal officials announced plans to build twin 35-mile tunnels that would tap water from the Sacramento River and run under the delta in a straight line and deliver the water to aqueducts that feed water to large corporate farms and densely populated regions in Central and Southern California. Supporters say the pipelines will improve the environment of an increasingly fragile delta by replacing the pumps that now suck water directly from the southern delta. But opponents, including elected officials and farmers, say the tunnels will reduce the amount of fresh water in the delta and cause irreparable damage to fish and farmland by raising the level of salt water. Much of the delta

(continued on next page)



Environmental and Planning Consultants

Los Angeles
Oakland
Olympia
Petaluma
Portland
Sacramento
San Diego
San Francisco
Seattle
Tampa
Woodland Hills
www.esassoc.com

METROPOLITAN PLANNING GROUP

a new design on urban planning

Staffing Solutions • Policy Planning
Urban Design • Sustainability Services
mplanninggroup.com
650.938.1111



Monterey Bay 831.883.8187
San Jose 408.993.9224
Sacramento 916.928.1113
Walnut Creek 925.906.1460

Urban Design
General / Specific Plans
Community Visioning
Development Codes
Revitalization Programs
Environmental Assessment
Landscape Architecture
Entitlement
Natural Resources Management



www.rbf.com

DYETT & BHATIA

Urban and Regional Planners

www.dyettandbhatia.com

SAN FRANCISCO

General Plans • Urban Design
Environmental Planning • Zoning
Community Participation • GIS

415.956.4300

info@dyettandbhatia.com

755 Sansome St., Suite 400, San Francisco, CA 94111

"In 1989, Zurich turned its parking regulation on its head by adding parking maximums to their code. In 1996, the maximums were adjusted to make them even more restrictive." See photos of Zurich's Limmatquai before and after the removal of 20,000 cars per day.

—Norman Garrick and Christopher McCahill, <http://bit.ly/S5e09K>

Norcal roundup *(continued from previous page)*

is classified as prime farmland and produced about \$800 million in agricultural products in 2009, but the output is dwarfed by counties to the south, whose agricultural production totaled about \$25 billion." The article details how the project may impact the lives of residents and the small farmers near the proposed intakes. —Norimitsu Onishi, "Redirecting fresh water raises fears for farmers," *The New York Times*, Aug. 11, 2012.

Facebook builds employee village

<http://lat.ms/OPyv4J>

"Construction is booming along a bustling stretch that cuts through the center of Facebook Inc.'s campus in Silicon Valley. Here the social networking giant is designing its own Main Street, putting in storefronts that will cater only to Facebook employees, whether they're in the mood for a straight-razor shave or nigiri rolls. The company is subsidizing the construction of such retail shops on its sprawling private campus where there are few commercial establishments other than fast-food joints. Facebook had to undertake such efforts when it moved its headquarters to a suburban outpost at the edge of tidal mud flats and salt marshes cut off from the rest of Menlo Park by a six-lane highway. It's so isolated that when former tenant Sun Microsystems occupied it, the campus was nicknamed 'Sun Quentin.' Facebook hopes to make employees who were accustomed to the lively street life near its old digs in Palo Alto feel as if they are in the middle of everything — not far from it." —Jessica Guynn, "Call it Zucker Burg: Facebook campus gets its own Main Street," *The Los Angeles Times*, Aug. 10, 2012.

Conflict causes parking policies to be documented

<http://bit.ly/TrLJYx>

"The SF Municipal Transportation Agency's embattled efforts to put a rational price on the city's car parking supply by expanding parking meters have led the agency to develop a document that, for the first time, lays out its parking policies in one place. SFMTA officials, who presented a draft to the SFMTA Board's Policy and Governance Committee, say the document is intended to clarify the agency's goals and make its parking management decisions more transparent. The SFMTA's plans to install parking meters in the Dogpatch, Potrero Hill, and north-east Mission neighborhoods ran into heavy opposition in January from the Eastern Neighborhoods United Front (ENUF) which was formed in opposition to the parking plan. The SFMTA delayed its metering plans to do more analysis and outreach and plans to hold community meetings later this year. While the new document doesn't actually change any policies or practices, SFPark manager Jay Primus called it 'a really positive step forward' and helps the MTA communicate how, where, and why it uses different parking management strategies." —Aaron Bialick, "Aiming to win over critics, SFMTA spells out its parking policies on paper," *SF Streetsblog*, Aug. 10, 2012.

Bay Trail extended in Richmond

<http://bit.ly/OGikdE>

"With recently funded Bay Trail improvements, bicyclists, hikers and other trail users will be able to travel a continuous, dedicated path from Albany to Point Pinole. The Richmond council agreed to spend about \$500,000 to fill two gaps

(continued on next page)

PHOTOMONTAGES WALK-THROUGHS VIDEOS

SQUARE ONE

415.398.7044 www.squareoneproductions.com



Chandler W. Lee
Contract Planner

chandlerle@aol.com

940 Diamond Street
San Francisco, CA 94114
Phone: 415.282.4446



PLANNING AND ENVIRONMENTAL CONSULTING

Environmental Assessment • CEQA / NEPA

Regulatory & Permit Assistance • GIS / Mapping

Community Planning • Water Resource Management

Natural Resource Planning • Habitat Restoration



DENISE DUFFY & ASSOCIATES, INC.

www.ddapanning.com

MONTEREY • 831-373-4341 TRUCKEE • 530-582-8297 SAN JOSE • 408-451-8438

CDG
CANNON
DESIGN
GROUP

PLANNING URBAN DESIGN
ARCHITECTURE

Design Review Design Guidelines

180 Harbor Drive Suite 219
Sausalito, CA 94965
415.331.3795
e-mail: cdgplan@pacbell.net

LOHNES+WRIGHT
GIS AND CUSTOM MAPPING

Your new GIS Department



www.lohneswright.com

Norcal roundup (continued from previous page)

in the Bay Trail near Point Richmond and Brickyard Cove totaling 0.73 miles. The council also decided to spend \$154,000 to reopen Point Molate Beach Park, which has been sitting dormant for a decade. The current Bay Trail configuration takes cyclists along the southern shoreline, past the port and Miller/Knox Regional Shoreline, and through the tunnel in Point Richmond. But instead of traveling north along the Point Molate and Point San Pablo shorelines, the path takes a shortcut down the Richmond Parkway and eventually reconnects with the bay near Breuner Marsh, 218 acres of shoreline property just south of Point Pinole. The East Bay Regional Park District recently approved \$1 million to restore the Marsh and build a 1½-mile Bay Trail extension that links the Richmond Parkway with Point Pinole Regional Shoreline." —Carolyn Jones, "Richmond shoreline set for improvement," *The San Francisco Chronicle*, Aug. 1, 2012.

Hetch Hetchy becomes campaign issue

<http://bit.ly/OKDXYU>

"For decades, an unlikely alliance of environmentalists and Republican officials has pushed for draining Hetch Hetchy Reservoir in Yosemite National Park, a prime source of water and power for the city of San Francisco. The issue has been debated in Congress. In editorials, *The New York Times* and the *Sacramento Bee* have written approvingly of the idea. An initiative on San Francisco's November ballot would require the city to create a new master plan for the water system based on draining the reservoir and returning Hetch Hetchy to the park service. But none of that is providing political traction this election year for a conservative Republican who signed on to this environmental cause more than 20 years ago — U.S. Rep. Dan Lungren of Golden River. While Lungren insists he is sincere about wanting to create a 'second Yosemite' in Hetch Hetchy Valley, Democrats claim he is mainly interested in needling U.S. Rep. Nancy Pelosi and U.S. Sen. Dianne Feinstein." —Lance Williams, "Support of Yosemite cause gives Republican little re-election traction," *The Bay Citizen*, Aug. 1, 2012.

Pinnacles may become National Park

<http://bit.ly/NKK4OI>

"Pinnacles National Monument moved closer to becoming the country's newest national park, with House approval. The brainchild of Rep. Sam Farr, D-Carmel, an upgrade of Pinnacles to park status has enthusiastic support from local elected officials and businesses who hope that the national park cachet will draw tourists, especially the foreign kind, who now pass by unaware of the rock formations along U.S. Highway 101. Jerry Muenzer, a member of the San Benito County Board of Supervisors, based in Hollister, said Europeans often plan vacations around national parks, but many have no idea what a national monument is. Hollister, a town of about 36,000 people a 45-minute drive from the monument's east entrance, could use a horde of German and French visitors, having lost its luster as a bedroom community for Silicon Valley when the economy crashed in 2008. A park designation would alter neither the size nor management of the protected area, officials said." —Carolyn Lochhead, "Pinnacles monument closer to park status," *The San Francisco Chronicle*, July 31, 2012. ■

Integrated Environmental & Communication Solutions



CirclePoint®
The whole view.

- Environmental Analysis and Planning
- Strategic Communications
- Program Planning and Management
- Creative Services
- Emergency Management
- Public Involvement
- eLearning Tools
- Training Programs

www.circlepoint.com
San Francisco • 415.227.1100 • Oakland • 510.268.8400
Sacramento • 916.658.0180

architecture
engineering
environmental review
landscape architecture
planning

rrm design group 
creating environments people enjoy®

We have moved to Oakland!

414 13th St. 6th Floor
Oakland, CA 94612
P: (510) 830-3990, F: (510) 830-3997
www.rrmdesign.com

3d imaging services
before-and-after photo composites
animations
for
EIR visual analysis
city presentations



dis digital imaging studio
dahlin group
415.538.0933 www.disstudio.com

ROMA



www.roma.com • 415.616.9900

"Fifteen states and the District of Columbia now prohibit teenagers from driving with another teenager, and all but seven states forbid them from driving with more than one."

—Kate Zernike, <http://nyti.ms/NW5ozq>

Plan-it sustainably

San Francisco — a partner in the Biophilic Cities Project

Scott T. Edmondson, AICP, edited by Katja Irvin, AICP

***Biophilia:** love of life or living systems. The biophilia hypothesis suggests an instinctive bond between human beings and other living systems.*

The Biophilic Cities Project is an international research initiative organized by Prof. Tim Beatley, School of Architecture, University of Virginia. It aims to advance the theory and practice of planning for biophilic cities through collaborative research, dialogue, and teaching. San Francisco's planning department anticipates learning about biophilic cities' principles and tools and applying them to create higher quality and more prosperous places.

Prof. Beatley describes biophilic cities as redefining "the very essence of cities as places of wild and restorative nature, from rooftops to roadways to riverfronts. It is about understanding cities as places that already harbor much nature and places that can become, through bold vision and persistent practice, even greener and richer in the nature they contain." Beatley goes on to describe biophilic city planning and design and its value as more than intensified traditional open space planning:

- First, research is finding that "Nature is not something optional, but absolutely essential to living a happy, healthy, and meaningful life."
<http://biophiliccities.org>
- Second, biophilic city planning extends the principles and processes of nature to the human economy and metabolism of the city. This extension will increase productivity and transform the economy's negative environmental effects into benign or restorative impacts, heralding a new approach for urban and regional economic development.
- Third, planners would use the net zero environmental impact philosophy to extend biophilia to the built environment, at all scales, and to spur the ongoing economic innovation that will ultimately create a sustainable economy.
- Fourth, a biophilic approach will embed a deeper understanding of nature in each community's culture.

The Biophilic Cities Project will build on path-breaking efforts made since the Board of Supervisors' 1997 resolution to make San Francisco sustainable. The Department of Environment's initiatives have included public and private sector Green Building ordinances, renewable and efficient energy programs, zero waste ordinance, and urban agriculture. Together with the planning department's current initiatives listed below, these programs set a strong foundation to test biophilic planning ideas.

- **Green Connections.** Increase access to parks, open space, and the waterfront by re-envisioning city streets as "green connectors."

(continued on next page)



THE
PLANNING
CENTER
DC&E

- » Comprehensive Planning
- » Urban Design
- » Landscape Architecture
- » Environmental Review
- » Environmental Sciences
- » Transfer of Development Rights (TDR)
- » Geographic Information Systems (GIS)
- » Smart Growth
- » Public Participation
- » Economics
- » School Planning
- » Graphic Design

Orange County | Northern California | West Los Angeles
Downtown Los Angeles | Inland Empire | San Diego

www.planningcenter.com

Wagstaff/MIG

Environmental Planning/
CEQA Compliance

Urban and Land Planning

www.wagstaffassociates.com

phone (510) 845-7549

800 Hearst Avenue Berkeley, CA 94710

Calling card advertisements support the *Northern News*. For more information on placing a calling card announcement and to receive format specifications, contact:

Scott Davidson, AICP, Advertising Director
(510) 697-2280

scottdavidson2@comcast.net

"There is little understanding [in Silicon Valley] of the distinctive urban personality that separates the village of Facebook from the town of Google, or the truly urban Twitter (which recently decided to move to San Francisco's notoriously un-gentrifiable Tenderloin)."

—Alexandra Lange, <http://bit.ly/Nb826dä>

Plan-it sustainably *(continued from previous page)*

- **Pavement to Parks.** Temporarily reclaim swathes of land and quickly and inexpensively turn them into new public plazas and parks.
- **Urban Forest Master Plan.** A comprehensive policy plan to further develop and manage the city's public and private trees for open space, health, environmental, and climate change benefits.
- **Sustainable Development Program.** Coordinate building development and public infrastructure to implement district-scale energy, water, and waste systems while balancing the needs associated with growth and land use. Related projects include the Park Merced residential development, the Transit Center District, and the Central Subway Corridor.
- **Better Streets San Francisco.** A new web portal of features and guidelines for each streetscape type that "attends to the needs of people first, considering pedestrians, bicyclists, transit, street trees, stormwater management, utilities, and livability as well as vehicular circulation and parking." <http://www.sfbetterstreets.org/>

One of the next important steps towards sustainability will come through the Biophilic Cities Project, as San Francisco and other cities advance biophilic city planning for their own benefit and that of their larger regions.

An earlier version of this article appeared Aug. 10 at
<http://biophiliccities.org/blog/>

Interesting links of the month

- **Video: Updating the American Dream**, with Peter Calthorpe Sustainable Cities Collective <http://bit.ly/OMw42P>
- **STAR Community Index™:** ICLEI's consensus-based rating system for community sustainability. Become a pilot city, <http://bit.ly/PcfTy5>
- **NASA Sustainability Base** (beyond LEED® Platinum for Cradle to Cradle solutions) **site tour**, October 5, 9 am–12:30 pm. RSVP ASAP, space is limited. <http://bit.ly/003ae3>

Sustainability Committee website

- **Learn:** <http://bit.ly/NqSUkg>
- **Stay current** with E-update: <http://bit.ly/OivxWA>
- **Subscribe:** <http://bit.ly/MVdpQh>
- **Collaborate:** <http://bit.ly/Oh7sxp> ■

"The general consensus regarding these action plans is that everyone knows what needs to be done — it just needs to be done. The next step is an increase in approvals for urban development plans." —Tim Moore, <http://bit.ly/NOWFh1>

Solar guidebooks available

News has come from APA California of two guidance documents intended to streamline local permitting of residential and commercial solar systems:

- The *California Solar Permitting Guidebook* (Office of Planning and Research), and
- *The Model Solar Energy Facility Permitting Streamlining Guidance Document & Model Ordinance* (California County Planning Directors Association).

The *California Solar Permitting Guidebook* was developed to help improve local permitting of small solar photovoltaic (PV systems). This first-of-its-kind guide explains current requirements for solar PV installations, describes key steps in the permitting process, and recommends ways to improve local permitting. The guidebook also provides a “toolkit” of template documents that local governments can customize for their own use, including:

- A local information bulletin.
- Standard plans.
- Example MOU.
- A technical information bulletin for single-family residences.
- A technical information bulletin of current state code requirements for residential and commercial solar systems.
- Examples of excellent solar permitting processes currently used in several jurisdictions.

A customizable version of the Guidebook can be found at <http://bit.ly/QvFf7a>

The CCPDA Model *Solar Energy Facility Permit Streamlining Guide* is intended to assist local agencies in facilitating the appropriate development of Tier 1–4 solar facilities. The information will help local agencies in dealing with land use conflicts such as the loss of agricultural land, environmental impacts, visual impacts, and reclamation issues. The information is available at <http://www.ccpda.org/solar> ■

Where in the world?

This month’s photo gives new meaning to the word “high-rise.”

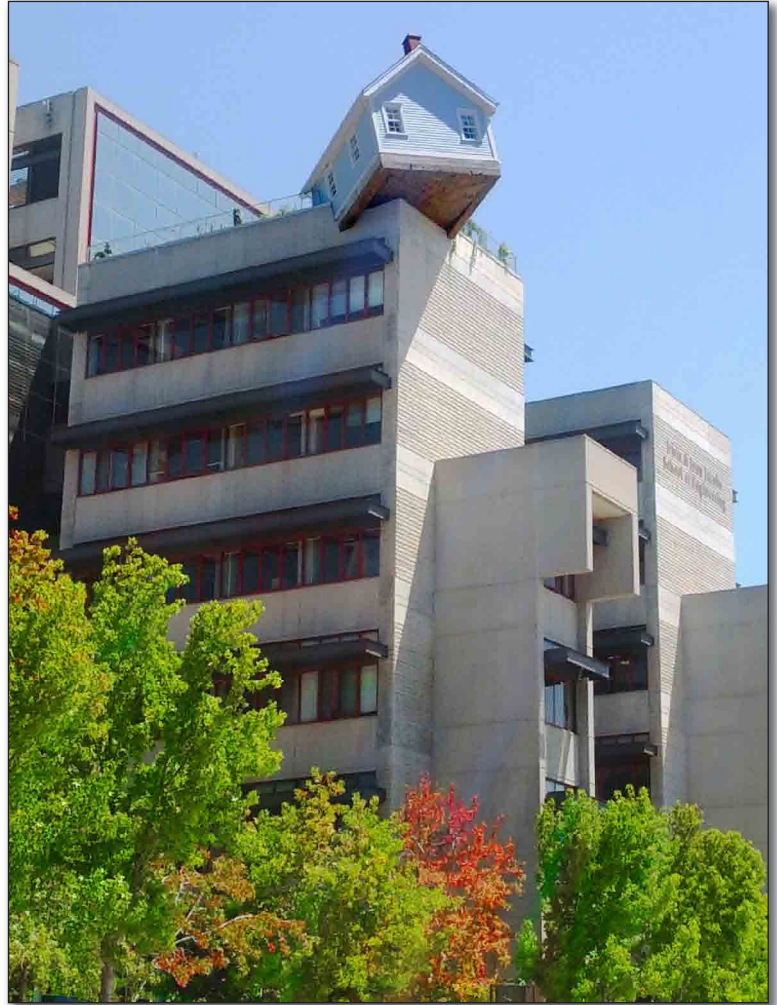


Photo by Aliza Knox (Answer on [page 14](#))

2012 PEN honorees

Four distinguished Northern Section planners will be inducted into the California Planner Emeritus Network (PEN) at the annual California Chapter conference, October 22. PEN honors planners who contributed significantly to the advancement of the profession through their careers and professional activities. The inductees, who were nominated to PEN by Northern Section, are **Dr. Earl G. Bossard, AICP**, **Barbara Kautz, FAICP**, **Anne Cronin Moore, AICP**, and posthumously, **Leon C. Pirofalo, AICP**. We are very proud of our newest PEN members and congratulate them and their families on their achievements. ■✍

Who's where



Abe Leider, AICP CEP, has moved back to his East Bay hometown to open a downtown Oakland office for Rincon Consultants, Inc. Mr. Leider, who has more than 14 years of experience in urban planning and environmental review, most

recently worked at Rincon's headquarters in Ventura. Before that, he was with the County of Santa Barbara's Planning and Development Department. Mr. Leider holds a B.A. in English and Environmental Studies and a Professional Certificate in Land Use and Environmental Planning, both from UC Santa Barbara. He is among the first 33 professionals in the nation to achieve APA's new certification for advanced expertise in environmental planning.



Jeff Baker was recently appointed Assistant Community Development Director for Dublin, California. He had previously been Planning Manager, and Senior Planner before that. Baker was Treasurer of California Northern APA

for six years (2006–2011) and is now Director-Elect. He will begin a two-year term as Section Director in January. Baker holds an undergraduate degree in Real Estate and Land Use from California State University Sacramento, and a Masters in Business Administration from San Francisco State University.

And they're off!

Under the guidance of our International Director, **Rob Eastwood, AICP**, Northern Section's Urban Planning Tour of Brazil began Saturday, Aug. 18, in São Paulo. As with past trips, our intrepid international planners have an official "blog," and the scribe this time is Alice Daly, AICP. Those who wish can follow the travelers vicariously at <http://norcalapabrazil.blogspot.com/> ■



The Obelisk at Ibirapuera Park, São Paulo

Five Northern Californians hold AICP's newest credentials

Below are the names of the planners in APA California Northern Section who have earned one of AICP's new advanced specialty certification credentials: AICP Certified Environmental Planner (AICP CEP) and AICP Certified Transportation Planner (AICP CTP).

Abe Leider, AICP CEP

Richard Miller, AICP CEP

Evan Paul, AICP CEP

Anthony Bruzzone, AICP CTP

Lesley D. Lowe, AICP CTP

These advanced specialty certifications recognize an individual's in-depth knowledge, experience, and leadership skills in either environmental planning or transportation planning. They were granted to AICP certified planners who demonstrated at least eight years of professional experience in their respective fields and successfully passed a rigorous exam.

To learn more about the AICP advanced specialty certifications, go to <http://bit.ly/OK2v01> ■

Healthy Development Measurement Tool

Poonam Narkar, AICP

As Health Impact Assessment (HIA) finds its ground in the planning field, a handy tool for planners is the *Healthy Development Measurement Tool* (HDMT). The HDMT is a comprehensive set of evaluation and planning tools that brings health considerations to the urban development and decision-making process.

The HDMT is an outcome of the extensive research conducted by San Francisco Department of Public Health (SFDPH) on the Eastern Neighborhoods Health Impact Assessment over a period of 18 months. SFDPH analyzed how development in San Francisco would affect social and physical environments most important to health. After a rigorous review by seven city agencies and over 20 national technical experts from diverse disciplines, the first version of HDMT was formally launched in 2007.

HDMT has four core components:

1. **Urban health and sustainability indicators.** Over 100 indicators of social, environmental, and economic conditions that can be used to assess baseline conditions in a neighborhood, planning area, or city, and to monitor those conditions prospectively.
2. **Healthy development checklist.** A list of development targets that can be used to evaluate whether urban plans and projects help achieve community health objectives.
3. **Menu of policies and design strategies.** A list of potential actions that can be taken by project sponsors or policy-makers to achieve development targets in the checklist to advance community health objectives.
4. **Catalogue of evidence and standards.** A catalogue of research and standards that provides evidence for the link between community health objectives and health outcomes as well as policies and goals established by government agencies that advance the community health objectives.

Source: SFDPH 2012, <http://bit.ly/QfkoEK>

Application and adaptation of HDMT

The HDMT is not a mandatory tool. Whether a formal HIA is under consideration or not, HDMT can be incorporated in the planning process by adopting

(1) the Health and Sustainability Indicators (at left) along with (3) the Policies and Design Strategies. The Healthy Development Checklist (2) is an excellent tool to evaluate already completed plans.

Although HDMT was primarily developed for an urban area, it can be modified and adapted on a case-by-case basis to include place-specific indicators and criteria appropriate to local context

The users of HDMT will include public agencies, neighborhood planning groups, developers, resident-initiated community planning committees, researchers and students, and planning and development professionals and decision-makers.

HIA and HDMT in the context of sustainability

The ongoing conversation on sustainability has led to significant advances in the area. Concepts such as living buildings and living cities, eco-districts, bio-mimicry, and net-zero buildings are coming to the fore. Within this context, HDMT and HIAs expand the realm of sustainability to include human health and well-being as among the fundamental and essential elements impacted in any decision-making process.

It is imperative that the planning and design profession integrates health-oriented thinking in its processes.

Resources

SFDPH provides technical assistance in using HDMT and its applications: <http://thehdmt.org/>

Human Impact Partners offers help with HIA: <http://bit.ly/AsvjV7>



Poonam Narkar, AICP, is an independent urban designer and planner, and a Core Group Member of Northern Section's Sustainability Committee. She holds a B. Arch in Architecture from the University of Mumbai and MCP in Urban Planning and Urban Design from the University of Cincinnati. ■

LETTERS

I read this newsletter from cover to cover. It is very well done and quite elegant. Congratulations on using the new media to make this very informative and make me want to read it.

Joan Lamphier

There's a quote on page 6 of the July/August issue by Paul Whitefield of the LA Times about ice cubes in a glass of water. As any high school science student will tell you, the water level will actually stay the same as the ice melts. Actually, the water level in the glass will lower slightly, as cold water is denser than warm water. Anyway ... kudos to you for as usual doing a great job with the newsletter!

Rajeev Bhatia, AICP ASLA

Ed. note: In his LA Times article about rising sea levels and ice melt, Paul Whitefield wrote, "Fill a glass of water nearly to the top. Put some ice cubes in it. Let the ice cubes melt." As Mr. Bhatia states, it makes no difference whether the ice melts or not. "Since the density of ice is 0.9169 that of water, about 92 percent of its volume will float below the surface and about 8 percent above. The volume of water added by the melting ice is exactly the same as the volume of water displaced by the cube previously. Hence, the water level would be the same." It does make a difference, however, if you keep adding ice. The more ice cubes you add, the more water will flow across the rim and down the sides of the glass. So, "If it's the North polar ice cap that's melting, the oceans do not rise, as the North polar ice cap is floating on the ocean. However, as Antarctic land-based glaciers flow into the ocean, the ocean levels will rise." To confirm, place a large ice cube (or two) into a completely full glass of water (or beverage of your choosing) and have another look at the original LA Times article, <http://lat.ms/O2x5S9> ■

Answer to "Where in the world?" (Page 11)

The 70,000-pound miniature house on top of this seven-story engineering building at UC San Diego is artist Do Ho Suh's "Fallen Star," designed specifically for the UCSD campus, 2011. Photo by Aliza Knox

OPR to update GP guidelines in 2013

Each county and city in California must adopt a comprehensive, long-term general plan that addresses land use, conservation, safety, circulation, noise, open space, housing, and other issues. The Governor's Office of Planning and Research is required by Government Code Section 65040.2 to adopt and periodically revise guidelines for the preparation and content of local general plans. The General Plan Guidelines were last adopted in 2003.

For the upcoming update to the General Plan Guidelines (GPG 2013), OPR is evaluating the best ways to provide policy guidance in a user-friendly, online format, and will explore the feasibility of creating templates to reduce the time and cost of updating a general plan.

Over the next year, OPR will seek input from a variety of stakeholders and the general public to ensure that GPG 2013 provides a thorough view of the general plan's role in creating better communities. As part of that effort, OPR will hold a number of public workshops to provide details and receive input on the update. You can sign up for the General Plan Guidelines E-List for the latest information on GPG 2013 at

http://www.opr.ca.gov/s_e-lists.php ■

Worth a look

This new spaces typology was brought to our attention by Alexandra Barnhill, Esq. See <http://newpublicsites.org/typology>



Compressionscape

A vista foregrounded by far-reaching distance, leaving the middle and background viewsheds to appear as flattened layers in space.

Author: Graham Coreil-Allen, April 2010. ■

What others are saying

Integrated, wind-powered EV charging station opens in Spain <http://youtu.be/FogGxmcH1r8>

A partnership of GE and Urban Green Energy has installed the first Sanya Skypump outside of Barcelona to serve corporate and government drivers (not personal cars) with truly clean energy. A wind turbine tower catches energy from the breeze while a station at the bottom provides high-voltage charging for EV drivers. Plans are underway to bring Skypumps to malls and universities across Australia and the US before 2012 is over. —Jon Fingas, *Engadget.com*, Aug. 14, 2012.



Water tunnels as controversial as high-speed rail <http://bit.ly/RR9xVZ>

"If the water plan announced late last month by Gov. Jerry Brown ever passes the state Legislature, it will surely become the object of a statewide referendum much like the 1982 vote that defeated a somewhat similar plan endorsed by Brown. The Peripheral Canal would have taken many thousands of acre-feet of Sacramento River water yearly [southward] around the edges of the Delta. Ever since [that] vote, water quality in the Delta has been on the decline, along with the physical condition of levees. Make no mistake, something is needed in the Delta, both to assure water supplies for California's most significant farms and largest cities, and to preserve water quality and life itself in much of the Delta. But nothing this big will ever happen without legislative and voter approval. The details will have to be spelled out before this plan has any chance of legislative passage. So while the new tunnel plan seems like a good idea and would almost certainly be better than nothing, it's far from becoming a fact, something Brown probably knows better than anyone else." —Thomas D. Elias, "Brown's tunnels probably better than nothing," *California Focus*, Aug. 14, 2012.

California leads US real estate recovery <http://bit.ly/RQ09C7>

"The state that gave America Alt-A loans, Countrywide, the first tidal wave of foreclosures, the highest prices during the boom, and the fastest fall during the bust now is leading the nation out of the six-year housing depression. The buyer pool in the West has expanded beyond the segment focused on investment opportunities in low tier homes, to the owner occupied segment purchasing higher priced residences.

Oakland: In the second quarter of 2012, median list prices are up 10.8 percent compared to the same time last year, and inventory is moving 58 percent faster than in Q2 2011.

San Jose: The median sale price of Silicon Valley homes neared a four-year high in June, the 12th consecutive month with year-over-year increases in home sales. One of the sharpest inventory level decreases occurred in San Jose in Q2 2012; totals were down 41 percent compared to Q2 2011, while median list prices increased 12 percent over the same quarter last year. **San Francisco's** Q2 median list price of \$699,000 makes it one of the most expensive in the nation. Yet, its Q2 inventory is 39 percent lower than it was a year ago and prices are up 11 percent on a year-over-year basis." —Steve Cook, *UPI.com*, Aug 14, 2012.

Paris to build walkways along the Seine <http://nyti.ms/Mk5z7M>

In France as in the U.S., transportation decisions are political. "In the 1960s, in a previous era of urban planning under President Georges Pompidou, both banks of the Seine were paved to become what are generally called urban expressways. But the roads largely cut off the magnificent river from the citizens of Paris, many of whom have no cars at all. Now, a dream project of the Socialist mayor of Paris to reduce car traffic along the banks of the Seine has been unblocked by France's new Socialist government. Mayor Bertrand Delanoë has wanted to return long stretches of the banks of the Seine to pedestrian and bicycle traffic. His plan to pedestrianize part of the riverbank was blocked in January by the prime minister, a leader of the main center-right party, who is thought to want to run for mayor in 2014. But when Nicolas Sarkozy and his center-right party lost the presidential election to François Hollande, a Socialist, the new prime minister, also a Socialist, lifted the block. Next

(continued on next page)

spring, one and a half miles of the left bank will be closed entirely to cars.” —Steve Erlanger, “Paris to cut car traffic along the Seine,” *The New York Times*, Aug. 8, 2012.

Grammar counts, really

<http://bit.ly/NBBtMD>

“I am a grammar ‘stickler.’ I have a ‘zero tolerance approach’ to grammar mistakes that make people look stupid. Yes, language is constantly changing, but that doesn’t make grammar unimportant. Good grammar is credibility, especially on the internet. In blog posts, on Facebook statuses, in e-mails, and on company websites, your words are all you have. They are a projection of you in your physical absence. And, for better or worse, people judge you if you can’t tell the difference between their, there, and they’re. Grammar signifies more than just a person’s ability to remember high school English. I’ve found that people who make fewer mistakes on a grammar test also make fewer mistakes when they are doing something completely unrelated to writing — like stocking shelves or labeling parts. I hire people who care about those details. Applicants who don’t think writing is important are likely to think lots of other (important) things also aren’t important. And I guarantee that even if other companies aren’t issuing grammar tests, they pay attention to sloppy mistakes on résumés. After all, sloppy is as sloppy does.”

—Kyle Wiens, “I won’t hire people who use poor grammar. Here’s why.” *Harvard Business Review*, July 20, 2012.

Where do our professions go from here?

<http://bit.ly/NZcrD0>

“How will the professions of architecture, landscape architecture, and planning have to change if we are better to serve our communities moving forward?” This question was addressed in the inaugural “Daniel Burnham Forum on Big Ideas — The Next 50: Planning, Architecture, and Landscape Architecture,” July 12, 2012. The forum, sponsored by the American Planning Association, is viewable as a 1:29:50 YouTube video. Speakers included

Susan M. Hatchell, FASLA, President, American Society of Landscape Architecture; Jeffery Potter, FAIA, President, American Institute of Architects, and Mitchell Silver, AICP, President, APA. The next forum will be held September 30 at the National Building Museum in Washington, D.C., on International Trends and Domestic Impacts. The Daniel Burnham Forum on Big Ideas features a series of lectures, web forums, and activities throughout the U.S. in 2012 and 2013.

FOUR ON CLIMATE: *The New York Times*,
The Economist, *The Guardian*, *The Globalist*

Air conditioning — an environmental quandary

<http://nyti.ms/PHTU4a>

“Fact 1: Nearly all of the world’s booming cities are in the tropics. As temperatures rise, they — and we — will use more air-conditioning. Fact 2: Air-conditioners deliver a double whammy in terms of climate change, since the electricity they use and the coolants they contain result in planet-warming emissions. Fact 3: Scientific studies show that health and productivity rise significantly if indoor temperature is cooled in hot weather. Cooling is not just about comfort. ... Today’s humans probably need air-conditioning if they want to thrive and prosper. [And] the number of cooling degree days — a measure of how often cooling is needed — was 17 percent above normal in the US in 2010.” —Elisabeth Rosenthal, “The cost of cool,” *The New York Times*, Aug. 18, 2012. Graph shows “the need for air-conditioning in some of the world’s largest urban areas”:

<http://nyti.ms/OMGQKI>

The vanishing north

<http://econ.st/Tx4eLn>

“The Arctic’s glaciers, including those of Greenland’s vast ice cap, are retreating. The land is thawing: the area covered by snow in June is roughly a fifth less than in the 1960s. The permafrost is shrinking. Alien plants, birds, fish, and animals are creeping north: Atlantic mackerel, haddock, and cod are coming up in Arctic nets. Some Arctic species will probably die out. The Arctic is warming roughly twice as fast as the rest of the planet. Since the 1950s, the lower atmosphere has warmed by a global average of 0.7 degrees Celsius; Greenland’s air has warmed by 1.5 degrees. The main reason appears to be a catalytic warming effect,

(continued on next page)



main reason appears to be a catalytic warming effect, triggered by global warming. When snow or ice melt, they are replaced by darker melt-water pools, land, or sea. As a result, the Arctic surface absorbs more solar heat. This causes local warming, therefore more melting, which causes more warming, and so on. Perhaps not since the 19th-century clearance of America's forests has the world seen such a spectacular environmental change. It is a stunning illustration of global warming, the cause of the melt. It also contains grave warnings of its dangers. The world would be mad to ignore them." —*The Economist*, June 16, 2012.

Arctic summer sea ice loss greater than predicted <http://bit.ly/MOny1y>

"Arctic sea ice is disappearing at a far greater rate than previously expected, according to data from a European Space Agency satellite launched to study the thickness of the Earth's polar caps. The rate of loss — 50 percent higher than most scenarios outlined by polar scientists — suggests global warming is beginning to have a major impact on the region. In a few years, the Arctic ocean could be free of ice in summer, triggering a rush to exploit its fish stocks, oil, minerals, and sea routes. The consequences of losing the Arctic's ice coverage, even for only part of the year, could be profound. Without the cap's white brilliance to reflect sunlight, the region will heat up even more than at present. As a result, ocean temperatures will rise and methane deposits on the ocean floor could melt, evaporate, and bubble into the atmosphere. Scientists reported that methane plumes are now appearing in many areas, and rising levels of it in the atmosphere are likely to accelerate global warming.

With the disappearance of sea ice around the shores of Greenland, its glaciers could melt faster and raise sea levels even more rapidly." —Robin McKie, science editor, "Rate of Arctic summer sea ice loss is 50 percent higher than predicted," *The Guardian*, Aug. 11, 2012. Graphic: Arctic Ice Cap 1980-2000-2011 at <http://bit.ly/QpH8Cb>

The Cheney test for climate change <http://bit.ly/PdFE2E>

"Former Vice President Dick Cheney once said, 'if there is one chance in a hundred that they have WMD and something catastrophic could happen, it is essential to take action.' L. Ronald Scheman asks why today's conservatives don't take a similar approach on climate change — when the chance of catastrophe might be much greater. Cheney's reasoning had roots in the logic of another leading conservative, Blaise Pascal, one of history's mathematical geniuses (1623–1662). He set forth Pascal's wager: Imagine you have to bet on a coin flip in which 'heads' means God exists and 'tails' that He does not. What would you bet? Cost-benefit analysis, Pascal reasoned, requires you to bet 'heads.' If God exists, you win big. If He does not, you lose nothing — and you might benefit by leading a virtuous life. To bet tails has zero benefit. If God does not exist, it matters little. However, if you are wrong, your loss is infinite. The conservative choice is clear. ... Given the increasing extremes in climate and melting polar caps, which everyone can see, there is clearly more than a 1 percent chance that something is awry in our earth's climate. Maybe this time his dictum is really relevant." —L. Ronald Scheman, *The Globalist*, Aug. 10, 2012. ■

"'Welcome Twitter, Yammer, One Kings Lane.' High-tech companies are booming once again in San Francisco, even in the mid-Market corridor, previously known for proximity to transient hotels, social service programs, panhandlers, and homeless pushing shopping carts. Zendesk has started looking for ways to conquer the 'food desert.'"

—Katherine Seligman, <http://sacb.ee/QOzFgp>

BOARD MEMBER DIRECTORY

Director Hanson Hom, AICP	(408) 730-7450	hansonapa@gmail.com
Director Elect Jeff Baker	(925) 833-6610	Jeff.Baker@dublin.ca.gov
Immediate Past Director Darcy Kremin, AICP	(510) 874-3110	darcy.kremin@urs.com
Administrative Director Justin Meek, AICP	(831) 430-6796	justin.meek@gmail.com
Treasurer Laura Thompson	(510) 464-7935	laurat@abag.ca.gov
AICP Director Don Bradley, AICP	(650) 592-0915	dr.donbradley@comcast.net
Awards Program Directors Andrea Ouse, AICP Eileen Whitty, AICP	(650) 238-0015 (510) 287-1109	andrea.ouse@lsa-assoc.com ewhitty@ebmud.com
Communications Director Erik M. Balsley, AICP	(415) 592-4769	balsley@alum.mit.edu
CPF Liaison Hing Wong, AICP	(510) 464-7966	hingw@abag.ca.gov
Ethics Review Director Colette Meunier, AICP	(707) 748-4453	Colette.Meunier@mindspring.com
International Director Rob Eastwood, AICP	(408) 299-5792	rob.eastwood@pln.co.santa-clara.ca.us
Legislative Director Alexandra M. Barnhill	(510) 273-8768	abarnhill@bwsllaw.com
Membership Director Florentina Craciun	(818) 438-0634	florentina.craciun@urs.com
Planning Commissioner Janet Palma, AICP	(510) 390-3984	janetpalma@comcast.net
Planning Diversity Director Miroo Desai, AICP	(510) 596-3785	mdesai@ci.emeryville.ca.us
Professional Development Director Tania Sheyner, AICP	(415) 896-5900	tsheyner@esassoc.com
Section Historian Juan Borrelli, AICP	(408) 793-4384	juan.borrelli@sanjoseca.gov
Student Representatives Ruth Miller Veronica Flores	(770) 312-9295 (415) 997-9562	ruthm@berkeley.edu veronicagrace.flores@gmail.com
Sustainability Directors Scott T. Edmondson, AICP Katja Irvin, AICP	(415) 992-6473 (408) 569-8214	scott-e@sustainability2030.com Katja.irvin@sbcglobal.net
University Liaison Emy Mendoza	(510) 326-1919	emymendoza@earthlink.net
Webmaster Ronny Kraft, AICP	(650) 508-6367	kraft.ronny@gmail.com
Young Planners Group Directors Avalon Schultz, AICP Natalie De Leon	(510) 504-9563 (408) 313-2662	Avalon.schultz@gmail.com natdeleon@sbcglobal.net

Regional Advisory Councils (RACs)

East Bay Joanna Jansen, AICP Andy Waggoner	(510) 848-3815 (510) 604-4089	jjansen@planningcenter.com awaggonera@gmail.com
Monterey Bay Elizabeth Caraker, AICP	(831) 372-1314	caraker@goldenstateplanning.com
North Bay Kristine Gaspar	(707) 523-1010	kristine.gaspar@GHD.com
Peninsula James Castañeda, AICP	(650) 363-1853	jcastaneda@sforoundtable.org
Redwood Coast Stephen Avis, AICP	(707) 725-1407	savis@ci.fortuna.ca.us
San Francisco Brian Soland, AICP	(415) 495-6201	BSoland@WilburSmith.com
South Bay Katja Irvin, AICP	(408) 569-8214	katja.irvin@sbcglobal.net

NEWSLETTER INFORMATION

Editorial

Editor Naphtali H. Knox, FAICP	(415) 699-7333	knoxnaph@gmail.com
Associate Editor Erik Balsley, AICP	(415) 592-4769	balsley@alum.mit.edu

Advertising Director/Jobs

Scott Davidson, AICP	(510) 697-2280	scottdavidson2@comcast.net
----------------------	----------------	--

Newsletter Designer

Nancy Roberts	(408) 723-3200	tproberts@sbcglobal.net
---------------	----------------	--

ADDRESS CHANGES

Membership Department
American Planning Association
205 North Michigan Ave, Suite 1200
Chicago, IL 60601
(312) 431-9100
www.planning.org

Our mailing lists come from APA National, updated every two months. To update your email address or other information, go to www.planning.org/myapa/contact_form.htm and login. There's a "submit" button at the bottom.

The American Planning Association, California Chapter Northern, offers membership to city and regional planners and associated professionals primarily living or working in California, from Monterey County to Del Norte County, including the nine county San Francisco Bay Area and Lake and San Benito Counties. APA California Northern promotes planning-related continuing education and social functions in order to:

- Provide an arena for communication and exchange of information about planning related activities;
- Raise member awareness and involvement in APA affairs;
- Increase public awareness of the importance of planning;
- Encourage professionalism in the conduct of its members; and
- Foster a sense of community among the members.

APA California Northern publishes *Northern News* 10 times each year in PDF for the exchange of planning ideas and information. Current and back issues are available for download at <http://bit.ly/JOV1Kn>. Entirely the effort of volunteers, the News is written and produced by and for urban planners in Northern California. Circulation (downloads per issue) 4,000.

Northern News welcomes comments. Letters to the editor require the author's first and last name, home or work street address and phone number (neither of which will be published), and professional affiliation or title (which will be published only with the author's permission). All letters are subject to editing. Letters over 250 words are not considered.

Deadlines for submitting materials for inclusion in *Northern News* range from the 12th to the 16th of the month prior to publication. The 2012 schedule can be viewed at <http://bit.ly/wSH355>.

Permission to reprint is granted. Please credit "Northern News, APA California – Northern."