



N O R T H E R N N E W S

Keep working to overhaul planning law

It won't be easy. But it's a job we can't afford to shirk.

by Janet M. Ruggiero, AICP

Planning in California has historically been the responsibility of local government. It began, in the second decade of this century, with state legislation permitting cities and counties to create planning commissions and establish zoning.

The framework for planning has been in evolution ever since that time, a process we should consciously continue today.

In 1937, the state legislature required all cities and counties to adopt master plans. These were usually in the form of a map mirroring the zoning map. By 1955, local jurisdictions were required to adopt a General Plan. Plans of this vintage had just two mandated elements, land use and circulation, compared to the seven (until just recently, nine) required today.

Gradually, as communities began envisioning the future, General Plans became more grandiose and complex—some so much so that they remained on the shelf, for reference only when a controversy arose. Yet the emphasis remained on zoning. In fact, before the 1970s state law stipulated that "no city or county shall be required to adopt a General Plan prior to adoption of a zoning ordinance" (Section 65860 of the State Government Code).

The late '60s and early '70s saw state planning law amended to require seven new General Plan elements. This action upgraded the

General Plan from a book of maps to a series of goals, objectives, and policies designed to guide development. Reversing the past supremacy of zoning, the legislature also required zoning ordinances and subdivision approvals to be consistent with the General Plan.

The '70s brought two other important trends. First, the public gained greater understanding of the planning process, and began using it to control development in their communities. At the same time, the state legislature began increasing the number, detail and scope of its local planning mandates, to the point that the state's role has become a critical issue.

Often responding to special interest groups that clamor for ways to overcome "local obstacles," legislators have made constant additions to planning law, producing something very much like the house that Jack built.

This concern is underscored by a nearly year-long study of California planning law, conducted in 1982 by the California chapter of the American Planning Association in conjunction with the State Office of Planning and Research and the California Planners Foundation. The study concluded that 18 major aspects of planning law in California should be amended to make it simpler, more flexible, and more responsive to state and local

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PROFESSIONAL DEVELOPMENT NOTES

Northern Section's Fall Program

Northern Section professional development seminars this fall have examined three diverse planning topics. In September, Sande George presented the Cal Chapter's legislative program at UC Berkeley's faculty club. Michael Fischer and Walter Monasch joined the discussion on their perspectives of recent developments in the legislature and the Deukmejian administration. The twenty attending planners got an in depth view of how planners can formally and informally affect the legislation that critically affects planning.

October's program on urban design in small and medium sized cities attracted some 30 planners to examine the design of the downtowns of Santa Rosa and Morgan Hill, and the Pleasant Hill BART station area. A six-member discussion panel, which included city planners, consultants, and developers, presented slides and graphics that looked at the issues,

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concerns. It also called for an approach that would establish state-wide planning goals, while giving local government flexibility in implementing those policies.

This work was the starting point for an attempt at a major overhaul of planning law, made by a State Legislative General Plan Revision Task Force operating under the auspices of the Assembly Local Government Committee. The legislation proposed by the task force, AB 2038, met with resistance from many quarters, and for many reasons. Some had a vested interest in maintaining the status quo, with only technical clean-up of existing provisions. Others were concerned that sweeping changes could threaten local control, or give local government too much flexibility, or permit too much development. The bill ultimately passed in 1984 took just a few of the steps outlined in the original AB 2038, and added some technical clean-up provisions.

As this episode demonstrated, making comprehensive improvements to planning law is a difficult and, to many, fearsome task. Yet as this document explains, both local and state action are needed to clarify, streamline, or restructure many areas of our planning framework. Some new measures are also necessary to deal with such concerns as the shortage of funding for infrastructure, and the lack of coordination among special districts and local General Plans. California's current body of planning law has been shaped by an evolutionary process—a process we must consciously and systematically pursue in the years ahead.

Janet Ruggiero is community development director of the City of Woodland. She is currently the Northern California legislative co-chair for the California chapter of the American Planning Association, which named her the state's 1984 Planner of the Year. She was a member of the state task force which drafted AB 2038.

CALENDAR

Date	Program	Sponsor/Location	Info Phone #
Nov 22	Planning/Zoning Clinic <i>Dan Curtin</i>	UC Berkeley Extension UC Davis	415/642-1061
Dec 3-4	dBase III Programming	ABAG MetroCenter, Oakland	415/464-7919
Dec 13	Subdivision Map Act <i>Curtin, Roger Grable</i>	UC Berkeley Extension San Francisco	415/642-1061
Jan 31	Special Assessments Seminar	UC Davis Extension Sacramento	800/752-0881

To announce events of planning interest for Northern News CALENDAR, please contact

Matthew Le Grant
2215 Jefferson #C
Berkeley, CA 94710
415/843-3766

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processes, and outcomes of urban design in these three areas. David Miller hosted the evening which featured an excellent selection of wines and cheeses.

Credits

Cal chapter is considering a program to recognize attendance to professional development programs. This proposal would grant credits for attending courses and workshops. This would allow those planners that attend continuing education programs to be recognized by the profession. Both Northern Section Director Steve Orlick and I enthusiastically support the idea and I will respond to Cal Chapter Vice President for Professional Development Walter Ladwig on the section's ideas. If you have any comments please contact me by December 6.

Matthew Le Grant

Northern NewsMAKERS

CONGRATULATIONS! to Northern Section planners **Libby Tyler** and **Rob Olshansky** on their recent nuptials! ... **Jim Oswald**, formerly with the Stanford Planning Office, and **Gina Moreland**, environmental educator and planner, have joined Moore Iacofano Goltsman of Berkeley ...



New Year

1986 will bring a slew of exciting professional development events if YOU contribute your ideas and efforts! To have the opportunity to volunteer call 415/843-3766.

JOBS IN PLANNING

SENIOR PLANNER—City of Ventura, CA—(\$2,595–\$3,380/mo., plus City-paid retirement of 7% and excellent benefits equal to approximately \$380/mo.) Responsible for the City's current planning section staff of four to five people. Requires a B.A. in planning, architecture, civil engineering, or closely related field and five years of professional planning experience including supervisory experience. Master's degree in planning and local government experience in CA. An exciting planning opportunity. **APPLY BY:** 5:00 p.m., December 6, 1985. **APPLY AT:** City of Ventura, Personnel Office, P.O. Box 99, Ventura, CA 93002; 805/654-7853. AA/EOE.

CITY PLANNER—City of Claremont, CA—(2,619–\$3,271/mo., plus 7% PERS.) This position provides a challenge with diverse projects such as drafting a historic preservation ordinance for a historic zoning district while maintaining an aggressive advanced planning section to aid development of the City's vacant land resources. Position requires a four year degree in planning or related field (Master's desirable) with five years experience which includes one year as a Project Supervisor. **APPLY BY:** November 29, 1985. For more information, contact: Personnel Office, City of Claremont, 207 Harvard Avenue, Claremont, CA 91711; 714/624-4531, ext. 217. EOE.

ASSISTANT PLANNER—City of Claremont, CA—(\$1,922–\$2,401/mo., plus City-paid retirement.) Requires degree in urban planning, architecture, or related field and one year city planning experience. Knowledge or experience with CEQA highly desirable. **APPLY BY:** Friday, November 29, 1985. For more information, contact: Same as above.

ASSOCIATE PLANNER—City of Indio, CA—(\$2,185–\$2,663/mo., plus full benefits.) Requires good driving record, three (3) years of professional planning experience, graduation from four-year college or university with major work in urban planning or related field or Master's degree in same highly desirable. Performs professional (sharing level) planning work of above average difficulty; assists in the preparation of long range plans, policies; assists with land use regulations and policies. **APPLY BY:** Open until filled. **APPLY AT:** City of Indio, Personnel Office, 100 Civic Center Mall, Indio, CA 92201; 619/347-2351, ext. 240.

COMMUNITY DEVELOPMENT PLANNER—City of Paramount, CA—(\$1,772–\$2,154/mo., plus City pays employee's 7% share of PERS.) The City of Paramount seeks a highly motivated, ambitious individual for the position of Community Development Planner to work in the area of code administration. Applicants should possess self-confidence, be able to make many complex decisions in a demanding and often stressful environment, and should have excellent oral and written communication skills. While no prior experience in code enforcement is required, applicants should have the minimum of a Bachelor's degree with a specialization in urban planning or related field or previous planning experience. **APPLY BY:** Open. **APPLY AT:** City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723; 213/531-3503, ext. 326.

CITY PLANNER—City of San Mateo, CA—(Salary: \$40,685–48,506.) Responsible for managing activities of Planning Division under the guidance of the Director of Community Development; supervises Planning Division personnel; responsible for completion of planning studies; ensures city's compliance with CEQA; serves as chairman of the Development Review Board; responsible for making presentations to city and public groups. Requires knowledge of principles and practices of municipal planning; statistical and analytical methods as applied to land use, etc.; use of computer as related to the planning field. Any combination of education and experience that could provide required knowledge and abilities would be qualifying. A typical way to obtain these skills would be graduation from an accredited college with major emphasis in planning or related field and four years of increasingly responsible experience of a supervisory and administrative nature in municipal planning. **APPLY BY:** Friday, November 29, 1985. **APPLY TO:** City of San Mateo Personnel Dept., 330 W. 20th Ave., San Mateo, CA 94403. EOE, M/F/H.

COMMUNITY DEVELOPMENT MANAGER—County of Sonoma, CA—(\$33,540–\$40,764 annually.) Administers a wide variety of housing and community projects; develops and modified programs, including cost analysis and financial plans; supervises staff. **APPLY BY:** November 21, 1985. Submit formal application to: Sonoma county, Personnel Department, 2550 Ventura Avenue, Santa Rosa, CA 95401; 707/527-2331.

PLANNING DIRECTOR—City of Saratoga, CA, pop. 30,000—(Salary: \$2,770–\$3,880/mo., plus benefits including 7% City-paid PERS.) As department head reporting to City Manager, the Planning Director will provide leadership in several significant and challenging planning activities in a unique and prestigious residential community. Serve as Secretary to Planning Commission. Requires strong supervisory skills and 5 years increasingly responsible professional public planning experience. Master's in planning or related field is desirable. **APPLY BY:** December 30, 1985 to City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070; 408/867-3438.

ASSOCIATE PLANNER—City of Temple City, CA—(\$2,167–\$2,414/mo.) Requires three years professional planning experience in local government along with a Bachelor's degree in planning or related field. Conducts studies relating to residential, commercial, and industrial land uses; gathers and analyzes data for the comprehensive general plan for the City; provides information to the public on planning and zoning matters; reviews site development plans for compliance with the zoning code. **APPLY BY:** Open until filled. **APPLY AT:** City of Temple City, 9701 Las Tunas Drive, P.O. Box 668, Temple City, CA 91780; 818/285-2171.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT—City of South El Monte, CA—(Starting Salary: \$35,000 annually.) The Director of Planning and Community Development is responsible for planning, implementing and supervising the activities of the Department's three divisions: Planning, Grants, Building and Safety. Bachelor's degree in architecture, public administration or a closely related field. Three (3) years of progressively responsible professional city planning, county planning and/or urban regional planning experience. **APPLY BY:** Open. **APPLY AT:** City of South El Monte, 1415 Santa Anita Ave., South El Monte, CA 91733; 818/579-6540.

JOBS IN PLANNING

To place a listing in Jobs in Planning, please contact the editorial office: 415/845-7549.

• **DIRECTOR OF PLANNING**—City of Fontana, CA—(\$3,200–\$4,200/mo., plus up to \$400/mo. deferred compensation; the City's comprehensive fringe benefit package includes paid health, dental and long-term disability insurance, a liberal personal leave program, and City-paid retirement contributions.) Fontana (population 50,000) is one of the nation's fastest growing cities. Under direction of the Development Agency Director, the Director is responsible for supervising a staff of approximately ten employees, including advanced and current planning sections. **APPLY BY:** November 29, 1985. City applications with resumes must be submitted. **APPLY AT:** Personnel Department, 8353 Sierra Avenue (P.O. Box 518), Fontana, CA 92335; 714/350-7650. AA/EOE.

ASSISTANT PLANNER—City of Santa Ana, CA—(\$2,139–\$2,600/mo.) Requires equivalent of four year degree in urban planning, public administration or related field and one year city planning experience. Analyzes data and prepares reports pertaining to municipal planning functions. **APPLY BY:** November 27, 1985. Resumes will not be accepted unless accompanied by City application form. **APPLY AT:** City of Santa Ana, Human Resources Department, M-24, 20 Civic Center Plaza, Santa Ana, CA 92701; 714/834-4154. Call for application Monday thru Friday 9:00 a.m.–4:00 p.m.

PLANNER II—Clark County, Las Vegas, NV—(Salary: \$25,043–\$32,981 annually, plus fringe benefits, No State Income Tax - Paid Retirement.) Performs a variety of professional planning and research duties at the journeyman level. Plans, coordinates, participates in planning surveys, special projects and research studies. Prepares or directs the preparation of maps, graphic illustrations and summary reports. Preference will be given to those applicants with experience in developing and/or administering performance and incentive orientated development procedures. Requires a combination of education and experience equivalent to a Master's degree in planning or a closely related field and two (2) years planning experience. **APPLY BY:** Open. For application package, contact: Clark County, Personnel Department, 225 Bridger Avenue, Ninth Floor, Las Vegas, NV 89155; 702/386-4565. AA/EOE/including handicapped.

SENIOR PLANNER—City of Santee (San Diego county), CA - Population 50,000—(\$2,429–\$2,952/mo., plus excellent benefits including 7% City-paid PERS.) Responsible for contributing to the innovative plans of the City development. Should demonstrate knowledge, skills, and abilities in the areas of marketing, supervision, negotiating, contract administration, implementation of ideas, analyzing data, and reaching conclusions and/or solutions. A bachelor's degree and four years experience developing and using the above mentioned skills is required. **APPLY BY:** November 27, 1985, 5:00 p.m. **APPLY AT:** Personnel, 10765 Woodside Avenue, Santee, CA 92071; 619/562-6153. AA/EOE M/F/H.

ASSISTANT PLANNER—City of Santee, CA—(\$1,898–\$2,307/mo., plus City pays employees 7% of PERS.) Requires strong analytical skills; Bachelor's degree in planning, public administration, business administration, or related field and two years of related professional experience. A Master's degree can be substituted for one year of experience. **APPLY BY:** November 27, 1985. **APPLY AT:** Same as above.

PLANNING TECHNICIAN—City of San Ramon, CA—(\$1,655–\$2,009/mo.) Requires a Bachelor's degree as well as experience in urban or regional planning or related field. Under supervision provides technical assistance to the public on planning issues, and research assistance to planning staff. San Ramon (25,000 population) is located in a rapidly growing area with a high level of planning and development activity. **APPLY BY:** December 1, 1985. Submit resume and City application to: Personnel Office, City of San Ramon, 2222 Camino Ramon, San Ramon, CA 94583; 415/866-1400. EOE.

JOBS continued back of insert...

SUBSCRIPTIONS to *Northern News* are available to non-APA members and include *Jobs in Planning* listings. The rate is \$10/year.

Development Agreements Study Under Way

Your city or county may have recently received a brief mailback survey about Development Agreements. This survey is the first step in a comprehensive study of Development Agreements, which is being directed by Professor Richard Cowart of U.C. Berkeley, with the sponsorship of the League of California Cities and the County Supervisor's Association of California. Your participation in the survey will help make this study a success.

Benefits of the Study

One product of the study will be a file of fact sheets summarizing Development Agreements from around the state. The fact sheets, which will be available through the League, can help you build a network of contacts to share sample agreements and successful planning and negotiating strategies.

The study team will also produce an in-depth report on legal and administrative issues arising from the implementation of Development Agreements. For instance, what can local government accomplish with Development Agreements that it cannot accomplish through the police power? What is the contract worth at the bargaining table? How deep should the freeze on local regulations be? How can a Development Agreement incorporate flexibility and security, for both the developer and government? What is the relationship between Development Agreements and the initiative and referendum powers?

For More Information

If you have any questions or suggestions about this research, or know of projects that would be good case studies, please call Richard Cowart at 415/642-4749, 642-3256, or write the Department of City and Regional Planning, Room 228, Wurster Hall, University of California, Berkeley, California, 94720.

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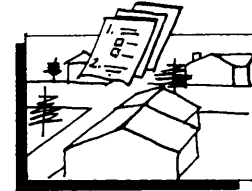
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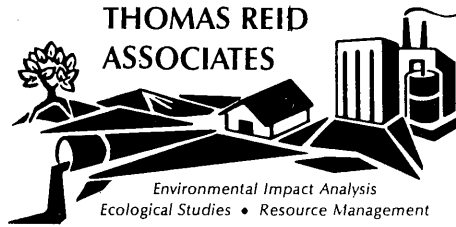
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