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# NORTHERN NEWS

## FROM PLAT AND PILLAGE TO URBAN VILLAGE

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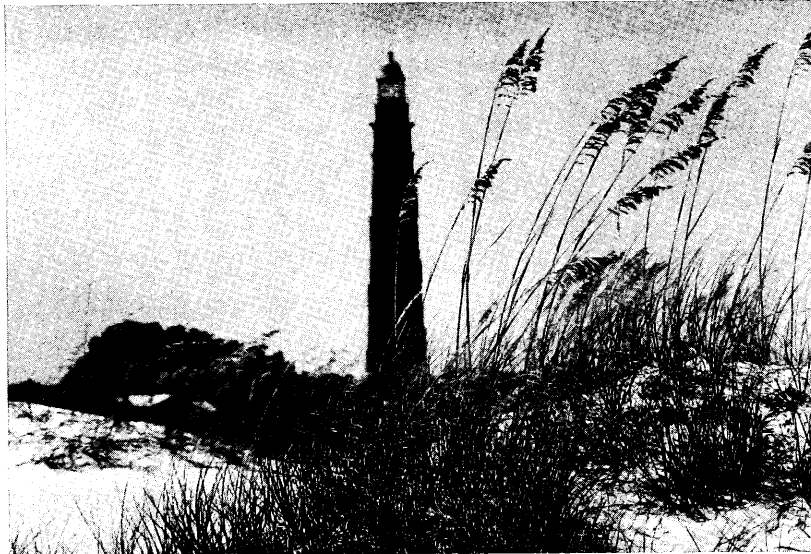
### THE LEGACY OF FLORIDA PLANNING AND ITS IMPLICATIONS FOR CALIFORNIA

by Barry Miller

Consider the facts. During the 1980s, Florida gained 3.3 million new residents—nearly as many as California but in a land area one-third the size. The Eighties changed the character of the Sunshine State forever and ushered in a sophisticated growth management system that was previously unheard of. California can no longer dismiss Florida as a land of subdivided swamps, tourist traps, and reckless growth. It is, in fact, the scene of the great urban planning battles of our time. While Florida planners once looked to us for innovation and inspiration, it's now our turn to look to them.

As in California, Florida's plans of the 1970s and early 1980s followed general state guidelines, but the plans were often unrealistic and unattainable. The process was regarded as acceptable, though not ideal, until the early 1980s. A half century of explosive growth reached a "critical mass" and brought familiar problems—traffic, inadequate water supplies, rising home prices, strained public services, and visual degradation. The state's fragile environment was pushed to its limits. As paradise vanished in one locale, developers and new residents swarmed to the next, creating a domino procession of urban sprawl.

The Growth Management Acts of 1985 and 1986 dared to go where no state planning law had gone before. The Acts produced Rules 9J-5 and 9J-24, the state requirements for comprehensive plans and land development regulations. Each city and county was given a deadline to submit a plan which met the rigorous requirements of Rule 9J-5. Failure to comply with the law meant a forfeit of state funds for infrastructure and public services.



Like California's plans, the 9J-5 plans have several mandated elements—land use, housing, traffic circulation, recreation and open space, and conservation—plus an infrastructure element and capital improvement plan. Coastal communities must have a coastal management element, and cities with more than 50,000 residents must have a mass transit element. Formidable requirements for public participation are included as well. Plans must demonstrate internal consistency and consistency with the state and regional plan.\* (The latter is no small task, since Florida's regional plans are typically five volumes thick and contain over 1,000 policies.) Every plan is subject to a 20-page checklist to determine compliance.

The Act gave unprecedented power to the State Department of Community Affairs, the Tallahassee review authority which determines compliance. Its director is popularly known as the "benevolent dictator" by his foes, most of whom are county planning commissioners and supervisors who resent the state's heavy-handed tactics.

Perhaps what is most impressive about the Florida plans is their emphasis on measurable objectives and policies. Fuzzy, non-committal words like "encourage" and "should" may not be used. It is not uncommon for policies to indicate action deadlines, acceptable traffic volumes and service levels for key streets, or open space requirements for new developments.

(continued on page 4)

\* my friend in W. Palm Beach says this is very trying, and taken very seriously. sz



Section Director, Ann Millican, begins her regular column in Northern News

# TAKING CARE OF BUSINESS

by Ann B. Millican

1990 promises to be a busy and productive year for Northern Section APA. The Board has expanded to 23 members, including 9 new enthusiastic and committed planners appointed since last Fall. Starting in this issue of the Northern News, I will give you status reports on the Board's actions. Here are the highlights from January and February:

- Adopted 1990 Action Plans, the "to-do" list for Board members
- Discussed revision of the By-Laws and placed a final vote on the April 19, 1990 Board agenda. See the article on By-Laws changes in this issue.
- Adopted an Event Calendar for 1990
- Adopted the 1990 Budget
- Made Board appointments:
  - Director Pro Tem — **Frank Osgood**
  - Education Liaison — **Juanell Waldo**
  - San Francisco Liaison — **Larry Cannon**
  - International Liaison — **Steve Wanat**
  - AICP Coordinator — **Don Bradley**
  - Legislative Liaison — **Don Steiger**
- Professional Development Director **Dave Miller** and Treasurer **Dena Belzer** conducted an Event Training Workshop to brief new Board members and Regional Liaisons on how to organize events and meetings
- Approved a Membership Survey to be conducted by Southeast Bay Liaison **Jon Holan** and South Bay Liaison **Daryl Boyd**

Many "Thank You"s are in order. Thanks to TDC, which made its Foster City conference room available for Board meetings during the past two years. Gratitude and thanks go to **Fred Etzel**, who passed on the baton of AICP Coordinator after three years of teaching us how to pass the AICP exam. A special "thank you" goes to **Marlene Stevenson** as she transitions into her new position as Past Director—her advice and counsel will be welcome.

Welcome to new Board members **Larry Cannon** of Wurster, Bernardi and Emmons, Inc. in San Francisco; **Juanell Waldo** of Santa Clara County; and **Don Steiger** of Caltrans.

**Mark Caughey**, master of desktop publishing for the Northern News during the past three years, has passed on the Publisher role to **Barry Miller**, who will serve as both Editor and Publisher of Northern News, assisted by **Anna Borchers Powell** at Sedway Cooke Associates. Finally, congratulations to Treasurer **Dena Belzer** on the birth of daughter, **Leah**.

## NORTHERN SECTION DIRECTORY

Ann Bogush Millican <i>Director</i>	408/652-2426
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Darryl Boyd <i>South Bay Liaison</i>	408/277-4576
David Miller <i>Professional Development</i>	415/368-9802
Jeff Holmwood <i>Membership Coordinator</i>	415/275-1280
Juanell Waldo <i>Education Coordinator</i>	415/299-2521
Don Bradley <i>AICP Coordinator</i>	415/592-0195
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Steve Noack <i>East Bay Liaison—North</i>	415/874-3156
Jon Holan <i>East Bay Liaison—South</i>	415/471-3232
Celeste Wixom <i>East Bay Liaison—Central</i>	415/646-2035
Jeff Dack <i>Monterey Peninsula Liaison</i>	408/384-2721
Wayne Goldberg <i>Awards Chair</i>	707/576-5236
Larry Cannon <i>San Francisco Liaison</i>	415/397-6544
Barry Miller <i>Northern News Editor</i>	415/495-2400
Don Steiger <i>Legislative Liaison</i>	415/557-9298

*Nominate your work*

## PROPOSED BY-LAWS REVISIONS

The Northern Section Board of Directors proposes to update the Northern Section By-Laws to reflect current operations and to make Board operations more efficient:

- Eliminate the membership category of Section Affiliate, which is the Section-Only membership.
- Change the name of the Secretary position to Administration Director.
- Create an Executive Board made up of Elected Officers (Director, Director Pro Tem, Administration Director and Treasurer) plus key appointed Board members, which can conduct Board business (except policy decisions) between meetings of the full Board. This enables the full Board to meet quarterly and the Executive Board to meet monthly.
- Change the terms of Director Pro Tem, Administration Director and Treasurer from 1 year to 2 years, which is the length of the Director's term.
- Add the positions of Education Director, Section Historian, Professional Organization Liaison, and International Liaison.

These revisions were discussed at the January 18th Board meeting. A minimum of 50 days or one Board meeting shall be allowed from the date of the vote placing the amendment on the Board agenda to the final vote of the Board. If you are interested in receiving a copy of the proposed By-Laws and/or commenting on the By-Laws, call Ann Millican at (415) 652-2425. All comments must be submitted to Ann by April 19, 1990 at 5:00 p.m. to be considered at the Board meeting. Adoption requires the affirmative vote of two thirds of the full Board.

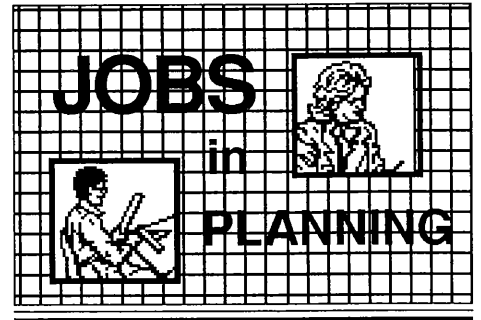
## NOMINATION FOR SECTION AWARDS PROGRAM

Each year the Northern Section seeks notable planning efforts for consideration in its awards program. Northern News has described last years successful entrants. At a banquet this coming June, the Northern Section will honor some of the best work completed in 1989. If you have performed work that you feel could help others and deserves recognition, now is the time to let us know.

There are nine award categories, and last year some of the categories had no entrants. The categories cover comprehensive planning, specific planning projects and ordinances, distinguished leadership, women's contributions to planning, journalism awards and others. Judging will be conducted by a jury of your peers. Section award winners will be forwarded to the State program for consideration for Cal Chapter awards.

The deadline for submitting applications for consideration is April 27, 1990. Information on the award categories and application forms can be obtained by writing or calling: **Wayne Goldberg, Director, Department of Community Development, P.O. Box 1678, Santa Rosa, CA 95402. (707) 576-5236.**

*for a Section award!*



**Planning Director.** SEA Inc., based in Reno/Sparks Nevada offers services in civil engineering, computer applications, construction administration and quality control, and geotechnical, resources and water plng. Salary negotiable. Brochure available. To apply, submit resume, three references and current salary to Shannon Associates, 1400 K Street, Suite 311, Sacramento, CA 95814. (916) 447-8022. Filing date April 6, 1990.

**Assistant Planner.** (\$2,426—\$2,949 per month). Sacramento County is accepting resumes. Please send resumes by March 30, 1990 to: Planning Department, 827 7th Street, Room 230, Attn: Resume Desk, Sacramento, CA 95814.

**Associate Planner.** City of Union City. \$3,466 to \$4,212 per month. The Associate Plnr. will receive assignments in current and future plng. as well as zoning activities. The successful candidate will be detail oriented with excellent oral and written presentation skills; have exp. in project design and review and be able to assume lead respons. Position requires: Equivalent to graduation from an accredited 4 yr. college or univ. with major in City Plng. or a closely related field; 3 yrs. progressively resp. exp. in city plng., CDL with satisfactory driving record. Must file appl. materials by March 30, 1990 with: Personnel Department, City of Union City, 34009 Alvarado-Niles Road, Union City, CA 94587. (415) 471-3232.

**Senior Planner—City of Daly City.** (\$3,347 to \$4,071 per month) Senior position in the Plng. Div. of the Dept. of Economic and Comm. Devel. offers a challenging opportunity which includes supervision and direction of Assistant and Associate Plnrs. Requires Bachelors degree in Plng., Business, Public Admin., Economics or related field and four years of prog. resp. urban plng. exp. A Master's Degree in Plng. or a related field may be substituted for up to one year of experience. Apply by April 20, 1990 to: Personnel Department, City of Daly City, 240 92nd Street, Daly City, CA 94105. (415) 991-8028. City appl. must accompany a resume.

*(Continued on page 6)*

# CANDIDATE CATTLE CALL

by Frank Osgood, Director Pro Tem

The Northern Section California Chapter of the American Planning Association (NSCCAPA) Board is seeking qualified candidates for the positions of Director Pro Tem, Administration Director and Treasurer. This is a great opportunity to become involved with a constantly evolving organization which, each year, is increasingly influential in Northern California planning.

Our Section encompasses one of the largest geographic areas of any section in the country—presenting a challenge to adequately represent such a diverse group. Its membership exceeds 1,200 persons. The opportunity exists, and the responsibility is there, to provide direction in physical economic and social planning.

The Board's annual brainstorming sessions brought several issues to the forefront for 1990: ideas on how to improve attendance and programming of Section meetings; 35 potential meeting topics to consider for the coming year; the 1990 calendar was created (excerpts will be published periodically in Northern News); means to make plans a reality by updating the strategic plan and Section by-laws; and the 1990 action plans and budget were adopted by the Board.

## Director Pro Tem

Primary responsibilities of the Director Pro Tem include: represent the Director in his/her absence, act as elections coordinator, maintain the Section by-laws, participate as a voting member of the Board, and support the Board's activities.

## Administration Director

The Administration Director maintains minutes and records sessions of all Board meetings, performs several functions involving communications of the Board, and participates as a voting Board Member.

## Treasurer

The Treasurer monitors and keeps records of the finances of the Section, prepares reports to the Section Board regarding monthly and annual financial transactions, and participates as a voting Board Member. The efforts of past Treasurers have laid a solid foundation for those who will follow.

If you wish to accept any of these challenges, please submit your name, current employment, a brief history of professional involvement and affiliation, signature of five Section members eligible to vote, and a position statement (one, standard-sized page in length, double spaced, typed) to:

**Frank W. Osgood, Elections Coordinator,  
Osgood Urban Research  
12 Elder Avenue, Millbrae, CA 94030.**

The complete nomination petition should also include the candidate's membership address, as well as work or daytime telephone number.

Be an active force in your Section. Make the Northern Section more responsive to its membership and a more dynamic force in our constantly changing world. The deadline for submittal is May 1, 1990. Commit yourself now. You won't regret it.

## Florida (Continued from page 1)

Level of service standards defined in these objectives cannot be exceeded before the horizon year of the plan; the locality must prohibit development which would lower the adopted level of service. To accommodate growth, expanded services must be provided concurrent with development. This provision, known as "concurrency", is the most controversial aspect of Rule 9J-5. The development and financial community claim that the requirements will virtually shut down development in some cities, and the burden for paying for new infrastructure will be unfairly distributed. Modifications to the concurrency rule will probably occur within a year or two.

About half of the state's communities have submitted their new comprehensive plans. Most have been found out of compliance and have been sent back to the local governments for revision. In many instances, litigation has ensued, usually by parties claiming the plan is too strict, but occasionally by parties claiming it isn't strict enough or claiming inadequate public participation.

Perhaps the best thing about Rule 9J-5 is that it has catapulted planning issues into the spotlight in Florida. Listen at the condo pool, and you're more likely to hear an argument about financing infrastructure than tales of the "good ole days" up north. The Growth Management Act has made Floridians aware of the effects of growth and the options for regulation. The environmental movement is receiving broad-based support, and interest groups everywhere are promoting many of the state plan goals.

Meanwhile, back in California, the need for an expanded state planning function goes unheeded. While 9J-5 may not be perfect, a similar law in California would be a giant step in the right direction. It's time to move forward, before we gain the unfortunate distinction of being a state of bellweather planners with well-weathered plans.

## Courses

### Course on Environmental Policy

As our natural resources are depleted, the struggle to maintain the environmental balance of the nation becomes of paramount importance.

The Continuing Studies Program of Stanford University is offering a course, Environmental Policy Design and Implementation (EN102), that will focus on analysis of markets, administered systems, the courts, and negotiation as bases for environmental quality management programs.

Case examples provide a basis for examining the political process of environmental policy formulation in the US and help analyze theories that attempt to explain environmental policy implementation.

Taught by Leonard Ortolano, professor of Civil Engineering, Wednesdays 7:00-9:00 p.m., \$325 (Ten week course). First meeting is April 4. The class is open to all members of the community. For further information, contact the Continuing Studies Program at (415) 725-2650 or Don Bradley at (415) 592-0915.

### Solid Waste Symposium

Solid waste management has become an increasingly important topic of discussion as our landfills reach their capacity and we enact mandatory recycling laws.

This symposium will provide an overview of the major issues and current practices of solid waste management. The discussion will include legal requirements, impacts on air quality, waste reduction and public support. The symposium includes a tour of the Puente Hills Landfill and the Commerce Refuse-to-Energy facility. The symposium is oriented primarily to planners, engineers and government

officials, but interested citizens and students will also find it informative and thought provoking.

The symposium will be on March 30, 1990, from 8:00 a.m. to 4:00 p.m. at the LA County Public Works Dept., 900 S. Fremont Ave., Alhambra Conference Facility. For more information call (213) 974-6422. The fee is \$30.00 per person.

### Focusing on Traffic Solutions

Every Bay Area commuter has an increasing concern about the ability of the region's transportation system to keep up with growth in the Bay Area.

## Conferences

The non-planners among us might not word it that way, but all are concerned. For those of us trying to act on our concerns, many conferences have dealt with the problems we now face, but few discuss potential solutions.

On Thursday, April 12th the American Planning Association is sponsoring an event to focus on what we can do to solve transportation problems in the Bay Area. The event begins with an overview of the current transportation problems and consequences of those problems. Next, a panel discussion focuses on potential solutions to these problems—including such issues as mass transit versus highways, regional public transit systems, transportation system management programs, land use approaches and potential life style changes. The program concludes by discussing what individuals, companies, and governments at the local, regional and state levels can and need to do to address the transportation problem.

The program will be held at at the Union City City Hall, 34009 Alvarado-

Niles Road on Thursday, April 12th. Tentatively, appetizers will be served at 6:00 p.m. and the program will begin at 7:00 p.m. There will be a charge of \$8 for APA members and \$9 for nonmembers for the event. If you have any further questions, please contact Jon Holan at (415) 471-3232 or Darryl Boyd at (408) 277-4576.

### Ecology, Ecotopia and now Ecocity

The First International Ecocity Conference will be held in downtown Berkeley on Thursday, March 29 through Sunday, April 1. Topics will range from the impact of cities on the natural environment, restoration of natural systems, the automobile, urban sprawl, cities of the past, the experience of innovators, and blacks and the environmental movement.

The conference organizers have lined up speakers and workshop leaders from the United States, Russia, Norway, Canada, Denmark, India, Australia, Germany, and Japan. Speakers and panelists include: Loni Hancock, City of Berkeley Mayor; Denis Hayes, Director of Earth Day 1990; Elizabeth Deakin, U.C. Berkeley professor of transportation planning; Paolo Soleri, founder of Arcosanti; Ernest Callenbach, author of Ecotopia; and others.

The conference will focus on thinking of innovative solutions and organiz-

## Conundrums

ing cooperative efforts to solve problems. The cost of the conference is \$160 per person or \$80 per student.



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**Entry level Transprt. Plnng. exam** for Caltrans soon to be announced. If interested contact Betty Goetz at (916) 445-7264 for application and informational package.

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**Planner/Urban Designer — Proj. Mngr.** Expertise in physical plng., community plng. and urban design and demonstrated proj. mngmnt. skills; 6 to 8 yrs exp. with an undergraduate degree in landscape arch. or arch. and an advanced degree in planning or urban design.

**Landscape Architect — Proj. Mngr.** Skilled in site design and construction documentation. Registered Landscape Arch.; 6 to 8 yrs. exp. with strong verbal and graphic comm. skills and demonstrated proj. mngmnt. skills. Masters Degree in Landscape Arch. or equivalent required. CADD skills a plus.

**Landscape Architect — Site Designer** Applicant must be a registered Landscape Arch. Exceptionally strong skills in site specific design and planting design; 4 to 8 yrs. exp. A Masters Degree in Landscape Arch. or equivalent required. CADD skills a plus.

**Landscape Architect — Junior Designer** Applicant should possess an undergraduate degree in Landscape Architecture, 2 to 3 yrs. of prof. exp., and strong verbal and graphic communication skills. Training in CADD is a plus.

## **PLANNING PARADISE**

by Steve Matarazzo

One of the most difficult jobs is to plan the future of paradise. Many would say it is a superfluous task—if it is paradise, there is no planning necessary; leave it the way it is.

We would if we could, but we can't. There are State mandates to accommodate a fair share of regional housing growth. There is the problem with private property—it must be allowed some economic use. Then, probably most critical of all, there is the insatiable demand to seek utopia and stake a claim. No paradise can remain unchanged.

Nevertheless, planning for paradise is the assignment of many planners—the Santa Cruz, the Santa Barbara, the San Diego, the Lake Tahoe area planners and similarly-situated planning professionals. They must recommend how much additional growth can be allowed without creating another amorphous urban landscape.

In response to this challenge, the planning profession has been creative in developing "quality-of-life" indicators. When certain thresholds of nuisance are exceeded (traffic levels, air quality parameters, drainage tolerances, etc.) the development is only allowed under strict conditions. The developer can show that any potential environmental damage can be mitigated.

Growth management systems, transferable development credits, maximum floor area ratios, traffic level-of-service triggering devices, usage fee—all well-intentioned means of preserving paradise. But, as they say, the road to hell is paved with good intentions. Let's hope the road less traveled isn't as deceptive.

## **DO THE WRIGHT THING**

Northern Section will sponsor a special tour of the Frank Lloyd Wright Exhibition "In the Realm of Ideas" on Tuesday, April 10th at the Marin County Civic Center. The exhibit includes over 160 works—architectural models, furniture, decorative arts, photo murals of structures and original drawings—many of which have never before been seen by the public.

Centerpiece of the show is the 1,800 square foot Usonian Automatic House designed by Wright in 1955 as a model of economical housing and an expression of faith in the democratic ideal.

Admission, our own docent, food and beverages are all included in the tour price of \$10 for members and \$12 for non-members. The tour will begin at 7:30 p.m., Tuesday, April 10th. at the Marin County Civic Center Exhibition Hall. Food and beverages will be served at 6:30 p.m. From U.S. 101 North or South, take the North San Pedro Road exit and follow special signs to free exhibition parking. Contact J.T. Wick at (415) 454-6380 for reservations.

For those who can't make it on April 10th, the exhibit will be at the Civic Center until May 13th. Standard admission is \$5.00. Hours are: Tuesday 10 a.m. to 9 p.m.; Wednesday through Sunday 10 a.m. to 5 p.m.; closed Mondays.



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## Spring Calendar of Events

- March 29 thru  
April 1 First International Ecological City Conference. Berkeley Conference Center. Sponsored by Urban Ecology. Read page 5 or call 549-1724 for more details.
- March 30 L.A. County Solid Waste Management Symposium. L.A. County Department of Public Works. Read page 5 or call (213) 974-6422 for additional details.
- March 30 Day long Mitigation Monitoring workshop at Holiday Inn Crowne Plaza, San Francisco Airport. Jointly sponsored by Northern Section APA and Cal Chapter.
- April 10 Northern Section tour of Frank Lloyd Wright Exhibition. 6:30 p.m., Marin County Civic Center Exhibition Hall.
- April 12 Transportation Issues Workshop, sponsored by Northern Section APA. To be held at City Hall, Union City at 7 p.m.
- April 18 Workshop for AICP exam participants at UC Berkeley.
- April 21 thru  
April 25 National APA Conference in Denver.
- May 1 Deadline to submit qualifications for Board Candidates.
- May 3 thru  
May 6 AEP Statewide Conference. Cathedral Hill Hotel, San Francisco.

## Northern Section Special Event

A **Transportation Issues Workshop** will be held on April 12th. The event is sponsored by the Northern Section APA, and it will focus on solving transportation problems in the Bay Area. See page 5 for further details.

### NORTHERN NEWS

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*Send To:*

