

NORTHERN NEWS

A Publication of the Northern Section, California Chapter, American Planning Association

PLANNERS DAY IN SCHOOL

The Northern Section is considering the opportunity of working with California's schools regarding "teaching kids about planning." By becoming involved with our schools, we can build a constituency in support of good planning as well as support education in a time of restructuring and transformation.

Indeed, there is a great interest in nurturing an understanding and awareness of planning and the planning profession targeted to students in grades K-12. APA National has held "Planners Day In School" for the past three annual conferences and will again this year, in Washington D.C. Volunteers will "teach" middle and high school students, using an idea kit to assist them in working with the class.

Since 1980, the annual conference has also featured a session on "Teaching Kids About Planning" highlighting a variety of resources and tools that interested planners and educators can use to introduce planning concepts to students. The article by Stuart Meck in this issue of Northern News illustrates one approach.

Other chapters are becoming involved with their schools in a variety of ways. For example, the Lafayette (LA) Section held a Master Plan Competition and is also considering developing curriculum materials as a long-range activity. The Tennessee Chapter has launched a statewide program, "Planning Education - Kid Style" for Grades 1-8. A video of the program, funded by the APA Chapter Presidents Council, was made and distributed to all APA chapters. The Hawaii Chapter is developing a brief how-to kit with some presentation ideas to motivate planners.

As we consider the development of a "planners in school" program, we would appreciate your interest in participating, your ideas, and possible time commitment. Please contact Steve Noack at (510) 874-3156.



Teaching Map Reading in Oxford (Ohio)

by Stuart Meck, AICP

If you're looking for a good introductory planning topic for young elementary school students, I recommend map reading. I recently spent an enjoyable afternoon at Kramer Elementary School in Oxford, Ohio, a small town of 19,000 in southwest Ohio, teaching my daughter Lindsay's kindergarten class all about maps.

I brought a broad selection of maps with me. I began by explaining that maps help us find our way around and tell us how far things are from one another. Certain maps, I said, illustrate how high hills and mountains are. We talked about what the north arrow meant and whether everyone knew which directions north, south, east, and west were. I had the class stand up to face north. We then discussed how we could measure distances using the map scale. I tacked a road map of Ohio on the wall and asked the five and six year-olds to locate Oxford and nearby large Ohio cities like Dayton, Cincinnati, and Columbus.

I showed the class maps from cities in foreign countries - The Hague, and Paris (a Michelin street map depicting familiar monuments like the Eiffel Tower) and pointed out that all cities have similar maps.

Then with a blank 1"=500' base map of the city of Oxford, I asked the students to tell me the street where they lived. As they did, I found the location of their home, placed a star there, and had them write their names next to it with a color felt-tipped marker. This provoked considerable interest and comment as each kindergartner stood up to write on the map. Some fledgling suburbanites even knew their subdivision's name. One boy, the son of a local auto dealer and City Council member, was quite proud that he not only knew where his home was, but could also, he boldly announced to the class, pinpoint the location of his father's Chrysler dealership (he could!)

My daughter, of course, also knew exactly where she lived, down to the lot. But bragging aside, while a parent's tendency in such cases is to call on one's child, I resisted the temptation - even though Lindsay kept vigorously waving her arm to get my attention. Instead, I gave each student, even the shy ones, a chance to demonstrate his or her knowledge. I always complemented or thanked them after they finished.

I next introduced the students to a composite 1"=1200' aerial photograph of the entire City of Oxford, explaining how an airplane with a special camera takes such pictures and can only do it on clear days when the leaves are off the trees. We located Kramer Elementary School on the photograph. Increasing the map scale, I then showed the students a 1"=100' aerial photograph enlargement of the school site and a matching topographic map with the footprint of the school building and school

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DIRECTOR'S CORNER

By Don Steiger

Get a real life. Be a planner — responsible, energetic, active! There's no better equity than investment of effort, thought, dignity, and true character — being intellectually, emotionally, and spiritually fit.

I would like to raise some issues about planning practice this month. For example: Who are we and what are we trying to do? Are we "doing the right thing," or just getting by? Is our work something we can be proud of? In quality? In quantity? Does what we do make a difference?

No, this is not a questionnaire, but rather an inquiry for each of use to consider our commitment and effectiveness. I would like to use a team sports analogy. We need to not be spectators. Each individual must do their very best, at each instant, continuously, whether or not the play is successful, whether a teammate was beaten on the last play or whether the total effort seemed to be for naught. Each of us must be constantly in touch with basic skills, keeping exceptionally fit, maintaining an edge, producing a consistently high level of output, disciplined throughout — each one a daily hero. We must be comfortable with these qualities in ourselves and in others, and be attuned to others in a fluid way and refuse to be dominated. We must muster the effort to intelligently control the circumstances and to recognize the importance of communication in teamwork.

Ramona Mullahey visited our last Board meeting to present the "Planners Day in School" program. This is a fine concept and I support the program fully. We are looking for interested planners to implement this in Northern California. Ramona will be returning to the Bay Area to assist us in developing our approach. Details are on Page 1 in this issue of Northern News.

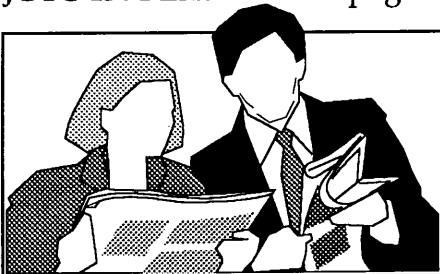


UNIVERSITY JOB FAIRS PLANNED

San Jose State and UC-Berkeley will be holding student job fairs during the coming months. The San Jose State Job Fair is set for February 22 and will be held at the University Ballroom from 10 AM to 2 PM. Following presentations by Don Steiger, NSCCAPA, and Scott Lefaver of the SJS Urban and Regional Planning Department, students and planning professionals will have the opportunity to discuss job opportunities. For more information, contact Therese Schmidt at (408) 779-7248.

Information on the annual UC-Berkeley Job Fair, which is scheduled for late March, will appear in the March issue of Northern News. Contact Teresa Vasquez at the Department of City Planning for more information.

JOBS IN PLANNING page 4



APA Adopts Resolution on Federal Budget Priorities

On October 5, 1991, APA's National Board of Directors adopted a Resolution of Federal Budget Priorities as a way of addressing social equity problems in the United States. The resolution comes at a time when many states and localities are in the midst of severe economic distress. Cutbacks in federally funded programs, coupled with the effects of the recession, have created a fiscal nightmare in many areas of the nation. In addition, the continued shift in responsibility from the federal government to states and localities is a threat to the future economic security of the nation. The resolution follows:

WHEREAS, according to the US Census Bureau, poverty in the United States has risen sharply for the first time since 1983; and

WHEREAS, median household income has dropped; and

WHEREAS, the Bush Administration has no formal urban domestic agenda which provides a comprehensive plan for addressing the growing number of Americans below the poverty line; and

WHEREAS, a growing portion of Americans are not covered by health insurance; and

WHEREAS, more than twenty percent of all children live in households which fall below the poverty line; and

WHEREAS, more than twelve percent of the elderly live in households that fall below the poverty line; and

WHEREAS, nearly forty-five percent of all female-headed households with children live in poverty;

NOW, THEREFORE BE IT RESOLVED that the American Planning Association urges the Bush Administration to place greater emphasis on a domestic policy plan; and

BE IT FURTHER RESOLVED that the American Planning Association urges the Bush Administration to make recommendations for legislation to be adopted by Congress to confront the problems of the current recession and its impact on society's most vulnerable persons; and

BE IT FURTHER RESOLVED that the American Planning Association recognizes the federal government's failure to adequately address the needs of the poor with its full fiscal resources;

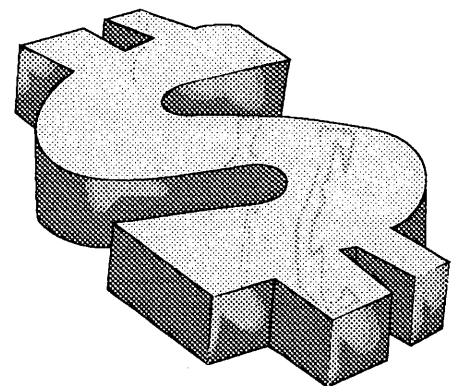
BE IT FURTHER RESOLVED that the American Planning Association views the continuing shift in the economic burden to the states and localities as a significant threat to the future economic strength of the nation.

SACRAMENTO COMMERCIAL DEVELOPMENT MUST SUBSIDIZE LOW INCOME HOUSING

by Daniel J. Curtin, Jr. and Brian J. Lamb

(We've read this before, I think)

A federal appellate court recently upheld a city's ordinance imposing a fee on commercial development to finance low income housing. The case, *Commercial Builders of Northern California v. City of Sacramento*, 91 Los Angeles Daily Journal D.A.R. 9609 (9th Cir. August 7, 1991) held that the imposition of the fee was not an unconstitutional "taking" of the developer's property without just compensation. In addition, the Court decided that the landmark U.S. Supreme Court case, *Nollan v. California Coastal Commission*, which articulated the requirement of a demonstrable "nexus" between a development exaction and the impacts created by the landowner's project, did *not* impose a stricter standard than prior federal law on point.



(continued on next page)

Sacramento

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The case involved a fee imposed by the City of Sacramento on the issuance of building permits for non-residential construction. The fee, ranging from between 25 to 95 cents per square foot, is paid into a fund used to subsidize low income housing. Based on a consultant's study, the City decided that commercial development attracted new employees to the city and thus created a need for additional low income housing. Commercial Builders, a developer's trade group, challenged the fee as an unconstitutional "taking", arguing that the nexus between commercial development and the need for low income housing was too attenuated to permit assessment of the fee.

The Court ruled in favor of the City, concluding that the fee "bears a rational relationship to a public cost closely associated with such development." The developers had argued that the *Nollan* case required the City to prove more than a mere "rational relationship" between the commercial development and the need for low income housing; the City needed to prove that development was "directly responsible" for that social problem. The Court disagreed: *Nollan* only held that an exaction will be struck down if there is "no evidence of a nexus" between the development and the impact the exaction is designed to redress; *Nollan* did not create a stricter standard than prior federal law for judging how close the connection must be between the development and the impact for the exaction to be upheld.

The decision gives a very restrictive reading to the holding of the *Nollan* case. Arguably, it opens the door for government to use development fees to fund other social welfare programs. (After all, what social problems are *not* associated more or less directly with the population growth caused by commercial development?) As the dissenting judge in this case noted, the Court "can next be expected to uphold exactions imposed on developers to subsidize small business retailers, child-care programs, food services, and health care delivery systems." As in its recent decisions striking down mobile home rent control ordinances, the Federal Court of Appeals has shown more receptiveness than state courts to complaints that local land use regulations amount to an unconstitutional "taking" of the landowner's property. However, this case, which binds all federal trial courts in California, makes it clear that developer litigants cannot count on the federal courts to be an unwavering "friend" on this issue.



Oxford (Ohio)

(continued from page 1)

grounds. They were amazed by the detail of the enlargement and could even see, as they eagerly pointed out, the play equipment behind the school.

"Let's see if we can match the measurement on the map with what's really outside," I said to the class. We decided that we would measure on the topographic map the width of the driveway entering the school site. Using an engineers scale we discovered that the driveway appeared to be about 28 feet wide. I let each student handle the triangular-shaped scale. The entire class marched outdoors to test our measuring accuracy. We stretched a surveying tape across the driveway and -- sure enough -- it was just slightly larger than 28 feet wide. "Not bad," I said to the class, "and close enough for government work."

Stuart Meck, AICP, is Immediate Past President of APA and Assistant City Manager and Planning Director of Oxford, Ohio.



JOBS IN PLANNING

PLANNING DIRECTOR - City of Brentwood (\$4,942 - \$6,289/mo) Plays a key role in guiding the City's future development. Serves as staff to Council and Planning Commission, supports Advisory Committees and oversees Bldg. Div. Currently 4 specific plans under review; GP update about to enter EIR process and Infrastructure Plan about to begin. Candidates should be able to organize, plan, communicate, and administer an active comm. dev. program. Employment history must show motivated and effective level of performance in planning. Req's BA in Pl'n'g. or rel. field and 6 yrs. experience, 3 yrs. supervising professional staff. Send resume and req'd city application to: City of Brentwood, 708 Third Street, Brentwood, CA 94513. File by 2/7/92 (postmarks acceptable). More info, call (510) 634-6900.

ASSOCIATE PLANNER - East Bay Municipal Utility District (\$3,437 - \$4,212/mo) Monitor changes in CEQA and NEPA for impact on EBMUD operations. Prepare policies/papers related to planning actions. Prepare initial studies and DEIRs. Develop/prepare water demand projections, planning programs, master plans, and budgets. Req's. college degree w/major work in planning, economics, environ. studies or a rel. field and 4 yrs. prof. exper. incl. 1 yr. with a planning/utility agency. Request and return application ASAP; filing period will close once a sufficient number of qual. applications is received. Apply to EBMUD Exam Unit, 375 11th St. PO Box 24055, Oakland, CA 94623-1055. More info, call (510) 287-0735.

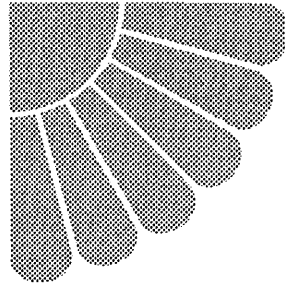
SENIOR PLANNER - Solano County (\$35,938 - \$43,683/yr) Req's. 3 yrs. professional planning experience including local or regional land use activities. Planning degree is desirable. Apply by 2/28/92 to: Solano County Dept. of Human Resources, 580 Texas St., Fairfield, CA 94533. More info, call: (707) 421-6170.

MANAGER OF ADVANCED PLANNING - City of Long Beach (\$45,000 - \$67,000/yr) Seeking an experienced, dedicated planning mgr. to bring vision and leadership to its Advance Planning Program. Resp. include long-range planning for land use, econ. dev., transp., housing, and coastal resources. Also oversees research, monitoring and forecasting functions. 5 yrs. progressively resp. experience required; mgmt. or supervisory resp. in a creative environment desirable. Send resume by 3/10/92 to Robert Paternoster, Director of Planning/Building, 313 Ocean Blvd. Long Beach, CA 90802.

DEVELOPMENT SPECIALIST I - City of Alameda (\$34,464 - \$41,892/yr, plus PERS and benefits) Performs community development work involving economic development and redevelopment. Must have BA in planning, economics, public or business admin., 1 yr. related experience, and valid driver's license. Submit City appl. by 3/2/92 to: City of Alameda Personnel, City Hall, Rm 312, Alameda, CA 94501. More info, call (510) 748-4635 or 748-4521.

AICP Workshops Scheduled for 1992

Five free workshops for those interested in taking the 1992 AICP exam have been scheduled. Guide books from APA and AICP, practice tests, audio tapes, and a new software program will be available to those who attend. The workshops will be held in Room 13 at Building 200 (History Corner) on the Stanford University Campus (free parking nearby). Workshops are scheduled for January 25, February 22, March 21, April 18, and May 9 and will run from 10 AM to 1 PM. For more information, call Don Bradley at (415) 592-0915.



“Demystifying Development” Workshops Set for February

The California Preservation Foundation (CPF) will be conducting a series of workshops to orient planners and preservationists to the issues that govern development decisions in California. Now more than ever, planners need to know how to “speak the developer’s language” to make the case for the rehabilitation of historic structures and districts. In a full-day program, developers, public officials, financial consultants, and attorneys will give you a candid view of the myths and realities of real estate development.

Through down to earth presentations and case studies, workshop sessions will provide an introduction to issues like:

- * Analyzing project feasibility and development proposals
- * Assessing strategies for adaptive use
- * Comparing preservation alternatives to new construction
- * Costs and funding sources for rehabilitation
- * Using tax incentives for historic buildings
- * Calculating return on investment
- * Complying with code requirements in historic buildings
- * Negotiating the permit process

By the end of the day, you will have a practical understanding of the risks, requirements, and rewards that drive development. “Demystifying Development” will give you the basic tools you need to face development issues with confidence!

The workshops will be offered at the Berkeley Conference Center (2105 Bancroft Way) on February 28 and at the San Jose Convention Center (150 W San Carlos) on February 29. Registration is at 8:15 AM and the program runs from 9 AM until 4 PM. The registration fee of \$75 for CPF members and \$110 for non-members includes the full-day program, lunch and coffee service, and the new CPF publication, *A Preservationist’s Guide to the Development Process*. The registration fee for non-members includes a one-year membership in the CPF. Register by February 10 for a \$10.00 discount.

The CPF is the only statewide non-profit organization dedicated to the preservation of California’s historic built environment. The upcoming workshops are co-sponsored by the Berkeley Architectural Heritage Program, the Berkeley Main Street Program, the San Jose Downtown Association, the San Jose Preservation Action Council, and the San Jose Redevelopment Agency. For more information on the CPF and on the upcoming workshops, call (510) 763-0972.

Planlines

by Chuck Myer, AICP

THE YEAR IN REVIEW

Each January, it is incumbent on all "three-dot journalists" to perform an exhaustive review of the year just past in order to list the year's highlights, or issue "awards" for journalistic bits and pieces that actually wouldn't have fit into any of the real stories during the year.

To wit: In 1991, we saw the marriage plans of two planners in our Section blown up into two huge news stories. First, the case of the unique engagement of Leslie Hamilton of the San Jose Planning Department. It seems Ms. Hamilton, a lover of good crossword puzzles, met her intended in the proverbial espresso bar while doing the Sunday puzzle in "Image" magazine. As time moved along, the impending groom, one Neil Nathanson, employed the services of the puzzlemaster, Merl Reagle, in putting the proposal into black-and-white: in the Sunday puzzle itself. The centerpiece of the November 17 puzzle, when completed, read, "Leslie, will you marry me?" and the puzzle was splattered with juicy tidbits about their personal histories and professions (including 108 across, "City architect, in a way," which translates into "planner.") The bride-to-be reportedly answered, "Opposite of no."

This breath of fresh romantic air virtually knocked over the local media and soon everyone from Dave McElhatten to Herb Caen was reporting the story. Imagine the reaction of San Jose Planning Director Gary Schoennauer when the camera crew from CNN arrived in his office and he found out it wasn't for him!

Gary's counterpart in San Francisco, Dean Macris, found his own nuptials making headlines, as well. One of Art Agnos' last acts as Frank Jordan's predecessor, it seems, was to perform the marriage ceremony for Macris and reporter Ruthe Stein the Sunday before Christmas. Instead of crosswords, Mayor Art turned to the fireplace to provide a spark of romance. Good thought; he should have opened the flue, though. I hate it when that happens.

Macris' assistant director, George Williams, also got scorched by some hot flames in December. Seems Williams is being accused of adding rooms to his Victorian without getting permits. The accuser is a real estate investor who was a former neighbor. Don't these people have anything better to do than snoop over our back fences? Is nothing sacred?

And to add insult to injury, the Chronicle report on the incident concludes that "Planning Department officials who requested anonymity said that Williams' apparently improper renovations were common knowledge in the Planning Department because he hosted Christmas parties at his house." Not any more, I'll wager. There is definitely a moral to that story.

We bureaucrats frequently find ourselves in the end of the year wrap-up lists for simply doing our job. For example, columnist Bill Mandel, in his 1991 "Billy" Awards for "Officialdumb," cites the Eureka Planning Commission for rejecting plans to convert a charity's thrift store into a homeless shelter because the site lacked adequate parking. That's nothing. I've seen other jurisdictions make inspections where there was parking, and write citations for the inoperable vehicles as "illegal residential units."

The Cal Chapter APA conference is always good for a few shining examples from our collective experiences. This year's conference made the history books when the governor, who had long since been billed as the keynote speaker, surprised everyone by showing up. Not only was the name and address for an alternate speaker already preprinted in the program, but the governor had an iron-tight alibi: that very morning he was touring the firestorm area in the Oakland hills. Sure enough, just after noon, he was striding into the Sacramento Convention Center ready to make an address.

Other listed speakers were later announced as cancellations, however, including one for the panel on "Mitigation Monitoring: Keeping Your Promises." Seems the speaker forgot to follow up on that one. The "Flexibility Award" goes to the conference speaker on natural flora and fauna in the American River Parkway area who decided it would be OK to refer to the black walnut, which was planted throughout the Valley by nomadic Indians, as "native vegetation."

And in my "Best Unattributable Quote" category goes this conversation:

City # 1: Do you have a curbside recycling program yet?"

City # 2: "No, we don't have any curbs yet."

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APA

WINTER CALENDAR OF EVENTS

- February 22 San Jose State Job Fair for Planners. Call Therese Schmidt at (408)779-7248 for details.
- February 22 AICP Workshop. See Page 5 for details.
- February 28 "Demystifying Development," a CPF Workshop for Planners. Berkeley Conference Center. See Page 5 for details.
- February 29 "Demystifying Development," a CPF Workshop for Planners. San Jose Convention Center. See Page 5 for details.
- March 21 AICP Workshop. See Page 5 for details.

NORTHERN NEWS

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