

SEPTEMBER 1994

RECEIVED

SEP 13 1994

DUNCAN & JONES

DD

John W/series
AY ✓

Transit and Land Use Planning

by *Laurel Prevetti*

Since 1989, the City of San Jose has been actively engaged in transit-oriented land use planning. Transit-oriented planning in San Jose consists of a multi-faceted approach to encourage the development of high density residential and mixed uses near light rail, commuter rail, and major bus transit stations. The approach includes completing specific plans, creating a new General Plan land use designation, and planning land uses in coordination with future transit lines.

San Jose's proactive effort began with the Housing Initiative Study, a three-phase examination of land supply, market demand, and financial feasibility of high density housing within an historically suburban city. This study, completed by Bay Area Economics, found that there was a demand in San Jose for high density housing located in close proximity to major transit.

In implementing the recommendations of the Housing Initiative, the City of San Jose has completed three specific plans in strategic areas near transit stations along the completed Guadalupe Light Rail Corridor: Jackson-Taylor Residential Strategy, Communications Hill Specific Plan, and the Midtown Specific Plan. The San Jose Department of City Planning and Building is now preparing a fourth plan, partially funded with Inter-Modal Surface Transportation Efficiency Act (ISTEA) funds for the Tamien Multi-Modal Station Area.

All of these plans encourage the development of livable, pedestrian- and transit-oriented communities with an interesting mix of residential, retail, office and, in places, industrial uses. Public open spaces, pedestrian and bicycle linkages, and other amenities add character and enhance the areas. Key features also include sensitivity to adjacent land uses and ensuring compatibility with existing nearby neighborhoods.

In 1994, the Communications Hill Specific Plan received the Local Government Commission's Ahwahnee Award and a Citation from Progressive Architecture. This plan, prepared by Solomon Inc., directs development on a 495-acre vacant hill in central San Jose to a compact urban community, preserving much of the hillside as open space. Up to 4,000 high density, multiple family residential units are arranged along a grid-iron pattern similar to the North Beach neighborhood in San Francisco. A village center with civic, retail, and residential uses is an important focal point of the plan.

The Jackson-Taylor Residential Strategy (prepared by Calthorpe Associates) features a 75-acre urban infill location involving the reuse of land. Surrounded by single-family neighborhoods and an active commercial business district, this plan provides key linkages to adjacent neighborhoods and a revitalized Downtown San Jose. The perimeter of the plan area allows for moderate housing densities and the center of the area provides opportunities for mixed use development (high density residential with mandatory requirements for commercial components.) An expanded existing public park and additional pocket parks provide outdoor space for the planned 1,700 housing units. A site and architectural permit is now being reviewed by the Planning Department for an exciting project that initiates the implementation of the Strategy.

The Midtown Specific Plan (prepared by ROMA Design Group) guides the transition of a 210-acre, aging industrial area adjacent to Downtown San Jose to a mixed use, pedestrian- and transit-friendly community. Up to 3,000 high density units are planned in Midtown with unique opportunities for transit-oriented mixed use development adjacent to existing and planned rail stations.

(continued on page 4)

DIRECTORY

Director

Steve Noack, AICP 510/874-3156

Director Pro-Tem

Michael Bethke, AICP 707/586-3650

Treasurer

Curtis Banks, AICP 408/866-2140

Administration Director

Bonnie Guttman, AICP 510/238-3941

AICP Coordinator

Don Bradley, AICP 415/592-0915

Awards Coordinator

Wayne Goldberg, AICP 707/524-5326

Communications Director

Hartmut Gerdes, AICP 415/398-7044

University Liaison

Jim Walsh 510/670-6509

Legislative Liaison

Bob Odland, AICP 415/495-2400

Professional Development

Wendy Cosin, AICP 510/644-6534

Membership

Ron Glas, AICP 707/421-6765

Regional Advisory Committees (RACs)

Central Bay Area

Janis Johnson 510/601-6741

East Bay

Brian Millar, AICP 510/253-4210

South Bay

volunteer needed

North Bay

volunteer needed

Monterey Bay

Ernie Franco, AICP 408/899-6223

Far North

Lia Sullivan, AICP 707/822-5955

Newsletter Editor

Mark Rhoades 707/866-2193

Newsletter Designer

Juliana Pennington 415/824-4375



specializing in visuals
for the planning and
design professions

Juliana Pennington
Graphic Design
Computer Mapping
Marketing Communications
Technical Illustration

NEWSLETTER INFO

Editorial Address

Mark Rhoades
1152 Portland Avenue
Albany, CA 94706
Phone: 408/866-2193
Fax: 510/428-9132

BOARD MEMBER BIO



Position: Director Pro-Tem

Name: Michael D. Bethke,
AICP

Age: 40

Education: Masters in Urban
Planning (1993)

California State

University, San Jose

B.A., Social

Psychology (1980)

California State University, Los Angeles

Experience: Principal Planner, Progressive Property Planning
(1993-present)

Contract Planner, City of Santa Clara

(1989-1993)

Construction Manager, Gregg Construction
Company (1980-1989)

Michael's appointment as the Northern Section's Director Pro-Tem is a reflection of his enthusiasm and willingness to participate in his chosen career. As a recent Sonoma County transplant (formerly a South Bay resident), Michael's goal is to stimulate enthusiasm and participation on the part of North Bay planners. As part of his plan for aggressive outreach, Michael will be working with students at Sonoma State University to increase their participation and exposure to planning professionals.

Michael describes himself as an avid advocacy planner, a description which stems from his experiences as a former "Los Angeleno" who abhorred that area's uncontrolled suburbanization and incessant freeway construction. The growth and "lust for ugliness" (a phrase from Frank Lloyd Wright, one of Michael's idols) exhibited by L.A. pulled Michael into the planning profession. His consulting firm, Progressive Property Planning, specializes in historic preservation and affordable housing. When he is not planning, Michael and his wife enjoy taking what he terms "Magical Mystery Tours," which are random excursions to explore the Bay Area's backroads.

*Materials for the
October issue of
Northern News
must be received no
later than Friday,
September 16.*

*Please send information
concerning changes of
subscription address to:
Membership Department
APA National Hqtrs.
1313 East 60th Street
Chicago, IL 60637
312/955-9100*

DIRECTOR'S COLUMN

by Steve Noack, AICP

I have heard from a few readers that they are tired of reading about the topic of the Northern Section Board reorganization, and I'll be the first to admit that too many columns were devoted to this issue. After this column, I promise not to mention the subject again, other than to note who our new board members are as changes occur.

As I have noted in earlier columns, we created six Regional Advisory Councils (RACs) to provide leadership, event planning, and communication at the regional level. The six regions do not have specific boundaries and you are encouraged to participate in regional activities in the areas you identify with, either from work or home, or both, depending on whatever events you are interested in. Once again, the six regions are as follows:

- **Central Bay** (northern peninsula, San Francisco, Marin, central Alameda, and western Contra Costa counties)
- **East Counties** (central and eastern Contra Costa, and eastern Alameda counties)
- **North Bay** (Sonoma, Lake, Solano, and Napa counties)
- **South Bay** (southern Alameda, southern San Mateo, and Santa Clara counties)

Blueprint for a Sustainable Bay Area - Is the Enemy Us?

by Judy Irvin, AIA

Some years back, I began to get the nagging feeling that things were really moving in the wrong direction. The words of the great cartoon philosopher, Pogo, kept recurring in my head... "We have met the enemy and he is us." Before this period, I knew those other guys were the enemy: you know, those faceless corporations, developers and other greedy types set on despoiling the Earth and enslaving the masses. After all, I was one of the anointed few, trained by one of the best universities in the country, who was charged with the awesome responsibility of making the world a better, nicer and safer place. I had purchased a small Victorian house in a gentrifying historic area in Napa after fleeing Oakland where I had lived for the previous 20 years. I was just finishing up a very glitzy, 6,000 square-foot farm house for a nice couple on a 16-acre parcel of flood prone vineyard when my nagging doubts began to get serious. Maybe it was the four families with young kids jammed into the chopped up, poorly maintained little Victorian next door, or the 88-year-old woman on the other side who feared going outside because of the roaming groups of kids with spray cans. Who knows. Anyway, I began to grasp the seriousness of Pogo's words. Suddenly, I found myself embroiled in the debates about growth and private property rights that somehow are a part of every small community, especially one with a built-in market for high-end housing like Napa. A number of developers had acquired some nice hillside parcels just outside the urban development line and were lobbying hard during the General Plan revision. Plus, to make matters worse, the Army Corps of Engineers was drawing up plans to channelize our tidally affected river. It all seemed so inevitable... more suburban sprawl and/or densifying the historic inner city neighborhoods were offered as the only choices. The past 50 years of government programs, including financial subsidies, tax incentives, transportation policies, and environmental regulations and the parallel business and private choices were beginning to affect my life. Wait a minute, how did we manage to get ourselves into this environmental and societal mess anyway?

All over the world, people are grappling with the same understanding that we cannot continue on our present path. Our collective future depends on our coming to grips with the complexities and paradoxes of the increasing demands and impacts of human societies on our very finite, fragile earth. The concept of "sustainable development" is entering the mainstream as the answer. The most widely accepted definition is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." However, this seemingly simple concept is hard to pin down and has been used to support widely divergent objectives. It does not mean merely feasible economic and physical growth, which involves quantitative expansion, but rather a qualitative change involving improvement and progress. In order to understand what sustainability really means, what it is made up of, and how it can be achieved, I am now working with a local non-profit group, Urban Ecology, on a major project to develop a Blueprint for a Sustainable Bay Area.

We have established five major goals which we plan to use to evaluate strategies and establish milestones so that progress can be measured. The first three goals, Environmental Stewardship, Resource Conservation, and Community Building, are relatively well understood by most enlightened professionals. The other two, Social Justice and Sustainable Economics, are more elusive and controversial but absolutely essential. Achieving a sustainable society depends on reducing gaps and establishing understanding between advantaged and disadvantaged groups... between social classes, races, genders and generations. In addition, when we evaluate costs and impacts, we must realistically consider all of those difficult to measure externalities which will come back to haunt us later.

We hope to develop easily understood tools so that people can advocate plans and projects which will contribute to their own communities and the region, and protect the regenerative properties of the Earth. I just hope Pogo will ultimately forgive me my past sins.

Judy Irvin, AIA, is the Project Director for the Blueprint for a Sustainable Bay Area.

- **Monterey Bay** (San Benito, Santa Cruz, and Monterey counties)
- **Far North** (Del Norte, Humboldt, and Mendocino counties)

To help kickoff local planning events, the Board allocated a one-time distribution of \$500 per RAC to be spent at the discretion of the three RAC committee members. This money could be used to subsidize one grand event, or as seed money to foster long-term event planning with a nominal charge to cover costs.

The Board is actively seeking RAC members for the North Bay and South Bay regions. This is your chance to become active in your area! Please call me at 510/874-3156 if you are interested.



Many thanks to outgoing Board members, Peter Gertler and Shahbaz Yusuf for their time and energy in Board activities. Also, Chuck Myer has relocated to the Sierra foothills and will no longer be writing his Planlines column. I am sure we will continue to see Chuck's articles in Cal Planner and Planning magazine.



Transit...

(continued from page 1)

A zoning application is currently being processed by the Planning Department for a key property in Midtown, commencing implementation of the plan.

The General Plan also identifies "intensification corridors" (i.e., existing or planned transit corridors) where higher intensity residential and non-residential land uses are encouraged. The purposes of the corridors are: to acknowledge the natural tendency toward increasingly intense development in prime urban areas; and, to channel this development to places where intensified uses and public transit will be mutually supportive and will help create vibrant pedestrian-oriented neighborhoods. Development in these corridors will be facilitated through transit-oriented land use designations, specific plans, and/or other special studies designed to maximize development potential.

Since the inception of the Housing Initiative, approximately 800 dwelling units have been built in proximity to rail. Another 1,500 units have been zoned within specific plan areas and other locations near transit. This activity demonstrates that the Housing Initiative and the specific plans have successfully encouraged private sector development in close proximity to transit. Some of these projects include

housing which is affordable to low income households.

As new public transit corridors are being planned, land use planning is occurring concurrently to realize the mutual benefits of transit-oriented development. These benefits include increased ridership, improved air quality, pedestrian activity, enhanced livability, etc. The design of transit stations and pedestrian access are being integrated and coordinated with the existing and planned surrounding land uses. These efforts are successful in San Jose because of the City's strong political leadership and excellent collaboration with the Santa Clara County Transportation Agency, which is charged with light rail transit development and operations.

Transit-oriented development not only fosters transit ridership, but also provides significant development opportunities to urban areas, encouraging cities to intensify in appropriate locations rather than sprawling outward. Strong General Plan policies and other long range planning efforts are critical for successful transit-oriented development.

For more information, please call the San Jose Department of City Planning and Building at 408/277-4576.



JOBS

Planner I

City of Gilroy

\$2,775 - \$3,374 / month

Performs professional planning duties under the direct supervision of the Planning Director. Excellent benefits. Submit a City of Gilroy application by 5 PM, September 26, 1994. Call 408/848-0400 for an application. City of Gilroy, 7352 Rosanna Street, Gilroy, CA 95020.

EOE/AA/ADA

Associate Planner

City of Pacifica

\$3,505 - \$4,178 / month

Performs tasks related to advance and current planning projects, including: prepare and present reports for Planning Commission and City Council action; prepare periodic major and minor revisions to Zoning Ordinance, General Plan and Coastal Land Use Plan; formulate, prepare and present ordinances, projects and studies addressing special planning problems and issues related, for example, to Community Development funding, redevelopment, commercial development, provision for low and moderate income housing, and coastal access. Requires Bachelor's or advanced degree in planning or related field, and 3 years of municipal or comparable planning experience. Architecture or design review exp. desirable. A City of Pacifica application is required. For application, send a self-addressed, legal size envelope to Personnel, 170 Santa Maria Avenue, Pacifica, CA 94044, or come to City Hall Personnel Department in person. Deadline: September 14, 1994.

48 Northern Section Planners Pass the 1994 AICP Exam

Of all California sections, the Northern Section had the largest number of successful exam takers in 1994. Congratulations to you all! Alex Amoroso, Dyana Anderly, Cara Bailey, Michele Bjurman, Virginia Boone, Steven Buckley, Jeffrey Buxbaum, Joel Canzoneri, William Card, Nickolas Chiulos, David Choy, Steven Colman, Brian Crawford, Elizabeth Cullinan, Ronald Gee, Jared Goldfine, Kevin Hablin, Kim Hansen, Kirk Heinrichs, John Hill, Sid Hughes, Michele Jacobson, Thomas Jensen, Nancy Kaufman, Anthony Lee, David Lynn, Judith MacClelland, Jeffrey Main, Meredith Marquez, Jeffrey Maxtutis, Janet McBride, Mark Min, Catherine Nichol, Kerry O'Banion, Barbara Oldfield, Drew Oman, Elizabeth Patterson, Dean Powell, Gail Price, Diane Regonini, George Schiefer, Alice Sgourakis, Vincent Smith, Christopher Steadler, William Tuikka, William Weimeyer, Stephen Yokoi, Jackie Young.

For information on the next exam and local workshops, contact Don Bradley, PhD, AICP, at 2995 Woodside Road, Suite 400, Woodside, CA 94062, or at 415/592-0915.



Green Edges for Healthy Cities: Urban Growth Boundaries

Northern Section CCAPA is co-sponsoring a one-day seminar on urban growth boundaries for professional planners, in collaboration with Greenbelt Alliance, the Association of Bay Area Governments, and other organizations to provide practical techniques for creating and maintaining urban growth boundaries, ensuring greenbelt protection outside the boundary, and building more livable and sustainable communities inside the boundary. The seminar will include case study discussions and hands-on workshops. Space is limited, so act now!

Date & Time: Friday, September 30; 8:30 AM to 5 PM.

Location: Metro Center, Eighth and Oak Streets, Oakland.

Cost: \$50, including background materials, lunch and refreshments.

Regist./Info.: Greenbelt Alliance, 116 Montgomery Street, Suite 640, San Francisco, CA 94105; 415/543-4291.

Transformation of San Francisco's Waterfront: Reuniting the City with the Bay

The Port of San Francisco is at a crossroads. While its commercial maritime activity continues to decline, its revenue-generating capacity has been crippled by restrictions on non-maritime use imposed by Prop. H. The release of the Draft Waterfront Land Use Plan is the culmination of three years of planning by the Waterfront Plan Advisory Board and Port staff. The Plan, a blueprint for action that will open the door to the 21st century for the Port, integrates commercial as well as maritime uses to create a vital, accessible, economically viable waterfront. San Francisco Planning and Research Associates (SPUR), in conjunction with the Chamber of Commerce, and the Northern California chapters of American Institute of Architects and American Planning Association, are sponsoring a symposium, including topics on economic, business, regulatory, labor, regional and physical aspects of the planning process.

Date & Time: Tuesday, October 4; 5 - 7 PM

Location: World Affairs Council, 312 Sutter, 3rd Floor, San Francisco.

Cost: \$15 APA members, \$20 non-members.

Reserv./Info.: 415/781-8726.

GIS Applications for Planning: Two Upcoming BAAMA Events

Many planners in the Bay Area have developed interesting and useful GIS applications. So many, in fact, that BAAMA (the Bay Area Automated Mapping Association, a chapter of URISA - the Urban and Regional Information Systems Association) will present two seminars on the subject. BAAMA's next Regular Meeting will feature four presentation of GIS applications for planning. This meeting, co-sponsored by NSCCAPA, will include four examples of successful GIS applications, including those for water resource management, military base reuse, environmental assessment of development potential, and watershed analysis. The following month, BAAMA will sponsor a Technical Tour at the University of California Urban Studies Department, featuring presentation of GIS applications being used to solve problems of land use management, emergency response, strategic planning, and socio-economic equity conditions of ethnic groups. Presentations will be followed by a demonstration of the tools and technology being used.

Regular Meeting

Date & Time: Thur., September 22; 9 AM - Noon.

Location: Berkeley Yacht Club.

Cost: Free for APA and BAAMA members. Non-members \$10.00

Reserv./Info: Bruce Joffe, 510/238-9771, or Patrick Crevelt, 510/484-8046.

Technical Tour

Date & Time: Wed., October 19; 9 AM - Noon.

Location: UC Berkeley, Wurster Hall.

Cost: Free for APA and BAAMA members. Non-members \$10.00

Reserv./Info.: Bruce Joffe, 510/238-9771, or Patrick Crevelt, 510/484-8046.



The California Conference on Ecosystem Management: Designing with Nature

University Extension, UC Davis, will offer a three-day conference on management of California's land and resources in conformity with ecological, social and political realities. Six one-day field trips are also available on a fourth day. Practical management issues to be addressed include the relationship between private and public lands, fostering institutional change, and improving relations between agencies and their publics within current economic and budgetary constraints. Speakers will be from governmental agencies, environmental organizations, and the professional resource management community. Course materials, lunches, a poster session and reception are included, with an optional dinner available.

Dates: Tuesday - Thursday, October 25 - 27.

Location: Hilton Inn Convention Center,
Sacramento.

Cost: \$150 before October 7; \$170 after.

Info.: 800/752-0881, or 916/757-8777.

Sustainability in Urban and Rural Communities: Planting the Seeds of Change

The Monterey Bay Area Chapter of the Association of Environmental Professionals is offering a one-day fall workshop on the design and implementation of urban and rural sustainable communities. The workshop will focus on providing technical, practical advice and case studies useful to professionals.

Date & Time: Friday, September 30;
9 AM - 4 PM.

Location: Monterey Bay Unified Air Pollution
Control District, 24580 Silver
Cloud Court, Monterey.

Cost: \$35 per person.

Contact: Constance Froning, 408/637-5313;
or Kathy Lyons, 408/335-6809.

Responding to the Pressures: Collaborative Planning as a Tool for the 21st Century

ABAG is presenting a series of seminars in land use policymaking. These seminars will bring together governmental leaders, legal and planning experts, representatives of the business and environmental communities, and others to discuss the challenges facing decision makers and the benefits gained from collaborative planning. Participants will hear about a grant being offered to Bay Area localities that will provide over \$50,000 in direct funding as well as substantial in-kind support for jurisdictions to develop and implement a collaborative land use strategy. In addition, participants will receive recently-published guidebooks that illustrate how local plans and programs can contribute to better air and water quality. Co-sponsors include the Bay Area Air Quality Management District and League of Women Voters of the Bay Area. Cost is \$20. For additional information, call Jean Pedersen at 510/464-7978.

Locations/Dates (all sessions will be from
8:30 AM to Noon):

Oakland, September 21

Walnut Creek, September 26

Vallejo, September 28

San Jose, October 3

San Mateo, October 5

Petaluma, October 6



Transportation Planner

City of East Palo Alto
\$16 - 17 / hour

This position is part-time (20 hours/week), with the potential for full-time. Minimum one-year municipal planning experience required, preferably as Transportation Planner. Send resume to David Miller, Director of Planning, Community Development, Planning Division, 2200 University Avenue, East Palo Alto, CA 94303. Deadline: September 30, 1994. Tel. 415/853-3189, fax 415/853-3179. AA/EOE

Associate Transportation Planner

City of Hayward
\$4,361 - \$5,268 / month

Responsible for transportation planning studies and analysis, travel demand forecasting using an EMME-2 model, review of development projects and reports, transportation demand management and congestion management programs. B.S. in Transportation Planning or related field, plus 3 yrs. professional experience. Apply by October 7, 1994. Applications available from Personnel, 25151 Clawiter Rd., Hayward, CA 94545 or call 510/293-8669.

Associate Planner

City of Hayward
\$4,361 - \$5,268 / month / month

Professionals with excellent interpersonal skills for complex planning work with neighborhood residents, developers, other City departments and outside agencies and to prepare and present reports to the Planning Commission and City Council on various planning matters. Current opening in General and Neighborhood Planning with anticipated opportunity in Current Planning. B.A. in Planning or related field, plus 3 yrs. responsible professional experience. Apply by September 30, 1994. Applications available from Personnel, 25151 Clawiter Rd., Hayward, CA 94545 or call 510/293-8669.

Watershed Management Legislation Needs Planners' Input

Major legislation is expected to be introduced in the California Legislature in January on watershed management planning. To date, planners have had limited input into the proposed legislation. If you are interested in being part of a small group that would attempt to shape the legislation, please contact Bob Odland prior to September 15 at 415/495-2400 (phone) or 415/495-7398 (fax).

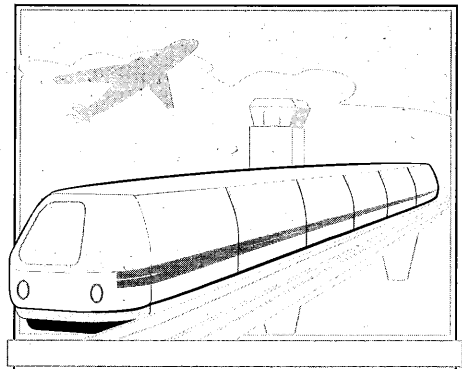
Biennial ASLA/NCC Awards Program is Coming

"Historically people built cities in locations with beneficial natural resources - good soil for farming, water for milling and transportation, forests for building and hunting. In other words, to sustain the needs of the community. But, as cities grew larger and work became more industrial and service oriented, people became less connected to the natural resources of the region. They were buried and forgotten while our society became increasingly fragmented and dysfunctional. We must return to our natural resources as the basis for the creation and restoration of humane and livable communities. The natural systems of the community are the foundation which helps support work, social justice, and health for all members of the community." Gary Mason, ASLA, Awards Jury Chair

All types of projects from theory to landscape management and environmental art are encouraged for submittal. As our goal is creating community through collaboration and diversity, projects will be evaluated and awarded based upon the scale rather than category: residential, neighborhood, community, regional, national and global. A Call for Entries will be mailed in early October and submittals will be due by early December. Allied professionals including planners, architects and others are invited to submit entries. Contact the ASLA/NCC Chapter Office at 415/974-5430.

"Train to Plane" Lives On

A successful project document is one that people continue to refer to, over and over... even when the content of the project document may be historically outdated. In March 1992, in conjunction with the Metropolitan Transportation Commission's release of the BART/San Francisco Airport Extension Project's Alternatives Analysis/Draft EIR/Draft EIS, a summary project newsletter was produced and widely distributed to Peninsula communities, political representatives, business owners, government agencies, the public and the media. Created by Public Affairs Management, the public participation and community relations consultant for the project, the Summary Issue of "Train to Plane" provided a comprehensive overview of the project in an easy-to-read, tabloid style newsletter. This 20-page document included an historical background, as well as a non-technical description of the alternatives and environmental impacts. Simple graphics, maps, diagrams and tables illustrated complex cost, ridership and funding information. Now, more than two years later, the BART/SFO Extension project has changed and the public review process is still occurring. However, the Summary Issue of the "Train to Plane" newsletter continues to serve as a valuable resource to the planners, engineers and community relations specialists at BART who currently manage the project. Public Affairs Management was granted the 1994 NSCCAPA Media Award for the writing, design and production of the Summary Issue of the Train to Plane newsletter.



by Chuck Myer, AICP

B.A.R.F. Construction

For reasons I will detail in a future column, I now find myself as a transplant to another country - Gold Country. I have elevated myself to a higher plane, as it were: about 2,500 feet to be precise. And after spending all of my life in the coastal and bay regions of the state, this has come as something of a shock to my senses (my allergies have cleared up).

At any rate, it didn't take me long to figure out that building codes and planning laws are a little bit different up here (non-existent?). First of all, most of the roads were originally determined by horse trails, cowpaths, or worse, and building locations were established by the locations of tent cities of the 49ers. When they call it The Foothills, they aren't a-kidding. Hills and dales abound, and play havoc with any attempt at logical urban development. What a mishmash of weird property lines and rights-of-way.

And the buildings! Level surfaces are as rare as a fist-sized nugget in a streambed. I was perturbed when the former resident of our 100-year old house said that there was some "settling" under the kitchen, and that it was best not to spill anything on the counters. "That's nothing," another resident told me. He said he couldn't send any more houseguests upstairs to the "guest room" because the house leaned so far they got vertigo. Our kitchen was no competition for that room: a ball on the floor would roll to the wall from a sitting position.

So many of the buildings are so old, or worse yet, historic, that building inspectors throw up their hands. Meanwhile, slipshod builders have free reign.

This philosophy is best described in a song I heard performed at Camp Mather in Tuolumne County. It's titled "B.A.R.F. Construction", by Ron DeLacy of the alternative country satire group Doodoo Wah. The choice of the name for the foreman is purely coincidental:

We build houses every which way; we can build one for you
 Sometimes we build 'em in a single day, sometimes it takes two
 We don't use no building codes, we never do nothing wrong
 We just pick up the tools and make up the rules as we go along
 For the fastest job, yessirreebob, call 1-800-HEAVE
 We've got 106 shortcut tricks up our sleeve
 When you're in a big hurry, no time to worry 'bout building codes, yup
 Come to B.A.R.F. Construction - We'll throw it up


Our #1 foreman's name is Chuck, give him a call
 He's the B.A.R.F. Construction mukemuck, the head of us all
 So if you want a house of your own, you're in luck
 Just pick up the telephone and call up Chuck

We're No. 1 in affordable homes, rebuilt or new
 'Cuz we go fourth class and then we pass the savings on to you
 Our walls are made of cardboard instead of wood
 It goes up faster than 2 by 4's, and looks just as good

Our crew is the fastest by far, skinny kids in their teens
 They don't eat nothin' but candy bars and methamphetamines
 They don't whistle while they work and they don't talk about sports
 They just power for 50 cents an hour and all they can snort

For the fastest job, yessirreebob, call 1-800 HEAVE
 We've got 106 shortcut tricks up our sleeve
 When you're in a big hurry, no time to worry 'bout building codes, yup
 Come to B.A.R.F. Construction - We'll throw it up

Note: Later this fall, "Planlines" will be discontinued as a feature of the Northern News. For a booklet of "The Best of Planlines, 1988-1994," send \$7.50 to: Planlines, c/o Chuck Myer, AICP, PO Box 1017, Colfax, CA 95713-1017.

 **Public Affairs Management**

- Planning/Environmental Process
- Environmental Communications
- Public Involvement

101 The Embarcadero, Suite 210 San Francisco, CA 94105 Tel: (415) 989-1446


Sedway & Associates Real Estate Economics

Market and Financial Feasibility Analyses
 Fiscal and Economic Impact Studies
 Redevelopment and Economic Development Plans
 Affordable Housing Strategies
 Three Embarcadero Center, Suite 1150
 San Francisco, CA 94111 • 415/781-8900 fax 415/781-8118

PREP PACIFIC RESOURCES ENGINEERING & PLANNING

- Contract Engineering & Planning
- Zoning Administration
- Municipal Project Design
- Subdivision Map Checking
- Structural Design
- Bicycle Transit Planning Design Services

Millbrae (415) 794-0615 San Rafael (415) 457-6647

 **Philip Williams & Associates, Ltd.**
 Consultants in Hydrology


- Wetland Restoration
- River Management
- Coastal Processes
- Watershed Management
- Flood Analysis

Pier 35, San Francisco, 94133 • (415) 981-8363 • Fax (415) 981-5021

Ward & Associates
 MBE Certified

Urban Planners • Economists
 Environmental Consultants
 3D Modeling • Visual Simulations

333 Hegenberger Rd., Ste. 808, Oakland, CA. 94621 • (510) 569-0327 • (510) 569-8455 Fax

 Michael D. Bethke, AICP
 1521 Foxworthy Avenue
 San Jose, CA 95118
 408.723.9333

PROGRESSIVE PROPERTY PLANNING
 "Comprehensive Land Use Consultants"™

Ph Associates

- Transportation planning / engineering / impact studies
- Citywide traffic monitoring/modeling
- Traffic counts/surveys

2711 Stuart St. Berkeley, CA 94705 (510) 848-9233

Robert Schubert, AICP

Contract Planner
 213 Edinbrough Street
 San Francisco, CA 94112
 (415) 586-2266

Woodward-Clyde Consultants
 Engineering & sciences applied to the earth & its environment

- Environmental planning
- Air quality assessment
- Wetland management
- Water quality management
- Public involvement

Other California Offices:
 • San Jose
 • Sacramento
 • San Diego
 • Santa Ana
 • Santa Barbara

500 12th Street, Suite 100 • Oakland, CA 94607-4014 • (510) 883-3600 • Fax (510) 874-3268

ESA Environmental Science Associates
 301 Brannan Street, Suite 200
 San Francisco, CA 94107 (415) 896-5900

- Urban/Regional Planning
- EIR, EIS, Impact Assessment
- Natural Resource Management
- Hazardous Materials Investigations
- Transportation Planning
- Economic Analyses
- Air Quality & Noise Analyses
- Solid Waste Planning

San Francisco Los Angeles Sacramento

B R A D Y AND ASSOCIATES
 PLANNERS AND LANDSCAPE ARCHITECTS
 1828 FOURTH STREET
 BERKELEY, CALIFORNIA
 510.540.7331

MOORE IACOFANO GOLTSMAN

- Public Involvement/Information Programs
- Meeting Facilitation
- Community Surveys
- Visual Simulations
- Environmental Design for Children and Youth
- Accessibility (ADA) Surveys, Planning and Design
- Presentation Graphics

Berkeley, CA 510/845-7587 Eugene, OR 503/683-3193 Raleigh, NC 919/821-0800

CHM HILL
 P.O. Box 12681
 Oakland, California 94607-2681
 510.251.2426

Engineers Planners Economists Scientists
 2107 North First Street, Suite 210
 San Jose, California 95131
 408.436.4909

HAMILTON-SWIFT
 Land Use & Development Consultants

Permit Processing • Environmental Impact Reports • Feasibility Reports • City and Regional Planning

519 Seabright Avenue, Suite 206
 Santa Cruz, CA 95062
 408-459-9992 / FAX 408-459-9998

SEDWAY COOKE ASSOCIATES

City, County and Regional Planning
 Urban Design
 Site Master Planning
 New Community Planning
 Transportation Corridor Planning
 Environmental Planning / Analysis
 Implementation Systems

300 Montgomery Street
 San Francisco, CA 94104
 415/495-2400

Lamphier & Associates

URBAN PLANNING & ENVIRONMENTAL ANALYSIS
 77 Jack London Square, Suite K
 Oakland, CA 94607 • (510) 451-8046

Wagstaff and Associates

Urban and Environmental Planning
 2512 Ninth Street, Suite 5
 Berkeley, California 94710
 (510) 540-0303 FAX (510) 540-4788

VWA VERNAZZA WOLFE ASSOCIATES, INC.

- HOUSING & PUBLIC POLICY STUDIES
- TAX INCREMENT FORECASTS
- SOCIOECONOMIC IMPACT ASSESSMENTS

5273 College Ave. Suite 202 Oakland, CA 94618
 Tel. 510-596-2475 • Fax 510-652-5605

Bay Area Economics

Janet Smith-Heimer
 Dena Belzer

- Market Studies
- Financial Analysis
- Economic Development
- Fiscal Impact
- Survey Research
- Housing Strategies

2550 Ninth St.
 Suite 210A
 Berkeley, CA 94710
 (415) 549-7310

TUTTLE & Associates

Urban & Environmental Design,
 Planning & Community Participation

1840 Alcatraz Ste B
 Berkeley, CA. 94703
 TEL: 510 - 653-9597
 FAX: 510 - 420-1165

Korve Engineering

Oakland (510) 763-2929
 Pasadena (818) 568-9181
 Sacramento (916) 442-7465

- Transportation Planning
- Civil Engineering
- Traffic Engineering

db DUNCAN & JONES
 Urban & Environmental Planning Consultants

2161 Shattuck Avenue, Suite 210, Berkeley, CA 94704
 Telephone: (510) 841-1101 Facsimile: (510) 841-2003

Brian Kangas Foulk
 Civil Engineering Land Planning Surveying

REDWOOD CITY 415/365 0412
 Hayward 510/581-1070
 Walnut Creek 510/937-6202
 San Jose 408/436-7500

WALLACE ROBERTS & TODD
 Environmental Planning • Urban Design
 Landscape Architecture • Architecture

Waterfront • Downtown • Community • Regional • Campus • Resort
 Redevelopment • Institutional • Commercial • Recreational • Environmental

San Francisco 415 541 0830 San Diego 619 696 9303 Philadelphia 215 732 5215 Coral Gables 305 448 0788

ROMA
 Urban Design • Development Planning
 Streetscape Design • Specific Planning

1527 Stockton Street, San Francisco, CA 94133
 (415) 616-9900 Fax (415) 788-8728

SQUARE ONE FILM+VIDEO
 725 Filbert St San Francisco, CA 94133 415.398-7044

Photomontages • Videos
 Photography • Scripts • Multimedia

Hartmut Gerdes, AICP

3-D Computer Modeling Visual Simulations Terrain Analysis GIS Mapping Certified MBE

Tycadd CORPORATION
 665 CHESTNUT STREET • SAN FRANCISCO CA • 94133 415-441-7265

TJKM Transportation Consultants

- General Plan Circulation Elements
- Congestion Management Programs
- Transportation Modeling/Corridor Studies
- Parking/Safety Studies
- Traffic Impact Studies
- Neighborhood Traffic Studies
- Staff Services/Plan Checking
- Counts/Surveys

Pleasanton • (510) 463-0611 Sacramento • (916) 961-0636
 Fresno • (209) 229-0441 Santa Rosa • (707) 575-5800

EMC Planning Group Inc.

- Community and Regional Planning • Master Planning and Site Design
- Environmental Assessment • Project Feasibility & Permit Processing

99 Pacific St. • Suite 155F • Monterey, CA • 93940 • (408) 649-1799

CDG CANNON DESIGN GROUP

LARRY L. CANNON AIA, AICP
 PRESIDENT

TEL: 415.433.6945 ARCHITECTURE PLANNING URBAN DESIGN
 FAX: 415.433.6951 40 GOLD STREET SAN FRANCISCO CA 94133

R.S. Hunter & Associates
 Economic Analysis & Environmental Planning

- Economic/Fiscal Analysis
- Housing Market Analysis
- Economics of Natural Resources
- EIR Preparation
- Mitigation Monitoring
- Coastal Planning

P.O. Box 694 • Aptos, California • 95001 • (408) 335-5235

Sasaki Associates, Inc.

Planning Architecture Landscape Architecture Urban Design

444 De Haro, Suite 202
 San Francisco, CA 94107
 Telephone 415 626 0893
 Facsimile 415 626 0645

Dallas, TX Los Angeles, CA Watertown, MA

THE PLANNING CENTER

ERA Economics Research Associates
 Affiliated with Drivers Jones
 388 Market Street, Suite 1580, San Francisco, CA 94111

- Feasibility Studies
- Tourism and Recreation
- Fiscal Impact/Financing Plans
- Transportation and Land Use
- Re-Use of Military Facilities

San Francisco 415/956-8152
 Los Angeles 310/477-9585
 San Diego 619/544-1402

CRANE TRANSPORTATION GROUP

- TRAFFIC IMPACT STUDIES
- TRANSPORTATION MODELING
- GENERAL PLAN CIRCULATION ELEMENTS

Mark Crane P.E. San Francisco 415.282.9656 Carolyn Cole East Bay 510.236.9375

DENISE DUFFY & ASSOCIATES

- ENVIRONMENTAL IMPACT ANALYSIS
- SITE AND LAND PLANNING
- REGIONAL AND COMMUNITY PLANNING
- PROJECT MANAGEMENT

546-A Hartnell Street ■ Monterey, CA 93940 ■ (408) 373-4341

DONALDSON ASSOCIATES

Douglas Donaldson
 Over 21 Years Experience
 in the Preparation of CEQA and NEPA Documents
 627 Spokane Avenue ■ Albany, CA 94706 ■ (510) 528-3684

RICHARD MOREHOUSE ASSOCIATES
 Urban Design & Planning • Environmental Impact Analysis • Development Regulations
 P.O. Box 188 • Corte Madera, CA 94976
 (415) 927-2561

MAPPING CAD/GRAPHICS 3D MODELING/RENDERING HIGHEST QUALITY POSTSCRIPT OUTPUT

1066 47th Avenue, Oakland, CA 94601 (510) 532-5093

MARSHALL DESIGN

NORTHERN SECTION CALENDAR

(see Events insert for more information)

September

- 22 NSCCAPA Board Meeting, 500 12th Street, Oakland, 6 PM
- 22 GIS Applications for Planning, BAAMA Regular Meeting
- 30 Green Edges for Healthy Cities, NSCCAPA and Greenbelt Alliance
- 30 Sustainability in Urban and Rural Communities, Monterey Bay Area AEP

SEPTEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October

- 4 Transformation of San Francisco's Waterfront, NSCCAPA and SPUR
- 19 GIS Applications for Planning, BAAMA Technical Tour
- 25-27 California Ecosystem Management Conference, UC Davis Extension

OCTOBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APA Northern News
 EDITORIAL OFFICE
 1152 Portland Avenue
 Albany, CA 94706

FIRST CLASS MAIL
 U.S. POSTAGE
 PAID
 Hayward, CA
 Permit No. 2

Send To:

