

The Presidio Trust: an experiment in combining environmental and economic sustainability

by Brian Trelstad

The Presidio of San Francisco, arguably the most famous 1,480 acre piece of land in the United States, is in the midst of an historic transition from military base to National Park to public-private real estate conundrum. The Presidio includes 870 buildings (over 450 of them historic), six endangered plant species, sweeping views, a golf course, miles of trails through (non-native) eucalyptus forests, the last free flowing creek in San Francisco, and some of the world's best wind-surfing off Crissy Field.

The transition process was initiated in 1972 by Congressman Phil Burton, who then added a provision to the legislation creating the Golden Gate National Recreation Area that if the Presidio ever became surplus to the Army that it would be transferred to the National Park Service. Deemed surplus in 1989, the Presidio was formally transferred to the National Park Service in 1994—although with some unanticipated financial twists.

The Park Service realized that it did not have the legal authorities and staff expertise to manage such a complicated and expensive property. The Bay Area congressional delegation, led by Congresswoman Nancy Pelosi, realized that the Republican-controlled Congress would be loathe to fund the Presidio like a traditional national park. So, in December 1996, Congress passed the National Parks Omnibus Act, and in Title One, created the Presidio Trust, a public-private entity that is charged to minimize costs to the federal government and maximize revenues from leasing commercial and residential buildings. It has a mandate to become financially sustainable within fifteen years lest it revert to the General Services Administration for reversion, or disposal.

Some critics fear that the Trust is a precursor to wider national park privatization. The problems in the national park system, however, are more extensive and largely of a different nature than those that the Presidio confronts. The emphasis on the Presidio's financial self-sufficiency is particular to the Presidio's extensively built, urbanized environment, and is unlikely to be applied to the rest of the park system because the opportunities for revenue generation exist on the Presidio in ways that they don't in most national parks.

In July 1997, the Trust met for the first time. Against considerable local concern that the Presidio will be sold off to the developers and that its housing stock (especially Wherry Housing) will be torn down rather than be used to house homeless or lower income families, the Trust finds itself in quite a bind. Over 300 people showed up for this first meeting and made it clear that the Trust will not be able to make many missteps without a strong and vocal local response. The key question that emerged is how will the Trust maintain public purpose while becoming financially self-sufficient and keep the multiple local constituencies satisfied with their progress?

Much speculation has surrounded how the Trust will address this question. The Trust includes a seven member board appointed by the President to four-year terms. The inaugural Trust board includes a mix of pro-environment and pro-development members, with six members from the Bay Area. One area of major concern, thus far not fully addressed by the Trust, is the issue of public meetings. The Trust is required by law to hold two public meetings per year, but can

(continued on page 4)

SEPTEMBER 1997

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Members of the Presidio Trust:

John Garamendi, Deputy Secretary of the Department of Interior; Edward Blakely, professor of planning at the University of Southern California and current candidate for Mayor of Oakland; Donald Fisher, chairman and CEO of The Gap, Inc.; Amy Meyer, a local park activist and member of the Golden Gate National Recreation Area Advisory Commission; Mary Murphy, a commercial real estate lawyer; Bill Reilly, former administrator of the Environmental Protection Agency; and Toby Rosenblatt, President of The Glen Ellen Company and chair of the Golden Gate National Park Association.

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DIRECTORS CORNER

by Wendy Cosin, AICP

NCCAPA WANTS YOU! Two of the elected positions on the Northern Section Board of Directors are open. We are looking for candidates for Director Pro Tem and Treasurer. In addition to filling in when the Director is not present, the Director Pro Tem has responsibility for the annual Board retreat, bylaws, and elections. The Treasurer's duties include receiving and disbursing funds from the Section's accounts and preparing monthly financial reports and an annual budget.

The Board generally meets monthly in a Central Bay location. We discuss planned events, positions on issues, and Board policies at our meetings. Taking positions on planning-related issues is relatively new for the Board and has led to some interesting discussions. We are a voluntary Board with limited resources; however, there are opportunities to provide expanded services for our members. Other sections have created funds for scholarships, provide mentoring for entry level planners, offer Planning Commission outreach and training, and work with the schools and the community. On a personal level, the value of getting involved with the Board is to open your horizons by meeting and working with planners outside of your normal realm.

Any Section member interested in an elected position should contact a member of the Nominating Committee by October 15. Elections are held in November. Nominating Committee members include Mark Rhoades, Michael Neuman and myself. Please call any of us if you are interested in an elected position. We would also like to hear from you if you are interested in attending Board meetings, serving on a committee, helping to organize an event, or working with the Board in another capacity.

One committee that could be particularly interesting to get involved with is the newly formed Public Policy Committee. We are looking for people to provide direction and feedback on specific planning-related issues. We have members actively participating in the UCSF Mission Bay Campus planning and in the Bay Bridge Coalition, we have endorsed the MTC Regional Gas Tax proposal, and we will consider taking a position on the proposed EPA air quality standards. Board meetings are open — we welcome interest and input from members.



If you haven't registered yet for the State Conference in Monterey, you can still save money if you register by September 12 (see the July/August newsletter for registration information or call 916/361-8384 with inquiries). We have received over 400 registrations so far and, as predicted, the conference hotel filled up fast. The conference committee has made arrangements for additional rooms at other local hotels. The October 12 opening reception will be very special. The cost for APA to have the opening reception at Monterey Aquarium is significantly higher than the cost included in the registration and reception fee, however, the opportunity to have the entire aquarium for a full evening was too exciting to pass up. It's probably your only chance to visit the aquarium without the crowds.



The Northern Section was instrumental in convincing KRON-TV, KQED-FM, the Chronicle, and Bay-TV to hold a forum on the Bay Bridge as part of their Voice of the Voter "Unlock the Gridlock" series. The live two hour forum will be taped at the Oakland Museum on Thursday, September 11, from 7 - 9. It would be great to have planners attend.

NEWSLETTER INFORMATION

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312/431-9100

The deadline for submitting materials for inclusion in the **Northern News** is the 16th day of the month prior to publication.

We Want You.... To Get Involved

As planners, we are guided by public policy on a daily basis. At all levels of government, there is the potential for changes in public policy relating to planning issues such as land use, transportation, housing and conservation. Equally important are regulations and policies that either support or undermine our capacities to practice our vocations and prosper as professionals. Finally, there are a host of issues that combine debates about current planning practices, professional development concerns and our roles as citizens concerned about our communities. To what extent are we involved at the local level in influencing the outcome of these changes?

We are getting involved. At the July meeting, the Board unanimously voted to approve MTC's proposed regional gas tax. MTC has sponsored a bill in the current state legislature (AB 595 - Valerie Brown of Sonoma) that would authorize a vote by the region's electorate to approve a regional gas tax to fund a series of transportation improvement projects. The bill directs MTC to develop a list of transportation projects and operation systems prior to the vote.

AB 595 would authorize placing the gas tax on the ballot in all nine Bay Area counties. A regional gas tax of 5 cents per gallon, for example, would generate approximately \$2 billion (in 1997 dollars) over a 20-year period, or on average approximately \$100 million per year.

The Board spent four months reviewing this issue and solicited input and opinion from the membership in the Northern News. It was a learning experience for us all. In the course of this review and decision to endorse the gas tax, the Board recommended the formation of a Public Policy Committee (see below).

In addition, the Board is a member of the Bay Bridge Coalition and has lobbied for a more open process for the East span of the Bay Bridge. On a more traditional front, the Board is participating in the oversight of the UCSF Mission Bay Campus Master Plan Competition.

Are you losing sleep at night asking yourself, "What am I doing to further the future of the planning profession and encourage promising students into careers as planners?" Fear not. Here is the opportunity you've been yearning for, and a chance to have some fun, too. The California Planners Foundation's 1997 auction will be held during the CCAPA Conference in Monterey (Tuesday, October 14, after the afternoon sessions). Proceeds go towards scholarships for planning students.

This year, a prize will be given to the most creative donation, and lists of donors will be given to each registrant. Typically, donated items that are auctioned at the event include: weekend travel packages, ski trips, gourmet dining opportunities, fine wines, planning-related artwork and documents, and specialty items and educational opportunities for professional planners. Last year's hot items were the tickets to a Seinfeld screening; this year the tickets may be combined with a souvenir script of the notorious Seinfeld "city planning" episode.

Do your part for the future of planning, and use your own creativity to think what you or your agency can contribute to make this event a success. Contact Chuck Myer, CPF Auction chair, P.O. Box 1017, Colfax, CA 95713, (916) 346-6234, cmyer@gv.net, for more details. And sleep well.

It is important that planners continue to have a voice in influencing the legislative actions that affect our profession and the historical positions that we have taken at the national, state and local levels of government. This is an invitation to our members to get involved. The Board is proposing to form a NSCCAPA Public Policy Committee to address planning issues that focus on but are not limited to local concerns. Our membership represents a divergence of opinion. Now is the time to voice those opinions through your participation on the Public Policy Committee.

The goals of the Committee are to:

- Facilitate discussion of local planning issues that affect public policy;
- Prepare newsletter articles on local policy issues to keep our members informed;
- Utilize the expertise of our members to serve on committees and speak on topics pertaining to the advocacy of good planning; and
- Provide support to the Board in developing position statements on planning issues.

Please contact Diana Elrod, Legislative Liaison for the Section, at 408/277-2862 or e-mail her at delrod@ix.netcom.com. if you are interested in participating.

Holiday Party Reminder!!

Summer is winding down, the days are getting shorter and the kids are starting school. Do you realize what this means? The holiday season is just over the horizon! (Yikes!) As you begin to make your holiday plans, don't forget the APA Holiday Party. This year the annual Yuletide bash will move to San José for the first time, so mark your calendars, plan your way to San José, and we'll see you at Bellino's Restaurant & Bar in downtown San José on Friday, December 5th. Look for additional details on the Holiday Party in the October Newsletter.



Presidio Trust *(continued from page 1)*

hold unlimited private meetings. Additionally, the Trust created three sub-committees (Real Estate and Housing, Finance, and Operations), and those committees will usually meet in private. The public who attended the July meeting had serious concerns that the Trust would not provide enough public access to the decision-making process. Most of the Trust members did not appear to be too concerned with opening their proceedings to more public oversight, and will likely only comply with the basic obligations of the legislation.

The Trust is too small to ensure that all of the local constituencies are represented, but this first group holds considerable promise for being able to deal with the challenges that they face. The Trust's most prominent Republicans (William Reilly and Donald Fisher) have experience in real estate development and are at least aware of the possibilities for green development on the Presidio. William Reilly spoke eloquently at the Trust meeting about the opportunity to use the Presidio as a concrete example of sustainable development in a national park setting. Don Fisher, head of the Trust's Real Estate subcommittee and most prominent businessman on the Trust, did contract with noted environmental architect Bill McDonough to build a new Gap facility in San Bruno, but he is probably more inclined to focus on financial sustainability, and will only incorporate environmental design principles when it helps the bottom line.

Other Trust Members Toby Rosenblatt, Ed Blakely and Mary Murphy are also no strangers to real estate development. Amy Meyer has committed her life to the Golden Gate National Recreation Area and will be an advocate for the public purpose of the park. It is too early to tell where the ideological balance of the Trust lies, but no clear fissures have emerged. The Trust members acted very collegially at their public meeting and at a private reception for Congressman

Ralph Regula (R-OH), hinting at future cooperation.

While the Trust is working on its financial plan, (due to Congress in July of 1998), the National Park Service and a group of tenants currently working on the Presidio are seeking to fulfill the general objectives of the Presidio's General Management Plan (GMP) and transform the park into a global center dedicated to addressing the world's most critical environmental, social, and cultural challenges. Some of the existing tenants include the Tides Center, the Urban Habitat program, the Energy Foundation, the Presidio Alliance, the Exploratorium, the Wilderness Society, and the San Francisco Conservation Corps. The basic question that these tenants are asking, and that the Trust has been created to decide, is whether or not the conversion of the Presidio's commercial real estate will enable or preclude the kind of possibilities spelled out in the GMP.

The challenge is one of whether the Presidio can become a model sustainable community, achieving financial sustainability without compromising regional environmental quality or social equity. Will the Presidio become a simply bucolic business park or destination area limited to its neighbors in Pacific Heights, the Marina and Marin County? The Presidio Alliance, a newly-formed group of Presidio stakeholders (and a project of the Tides Center that has been funded by the San Francisco Foundation), believes that in the process of its conversion, the Presidio has an unparalleled opportunity to demonstrate economic and environmental sustainability on a large scale. The Presidio Alliance will work with the Presidio Trust to serve as a point of departure for the Presidio and the Bay Area in its quest to understand sustainability, and translate the abstract concepts into concrete environmental, economic, and social change. For more information about the Presidio or the Presidio Alliance, call (415) 561-3993.



JOBS

Associate Planner

City of Fremont

Salary: \$52,440-\$63,744

The City of Fremont is seeking an experienced Associate Planner for current and expected vacancies in Current Planning. The City may also have near-term needs in Long Range Planning. Pay: \$52,440 - \$63,744 (annual salary). Contact: City of Fremont, Human Resources, 39100 Liberty Street, Fremont, CA 94538 or (510) 494-4747 to receive an application and supplemental questionnaire. Applications must be received by Friday, September 26, 1997.

Assistant Planner

City of Sunnyvale

Salary: \$41,259 - \$50,151

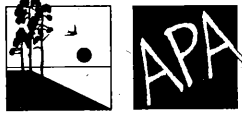
Two openings for the City of Sunnyvale. Any combination of education and experience equivalent to a Bachelor's Degree in City Planning, Geography, Environmental Studies or a closely-related field and six months of professional experience in local city planning or related activities at a local level. A Master's Degree in Planning or closely-related field may be substituted for work experience. Filing deadline: September 30, 1997 at 5:00 p.m. For application materials, contact: Department of Human Resources, City of Sunnyvale, 456 West Olive Avenue, Sunnyvale, CA 94086, (408) 730-7490 EOE M/F/V/H

Brian Trelstad is a student in the Department of City and Regional Planning at UC Berkeley and an MBA candidate at Stanford's Graduate School of Business. For two years he worked on the Presidio, first as the director of the Center for National Service and the Environment, and later as the founding staff director of the Presidio Alliance.

Contact him at:
trelstad_brian@gsb.stanford.edu

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MONTEREY '97



California Chapter
American Planning Association

Choices, Challenges and Change

CCAPA's Annual Conference

October 12 - 15, 1997

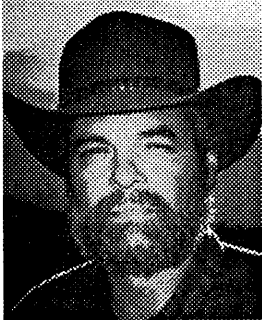
Monterey Conference Center and DoubleTree Hotel



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& Leisure
Opportunity
Special
Activities:

- Exclusive use of the entire Monterey Bay Aquarium, including the new "Outer Bay" Wing, at a fabulous private party on Sunday evening
- Oceanfront golf tournament at Pacific Grove Municipal Course
- Tennis tournament at the Monterey Tennis Center
- Fun cruise on Monterey Bay
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Speakers of Renown:



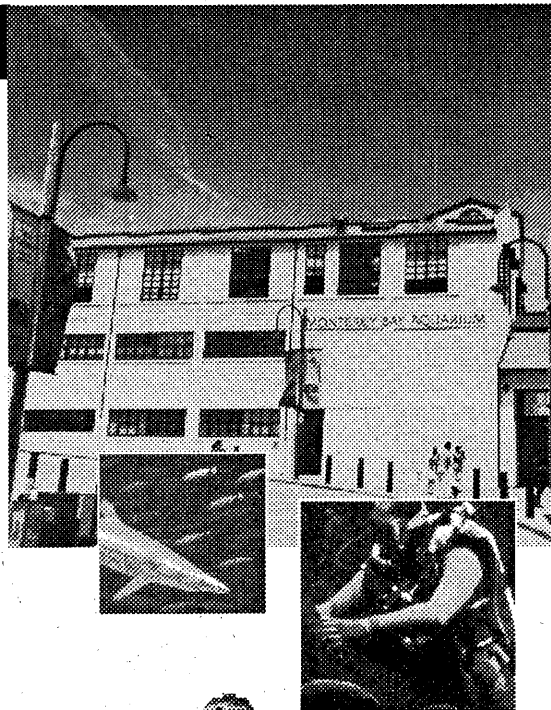
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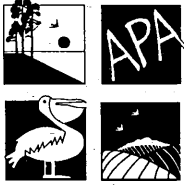
Six Mobile Workshops

- MW1: Carmel/Pacific Grove/Monterey Downtowns
- MW2: Walking Tour of Monterey Historic Adobes and Gardens
- MW3: Boat Tour of Monterey Bay National Marine Sanctuary
- MW4: Pebble Beach and Spanish Bay Revegetation
- MW5: Fort Ord Base Conversion
- MW6: Cannery Row/Doc Ricketts' Walking Tour



For further information, to request a registration form or to register, call (916) 361-8384 or visit CCAPA's Conference Web site at <http://www.rain.org/~calapa>. For hotel reservations, call (408) 649-4511.

MONTEREY '97



California Chapter
American Planning Association
October 12 - 15

Instructions:

- Please type or print in black ink.
- Use separate form for each registrant.
- Payment must be received to process registration.
- For registration inquiries, call (916) 361-8384.

Make hotel reservations early!

THREE CONVENIENT WAYS TO REGISTER

- Mail check or purchase order (payable to CCAPA) with registration form to:
CCAPA Conference
10411 Old Placerville Road
Suite 210
Sacramento, CA 95827
- Fax registration form, including credit card information to:
(916) 361-1574
- Register on-line, including credit card information, by visiting the CCAPA Conference web site at:
<http://www.rain.org/~calapa>

EARLY CONFERENCE REGISTRATION

AICP? YES _____ NO _____

Your name as it is to appear on your badge _____

Affiliation, agency, company or school _____

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REGISTRATION FEES

Registration includes two breakfast and two lunch meals at the DoubleTree Hotel, including Opening Plenary Session Breakfast, Keynote Lunch and Awards Lunch. One-day registration includes all meals provided on that day.

Registration fees postmarked by:	8/15/97	9/12/97	On-site	Totals
APA Member	\$300	\$330	\$345	_____
Nonmember	\$340	\$375	\$390	_____
Spouse	\$135	\$150	\$165	_____
Student	\$135	\$145	\$155	_____
Planning Commission/City Council members	\$250	\$250	\$250	_____
One-day (circle: 10/13, 10/14, 10/15)	\$150	\$165	\$175	_____

ADDITIONAL SPECIAL EVENTS

Aquarium Gala Evening Reception _____ @ \$ 25 (The Opening Gala Reception is a special event and requires a separate fee.)	_____
Golf Tournament _____ @ \$ 55 (Pacific Grove Municipal Course)	_____
Tennis Tournament (Monterey Tennis Center) _____ @ \$ 25	_____
Monterey Bay Cruise _____ @ \$ 20 adults _____ @ \$ 8 children	_____
EXTRA Tickets:	
Opening Plenary Session Breakfast _____ @ \$ 20	_____
Keynote Lunch _____ @ \$ 30	_____
Awards Lunch _____ @ \$ 30	_____
Mobile Workshops:	
MW1 Carmel/Pacific Grove/Monterey Downtowns (Monday, 1:30 - 5:00 PM) _____ @ \$ 15	_____
MW2 Walking Tour of Monterey Historic Adobes & Gardens (Monday, 1:30 - 5:00 PM) _____ @ \$ 15	_____
MW3 Boat Tour of Monterey Bay National Marine Sanctuary (Tuesday, 8:30 - 11:30 AM) _____ @ \$ 25	_____
MW4 Pebble Beach and Spanish Bay (Tuesday, 1:30 - 4:30 PM) _____ @ \$ 15	_____
MW5 Fort Ord Base Conversion (Wednesday, 8:30 - 11:30 AM) _____ @ \$ 15	_____
MW6 Cannery Row Walking Tour (Tuesday, 8:30 - 11:30 AM OR 1:30 - 4:30 PM, CIRCLE ONE) _____ @ \$ 15	_____
Special Events Subtotals:	_____

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Associate Planner

City of Sunnyvale

Salary: \$49,639 - \$60,336

One opening for the City of Sunnyvale. Any combination of education and experience equivalent to a Bachelor's Degree in Planning or a closely-related field and four years of progressively responsible professional experience. A Master's Degree in Planning or closely-related field is desirable and may be substituted for up to two years of work experience. Filing deadline: September 30, 1997 at 5:00 p.m. For application materials, contact: Department of Human Resources, City of Sunnyvale, 456 West Olive Avenue, Sunnyvale, CA 94086, (408) 730-7490, EOE M/F/V/H

Bay Trail Project Manager

ABAG

Salary: \$4,072-4,912 (range)

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The Essay section of the newsletter is intended to provide a forum for members to express their views relative to planning related topics, or to express an opinion relative to articles printed in this newsletter. If you would like to submit an article, contact the Newsletter Editor at (510) 540-0655.

Planning, zoning, and chain stores

by Steven Scholl

A new video store recently opened on a prominent site near downtown Berkeley. There were actually two different proposals for the site, one by a national chain (Hollywood Video) and the other a local enterprise (Reel.com). First, after lengthy use permit and design review, the city approved the Hollywood Video project. Community opposition continued, however, based on parking concerns, late-night operating hours, and the chain-store aspect, and eventually Hollywood Video withdrew. The Reel Video project was then approved. Community activists claimed victory.

In fact, the two projects were essentially alike in terms of traffic and noise, and the regulatory process readily addressed both of them. What distinguished the two proposals in the end was only the form of organization of the businesses (i.e., chain versus local). Thus it seems that zoning review served in part to provide a forum for an issue that lay outside the category of "environmental impacts."

Not that this is unusual; the public participation process tends to accommodate any and all issues. Nevertheless, the question was raised in my mind: should planners and decision-makers act to limit or exclude chain stores? If so, is zoning the way to do it? I would argue that franchised businesses, as opposed to local operations, may be a good or a bad influence, depending on the circumstances; that the effects of chain stores stem mainly from their design, size, and other physical features, rather than their chain/non-chain status; and that use of zoning (i.e., the police power) to limit chain stores is problematic, at best. In fact, if the impacts of a land use can be mitigated through conditions regarding traffic and operating hours, then it is hard for me to see how the nature of ownership of a business merits government intervention.

In the case of the Hollywood Video project (which at some 8,300 square feet was hardly a "big box"), opponents urged support of locally-owned enterprises rather than a

chain, but sometimes seemed to be reacting more to urban design than business ownership issues. For instance, one of the opponents cited the model of the 3rd Street Promenade in Santa Monica. 3rd Street is certainly a great walking street, lined with shops and restaurants, but ironically, many of them are chain stores (Borders, Barnes & Noble, etc.) Obviously, the positive take on 3rd Street was based on its pedestrian scale and lively atmosphere.

How do land use plans and zoning ordinances address business ownership issues, i.e. chain stores? I know of none that prohibits franchised businesses. Berkeley's Downtown Plan (which covers an area near the Hollywood/Reel site), includes the rather general goal "Strengthen the downtown's identity, image and sense of place," which might be found in practically any comprehensive plan. Also included is a policy to provide opportunities for small, non-franchised businesses. Interestingly, the related implementing mechanism cited is not zoning, but economic development programs; that is one way that a community can encourage local start-up enterprises.

Is keeping out franchised stores a goal with sufficiently widespread community agreement to make it part of "the general welfare," whether specifically addressed in zoning ordinances or not? Hardly, at least until people stop patronizing chain stores. In Berkeley, as elsewhere, national chain outlets tend to be full of shoppers, and those who favor insulating the community from them on philosophical grounds in essence argue that consumers do not know what is good for them.

Even if community goals are loud and clear, zoning may not be appropriate. The city of Tigard, Oregon, was pursuing what was presumably a widely supported goal, to create bicycle paths, in the case that led to the Supreme Court's Dolan decision. The Court ruled in that case, as in the earlier Nollan decision, that exactions of private property

(continued on page 6)

EVENTS

DCRP/CED Alumni Picnic

See old friends and find out what they've been doing and how they're making a difference. DCRP alumni are hosting a potluck picnic reunion for all CED alumni, on Saturday, September 13th, from noon to three pm, at Live Oak Park in North Berkeley (Shattuck Ave. at Berryman, 1 block north of Rose). Dr. Ed Blakely will be a featured speaker, talking about his vision for the future of Oakland and the East Bay, and how planners, architects, and others can get involved in making it a reality.

Those coming are asked to bring an item for 4 to 6 people according to the following schedule — last name starting with:

- A - G: Main Dish (vegetarian choices appreciated!)
- H - M: Salad/Vegetable Dishes
- N - S: Beverages, Picnic Supplies (plates, utensils, cups)
- T - Z: Desserts

For more information, call Ron Golem at 510-272-9566 or Ricardo Noguera at 510-601-1927.

Come join your friends in reminiscences, fun, and stimulating discussion about the East Bay in the 21st century!

Sustainability Plan for San Francisco

Please join us on Thursday, September 18 to learn more about the Sustainability Plan for San Francisco. The Plan was recently endorsed by the Board of Supervisors and sets forth a strategy for achieving a sustainable future for San Francisco into the 21st century. Recent coverage in the media has resulted in some claims that the plan is too idealistic. Others believe such a plan is essential to maintain the quality of life in the City. Beryl Magilavy, director of the Department of the Environment, will present the plan and implementation program. The program is cosponsored by the Northern Section and the San Francisco Office of the AIA.

Date: September 18, 1997

Time: 5:30 p.m. wine and cheese;
6:00 - 7:30 p.m. program

Location: San Francisco AIA Office
130 Sutter Street, Suite 600

Cost: \$5.00

RSVP: NSCCAPA Voice Mail
415/281-0195

Parking: Sutter/Stockton Garage
BART: Montgomery Street Station

Planning, zoning, and chain stores *(continued from page 5)*

must be accompanied by more than simply a legitimate public purpose, but also by a clear nexus between the impact of the development and the condition imposed to mitigate it. Of course, Berkeley did not exact private property for public use in the Reel.com case; the point is that in regulating land use, not only the desired ends but also the means need to be closely examined.

Finally, it seems to me to be only a short step from government selecting one video store over another based on whether it is owned by outside interests, to approving one bookstore over another based on the types of books sold, or granting a use permit for a church based on its religious denomination. Obviously, none of this was contem-

plated in Berkeley; my point is that land use decisions made on factors other than environmental impacts potentially raise the issue of protection of free speech and even the protection of the rights of minorities.

Creating diverse and lively communities is a goal everyone can agree on. Toward that end, government can and should utilize a variety of measures, of which zoning is clearly one, but also one that ought to be approached with a degree of caution if it reaches beyond matters that are clearly those of health, safety, and general welfare.

Steve Scholl is Deputy Director of the California Coastal Commission.



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NORTHERN SECTION CALENDAR

September

- 4 NSCCAPA Board Meeting, Berkeley
- 11 "Unlock the Gridlock" Forum, Oakland Museum
- 13 DCRP/CED Alumni Picnic, Berkeley (510) 272-9566
- 18 Sustainable San Francisco Program (415) 281-0195
- 19 "Wetlands and Wastewater Treatment" Brown Bag Luncheon
12:00 p.m. to 1:00 p.m.; Napa Sanitation District Facility;
1515 Soscol Ferry Road, Napa
Information: Elizabeth Caraker, (707) 256-3603

October

- 12-15 CCAPA Conference, Monterey (916) 361-8384

November

- 6 NSCCAPA Board Meeting, Berkeley

NSCCAPA Board Meetings are held on the first Thursday of the month at the Berkeley Permit Services Center, 2118 Milvia Street, one block west of the Berkeley BART. The Board welcomes your attendance and encourages your participation in the organization. For more information, contact Wendy Cosin at (510) 705-8108; (wec1@ci.berkeley.ca.us)

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NOVEMBER

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