

3/9/99



MARCH 1999

# Northern News

NORTHERN SECTION, CALIFORNIA CHAPTER, AMERICAN PLANNING ASSOCIATION

## Forting Up: Gated Communities

By Edward J. Blakely and Mary Gail Snyder

The drive to redefine territory and protect the neighborhood boundaries is being felt in communities of all income levels throughout America's metropolitan areas. In the last ten to fifteen years, gated communities, one of the more dramatic forms of residential boundaries, have been springing up around the country. Millions of Americans are turning to walls and fences around communal residential space that was previously integrated with the larger shared civic space. In this era of dramatic demographic, economic and social changes, there is a growing crisis of future expectation in America. Many feel vulnerable, unsure of their place and their communities in the face of rapid change. This is reflected in fear of crime unrelated to actual crime trends, and to the growing number of methods used to control the physical environment, not only for social but economic security as well. The phenomenon of walled cities and gated communities is a dramatic manifestation of a new fortress mentality growing in America.

Gated communities are residential areas with restricted access such that normally public spaces have been privatized. Access is controlled by physical barriers—walled or fenced perimeters and gated or guarded entrances. They include both new housing developments and older residential areas retrofitted with barricades and fences. They represent a different phenomenon than apartment or condominium buildings with security systems or doormen. There, a doorman precludes public access only to a lobby or hallways—private space within a building. Gated communities preclude public access to roads, sidewalks, parks, open space, play grounds—all resources that in earlier eras would have been open and accessible to all citizens of a

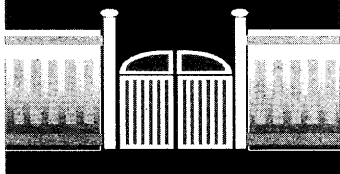
locality. We estimate that over nine million Americans have already sought out this new refuge from the problems of urbanization, and their numbers are growing.

The gates, guards and fences are intended to do more than just deter crime. Security is viewed by both developers and residents as not just freedom from crime, but as freedom from such annoyances as solicitors and canvassers, mischievous teenagers, and strangers of any kind, malicious or not. The gates provide a sheltered common space that excludes outsiders. The additional layer of control that gates provide is more similar in motivation to CC&Rs than it is to burglar alarms—gates seem to promise stability, predictability, and secure property values. Especially to the residents of upper-end gated communities, who can already afford to live in very low-crime environments, the privacy, convenience, and sense of prestige that controlled access provides is of greater importance than protection from crime.

The residents of gated communities are also often hoping to find community behind the walls. They hope that the defined boundaries and exclusion of strangers will result in a tighter-knit neighborhood, the "small town" atmosphere that so many say they want. Yet our interviews and survey results give no indication that they actually achieve this goal. Instead, most report middling levels of community spirit and participation in community governance and social activities, no better than similar ungated developments.

Gated communities in their contemporary form emerged first in the retirement and resort developments of Southern California and Florida, and quickly spread across the Sunbelt. Smaller metropolitan areas and the

(continued on page 4)



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Berkeley has been struggling to adopt a revised Zoning Ordinance for the last year. The complexities of land use and politics are endless. The revised Zoning Ordinance is over three hundred pages long, and full of explanatory tables, graphics, and all manners of development standards and process. A few weeks ago as I was moving into my new space at the City, I found a shelf full of copies of all of the City's previous and historic Zoning Ordinances. After digging through to the bottom of the pile, I found the City's original "Districting Standards." The standards "invite" people to "form" districts. There were only seven districts, and all of the City's development standards and "Districting" process fit onto eight 5" by 7" pages. I find myself asking (as will be the subject of a future article), "well, how did I (we) get here?"

Last weekend was this year's first State Board meeting. Membership continues to be a topic of concern nationally, as it is in our own Section. This month's Northern Section Board meeting will be held in Berkeley's Permit Services Center on Thursday, March 4 (probably history by the time you read this). We have a busy year ahead of us so I hope to see the Board and RAC's well represented. If anyone is interested in being involved in events or with the Board, please contact me at 510.705.8110.

## CONFERENCE

### *The City and its Region, Montreal, June 6-9, 1999*

Rapid urban growth, globalization of markets, new private-public partnerships and reforms in municipal government structures create new challenges for urban governance in the 21st century. These issues will be the focus of a major international conference hosted jointly by the Canadian Institute of Planners and the Ordre des urbanistes du Quebec, June 6-9, 1999, in Montreal, Quebec, Canada.

The City and its Region will be of interest to urban and land use planners, municipal managers, housing specialists, architects, real estate professionals, urban researchers, natural resource managers, tourism planners, transportation specialists, environmental practitioners and

international development consultants.

The Conference will consist of more than forty conference sessions, mobile workshops, roundtable discussions, a trade show and cultural activities. It will draw some 500 delegates from Canada, the U.S., and Latin America to explore:

- The Emergence of the City-Region and Urban Government;
- The Characteristics and Models of Urban Growth at the Regional Level
- New Regional Realities, New Planning Practices

For more information, visit the web site of the Canadian Institute of Planners ([www.cip-icu.ca](http://www.cip-icu.ca)) or call 1-800-207-2138.



## NEWSLETTER INFORMATION

### EDITORIAL

John Banks

Tel: 510/642-3258

Fax: 510/642-1641

e-mail: [jsbanks@uclink.berkeley.edu](mailto:jsbanks@uclink.berkeley.edu)

Dept. of City & Regional Planning

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



## Planners' Hands-On Look At GIS and Remote Sensing Applications

How will planners use GIS and remote sensing in the future? Come see for yourself on April 15 in the computer training room at Risk Management Solutions in Menlo Park.

Risk Management Solutions (RMS) will offer a hands-on demonstration of the latest version of HAZUSTM—a natural hazard loss estimation tool. Imagine...a magnitude 7 earthquake on the Hayward Fault. Insert parameters such as specific location, depth, etc. and HAZUSTM will tell you:

- How many buildings will be destroyed, including information on type of construction.
- Lifelines—which utilities will be lost; the length of time needed for restoration.
- Transportation outages.
- Social impacts—how many casualties, how many homeless, what will be the shelter needs for one year & for two years.
- Economic consequences—what are the dollar losses.

HAZUSTM currently provides loss estimates at the census tract level from earthquakes. It is being expanded to include other hazards as well, including hurricanes and floods. State and federal emergency

managers will lead a discussion on Bay Area initiatives to collect additional background data for the HAZUSTM building/lifeline inventory.

On a more comfortable, everyday level, RMS will demonstrate how to utilize the Internet and other resources with RiskBrowerTM—a tool that will, for example, allow planners to obtain information by property address for initial studies regarding land stability and other physical conditions of property. RMS staff will also lead a discussion on other new GIS and remote sensing trends and applications for urban risk management, and show examples of various projects underway worldwide.

**When:** Thursday, April 15, 1999

**Time:** 6:00: Wine/Cheese  
6:30 to 8:30:  
Presentation/Discussion

**Where:** Risk Management Solutions, Engineering Building - Training Room 155 Jefferson St., Menlo Park, CA 94025 (Directions: from Hwy 101: exit Marsh Rd, go East, first right onto Bayshore Rd., first right onto Chrysler Dr., second left onto Jefferson St., third bldg. on the left, street parking)

**Cost:** \$5.00

**RSVP:** Laurie Johnson, Tel - (650) 617-6487 or Email: lauriej@riskinc.com

## National Environmental Policy Act (NEPA) Workshop

A one-day credit course offered through UC Santa Cruz will give practical advice on the nuts and bolts of working with NEPA, the country's most important environmental law. Seasoned NEPA veterans will share lessons learned through case studies of working with environmental assessments (EA), environmental im-

pact statements (EIS), and supporting environmental studies. Designed for those with all levels of NEPA experience, the course will be given in Santa Clara on Tuesday, March 30. The fee is \$205 (\$155 for agency employees). For information call (415) 974-1221, or to enroll call (800) 660-8639.



## 1999 Spring Forum and Job Fair

Department of City and Regional Planning at UC Berkeley

*"The Changing Face of the Bay Area: Challenges for the Planning Profession"*

Saturday, April 10, 1999

Wurster Hall

UC Berkeley campus

Join faculty, alumni, current graduate students and professionals in the planning community to discuss current issues in planning and to exchange information on various job opportunities in the field. Topics such as Smart Growth, Land/Habitat Preservation, Affordable Housing, The Live/Work Debate, Transportation, and others will be discussed in the morning symposia. Afternoon sessions will provide an opportunity for prospective employers to conduct interviews and provide information on summer, volunteer, and permanent positions. Students from UC Berkeley's planning program as well as other schools in the region will be invited.

To participate in a panel discussion, host an information session, or interview current students, call Kaye Bock at 510/643-9440 or email: dcrp-jobfair@uclink.berkeley.edu. Information will also be available soon at the web page: <http://www-dcrp.ced.berkeley.edu> under the "Recent and Upcoming Events" heading.

## Forting Up...

frostbelt cities were slower to adopt gates—but once gates make their first appearance, they spread quickly in most markets. One of the few exceptions to this pattern is the San Francisco Bay Area. Despite having an early start with the construction of Blackhawk, Northern Californians were slower than most in warming to the concept. It is only in the last five years that gated communities have begun to appear in significant numbers around the Bay.

Gated communities are not all the same, differing in significant ways. There are the Lifestyle communities, where the gates provide security and separation for the leisure activities and amenities within. These include retirement communities, golf and country club leisure developments, and suburban new towns.

A second type are the Prestige communities, where the gates symbolize distinction and prestige, and serve to create and protect a secure place on the social ladder. These include enclaves of the rich and famous, developments for the top fifth (the very affluent), and executive home developments for the middle class.

The final type is the Security Zone, where residents take the initiative to retrofit existing streets with gates or barriers. These include inner cities, where fear of crime or outsiders is the foremost motivation for defensive fortifications and suburban subdivisions, where residents are usually attempting to protect their property values. It also includes the partial gating of street closures, where barricades are used to create suburban street patterns out of the city grid and limit access as much as is possible on public streets.

Gated communities have ramifications that differ from those of standard open subdivisions. Yet when we began our research into gated communities in the mid-90s, there were few examples of localities that had established formal development guidelines for gated communities and even fewer that

*(continued from page 1)*

had passed ordinances to restrict the use of gates. At the same time, planners and elected officials in cities that were seeing their first gates or dealing with an explosion in their numbers expressed concern about the impact of gates. For many cities, the issue comes to prominence when an existing subdivision wants to retrofit with gates. The concerns range from the philosophical—the image of their communities and the message that gating sent about neighborliness, openness, and equity, to the prosaic—impediments to emergency vehicle access and traffic circulation.

Privatization of traditionally public spaces and services is a central concern. Private communities are providing their own security, street maintenance, parks, recreation, garbage collection and other services, leaving the poor and less well-to-do dependent on the ever-reduced services of city and county governments. The separation of gated communities, their privatization of public space, also reduces social contact, weakening the bonds of mutual responsibility that are formed through the regular interactions of community living. Many residents say they're taking care of themselves and so lessen the public burden. In the growing number of places where gated communities are the norm, not the exception, this perspective results in a two-tier system—those who use public services, and those who augment or replace public services with private ones.

Beyond these broad concerns, planners wrestle with the impact that restricting access to certain streets can cause. The result of these concerns has been that in the last few years, cities across the country have created policies to limit gates, in some cases severely, and many others have created policies to ensure that street patterns, traffic circulation, and emergency access are preserved. Others have seen the need to restrict gates when they would

*(continued on page 6)*



## JOBS

### Senior Planner

(temporary position, up to 9 months)

City of Berkeley

Salary: \$55,251 to \$65,847 annual salary & benefits

The City of Berkeley Planning and Zoning Development Department is seeking a temporary senior planner to act as Secretary to the Zoning Adjustments Board (ZAB). Responsibilities include: coordination of review and analysis for current planning applications; review and approval of staff reports; and attendance at twice-monthly ZAB meetings (evenings). Duties may also include supervision of professional and clerical staff. A new classification will be established to perform these duties on a continuous basis. The Current Planning Division is staffed with a Manager, who now also functions as Secretary to the ZAB, and eight planners.

Requires a bachelor's degree w/major course work in city and regional planning, urban planning, or related field, and four years professional planning experience. Position will be open until filled. City of Berkeley application materials should be submitted immediately. For application materials, 510/644-6460 or apply at: Personnel Dept., 1947 Center St., Berkeley, CA 94704. EOE. For more information, call Mark Rhoades, Current Planning Manager, at 510/705-8110.

### Community Development Director

Clayton

Salary: DOQ

Located at the foot of Mt. Diablo, Clayton (pop. 9,000) represents a unique opportunity for an experienced, customer service-oriented professional to direct Community Development activities. Must possess equivalent of five years of experience in community planning, community development, land use regulation, and building inspection/code enforcement and Bachelor's degree in Planning, Public Administration or related field. Submit a comprehensive resume and five references to Lonnie B. Hayhurst, 129 Eden Roc, Sausalito, CA 94965. Phone: (415) 332-4166. Fax: (415) 332-4180. File by April 8, 1999. EOE.

# "CELEBRATING DIVERSITY"

OCTOBER 16 - 19, 1999 • BAKERSFIELD CONVENTION CENTER

## REQUEST FOR MODERATORS AND TOPIC SUGGESTIONS

### THE THEME: "CELEBRATING DIVERSITY"

*"The 1999 State CCAPA Conference joins the California Sesquicentennial Project in celebrating the unprecedented diversity started by the California Gold Rush of 1849 and continuing to this day. The breadth of California's diversity is evident in its topography and natural resources, its economy and in its rich cultural heritage. Also addressed in this theme will be the varied modes of transportation to serve existing residents and which will bring new residents to the Golden State. It is the synergism of all these forces that will enhance the State's success in meeting the challenges of the new millennium."*

### REQUIREMENTS FOR MODERATORS

The Program Committee for the 1999 CCAPA State Conference which will be held at the Bakersfield Convention Center October 16-19, 1999, is seeking proposals from individuals who are interested in being Panel Moderators. The CCAPA Conference is attended by individuals who work in the areas of land and facility planning, and development and redevelopment. Attendees include planners, engineers, lawyers, elected and appointed officials, members of conservation groups, and others from the public and private sectors with an interest in planning and development of land and facilities. Moderators should assemble a panel of knowledgeable speakers on a specific topic which will be interesting and useful to Conference attendees. In particular, panels and topics should reflect the theme of the conference, "Celebrating Diversity", as explained above.

### TO BE COMPLETED BY PROSPECTIVE MODERATORS

*If you would like to be a Moderator, complete this form and return to the Program Committee by April 30:*

Moderator Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Moderator's proposed topic: \_\_\_\_\_

Explain how the panel topic and format will relate to the Conference theme, "Celebrating Diversity": \_\_\_\_\_

Individuals who will or may be included on the panel:

1. \_\_\_\_\_ 2. \_\_\_\_\_

3. \_\_\_\_\_ 4. \_\_\_\_\_

### ADDITIONAL TOPIC SUGGESTIONS

Use this space to suggest topics or ideas for the conference: \_\_\_\_\_

**FAX THIS FORM TO (209) 521-4968 BY APRIL 30, 1999  
OR CALL DAVID ROMANO, PE, AICP, AT (209) 521-9521**

New from  
Planners Press

# Citistate Seattle: Shaping a Modern Metropolis

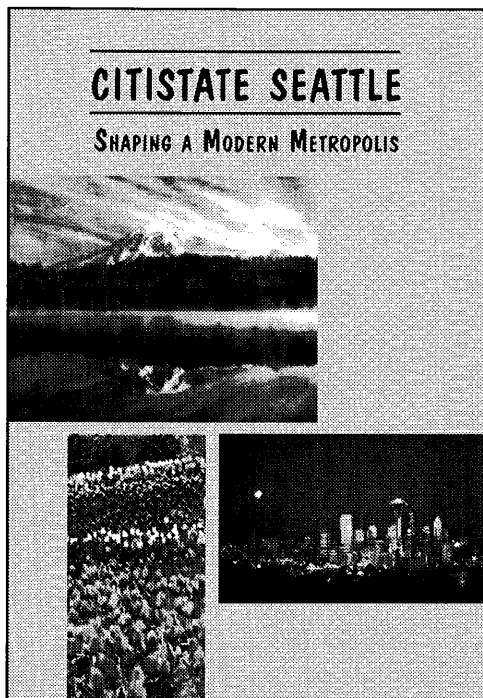
## Mark Hinshaw Tells Seattle's Story as Only a Planner Can

Planning success depends on the support of city dwellers, builders, and workers. But few citizens understand why planning matters to the look, feel, and experience of daily city life. Most planners are at a loss to explain.

Not Mark Hinshaw. He regularly brings the public face-to-face with real-life planning through his columns in the *Seattle Times*. Now, in *Citistate Seattle: Shaping a Modern Metropolis*, this respected architect, certified planner, and long-time APA member addresses a national audience by documenting planning's triumphs, near misses, and outright failures in one of America's most interesting boom towns. Planners looking for a way to put a planning "spin" on familiar issues need look no farther than Hinshaw's example.

With style and humor, Hinshaw writes of special places in everyday Seattle. He takes us to popular, high-profile landmarks like Pike Place Market as well as tucked-away gems—cozy cottages, trendy pubs, gracious apartment buildings, and vibrant "urban villages"—that flavor and enliven the city. He shares his eye for unique, humanizing details of design, architecture, and function, bringing this colorful metropolis to life so vividly you'll practically smell the coffee they brew and sell on (almost) every street corner.

Along the way, Hinshaw explains the public and private decisions that helped Seattle avoid the urban desolation that plagues other American cities. He introduces many of Seattle's movers and shakers—mayors, developers, artists, and urban pioneers—who took it upon themselves to guide metropolitan Seattle along a different path.



Mark L. Hinshaw. 180 pp.  
Publication expected March  
1999. (APA Planners Press.)  
\$21.95 (paperback).

## Order Today!

*Citistate Seattle*, published by APA Planners Press, offers a planner's-eye view of this newcomer on the list of great American cities.

Coming to the conference? Buy *Citistate Seattle* at the Planners Book Service booth. Mark Hinshaw will sign copies of the book after his session on "Living Well in Seattle" on Monday, April 26 at the convention center.

### CITISTATE SEATTLE ORDER FORM

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**Assistant Planner I / Bilingual - Spanish**

City of Santa Ana

Salary \$3381 to \$4317, with city-paid retirement plus up to \$100/mo bilingual pay

The City of Santa Ana is looking for an enthusiastic, motivated individual to join the planning and Building Department team. Duties include conducting research, field surveys, reviewing development plans, staffing planning counter. Requires one year professional-level experience in municipal or regional planning. Combination of experience and education in urban planning, architecture, environmental studies, geography, public administration, or related field may be used to meet qualifications. Must be fluent in English and Spanish, have valid CA Class C drivers license, willing to work irregular hours, possibly evenings and weekends. For information, job flier and required city application and supplemental application form (SAF): City of Santa Ana, Personnel Services Dept., 20 Civic Center Plaza M-24, Santa Ana, CA 92701. Tel: (714) 647-5340. Deadline April 16, 1999, 5:00 p.m.

**Planner (Administrative Services Officer II)**

Monterey Peninsula Airport District

Salary: \$40,176 - \$49,474 (currently under review)

This newly created position will perform high-level professional airport planning, urban and environmental analysis, project approval coordination, policy analysis, construction project environmental coordination, and special studies work for the airport. Required is a BA in planning, aviation, public administration or related discipline and 3 years of progressively responsible planning experience. A minimum of 2 years with a local government agency is desirable. Experience may be substituted for education. Cover letter and resume to TPO Human Resource Management, P.O. Box 222423, Carmel, CA 93922. Or Fax to (831) 624-7540. Phone (831) 624-6407 for information.

**Planning Director**

Town of Windsor

Salary: \$5,769 to \$7,014 plus 10% Employer Paid Deferred Compensation

Located in Sonoma County, the Town of Windsor is seeking an experienced and dynamic leader to become the Planning Director responsible for a staff of six (position may include supervision of Building Department with additional staff). The Town has a population of approx. 20,000 and is located 63 miles north of San Francisco. Responsibilities include administration of the General Plan, zoning ordinances, CEQA, and all growth management regulations. Provides technical and administrative support to the Town Manager, Assistant Town Manager, Town Council, and Planning Commission. Requirements include bachelor's degree in city planning, geography, urban design, or related field and five years of increasingly responsible experience in municipal planning, including two years in an administrative or supervisory capacity. Experience in a small city or agency preferred. For job description and application materials call (707) 838-1017 or pick up an application at Town Hall, 9291 Old Redwood Highway, Windsor, California 95492. Deadline: April 15, 1999. EOE.

**Planner I****Planner II**

County of San Mateo

Salary DOQ

San Mateo County seeks a professional planner for its Environmental Services Agency. Responsibilities include researching and analyzing planning data, conducting planning studies, preparing environmental documents and assisting in land use and zoning administration. The vacancy is in Current Planning, however openings could occur in other sections. Experience and a college degree in Planning or a closely related field is desirable. For more information and/or an application packet, contact San Mateo County Employee & Public Services at (650) 363-4343. EOE.

Three positions in **Monterey County:****Assistant Planner**

Salary \$2,795 to 3,463

**Associate Planner**

Salary \$3,296 to 4,083

Monterey County Planning & Building Inspection Department seeking entry level and/or journey level professional land use planners to perform land use planning assignments involving permit review and processing, land development and environmental review, and act as project planners. Hiring may be at either level depending upon candidate's qualifications. EOE/AA

**Land Use Technician**

Salary: \$2,359 to 2,923

Monterey County Planning & Building Inspection Department seeks technical paraprofessional to perform building inspection, planning and/or zoning ordinance review and application process duties. Must be available to work evenings, weekends, and during times of emergency and/or disaster situations. EOE/AA

Apply by Tuesday, March 23, 1999.

For application: Monterey County Human Resources Division, 240 Church Street, Room 218, P.O. Box 1877, Salinas, CA 93902. (831) 755-5116.

**City Hall Tour**

On Thursday, May 20th, Clark Manus of Heller Manus Architects and Sowmya Parthasarathy and Karen Alschuler of SMWM will present a tour of the newly renovated San Francisco City Hall and discuss ongoing plans for the Civic Center Plaza. All those interested in this program should meet at 6:00 pm at the bottom of the grand staircase inside San Francisco City Hall's Main Rotunda.

## Forting Up... (continued from page 4)

block or limit access to public areas such as beaches or hiking trails. Some cities use existing architectural design review mechanisms to limit gating or at least reduce the visual impact of barriers, walls, and gates.

Sacramento and Contra Costa are among the Northern California cities and counties that have created policies and ordinances to regulate gating. As gated communities have finally moved into the mainstream in Northern California, planners here as elsewhere must increasingly confront these issues.

*Edward J. Blakely is a professor in the School of Urban Planning and Development at the University of Southern California. Mary Gail Snyder is a doctoral candidate in the Department of City and Regional Planning, University of California at Berkeley. Their book, Fortress America: Gated Communities in the United States, is published by Brookings Institution Press.*



### CALL FOR ENTRIES

LAST CALL

## 1999 Northern Section CCAPA Awards Program

*Deadline for submissions: April 16, 1999*

Each year the American Planning Association, through its sections and chapters, conducts an awards program to acknowledge outstanding efforts in the profession. The Northern Section has been quite successful over the years in obtaining state and national recognition for its nominees who have been granted local awards, and encourages interested individuals, planning agencies and consulting firms to submit applications.

Please see Announcement in last month's *Northern News* (February), for details about categories and criteria.

For further information and application materials, contact Wayne Goldberg, Northern Section Awards Coordinator, P.O. Box 1678, Santa Rosa, CA 95402-1678. (707) 543-3220.

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## NORTHERN SECTION CALENDAR

### March

30 NEPA Workshop, Santa Clara

### April

10 Job Fair  
UC Berkeley, Department of City & Regional Planning

15 Demonstration of HAZUS by Risk Management Solutions  
Menlo Park

16 Deadline for submission of CCAPA Award Nominations

And future events to watch for:

May 20 Tour of City Hall (see announcement)

May 22 Planning Commissioner's Forum  
ABAG, 9:00 a.m. - 1:30 p.m.

For more information: Meera Nagaraj (925) 439-4047

### MARCH

S	M	T	W	T	F	S
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### APRIL

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### Northern News

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