

APRIL 2000

Northern News

NORTHERN SECTION, CALIFORNIA CHAPTER, AMERICAN PLANNING ASSOCIATION

Does Slow Growth Have a Chance in California?

APR 13 REC'D

DUNCAN & JONES

By William Fulton, Editor, *California Planning & Development Report*

Everybody always complains about growth but nobody ever does anything about it.

That, at least, is one way to view recent California election returns. According to most polls, sprawl tops everybody's list of community problems these days. But voters in almost a dozen California communities rejected the opportunity to use "ballot-box zoning" to stop growth and development. And it will be interesting to see whether that trend continues in the November election when some very big anti-growth initiatives are scheduled to appear on local ballots in all parts of the state.

Statewide, of course, voters approved the \$2.1 billion park bond issue (Proposition 12), as well as the \$1.9 billion water bond (Proposition 13), both of which will help shape the state's future growth by purchasing environmentally sensitive land in dozens of communities. But the story on local ballots was very different.

In general, development got the thumbs-up. In the Bay Area, South San Francisco residents chose to permit big-box retailing projects to go forward. In Tracy, a San Joaquin Valley city quickly becoming overrun with Bay Area commuters, voters chose not to restrict residential construction. In traditionally slow-growth Monterey, voters decisively rejected stricter building limits on Cannery Row.

Slow-growthers won in only a few scattered elections, including the city of Davis, and in the slow-growth hotbed of Livermore. Statewide, pro-growth forces scored eleven victories, and slow-growth forces only four. What's going on? Aren't California voters

supposed to be ticked off about growth, the way Ventura County voters were in 1998 when they approved the Save Open-space and Agricultural Resources (SOAR) open-space protection initiatives?

Well, yes and no. It's true that California is unlike any other state in the way that local citizens frequently use "ballot-box zoning" to hash out development disputes. But unlike, say, the tax revolt kick-started by Proposition 13, we've never seen a full-blown revolution in land-use planning touched off by initiatives. In general, land-use initiatives are limited to a few selected parts of the state where there's a long tradition of ballot-box zoning, such as in the Bay Area. During real estate booms, ballot measures expand into unlikely areas like the Inland Empire and the Central Valley, but the trend usually doesn't stick. When the real estate market tanks, local ballot activity in the land-use arena tails off. And slow-growthers haven't ever "broken through" to create an effective statewide movement. Unlike other states, including Washington and Arizona, we haven't seen a statewide growth initiative in recent years, partly because California is so big and diverse nobody can figure out how to write one that stands a chance of winning.

In the current real estate boom, California is following this historical trend. The traditional centers of ballot-box zoning, such as Ventura County, are popping with activity. The number of measures statewide appears to be on the rise. However we haven't quite reached the point where it's a statewide movement.

Indeed, there's an argument that the latest round of ballot-box zoning peaked with passage of the SOAR open-space protections

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EDITORS NOTE

by Kearey Smith

The April issue of the *Northern News* focuses on "Slow Growth" initiatives and their sporadic use throughout the State to curb local development patterns, which its crafters often feel, are spiraling out of control. This well written article, courtesy of Bill Fulton, provides the context for the upcoming November election, which is expected to host a myriad of "ballot-box" planning initiatives. Also included in this month's issue is a review of four new APA PAS Reports which have been recently released.

As some of you may be aware, I have taken over as the *Northern News* editor. I am a recent graduate of the City and Regional Planning school at Cal Poly San Luis Obispo, and now Regional Planner with the Association of Bay Area Governments. I am somewhat new to the Bay Area and Northern California, however in my current role as staff to ABAG's Regional Housing Needs project, I am quickly becoming familiar with a great deal of the issues affecting growth in the region. Over the next few months, I plan to feature a series articles concerning the fast paced growth of the San Francisco Bay region and its associated implications. If anyone is interested in submitting an article concerning a growth related issue, or any other planning related issue of importance, please do not hesitate to contact me. I am very open to ideas for inclusion in the *Northern News*.

It is my pleasure to announce that Pierce MacDonald has volunteered her talents as the new Advertising Coordinator for the *Northern News*. Pierce is a planner with the City of Berkeley, and is looking forward to working with the NCCAPA. She can be contacted easily via telephone or email at Tel: 510.705.8111, Fax: 510.833.6543; email: pmacdonald@ci.berkeley.ca.us

Thanks, Pierce for joining us, and volunteering your time as the new Advertising Coordinator for the *Northern News*.



Professional Notes

Have you recently been promoted? Have you made a career move? Are you about to retire and become a consultant? If so, this section of the newsletter is your opportunity to spread the good news, and let everybody know how happy you are. Just write a brief description of your news, and it will be posted in this section. (Remember to keep it brief!) You can send your Professional Note to:

Kearey Smith, 5099 Murchio Drive, Concord, CA 94521

Phone: 510.464.7994; email: keareys@abag.ca.gov

Please limit your note to 40 words.

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



U.C. BERKELEY CED-WIDE JOB FAIR

The College of Environmental Design (CED) at U.C. Berkeley is hosting its first ever CED-wide Job Fair Saturday, April 8th, 2000. Last year, the Planning Job Fair was successful due, in large part, to the generous financial support of the Northern Section California Chapter of the American Planning Association (NSCCAPA). This year, the college will host the first Job Fair which encompasses the various departments within CED, and the interrelated professions of planning, architecture, landscape architecture, and urban design.

The Job Fair provides a critical service to both students and the planning community, creating a unique opportunity for students, faculty, alumni, and professionals to exchange information about current issues and work in the planning and environmental design fields. The event provides an opportunity for employers to recruit students and alumni for internship, part-time, and full-time positions.

For information, log onto the event website at <http://www-dcrp.ced.berkeley.edu/jobfair/index.html>.

APA East Bay RAC Social

When: Thursday, April 27, 6:30

Where: Ben and Nick's in the Rockridge, 5612 College Avenue (1/2 block from the Rockridge BART Station)

Why? Come Mingle with Your Local Planning Friends

We'll also be announcing and discussing ideas for the 2000-2001 Bay Area APA Lecture Series. Mark your calendar!

APA ELECTIONS

COUNT YOURSELF IN!

Guide the future of your professional association. Vote in the upcoming elections to choose the leaders of APA and AICP. Ballots were mailed to all APA and AICP members in early March. Return your ballot by Friday, April 14 to make your votes count!

Positions up for election include: APA and AICP presidents, APA directors, APA board members, and AICP commissioners in Regions II, III, and IV. Candidates' position statements will be included with the ballots and published on the APA/AICP web site at www.planning.org/members.

Exercise your right to vote! APA is counting on your participation!

CALIFORNIA APA NORTHERN SECTION

LAST CALL—NORTHERN SECTION AWARDS 2000

The April 14th deadline for the submittal of awards applications is approaching rapidly. Awards categories include consideration for long range planning, implementation programs, advocacy planning and many more. If you have a goal of submitting an application but so far have failed in the implementation program, please call for an application package now by contacting:

Wayne Goldberg, Northern Section Awards Coordinator

100 Santa Rosa Avenue

Santa Rosa, CA 95404

707/543-3220 phone

707/543-3218 fax

e-mail: wgoldberg@ci.santa-rosa.ca.us

The Bulletin Board section of the Northern News is intended to provide a forum for individuals to inform members about events or current topics. If you would like to submit an item for the Bulletin Board section, contact the Newsletter Editor at (510) 464-7994.

Slow Growth...

in Ventura County 18 months ago, even though SOAR was widely played in the national press as the leading edge of a trend. Since then, some minor ballot-box zoning measures have passed around the state, but all the big ones have lost. Most significantly, the building industry beat back a major challenge in the East Bay (Alameda and Contra Costa Counties) last November by defeating the so-called CAPP initiatives, a set of measures that would have subjected virtually all new development projects to a vote.

But the final act may still lie ahead: the November 2000 ballot.

Right now, the November ballot is shaping up as the most important test of ballot-box zoning since the election of November 1988 the height of the 1980s real estate boom, when growth control measures appeared simultaneously on the ballot in Orange, Riverside, and San Diego counties.

In the East Bay, the Sierra Club is likely to launch a major urban growth boundary initiative in Alameda County. Boundaries will probably also be on the ballot in the fast-growing Central Valley town of Modesto. A SOAR-style open-space initiative will be voted on in San Luis Obispo County. And if recent history is any guide, we're likely to see two or three dozen smaller ballot-box zoning measures throughout the state.

So will the voters become more impatient with growth between now and November?

And will ballot-box success translate into an enduring statewide slow-growth movement at last?

The answer is maybe. History would suggest that the longer a real estate boom lasts, the wearier of growth the voters become. And even in the mostly pro-growth results this last election day, there were some signs that slow-growth sentiment is spreading. Even though they were outspent something like 40 to 1, the slow-growth activists in Tracy

(continued from page 1)

came within 300 votes of victory, a remarkable achievement in an area represented in Congress by Richard Pombo, a real estate broker and militant property-rights advocate. The Tracy slow-growthers may well put their initiative back on the ballot in November, and they're likely to make a serious run at the City Council as well.

If ballot-box zoning passes this November in both Tracy and Modesto, two Valley towns not known for environmental politics, that result might take slow-growth politics in California to a new plateau. If the fast-growing Central Valley were finally perceived as being ripe for slow-growth politics, a statewide movement might be viable after all.

Yet, at the same time, there's no guarantee that even victories in Tracy and Modesto would spark a statewide movement. The other two high-profile ballot-box zoning contests in November will take place at the county level, in San Luis Obispo and Alameda. And past experience has shown that it's very difficult for slow-growth activists to win at the county level, where walking precincts is not as important as big mailers and media campaigns. The slow-growth movement of the late 1980s fell apart after the three big initiatives on the November 1988 ballot, Orange, Riverside, and San Diego, all got defeated by heavily funded campaigns from the builders.

The history of California is littered with voter revolts that almost happened. Over the next few months, we'll find out whether ballot-box zoning has enough 'legs' as a political issue to create a political earthquake, or whether, instead, it will continue to cause nothing more than a series of minor tremors.

William Fulton of Ventura is editor of California Planning & Development Report and president of Solimar Research Group. Complete ballot-box zoning results can be found on CP&DR's web site: www.cp-dr.com



Two Positions

Nichols Berman

Nichols Berman, an environmental consulting firm located in San Francisco's South of Market Area, is seeking applications for the following positions, both available immediately. Send resume to 142 Minna Street, San Francisco, CA 94105; fax 415-957-1381.

Environmental Planner to conduct technical analyses and prepare CEQA documents. Position requires a minimum of three years of analytical and writing experience on planning and environmental topics. Requires bachelor's degree in planning or related field and knowledge of regulatory and legal requirements. Full time.

Graphic Artist to prepare report graphics for CEQA documents. Work involves electronic and non-electronic formats. Position requires knowledge of photographic and other reproduction techniques and computer skills (including word processing, and desktop publishing). Part time.

Various Positions

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Salary: DOQ

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Ballot

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Chapter

Board of Directors Election Ballot

Each November elections are held for two Executive Board positions. The Board did not hold elections last year, and so this ballot is for the two positions that should have been voted on by Section members last November. The four positions in the Northern Section that are elected include Director, Director Pro Tem, Treasurer, and Administration Director. The two positions that are currently under consideration for this election are Treasurer and Director Pro Tem. In November of this year Section members will be asked to consider candidates for Director and for Administration Director.

Director Pro Tem

Candidate: **Sowmya Parthaserathy, AICP**

Sowmya is employed by SMWM (Simon Martin-Vegue Winkelstein Moris) in San Francisco as an Associate and Senior Urban Designer, and was appointed to the Director Pro Tem position after it was vacated mid-term in 1998.

Personal Statement: As an APA member, I have made many rewarding connections and friendships with planners beyond my immediate professional circle. As Director Pro-Tem since March 1999, I have tried to mobilize the current crop of work-weary planners to join in the fun as well. With your support, I hope to continue to find ways to improve the presence and profile of APA in our planning and design community. Among other things, watch out for our very own website in the near future!


Treasurer

Candidate: **Hing Wong**

Personal Statement: I would like to serve as treasurer so that the Northern Section can continue to promote programs that are necessary for planners. I am a regional planner for the Association of Bay Area Governments and have served on the NSCCAPA Board in prior years as the Administrative Director.

Please use this page as your ballot for both of these positions. Once you have completed the ballot, please fax or mail it to:

Mark Rhoades, Northern Section Director
City of Berkeley Planning Department
2120 Milvia Street
Berkeley, CA 94704
Fax: 510.883.6543

	Position	Candidate	yes	no
	Director Pro Tem	Sowmya Parthaserathy	<input type="checkbox"/>	<input type="checkbox"/>
	Treasurer	Hing Wong	<input type="checkbox"/>	<input type="checkbox"/>

Thank you for taking the time to participate in this election.



Senior Transportation Planner

Santa Clara Valley Transportation Authority

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Valley Transportation Authority (VTA) seeks a Senior Transportation Planner who will supervise professional planners, support staff, and consultants and carry out activities related to transportation and transit planning. The ideal candidate would have a degree in planning or related field, at least 4 years increasingly responsible transportation and transit planning experience, including at least 2 years in a project lead/manager capacity, and specific experience in planning public transit services, including transit corridor studies and transit-oriented development. For more information, visit our web site www.vta.org. For an application and a job bulletin, contact the Valley Transportation Authority, Personnel Department, 3331 North First Street, Building B, San Jose, CA 95134-1906; phone 408-321-5575; email personnel@vta.org. EOE

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Brain Kangas Foulk has provided planning, civil engineering and surveying services in northern California since 1915. With offices in Redwood City, San Jose and Walnut Creek, our staff of over 190 is composed of professional planners, civil engineers, traffic and transportation engineers, surveyor, computer specialists and support personnel. We are currently seeking a highly motivated Assistant Planner to provide technical support to our planning staff. Under general supervision of a Senior Planner; job duties include a variety of professional planning work including preparation of tentative maps, zoning entitlements, feasibility studies and site analysis. Applicant should possess the ability to plan, organize and coordinate planning activities, prepare written reports/applications, communicate effectively and work as a team player. Requires B.A. or B.S. from an accredited college or university in Urban Planning, Geography, Public Administration or closely related field and two year experience in a public or private planning position; one year experience for the Planning Assistant position. A master's degree in Urban Planning or closely related field may be substituted for one year of professional experience. APPLY BY: April 15, 2000 Please send resume and cover letter to:

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Attention: Margaret Netto, Senior Planner
mnetto@bkf.com
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no calls please

APA RELEASES FOUR NEW PAS REPORTS

The research department of the American Planning Association announces the release of four new Planning Advisory Service (PAS) Reports. The Planning Advisory Service produces eight PAS Reports a year; 492 reports have been published since 1949. Each report is a tightly written and fully illustrated research monograph that provides practical solutions to the problems planners face every day. A chronological and subject index to PAS Reports is available free upon request or may be accessed at www.planning.org/pas/chron.html or www.planning.org/pas/subject.html. The reports are sent automatically to PAS subscribers. They are also available individually through APA's Planners Book Service. Call 312-786-6344, e-mail to bookservice@planning.org, or visit www.planning.org/bookstore/default.asp to order online with your credit card.

**"Youth Participation in Community Planning"
PAS Report 486**

by Ramona Mullahey, Yve Susskind, and Barry Checkoway

In 1998, more than a quarter of the U.S. population was younger than 18; by 2005, there will be nearly 73 million Americans younger than 18. This is an opportune time to reflect on the particular gifts young people contribute to the world community, as they discover their potential to make a difference in their schools, their neighborhoods, and their communities. This report will inform planners and community decision makers about how they can establish a new paradigm for citizen participation that benefits from youth participation. The report discusses a typology for youth participation and offers case studies that focus on the roles young people can play in landuse planning and policy making as well as in the betterment of a community's social fabric. Case studies include youth participation efforts in comprehensive planning in places as diverse as Lemon Grove, California, Loveland, Colorado, Salt Lake City, Honolulu, and Seattle. Two Seattle youth empowerment programs are profiled. And, finally, youth participation in community policy making in Honolulu, Toronto, and San Francisco is discussed. (70 pages)

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“Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods, Old and New”

PAS Report 487/488

by Randall Arendt

In light of increased recent interest in arranging new development efficiently and attractively in what planners and others have referred to as “traditional neighborhoods,” it is surprising that relatively little has been written to provide relevant design guidance to those involved in laying out, regulating, and reviewing proposals for such development. This report addresses the details of residential site design and the use of open space, parks, squares, greenways, and greenbelts in such neighborhoods, filling in the niche between the existing literature on macro scale concerns (e.g., zoning) and that on micro scale concerns (e.g., window placement) in such development. Extensively illustrated and providing detailed guidelines, the report offers developers and planners ideas for new villages, hamlets, and subdivisions that can be seen as an exciting, greener subset of “conservation design.” (144 pages)

“Aesthetics, Community Character, and the Law”

PAS Report 489/490

by Christopher J. Duerksen and Matt Goebel

Today’s planners are using myriad tools and techniques to identify and protect what is special about their communities—through historic preservation ordinances, improved sign controls, computerized viewshed protection regulations, tree planting and landscaping requirements, cell tower controls, and the like. As the level of activity in the field has increased dramatically, so has the number of court cases challenging aesthetic based regulation. This report, an extensively updated and revised edition of PAS Report No. 399, is intended to assist land use planners and citizens in understanding the law of aesthetics and the legal tools available to help their communities maintain their special features and sense of place. It covers design review, view protection, tree protection, sign controls, and telecommunications facilities, including major updates based on recent developments in the law and in planning practice. This report is sponsored, in part, by Scenic America. (152 pages)

“A Glossary of Zoning, Development, and Planning Terms”

PAS Report 491/492

edited by Mike Davidson and Fay Dolnick

In 1989, Planning Advisory Service staff surveyed the research library’s collection of zoning ordinances to come up with a list of definitions to answer the needs of our subscribers. Over the past decade, technological change, new concepts, and new laws have resulted in new uses and new terms. This report, edited by two PAS research associates and compiled by the PAS staff, updates PAS Report No. 421, adding not just more zoning terms but definitions of development and planning terms that subscribers have asked us for and that were not covered in the previous report. The glossary is based on a survey of not only zoning ordinances, but of state enabling legislation, plans, reference works, and other APA research products, like the Growing Smart Legislative Guidebook and the manual for the Land Base Classification System (LBCS) project. (250 pages)

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NORTHERN SECTION CALENDAR

April

- 8 The College of Environmental Design (CED) at U.C. Berkeley is hosting its first ever CED-wide Job Fair.
- 14 APA Elections
- 14 Deadline for submittal of awards applications for the NORTHERN SECTION AWARDS 2000
- 15-19 APA National Planning Conference in New York City.
For information, visit www.planning.org or www.nymetro.org.
- 13-16 California Preservation Foundation Statewide Conference
"Preservation for a New Century", Monterey. For more information, visit www.californiapreservation.org

May

- 3-6 National Community Building Network Annual Conference in Los Angeles. For more information, contact NCBN at 101 Broadway, Second Floor, Oakland, CA 94607; web site www.ncbn.org.
- 15-19 Bike to Work week
- 16 Bike to Work Day
- 18 ABAG Executive Board Meeting to discuss Housing Needs project.

APRIL

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