



# NORTHERN NEWS



American Planning Association  
California Chapter  
Northern  
*Making Great Communities Happen*

A Publication of the Northern Section of the California Chapter of APA

**JULY / AUGUST 2010**

Links to articles in this issue:

## DEPARTMENTS

**4** [Where in the world?](#)

**5** [Director's Note](#)

**12** [Onward and upward](#)

**13** [Job ads](#)

**14** [HSR news](#)

**16** [What others are saying](#)

**17** [Northern California roundup](#)

**19** [Calendar](#)

## OUR PROFESSION

**6** [Profiles of the 2010 award winners, APA California – Northern](#)

**7** [Distinguished Leadership Awards](#)

**10** [Planning Achievement Awards](#)

## Local aging-friendly policies and programs in the San Francisco Bay Area



By Amanda J. Lehning, Ph.D., School of Social Welfare, University of California, Berkeley

**Background.** In recent years a growing number of international, national, state, and local initiatives have started working to make existing communities more aging friendly. This interest in changing the physical and social environment of communities to improve the health and well-being of older adults and help them age in place is a reaction to a confluence of factors, including the aging of the U.S. population, a projected increase in disability and chronic disease in future cohorts of older adults, and an inadequate long-term care system.

Aging-friendly communities share three characteristics:

1. Individuals can continue to pursue and enjoy interests and activities;
2. Supports are available so that individuals with functional disabilities can still meet their basic health and social needs; and
3. Older adults can develop new sources of fulfillment and engagement (Lehning, Chun, & Scharlach, 2007).

This study explored 1) the extent to which cities, counties, and transit agencies in the San Francisco Bay Area have adopted aging-friendly policies, programs, and infrastructure changes in the areas of community design, housing, transportation, health care and supportive services, and opportunities for community engagement, and 2) the diffusion factors, community characteristics, and government characteristics associated with such adoption.

While recognizing that the needs of older individuals and their communities produce variations in the strategies employed to create more aging-friendly communities, recent research studies by AARP's Public Policy Institute (2005), Hanson and Emlet (2006), and National Association of Area Agencies on Aging (N4A) and Partners for Livable Communities (2005) suggest an emerging consensus on the components of an aging-friendly community. This study explored twenty-two policies, programs, and infrastructure changes that fall within five domains, including:

- **Community design:** incentives for mixed-use development and infrastructure changes to create walkable neighborhoods;

*(continued on next page)*

## BOARD MEMBER DIRECTORY

<b>Director</b> Darcy Kremin, AICP	(925) 988-1278	dkremin@entrix.com
<b>Director Elect</b> Hanson Hom, AICP	(408) 730-7450	hhom@ci.sunnyvale.ca.us
<b>Immediate Past Director</b> Juan Borrelli, AICP	(408) 535-7709	juan.borrelli@sanjoseca.gov
<b>Administrative Director</b> Allen Tai, AICP	(408) 975-2544	allen.tai@sanjoseca.gov
<b>Treasurer</b> Jeff Baker	(925) 833-6610	jeff.baker@ci.dublin.ca.us
<b>AICP Director</b> Don Bradley, AICP	(650) 592-0915	dr.donbradley@comcast.net
<b>Awards Program Directors</b> Andrea Ouse, AICP Eileen Whitty, AICP	(650) 985-2590 (510) 287-1109	andrea.ouse@isa-assoc.com ewhitty@ebmud.com
<b>CPF Liaison</b> Hing Wong, AICP	(510) 464-7966	hingw@abag.ca.gov
<b>Ethics Review Director</b> Colette Meunier, AICP	(707) 748-4453	Colette.Meunier@mindspring.com
<b>International Director</b> Rob Eastwood, AICP	(408) 299-5792	rob.eastwood@ pln.co.santa-clara.ca.us
<b>Legislative Director</b> Bryan Wenter, AICP	(925) 943-5800	wenter@walnut-creek.org
<b>Membership Director</b> Brenna Moorhead, AICP	(415) 774-2972	bmoorhead@sheppardmullin.com
<b>Planning Commissioner</b> Margaret Kavanaugh-Lynch	(510) 227-9995	mkavlyn1@gmail.com
<b>Planning Diversity Director</b> Connie Galambos Malloy	(510) 839-9505	connie@urbanhabitat.org
<b>Planning Diversity Associate Director</b> Miroo Desai, AICP	(510) 596-3785	mdesai@ci.emeryville.ca.us
<b>Professional Development Directors</b> Christina Ratcliffe, AICP Tania Sheyner, AICP	(510) 666-7097 (415) 896-5900	christina@ratcliffe.net tsheyner@esassoc.com
<b>Student Representatives</b> Kim Lucas Justin Meek	(540) 270-7572 (831) 427-9171	kimluca@gmail.com justin.meek@gmail.com
<b>University Liaison</b> Emy Mendoza	(510) 326-1919	emymendoza@earthlink.net
<b>Co-Webmasters</b> Pierce Macdonald Raquel Paniagua	(510) 459-6092 (707) 363-9725	piercemac@hotmail.com raquelpaniagua@gmail.com
<b>Young Planners Group Directors</b> Lindsay Virdeh Natalie De Leon	(650) 235-5004 (408) 313-2662	lindseyahill@yahoo.com natdeleon@sbcglobal.net

### Regional Advisory Councils (RACs)

<b>East Bay</b> Joanna Jansen, AICP Jane Wardani	(510) 848-3815 (510) 260-7180	joanna@dceplanning.com jane@ecocitybuilders.org
<b>Monterey Bay</b> Meryka Blumer Elizabeth Caraker, AICP	(916) 201-0201 (831) 372-1314	Meryka_Blumer@yahoo.com caraker@goldenstateplanning.com
<b>North Bay</b> Ladd Miyasaki	(707) 935-3145	ladd@sonomaecologycenter.org
<b>Peninsula</b> Surachita Bose, AICP	(650) 393-4481	surachitab@gmail.com
<b>Redwood Coast</b> Stephen Avis, AICP	(707) 725-1407	savis@ci.fortuna.ca.us
<b>San Francisco</b> Daniel Serrano	(619) 850-1527	serranochile@hotmail.com
<b>South Bay</b> Katja Irvin, AICP	(408) 569-8214	katja.irvin@sbcglobal.net

(Directory continues, next page)

## Local aging-friendly policies and programs in the San Francisco Bay Area *(continued from previous page)*

- **Housing:** accessory dwelling units, incentives for developers to guarantee units for seniors, incentives for developers to make new housing accessible, and home modification assistance;
- **Transportation:** driver education programs, driver assessment programs, slow-moving vehicle ordinances, alternative transportation, mobility management programs, measures to increase transit accessibility, and discounted transit fares;
- **Health and supportive services:** information directory, home- and community-based services, fitness programs, and preventive health programs; and
- **Opportunities for community engagement:** education programs, senior centers, intergenerational programs, and efforts to improve volunteer and work opportunities.

These aging-friendly innovations may change the physical and social environment of existing communities by potentially promoting:

- Community design that could allow older adults to remain mobile and connected to their community;
- Creating a wide variety of housing supports and choices;
- Developing a range of transportation services and mobility options;
- Improving access to home- and community-based health and social services; and
- Fostering opportunities for community engagement.

While no studies have yet investigated the impact of more aging-friendly communities in a holistic way, evaluations of specific aging-friendly innovations suggest that these changes can improve the health and well-being of older adults and help them age in place.

**Methodology.** In the first phase of this study, data obtained from Bay Area local government respondents via online surveys was combined with secondary data from the U.S. Census and the California *Cities Annual Report* for analyses. In the second phase, the researcher conducted open-ended interviews with a subsample of survey participants. The open-ended interviews served two purposes: 1) to expand upon the quantitative findings, uncovering aspects of the process of aging-friendly policy adoption and implementation that were not captured in the quantitative phase, and 2) to refine the survey instruments for future research.

A total of 62 out of 101 city planners/community development directors/housing specialists (61.4 percent) returned completed surveys. All nine directors of county adult and aging services departments completed the survey. For transportation respondents, five of nine county transportation authority employees (55.5 percent) and eight of 18 public transit agency employees (44 percent) filled out their respective surveys. Survey data collection took place between March and August 2009. Eighteen local government key informants completed a telephone interview, including 10 city planners/community development directors/housing specialists, four aging services directors/managers, one transportation authority employee, and three public transit agency employees. Interview data collection took place between October and December 2009.

*(continued on next page)*

## NEWSLETTER INFORMATION

### Editorial

Naphtali H. Knox, FAICP  
Tel: (415) 699-7333  
[knoxnapht@gmail.com](mailto:knoxnapht@gmail.com)

Mika Miyasato, AICP  
Associate Editor  
Tel: (510) 587-8677  
[mmiyasato@hntb.com](mailto:mmiyasato@hntb.com)

Caroline Teng  
Associate Editor  
Tel: (909) 967-5400  
[carolineteng@gmail.com](mailto:carolineteng@gmail.com)

### Advertising Director/Jobs

Hannah Young, AICP  
Tel: (510) 847-9936  
[hannahyoung.mrp@gmail.com](mailto:hannahyoung.mrp@gmail.com)

### Newsletter Designer

Nancy Roberts  
Tel: (408) 723-3200  
[tproberts@sbcglobal.net](mailto:tproberts@sbcglobal.net)

## ADDRESS CHANGES

Membership Department  
APA National Headquarters  
205 North Michigan Ave, Suite 1200  
Chicago, IL 60601  
Tel: (312) 431-9100  
[www.planning.org](http://www.planning.org)

The American Planning Association, California Chapter Northern, offers membership to city and regional planners and associated professionals primarily living or working in California, from Monterey County to Del Norte County, including the nine county San Francisco Bay Area and Lake and San Benito Counties. APA California Northern promotes planning-related continuing education and social functions in order to:

- Provide an arena for communication and exchange of information about planning related activities;
- Raise member awareness and involvement in APA affairs;
- Increase public awareness of the importance of planning;
- Encourage professionalism in the conduct of its members; and
- Foster a sense of community among the members.

APA California Northern publishes *Northern News* online in PDF 10 times each year as a medium for the exchange of ideas and information among its members. Circulation (complete web downloads per issue) is 8,500.

*Northern News* welcomes comments. Letters to the editor require the author's first and last name, home or work street address and phone number (neither of which will be published), and professional affiliation or title (which will be published only with the author's permission). All letters are subject to editing. Letters over 250 words are not considered.

The deadline for submitting materials for inclusion in *Northern News* is the 15th day of the month prior to publication.

Permission to reprint is granted. Please credit "Northern News," APA, California Chapter.

## Local aging-friendly policies and programs in the San Francisco Bay Area *(continued from previous page)*

**Findings.** For the first research question:

- The most common aging-friendly innovations adopted by local governments include those that target alternative forms of mobility, including incentives for mixed-use neighborhoods, infrastructure changes to improve walkability, discounted public transportation fares, and changes to improve accessibility of public transit.
- *The least common policies and programs are those that aim to help older adults continue driving and those that provide incentives to develop accessible new housing for older adults.*

For the second research question:

- Bivariate analyses of city-level data provide partial support for previous findings in the policy adoption literature. Cities which have a larger total population, a larger percent of the population with a disability, and have experienced public pressure or individual advocacy for aging-friendly innovations have adopted more aging-friendly policies, programs, and infrastructure changes.
- *Contrary to hypotheses, cities with higher educational attainment, higher median household income, and a larger proportion of the population age 65 and older adopted fewer aging-friendly innovations.*

Qualitative interviews offered potential explanations for the above results.

1. Disability groups may be more active than older adults in terms of advocating for the adoption of aging-friendly innovations such as accessible housing and walkable neighborhoods.
2. Communities whose population enjoys a higher socioeconomic status may not perceive a strong role for local government in terms of creating more aging-friendly communities, and aging residents may get their needs met through nongovernmental sources.
3. There was no significant association between per capita government spending and the adoption of aging-friendly innovations. Interviews nevertheless suggest that funding plays an important role, and perhaps grant funding, slack resources, and recent increases or decreases in local government financial resources are a better measure of this factor.

The qualitative interviews also indicate that future studies should explore additional factors, including communication, collaboration, and state and federal mandates.

The findings of this study suggest a number of research and practice implications that should be explored further in future research.

- The results and limitations of this research suggest that it should be replicated to determine whether the findings explain local government adoption of aging-friendly innovations in general or are instead specific to the population and methods used in this study. This replication should not only expand the sample size and explore the generalizability of findings to other geographic regions, but should use a modified internal determinants and diffusion model that takes into account findings of the present study.
- While acknowledging the limitations of the current study, the results nevertheless offer a number of strategies that residents, advocates, service providers, and policymakers could employ in their efforts

*(continued on next page)*



The display of calling cards from firms offering professional services appears in every issue of *Northern News*. Fees paid by the firms for this service help defray the costs of this newsletter.

innovative solutions | stronger communities



[www.migcom.com](http://www.migcom.com)

real vision  
**Inspiring  
reality**

The better way... the next step to  
innovation... the small improvement  
that makes the big difference.

Visualize the future with PBS&J.

Offices throughout the CA  
[pbsj.com](http://pbsj.com) • 916.325.4800



**Lorraine Weiss**

DESIGN AND DEVELOPMENT REVIEW



1800 WASHINGTON ST. N<sup>o</sup>. 218 SAN FRANCISCO CA 94109  
415 921-5344

## Local aging-friendly policies and programs in the San Francisco Bay Area *(continued from previous page)*

to create more aging-friendly communities. These strategies include mobilizing public support of and pressure for aging-friendly innovations, targeting advocacy efforts at individuals working within government who could become policy entrepreneurs, and working towards vertical diffusion of innovations via state and federal mandates and funding.

It is also worth noting that the survey and interview results hint at additional lines of inquiry that should be pursued as part of a larger aging-friendly communities' research agenda: What exactly is an aging-friendly innovation or an aging-friendly community? How can communities change their physical and social environment in such a way that the needs and wants of older residents do not impede those of other residents? And what impacts do these policies, programs, and infrastructure changes have on the health and well-being of older adults and their ability to age in place?

*This is a summary of a dissertation that received support from the Hartford Doctoral Fellows Program, the U.S. Department of Housing and Urban Development Doctoral Dissertation Research Grant, and the Society for Social Work Research. To request a copy of the full final report, please contact Amanda Lehning at [ajlehning@berkeley.edu](mailto:ajlehning@berkeley.edu)*

### References

AARP Public Policy Institute (2005). *Livable communities: An evaluation guide*. Washington, DC: AARP. Retrieved on July 8, 2009, from

[http://assets.aarp.org/rgcenter/il/d18311\\_communities.pdf](http://assets.aarp.org/rgcenter/il/d18311_communities.pdf)

Hanson, D., & Emler, C.A. (2006). Assessing a community's elder-friendliness: A case example of the AdvantAge Initiative. *Family and Community Health*, 29, 266-278.

Lehning, A., Chun, Y., & Scharlach, A. (2007). Structural barriers to developing 'aging-friendly' communities. *Public Policy & Aging Report*, 17, 15-20.

National Association of Area Agencies on Aging (N4A) and Partners for Livable Communities (2005). *The maturing of America: Getting communities on track for an aging population*. Retrieved on July 20, 2007, from

<http://www.n4a.org/pdf/MOAFinalReport.pdf> ■

## Where in the world?



Photo by Christopher Corbett

(Answer on [page 11](#))



**EMC PLANNING GROUP INC.**  
A LAND USE PLANNING & DESIGN FIRM

Monterey, CA 831.649.1799 [www.emcplanning.com](http://www.emcplanning.com)



COMPREHENSIVE  
MUNICIPAL  
SERVICES

**PMC®**

OUR WORLD REVOLVES AROUND YOURS

[www.pmcworld.com](http://www.pmcworld.com)  
(866) 828-6PMC

**WINZLER & KELLY**

CEQA/NEPA Planning  
Mitigation Planning & Monitoring  
Biological Resource Management  
Environmental Engineering  
Construction Management  
Resource Agency Permitting  
Water Supply Assessment  
Greenhouse Gas Modeling  
Hazard Assessment & Remediation

ENVIRONMENTAL  
PLANNERS AND  
SCIENTISTS  
FOR A SUSTAINABLE  
FUTURE

[WWW.W-AND-K.COM](http://WWW.W-AND-K.COM)



**LAMPHIER • GREGORY**

URBAN PLANNING & ENVIRONMENTAL ANALYSIS

[lamphier-gregory.com](http://lamphier-gregory.com) 510-535-6690

## DIRECTOR'S NOTE

By Darcy Kremin, AICP



Thanks to everyone who made our Northern Section awards banquet such a success. Attendance was much higher than expected (about 130 people), and it was great to see all the awards winners and their friends and family. Many thanks to **Andrea Ouse, AICP**, and **Eileen Whitty, AICP**, for putting together an amazing awards program. You have outdone yourselves once again, and we are very lucky to have you as our Awards Co-Directors.

In May, the Northern Section Board adopted revised Bylaws. The Bylaws were last updated in 2006 and the past 4 years have brought many changes which are now reflected in our new Bylaws. We adopted the official Section name (APA California – Northern) to reflect the APA's rebranding initiative, and we added two positions to the board (CPF Liaison and Young Planner's Group Coordinator). We also eliminated the Communications Director position since most of those duties had been absorbed by other board positions. As always, there are many opportunities to help with Northern Section events or to join the board. Just let me know if you are ready for the challenge. You can check out the revised Bylaws ([click here](#)).

The board welcomes **Natalie De Leon** and **Lindsay Virdeh** as our first official Young Planner's Group Coordinators. They have already contributed to the Section through several events and they are in the midst of planning a great event for the fall. The event is titled "YPG Presents: Public Engagement in the 21st Century," and is going to be designed to teach seasoned planners everything they need to know about using social media to help their organization, agency, or business thrive. Please contact them at [norapaypg@gmail.com](mailto:norapaypg@gmail.com) if you would like to get involved.

One election has passed, and another one is coming. If you are planning to attend the APA California conference in Carlsbad this November, please remember to request your absentee ballot. The conference will occur over Election Day (November 2), so you will need to mail in your ballot prior to leaving for the conference.

Even though the weather is hot, there are plenty of events that can earn you a few cool CM credits. Check out the calendar in *Northern News* or the postings on our LinkedIn, Twitter and Facebook accounts. Enjoy your summer! ■

*Darcy Kremin*



SOLOMON ★ E.T.C.

City + Regional Planning  
Urban Design  
Landscape Architecture  
Architecture

San Francisco  
1328 Mission Street, 4th Fl.  
San Francisco, CA 94103  
415.575.4722  
www.wrtdesign.com

PLANNING URBAN DESIGN ARCHITECTURE  
LANDSCAPE ARCHITECTURE INTERIOR DESIGN

S A S A K I

www.sasaki.com

San Francisco, CA

Watertown, MA



**Jones & Stokes**  
Your Project Means The World To Us

- General & Specific Plans
- CEQA/NEPA Compliance
- Public Involvement
- Environmental Planning & Studies

San Francisco  
415.296.0524

Oakland  
510.433.8962

San Jose  
408.434.2244

www.jonesandstokes.com

**bae**  
Bay Area Economics  
the economics of place™

bayareaeconomics.com

HEADQUARTERS  
1285 66th Street  
Emeryville, CA 94608  
510.547.9380  
fax: 510.547.9388

NEW YORK 212.683.4486  
SACRAMENTO 530.750.2195  
WASHINGTON DC 301.589.6660

## Profiles of the 2010 award winners, APA California – Northern

by Mika Miyasato, AICP, and Caroline Teng

On May 14th, APA California Northern presented its 2010 honor and merit awards. The complete list of award winners appeared on pages 5–7 of the June issue of *Northern News* and is also accessible on the Northern Section webpage ([click here](#)). Recognition was awarded in 15 categories. Beginning with this issue, *Northern News* profiles six or more of the award winners each month.

The Awards Jury was moderated by Alex Hinds, Sonoma State University, and comprised the following Jurors: Sally Barros, AICP, City of San Leandro; Jim Chappell, SPUR (retired); Rob Eastwood, AICP, Santa Clara County; Charlie Knox, AICP, Benicia; Stephanie Reyes, Greenbelt Alliance; and Dayana Salazar, San José State University.

### Honored guests

An honored guest at the Awards dinner was **Roshan Malhotra**, who guided Northern Section's 2009 India Planning Tour during its stop in Chandigarh. As a young draftsman 60 years ago, Malhotra worked on the Chandigarh project under Le Corbusier and was later the city's chief architect.



Roshan Malhotra

An honored guest at the Awards dinner was **Jeanette Dinwiddie-Moore**, who was elected this year to the College of Fellows of AICP, a well-deserved recognition for more than 30 years of service to planning and for helping to increase diversity in our profession.



Jeanette Dinwiddie-Moore, FAICP, and Darcy Kremin, AICP  
(Northern Section Director)

(continued on next page)



**Hatch Mott MacDonald**  
*Delivering Transportation Planning Solutions*  
 1300-B First Street  
 Gilroy, CA 95020  
 T. 408.848.3122  
 F. 408.848.2202  
 www.hatchmott.com

**BMS DESIGN GROUP**  
 URBAN DESIGN  
 CAMPUS PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 414 Jackson Street, Suite 404  
 San Francisco, CA 94111  
 T. (415) 249-0130  
 F. (415) 249-0132  
 www.bmsdesigngroup.com

**MHA ENVIRONMENTAL CONSULTING, INC.**  
 Certified WBE, founded in 1983  
 • Planning  
 • Permitting  
 • CEQA/NEPA Compliance  
 • Biological Resources Assessment  
 • GIS/Cartographic Design  
 For more information, contact Dain Anderson, Director of Planning  
 4 West Fourth Avenue, Suite 303 • San Mateo, California 94402  
 voice (650) 373-1200 • fax (650) 373-1211 • www.mha-inc.com

**ESA**  
 Environmental and Planning Consultants  
 Los Angeles  
 Oakland  
 Olympia  
 Petaluma  
 Portland  
 Sacramento  
 San Diego  
 San Francisco  
 Seattle  
 Tampa  
 Woodland Hills  
 www.esassoc.com

**LSA**  
 ■ Environmental Sciences  
 ■ Planning  
 ■ Design  
 www.lsa-assoc.com  
 Berkeley  
 Carlsbad  
 Fresno  
 Irvine  
 Palm Springs  
 Point Richmond  
 Riverside  
 Rocklin  
 San Luis Obispo  
 South San Francisco

## Distinguished Leadership Awards

### Distinguished Leadership Award – Leadership and Service

**George Mader, FAICP**, won the *Distinguished Leadership Award for Leadership and Service*. He has served as Town Planner for the Town of Portola Valley for over 45 years through his firm Spangle and Associates. He also taught environmental earth sciences at Stanford University from 1970 to 2000. With a B.A. in geography from the UCLA, an M.A. in city and regional planning from U.C. Berkeley, and advanced study at the Technical University of Delft in the Netherlands, he combined his passion for geology and planning. George has participated in many state, national, and international committees and workshops as a spokesman for land use planning to reduce risk from natural hazards. He served on the California Seismic Safety Commission from 1975 to 1984, including a term as Chairman. From 1984 to 1991, he served as consultant to the United Nations Disaster Relief Organization for seismic hazards reduction in the Mediterranean Region.



George G. Mader, FAICP

George has provided consistency and special care for the Town of Portola Valley, a small community situated astride the San Andreas Fault with extensive areas of earth landslides. He has been instrumental in developing and applying zoning and ordinances that fit the unique and special framework of the Town. In collaboration with the Town Geologist, he developed general plan policies and zoning regulations that implement detailed maps of geology and land areas subject to potential ground movement. He assisted the Town in the preparation of what may have been the first slope-density regulations in the nation, which he also applied to other jurisdictions in Northern and Southern California. Slope density regulations limit density of development based on the steepness of slope, especially where the community desires to preserve natural terrain. He also advised the Town to apply the principal of cluster development, where unstable lands are left as open space and development is clustered on stable lands. One such development, Portola Valley Ranch, has received national and international acclaim.

### Distinguished Leadership Award – Student Planner

**Justin Meek** won the *Distinguished Leadership Award for a Student Planner*. In addition, he is one of 30 students selected by National APA to receive the AICP Outstanding Student Award. In 2009, Justin also won the San José State University (SJSU) 2009–10 Graduate Fellowship and California Planning Foundation Northern Section Awards.

Justin provided exceptional leadership at SJSU by actively participating in their student planning organization, the **Urban Planning Coalition (UPC)**. He relished the opportunity to both enrich students' academic experiences and broaden their professional networks. Justin led the first team from SJSU to participate in the Urban Land Institute (ULI) Gerald D. Hines Student Urban Design Competition and placed within the top 25 of 100 teams. As part of a class on urban and regional planning, he led another team in the ULI Urban Plan Competition, and the team placed first. These two design competitions highlight for Justin the value of addressing planning and development issues with a multidisciplinary approach.

(continued on next page)

PHOTOMONTAGES WALK-THROUGHS VIDEOS

# SQUARE ONE

415.398.7044 [www.squareoneproductions.com](http://www.squareoneproductions.com)

METROPOLITAN PLANNING GROUP

T. 650 938 1111  
[www.MplanningGROUP.com](http://www.MplanningGROUP.com)

**RBF**  
CONSULTING

PLANNING • DESIGN • CONSTRUCTION

**Where Exceptional People are the Rule!**  
[www.RBF.com](http://www.RBF.com)

Monterey Bay 831.883.8187	Sacramento 916.928.1113	San Jose 408.993.9224	Walnut Creek 925.906.1460
------------------------------	----------------------------	--------------------------	------------------------------

# DYETT & BHATIA

urban and regional planners

GENERAL PLANS • URBAN DESIGN  
ZONING • ENVIRONMENTAL PLANNING  
COMMUNITY PARTICIPATION • GIS  
[dyettandbhatia.com](http://dyettandbhatia.com) | 415 956 4300

## Distinguished Leadership Awards *(continued from previous page)*



Justin Meek (San José State University), Darcy Kremin, AICP (Northern Section Director), Charlie Knox, AICP (juror)

Justin served as the APA Student Representative for SJSU from 2009 to 2010. He contributed articles four times to *Northern News*. For the 2010 Spring Semester, Justin organized four speaking engagements for the UPC Speaker Series and contributed significantly to two others. One of the series included a presentation by Donald Shoup on the high cost of free parking and attracted over 300 people.

While enrolled full-time at SJSU with an excellent academic record, Justin took on three internships. For the Town of Los Gatos, he updated the Town's Water Efficient Landscape Ordinance and drafted a new riparian policy. In addition, Justin worked for Greenbelt Alliance and Mineta Transportation Institute, where he helped educate the public on the benefits of transit-oriented development and investigated the relationship of crime and transit behavior, respectively.

Justin graduated in June 2010. At the commencement ceremony he gave a speech on how planners can become local leaders in their communities.

## Distinguished Leadership Award – Planning Organization

**Grand Boulevard Initiative (GBI)** won the *Distinguished Leadership Award for a Planning Organization*. This historic inter-jurisdictional collaboration brings about regional planning through a shared vision that links transportation and land use among nine cities, two counties and multiple local and regional agencies. The San Mateo County Transit District (District) staffs the Initiative with support from co-sponsors Santa Clara Valley Transportation Authority (VTA), City/County Association of Governments of San Mateo County (C/CAG), Joint Venture: Silicon Valley Network, and San Mateo Economic Development Association (SAMCEDA). The initiative brings together for the first time all entities with purview over a 43-mile segment of El Camino Real (State Route 82) from San José to San Francisco.

Since its inception in 2006, the GBI has gained political support and funding from a number of member agencies. In 2007 Caltrans awarded a Statewide Planning grant for the District, VTA, and C/CAG to develop a **Multimodal Transportation Corridor Plan** for El Camino Real. Phase I of an Economic and Housing Opportunities study began in November 2009, with funding from C/CAG, Silicon Valley Community Foundation and Metropolitan Transportation

*(continued on next page)*





**Chandler W. Lee**  
Contract Planner

940 Diamond Street  
San Francisco, CA 94114  
Phone: 415.282.4446



PLANNING AND ENVIRONMENTAL CONSULTING

Environmental Assessment • CEQA / NEPA

Regulatory & Permit Assistance • GIS / Mapping

Community Planning • Water Resource Management

Natural Resource Planning • Habitat Restoration



DENISE DUFFY & ASSOCIATES, INC.

www.ddaplaning.com

MONTEREY • 831-373-4341 TRUCKEE • 530-582-8297 SAN JOSE • 408-451-8438

**CDG**  
CANNON  
DESIGN  
GROUP

PLANNING URBAN DESIGN  
ARCHITECTURE

Design Review Design Guidelines

180 Harbor Drive Suite 219  
Sausalito, CA 94965  
415.331.3795  
e-mail: cdgplan@pacbell.net

**DAVID GOLICK**

(925) 798-6276

e-mail: dlgolick@msn.com

4241 Dubhe Ct., Concord, CA 94521

- Community Planning
- Project Management
- Office Administration

Distinguished Leadership Awards *(continued from previous page)*



Darcy Kremin, AICP (Northern Section Director), Corinne Goodrich (San Mateo County Transit District), Ronny Kraft and Iris Yuan (HNTB), Tom Madalena (San Mateo City/County Association of Governments)

Commission (MTC). In addition, the District received a federal earmark for the GBI and awarded \$2 million in grant funding to cities for five improvement projects that conform to the GBI vision. [The Progress Report](#), published in early 2009, showed an increase of ongoing projects and plans on the corridor from 20 in 2007 to over 100 in 2009. In 2009, the GBI hosted the highly successful public forum, called "New Realities, New Choices: A public forum on transforming the El Camino Real Corridor". The forum educated approximately 275 attendees (ranging from the general public and community members to planners, elected officials, and agency staff) on the planning efforts underway in the El Camino Real corridor, planning successes throughout the world, and lessons learned from those successes. Details of the activities and documents developed or collected by GBI are available at <http://www.grandboulevard.net/>.



Grand Boulevard. Basic option for building frontage in high-activity nodes along El Camino Real.

*(continued on next page)*

Integrated Environmental & Communication Solutions

**CirclePoint®**  
The whole view.

- Environmental Analysis and Planning
- Strategic Communications
- Program Planning and Management
- Creative Services
- Emergency Management
- Public Involvement
- eLearning Tools
- Training Programs

www.circlepoint.com  
San Francisco • 415.227.1100 Oakland • 510.268.8400  
Sacramento • 916.658.0180

**ROMA**

www.roma.com • 415.616.9900

architecture  
engineering  
environmental review  
landscape architecture  
planning

**rrm design group**  
creating environments people enjoy®

**We have moved to Oakland!**

414 13th St. 6th Floor  
Oakland, CA 94612  
P: (510) 830-3990, F: (510) 830-3997  
www.rrmdesign.com

**3d imaging services**  
before-and-after photo composites  
animations  
for  
**EIR visual analysis**  
city presentations

**dis** digital imaging studio  
dahlin group  
415.538.0933 www.disstudio.com

## Planning Achievement Awards

### Planning Achievement Award – Advocacy/Social change/Diversity planning

The winner of this year's *Planning Achievement Award for Advocacy/Diversity Planning* was **Alvaro Huerta** from UC Berkeley. The son of Mexican immigrant parents, Alvaro grew up in turbulent East Los Angeles housing projects yet managed to overcome these limiting forces to become an influential community and university activist. For the past 25 years, Alvaro has fought for the rights of marginalized, working-class Latino communities in Los Angeles and recently in the Bay Area as a PhD candidate in UC Berkeley's Department of City and Regional Planning. Two of his most successful campaigns included: 1) co-founding the first organization of immigrant gardeners in the U.S. which helped defeat the City of Los Angeles' leaf-blower legislation that would have unjustly targeted Latino gardeners; and 2) leading an environmental justice campaign to prevent the building of a 550-megawatt power plant in the predominantly low-income Latino community of South Gate, California.

In addition to his community activism, Alvaro has helped expand diversity within the planning profession by mentoring others who come from a similar background as his and encouraging them to pursue planning as a career. According to Jeffrey Juarez, whom Huerta mentored while at UCLA, "[Alvaro] is a true community organizer and someone who is changing lives though he may not realize it." Alvaro has also constantly advocated for the consideration of race, class, and civic responsibility in his studies. He holds an M.A. in urban planning and a B.A. in history, both from UCLA.



Alvaro Huerta (UC Berkeley) and Darcy Kremin, AICP  
(Northern Section Director)

### Planning Achievement Award – Academic

The **Alviso Community Assessment and Urban Design Analysis** won the *Planning Achievement Award for an Academic Project*. The award recipients were the graduate planning students who conducted the assessment in two urban planning courses at San José State taught by Richard M. Kos, AICP, during the Fall 2008 and Spring 2009 semesters. Special recognition was given to Walter Rask, AIA, AICP, of the San José Redevelopment Agency for his substantial

(continued on next page)



## DESIGN, COMMUNITY & ENVIRONMENT

COMPREHENSIVE PLANNING ♦ URBAN DESIGN  
LANDSCAPE ARCHITECTURE ♦ ENVIRONMENTAL REVIEW  
TRANSFER OF DEVELOPMENT RIGHTS  
TRANSPORTATION PLANNING & DESIGN  
TRANSIT-ORIENTED DEVELOPMENT  
PUBLIC PARTICIPATION ♦ SMART GROWTH  
GIS ♦ GRAPHIC DESIGN

Offices in Berkeley and Ventura

### DAVID EARLY

TEL: 510 848 3815  
FAX: 510 848 4315

### BILL FULTON

TEL: 805 643 7700  
FAX: 805 643 7782

CONTACTDCE@DCEPLANNING.COM  
WWW.DCEPLANNING.COM

### CB Richard Ellis, Inc.

Global Research and Consulting



- Real Estate Strategy and Asset Management
- Economic Development and Redevelopment
- Economic and Fiscal Impact Analysis
- Market Research and Analysis
- Financial Location Analysis

415.781.8900

213.613.3750

RE Lic. 00409987

www.cbre.com/consulting

## Wagstaff/MIG

Environmental Planning/  
CEQA Compliance

Urban and Land Planning

www.wagstaffassociates.com

phone (510) 845-7549

800 Hearst Avenue Berkeley, CA 94710

Calling card advertisements support the *Northern News*. For more information on placing a calling card announcement and to receive format specifications, contact:

**Hannah Young, AICP, Advertising Director**  
**(510) 847-9936**

[hannahyoung.mrp@gmail.com](mailto:hannahyoung.mrp@gmail.com)

### Answer to "Where in the world?" (Page 4)

Central Tripoli looking west along the Corniche seaside road and pedestrian promenade. Corinthia Hotel on left. The four "upside-down whiskey bottles" are office towers.

Photo by Christopher Corbett

## Planning Achievement Awards *(continued from previous page)*

contributions to the process and to Principal José Arreola of Downtown College Prep in Alviso, whose school hosted a community charrette organized by the SJSU students.

Located in San José, the community of Alviso represented an especially difficult planning area because of its unique historical setting, environmental challenges, and vocal citizens. Most notably, the students played an extremely important role as ambassadors of good planning throughout their engagement with community members, many of whom were normally reluctant to talk with City staff because of language barriers or environmental justice concerns. The students used GIS-based analysis, a design charrette, public workshops, informal interviews with residents, and even engagement of local schoolchildren to build trust among residents and to better understand the community's concerns and desires for their area.



SJSU Urban Planning students (Fall 2008), Instructor: Rick Kos, AICP



SJSU Urban Planning students (Spring 2009), Instructor: Rick Kos, AICP

The final report—which was enthusiastically received by both City staff and the community—will undoubtedly serve as a reference during future planning efforts in the area. Dayana Salazar, Chair and Professor of the Urban and Regional Planning Department at San José State University notes, "The Alviso Community Assessment

*(continued on next page)*



# Onward and upward

## Christopher Corbett is

now senior planner for AECOM in Tripoli, having recently moved there after working for Cansult Maunsell / AECOM in Dubai for two years. Before that, he worked for FEMA on disaster recovery projects in Louisiana following hurricanes Katrina and Rita. Chris makes his permanent home in San Francisco and was formerly a member of APA California Northern. He holds a bachelor's degree in geography and a master's in urban planning, both from the University of Washington (Seattle).



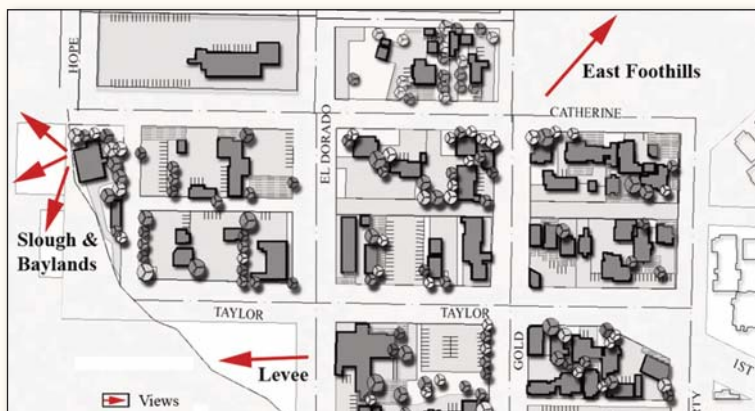
## Phelicia Thompson

has joined Environmental Science Associates (ESA) in their San Francisco office as Senior Managing Associate in regulatory permitting. She has 14 years of experience in permitting, environmental impact analysis, and project management. Prior to joining ESA, Phelicia worked within the US Army Corps of Engineers' San Francisco and Los Angeles District Regulatory Branches for more than eight years. She has a bachelor of science degree in social sciences and geography from Cal Poly San Luis Obispo and a master's in geography and environmental sciences from UCLA. ■



## Planning Achievement Awards *(continued from previous page)*

exemplifies the power of learning while providing a valuable service to the community." With a solid compilation of research collected in this professional-grade document, the community and the city now have a shared resource for working together in the future.



One of a dozen analysis maps in the "urban design dissection" of the Alviso report

## Planning Achievement Award – Hard-won Victories

The [Visitacion Valley/Schlage Lock Design for Development](#) won the *Planning Achievement Award for Hard-Won Victories*. The award recipients were Tom Evans from the San Francisco Redevelopment Agency, Fran Martin from the Visitacion Valley Planning Alliance, Sarah Dennis Phillips from the San Francisco Planning Department, and Rick Williams from Van Meter Williams Pollack LLP.



Tom Evans (San Francisco Redevelopment Agency), Fran Martin (Visitacion Valley Planning Alliance), Darcy Kremin (Northern Section Director), Jim Chappell (juror)

The *Design for Development* document represents the culmination of an 11-year planning process that involved community groups and citizens, local nonprofits, the Planning Department, the Redevelopment Agency, and the property owner/developer to determine the future of a 20-acre brownfield and site of the former Schlage Lock

*(continued on next page)*

## JOB ADS

CALERA, Los Gatos, CA

### Environmental Services Manager

#### About Calera

Calera Corporation is dedicated to reversing global warming by capturing and permanently storing greenhouse gases in the built environment. The process converts carbon dioxide (CO<sub>2</sub>) from the burning of fossil fuel into carbon-negative building materials, enabling the production of clean power, cement, fresh water and other products to promote sustainable growth. Calera, based in Los Gatos, California, operates a pilot and demonstration plant next to a 1000 MW power plant in nearby Moss Landing.

To learn more about Calera, please visit <http://www.calera.com>.

#### Overview

Lead the environmental strategic planning, partnership and program implementation efforts for Calera fleet wide.

#### Responsibilities

- Implement environmental programs and plans to achieve Calera objectives, metrics and timelines.
- Ensure environmental policies and procedures are integrated with operations based on environmental risk factors.
- Measure and evaluate environmental performance metrics.
- Review environmental regulations and ensure Calera is proactive in addressing issues that would have a negative impact on the company.
- Develop a process to manage permitting requirements for locating projects.

#### Minimum Requirements

- Bachelor's degree in Environmental Engineering or Chemical Engineering
- Minimum 5 years environmental permitting experience
- Strong analytical skills
- Diligent, self motivated and detail oriented
- Excellent communication skills both internal and external
- Ability to assess business environmental risk factors

#### How to Apply

Please submit your resume to: [jobs@calera.com](mailto:jobs@calera.com)

(continued on next page)

## Planning Achievement Awards (continued from previous page)

manufacturing facility and its surrounding vacant properties. After a proposal to build a Home Depot on the site met with strong community opposition, the neighborhood group, Visitacion Valley Planning Alliance (VVPA), fought for a community planning process to craft a transit-oriented development that would require the land owner to clean up site contamination to the highest level of remediation. The grueling process involved a significant battle to get interim zoning controls through the Board of Supervisors and VVPA lobbying the City to declare the site and Leland Avenue a Redevelopment Area. The community articulated goals to protect public health by ridding the site of industrial contamination, to provide new housing and open space, and to stimulate economic development particularly along the main existing commercial street in the neighborhood. The result of the lengthy, difficult process of consensus-building was a Redevelopment Plan and *Design for Development* that garnered broad support in San Francisco and unanimous adoption by the SF Board of Supervisors. The transit-oriented development plan includes approximately 1,600 new housing units (25 percent of them affordable), three parks, several stores including a supermarket, the conversion of the historic Schlage Lock office building into community space and offices, and planned LEED-ND certification.

The *Design for Development* is a model for how other infill developments can be realized by working closely and transparently with the community to create a vision, then implementing this vision with a specific, usable regulatory plan. The form-based design document proscribes critical pieces of the physical design of the project area but also provides the flexibility for building types, block-by-block density, and grocery store locations to adjust to market conditions. The site is currently undergoing clean-up and construction is expected to begin in 2011.



Visitacion Valley planning area ■

SAN JOSÉ STATE UNIVERSITY,  
URBAN PLANNING DEPARTMENT,  
San José, CA

### **Urban planning part-time instructor to teach Urban and Regional Development Policy Analysis**

**Review of applications will begin on June 30, 2010.**

#### **Overview**

The Urban and Regional Planning Department at San José State University is searching for a part-time faculty member to teach Urban and Regional Development Policy Analysis (UrbP 236) in the Fall 2010 semester. This graduate-level course introduces students to public policy evaluation with particular reference to urban and regional planning and development.

Upon successful completion of this course, the students will be able to:

1. Develop a policy analysis / program evaluation plan for a planning-related public policy.
2. Communicate the program evaluation plan to the general public with the help of clear, accurate and compelling text and graphics in documents and oral presentations.
3. Apply program evaluation tools including benefit-cost analysis, input-output analysis, and fiscal impact analysis.

#### **Minimum Requirements**

- Academic and/or professional experience in urban and regional planning.
- A master's degree (required).

#### **How to Apply**

Please submit to Dayana Salazar, Chair, Urban and Regional Planning Department, [dayana.salazar@sjsu.edu](mailto:dayana.salazar@sjsu.edu) the following:

1. A statement explaining the class you wish to teach and your qualifications for the position.
2. A resume.
3. The names and contact information for three references who will be available in early November, and a signed, original letter from you stating that the department may contact these references to ask about your qualifications.
4. A sample of your professional writing (professional reports, plans, staff reports, articles for professional journals, etc.).

Please submit your resume to:

[dayana.salazar@sjsu.edu](mailto:dayana.salazar@sjsu.edu) or (408) 924-5854.

*(continued on next page)*

## HSR news

### **"Is California high-speed rail the future or a slow-motion train wreck?"**

The California High-Speed Rail Authority, beleaguered by protesting residents and Mid-peninsula cities, is seeking another \$16.6 billion in federal funds for what has been estimated as a \$43 billion project. On top of that came a visit to Palo Alto by Caltrain spokesman Mark Simon to let city officials know Caltrain wants a chunk of an earlier federal commitment of more than \$16 billion. The bigger significance of Simon's visit is that, for the first time, it seems that Caltrain is standing up for its own interests and future plans rather than hoping for a ride-along with the high-speed rail project. Up to now Caltrain has been remarkably quiet about its own future needs, which include a vision of electrifying Caltrain's aging fleet of trains. Simon said the 'partnership' with the California High-Speed Rail Authority still remains intact, even though he expects the authority to oppose Caltrain's suggested amendments to a law that designates the federal funds for high-speed rail. Will the seemingly minor split between Caltrain and the rail authority become a true divergence, further complicating what is currently deemed the nation's largest transportation project?"

—Jay Thorwaldson, "On Deadline," *Palo Alto Weekly*, May 21, 2010.

**Mid-peninsula communities on one track.** "More than a year ago, leaders from five Peninsula cities came together to share complaints and information about California's proposed high-speed-rail project. Now, Palo Alto, Menlo Park, Atherton, Belmont and Burlingame—the members of the Peninsula Cities Consortium—are crafting a 'core message' that captures the cities' position on the controversial 800-mile project. The consortium cities, according to the proposed message, 'believe that the rail system should be built right—or not at all.' 'By 'right' we mean that the rail line should integrate into our communities without disrupting their current livability,' and should be designed through a 'collaborative process.' The cities are also calling for the High-Speed Rail Authority to provide a valid business plan and a valid ridership study; fill all the positions on the Proposition 1A-mandated Peer Review Committee; allow more time for review of rail-related studies; 'empower community leaders' to help select the final alternative for the rail line; and 'treat community members with respect and refrain from labeling them.' 'Until these principles are in place, we believe high-speed rail should be put on hold,' the proposed core message states. The Palo Alto City Council was scheduled to discuss, and possibly endorse, the core message at its meeting on June 7th." —**"A common message,"** *Palo Alto Weekly*, June 4, 2010.

*(continued on next page)*



## JOB ADS *(continued from previous page)*

UNIVERSITY OF CALIFORNIA  
SAN FRANCISCO, San Francisco, CA

### Senior Planner

Salary range: \$65,100 to \$113,600.

A Senior Planner will assist with the preparation of University of California San Francisco's (UCSF) Long Range Development Plan (LRDP), which is the campus' physical master plan. The LRDP will guide the development of UCSF through the year 2030.

A Senior Planner will also assist with the preparation of the Environmental Impact Report (EIR) on the LRDP, which will be prepared pursuant to the California Environmental Quality Act (CEQA). This position has an appointment for up to three years with the possibility of extension.

Further information and application by searching for Job Requisition number 33249BR at

<http://ucsfhr.ucsf.edu/careers> ■

## HSR news *(continued from previous page)*

**Caltrain will get some federal money.** "\$4 million in one-time federal cash may help the struggling rail agency delay some of its planned service cuts. The Metropolitan Transportation Commission, which doles out federal money to Bay Area transit agencies, said it will allow SamTrans to use \$4 million of its share of a federal transit program to subsidize Caltrain. SamTrans has been planning on reducing its Caltrain subsidy from \$16.5 million to \$10.6 million for the budget year starting in July, and to roughly \$4.6 million beginning the following year."—Mike Rosenberg, "**Struggling Caltrain to get \$4 million**," *San Mateo County Times*, May 28, 2010.

**More:** "The two agencies responsible for building the Peninsula section of the high-speed-rail system now find themselves in a competitive race for federal-stimulus funds. Caltrain and the High-Speed Rail authority are both seeking to secure major portions of the \$2.25 billion the federal government allotted to California in January for high-speed rail. The two agencies signed a memorandum of understanding last year to work together on the Peninsula segment of the high-speed-rail line." —Gennady Sheyner, "**Caltrain asserts itself in race for federal funds**," *Palo Alto Online*, May 18, 2010.

**European style trains to run on Caltrain tracks.** "Caltrain officials have convinced federal safety authorities to allow quick European-style electric trains to zip from San Francisco to San José, the nation's first example that paves the way for fast electric commuter and high-speed trains in the Bay Area and around the country. Caltrain will become the first railroad in the nation to use the technology after being granted a waiver. The waiver allows all passenger trains, whether diesel or electric, to run on the same tracks. Freight locomotives can continue to operate in the wee hours while passenger trains are parked. Without the waiver, Caltrain would be unable to complete its \$1.5 billion project to electrify, which is being teamed with the state's \$43 billion high-speed railroad. The sleek trains can start and stop more quickly, allowing for service to more stations with the same travel time as today and thus more revenue, and they are also cheaper to operate. The bullet train rail car technology is nearly the same as Caltrain's. It is the first of two major hurdles that must be cleared before Caltrain and the state can build the electric railroad. Money remains a major obstacle, with Caltrain still lacking 40 percent of its funding and high-speed rail lacking three-fourths." —Mike Rosenberg, "**Electric train plan granted key waiver**," *San Mateo County Times*, May 28, 2010. ■

# What others are saying

**If you're happy and you know it, clap your hands!** "A large Gallup poll has found that by almost any measure, people get happier as they get older. The telephone survey, carried out in 2008, covered more than 340,000 people nationwide, ages 18 to 85. The results, published in the [Proceedings of the National Academy of Sciences](#), were good news for old people, and for those who are getting old. On the global measure, people start out at age 18 feeling pretty good about themselves. They feel worse and worse until they hit 50. At that point, there is a sharp reversal, and people keep getting happier as they age. By the time they are 85, they are even more satisfied with themselves than they were at 18. In measuring immediate well-being—yesterday's emotional state—the researchers found that stress declines from age 22 onward, reaching its lowest point at 85. Worry stays fairly steady until 50, then sharply drops off. Anger decreases steadily from 18 on, and sadness rises to a peak at 50, declines to 73, then rises slightly again to 85. Enjoyment and happiness both decrease gradually until we hit 50, rise steadily for the next 25 years, and then decline very slightly at the end, but they never again reach the low point of our early 50s. For people under 50 who may sometimes feel gloomy, look at the bright side: you are getting old." —Nicholas Bakalar, "[Happiness may come with age, study says](#)," *Health, The New York Times*, June 1, 2010.

**Why Prop 16 failed.** "Public anger at PG&E—particularly among its 15 million customers—may be at an all-time high. California voters rejected Proposition 16 by a 5 point margin, despite the fact that PG&E spent \$46 million on a statewide advertising blitz. Proposition 16 called for two-thirds majority support from voters before local governments could form or expand municipal utilities. PG&E said the goal was to give taxpayers a voice if their governments spend public dollars to get into the power business. But critics said the company was trying to sabotage communities eager to procure greater portions of their power supply from renewable energy sources like wind and solar. Perhaps most telling about the election outcome is that within PG&E's vast service territory, which stretches from Bakersfield to the Oregon border, Proposition 16 lost by a far wider margin than it did statewide: 57.9 percent voted no, while 42.1 percent voted yes. In

Fresno County, where there have been widespread complaints about the accuracy of PG&E's so-called smart meters, 61.1 percent of voters rejected Proposition 16. In Yolo County, which lost a fierce battle with PG&E when it tried to leave PG&E and join the Sacramento Municipal Utility District, 66.3 percent voted no. Santa Cruz, one of the most liberal counties in the state, voted no by 70.2 percent. —Dana Hull, "[Public anger at PG&E helped sink Prop 16](#)," *Mercury News*, June 10, 2010.

**Americans believe climate change is real.** "National surveys released during the last eight months have been interpreted as showing that fewer and fewer Americans believe that climate change is real, human-caused, and threatening to people. But a closer look at these polls and a new survey by my Political Psychology Research Group show just the opposite: huge majorities of Americans still believe the earth has been gradually warming as the result of human activity and want the government to institute regulations to stop it. Fully 86 percent of our respondents said they wanted the federal government to limit the amount of air pollution that businesses emit, and 76 percent favored government limiting business's emissions of greenhouse gases in particular. Our poll also indicated that some of the principal arguments against remedial efforts have been failing to take hold. Only 18 percent of respondents said they thought that policies to reduce global warming would increase unemployment and only 20 percent said they thought such initiatives would hurt the nation's economy." —Jon Krosnick, "[The Climate Majority](#)," *The New York Times*, June 8, 2010.

**More:** "There are many different questions about climate change, none of them perfect, but almost all, except Mr. Krosnick's, show a significant decline in belief in climate change. Pew Research not only found fewer in 2009 seeing solid evidence of global warming, but also fewer calling it a very serious problem and fewer naming warming a top priority for the president and Congress. Far from being definitive, Mr. Krosnick's finding is but one indicator and an outlier at that." —Andrew Kohut, Pew Research Center, "[Views on Climate Change: What the Polls Show](#)." Letter to the editor of *The New York Times*, June 9, 2010. ■

# Northern California roundup

**FREMONT: Nummi plant will partly reopen.** “In a stunning deal, Tesla Motors announced [on May 20th] that it is teaming up with Toyota to build its all-electric Model S sedan at the recently shuttered New United Motor Manufacturing Inc. (Nummi) plant in Fremont, creating more than 1,000 new jobs. The pact, put together in utter secrecy, immediately injects new life into an auto plant once left for dead. Under the agreement, Toyota, the world’s largest automaker, will invest \$50 million in Tesla. Tesla will use the former Nummi plant to begin production of the Model S, a sedan that can seat five adults and two children and has a range of 300 miles per charge. Once it reaches full production at the Nummi plant, Tesla expects to produce 20,000 electric vehicles each year. But the Model S would occupy only a small part of the Nummi plant, leaving room for Tesla and Toyota to manufacture other models of electric cars there. The news was hailed by Sen. Dianne Feinstein, D-Calif., who wrote a letter to Toyota last summer urging the company to look at a possible partnership with Tesla. City Council members from Fremont, where Nummi is located, were thrilled and raced across the bay to Palo Alto to attend the news conference.” —Dana Hull and Steve Johnson, [“Tesla, Toyota to build electric cars at Nummi plant,”](#) *San José Mercury News*, May 20, 2010.

**More:** “Tesla has hired back about 90 former Nummi workers and expects to add about 50 a month. Nummi had 4,700 workers and was the only factory where employees building Toyota vehicles were represented by the United Auto Workers union.” —Alan Ohnsman, [“Toyota buys Tesla stake for electric car tie-up,”](#) *Bloomberg Business Week*, May 21, 2010.

**EUREKA: Vacant for decades, a former rail yard may host a Home Depot.** A 43-acre property at the foot of Eureka’s downtown may be turned into a mixed-use development. The developer of the future “Marina Center” proposes to include a Home Depot, retail, office, and residential uses, and to preserve 11 acres of wetlands. The city council voted 3-2 on May 18th to place general plan and zoning ordinance amendments on the November ballot to allow development of the property. The developer handed a \$30,000 check to the city to cover staff and legal costs of creating the ballot measure. The site—a former rail yard—faces substantial cleanup, and the California Coastal Commission has asked for information on the cleanup plan. An EIR for the project has been completed. In 1998, Eureka voters turned down a Walmart on the site by 61 to 49 percent. A group calling itself “Citizens for Real Economic Growth” asserts there will be nothing to prevent a Wal-Mart from moving in once the site is rezoned. —Allison White, [“Balloon Track moves toward November ballot,”](#) *The Times-Standard*, May 19, 2010.

**BRISBANE: A plan to develop a 660-acre Baylands site.** Landowner Universal Paragon Corporation hopes to add up to 4,500 homes on “one of the few remaining vacant parcels on the Bayside, [transforming it] into a major mixed-use community and employment hub. Over a 30-year period, [the development] would also add more than 3 million square feet of retail and office space and devote a substantial amount of land to research and development facilities that could attract biotech firms or a local university. The design includes a Baylands Center for Alternative Energy, which would be devoted to research in the renewable-energy field, and the largest urban solar farm in North America—25 acres of solar arrays that will generate 10 megawatts of power. The site is currently zoned for commercial uses only, [so the proposed development] would require an amendment to the town’s general plan. Brisbane officials have said they would not rezone the property unless residents vote in favor of it. Former Mayor Clara Johnson said the Universal Paragon’s plan would radically alter the soul of Brisbane, a close-knit community of 3,600 people—not to mention affect their scenic view of the Baylands. The northernmost portion of the site, where apartments, retail and other commercial buildings are proposed, has been polluted with toxic bunker oil, heavy metals, and volatile organic compounds from a former rail yard.” —Julia Scott, [“Plan for Brisbane Baylands unveiled,”](#) *San Mateo County Times*, May 25, 2010.

**SAN FRANCISCO: Parkmerced in default.** “The owners of the sprawling Parkmerced apartment complex in San Francisco announced in May that they would default on their \$550 million mortgage, which comes due in October. The owners invested substantial sums in upgrading the aging buildings and renovating some apartments. But ultimately they failed to increase revenue enough to cover the debt payments on the properties. A statement placed the problems at the 3,221-unit Parkmerced in the context of the current economic downturn. Rents in San Francisco have fallen by 8 percent or more, while vacancies are up at Parkmerced. MetLife built the complex between 1944 and 1952 amid a national housing crisis in a remarkable effort to provide homes for returning veterans. For more than 6,000 tenants at Parkmerced, which is spread over 115 acres on the south side of San Francisco, life will go on as usual. But the default was bad news for the giant California public employees pension fund, Calpers, which invested in Parkmerced and Stuyvesant Town and Riverton in New York—all large complexes built by MetLife in the 1940s.” —Charles V. Bagli, [“Owners bet on raising the rent, and lost,”](#) *The New York Times*, May 29, 2010.

*(continued on next page)*



**BENICIA: Living with (and off of) Valero.** “Like dozens of Bay Area communities, Benicia has adopted its own greenhouse-gas reduction goals to try to roll back local emissions over the next decade. The city’s new Community Sustainability Commission is busy evaluating dozens of possible strategies contained in the ‘Benicia Climate Action Plan.’ They range from increasing wind energy generation to creating a citywide composting program. Unlike most financially strapped local cities, Benicia actually has money to spend on such efforts. A 2008 settlement agreement with Valero Energy Corporation provides \$14 million to fund water conservation and climate action projects over the next five years. Some \$600,000 is designated for implementation of the city’s climate action plan. Yet in 2008, Valero’s refinery and asphalt plant emitted 2.8 million metric tons of carbon dioxide, making it the seventh largest such polluter in the state. And Valero has donated \$500,000 to a group working to eviscerate California’s 2006 landmark global warming law, AB 32, via an initiative on the November ballot that would freeze AB 32 until state unemployment holds steady at 5.5 percent or lower for at least a year.” —Katharine Mieszkowski, [“Meet the Bay Area’s worst global warmers,”](#) *The Bay Citizen*, May 28, 2010.

**PLEASANTON: Not on our hillsides!** “The fate of the city’s bucolic southeast hillsides was decided June 8th when 54 percent of the voters rejected Measure D and the 51-unit luxury housing development known as Oak Grove on the city’s southeast side. Measure D would have allowed the landowners to build homes ranging from 7,000 to 12,000 square feet on 67 of the site’s 562 acres. The remaining 495 acres would be gifted to the city as open space. Controversy over the current project began in November 2007 when the City Council voted 4-1 to approve the plan. A former council member and a group of residents responded with a referendum opposing the project. The landowners attempted to block the

referendum with a lawsuit that sparked a two-year court battle that reached the state Supreme Court.” The landowners lost. —Robert Jordan, [“Long fight over Pleasanton hills ends as Measure D fails,”](#) *Contra Costa Times*, June 9, 2010.

**BRENTWOOD: Urban limit line won’t be breached.**

“A measure that would have allowed developers to break a Contra Costa County urban growth boundary, which opponents said clashed with new state laws to reduce greenhouse gas emissions, has failed. Voters in the eastern Contra Costa city of Brentwood rejected Measure F on June 8th, with 57 percent opposing the developer-backed plan to add 740 acres and 1,300 homes beyond a limit line set by county voters in 2000 and reaffirmed in 2006.” —Robert Selna, [“Brentwood voters reject Measure F,”](#) *San Francisco Chronicle*, June 10, 2010.

**More:** “Measure F opponents conducted an effective campaign on Facebook, and their argument resonated with voters. The opponents say they prevailed because the mere possibility of so much construction was a vast departure from the 579 homes the city’s current general plan calls for in that area and, unlike that document, the development agreement attached to the initiative wouldn’t have allowed the public to alter that vision. In another development, the Contra Costa Mayors’ Conference said it would investigate whether its two appointees to a regulatory agency that oversees city and other district boundaries exceeded their authority when they signed a letter used to promote Measure F. Concord Councilwoman Helen Allen and Martinez Mayor Rob Schroder, appointees to the Local Agency Formation Commission, or LAFCO, in early May signed a letter that indicated the panel could shift land identified in Measure F from Brentwood’s planning area to Antioch’s if voters reject the expansion.” —Rowena Coetsee, [“Brentwood urban limit line proponents attribute defeat to confusion, apathy,”](#) *Contra Costa Times*, June 10, 2010. ■

## NORTHERN SECTION CALENDAR

To list an event in the Northern Section calendars (*Northern News*, monthly; *eNews*, every two weeks), go to <https://docs.google.com/Doc?docid=0AexaSG3Vebr9ZGR3Z216d3dfMjNoZjZqcjhrbQ&hl=en> to see the required template (at top of page), the current listings, and where to send your formatted item.

### JULY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				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	<b>28</b>	<b>29</b>	30	31

### JULY

**7/28**

#### **Monterey Branch Line Light Rail Project Presentation.**

12:00 PM. EMC Planning Group, 301 Lighthouse Avenue, Suite C, Monterey. The APA, AEP, and TAMC will host a no-cost brown bag lunch presentation on the Monterey Branch Line of the light rail project. For more information, contact Christine Bradley at (831) 649-1799 ext. 205 or [bradley@emcplanning.com](mailto:bradley@emcplanning.com)

**7/29**

**Monterey Bay APA and AEP Happy Hour.** 5:30 PM, Cannery Row Brewing Company, Cannery Row, Monterey. APA and AEP will be offering a selection of "Homemade Grub" appetizers from the Brewing Company's menu. Free event. The Cannery Row Brewing Company also offers 70 beers on tap to enjoy (no-host). For more information, contact Meryka Blumer at (408) 248-9641 or [mblumer@davidjpowers.com](mailto:mblumer@davidjpowers.com)

### AUGUST

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	<b>10</b>	11	12	13	14
15	16	<b>17</b>	18	<b>19</b>	<b>20</b>	21
22	23	24	25	26	27	28
29	30	31				

### AUGUST

**8/10**

#### **Redwood Coast Region's Brown Bag Lunch Series.**

Noon–1:00 PM, County Conference Room, 3015 H Street, Eureka. Humboldt County's General Plan Update. The County's long-range planners will bring us up to date and forecast the future. For more information, contact Stephen Avis at (707) 725-1407 or [savis@ci.fortuna.ca.us](mailto:savis@ci.fortuna.ca.us)

**8/17**

**East Bay RAC Social Mixer.** 5:30 PM. Bobby G's Pizzeria, 2072 University Avenue, Berkeley. No-host bar/dinner. For more information, contact Jane Wardani at (510) 260-7180 or [jane@ecocitybuilders.org](mailto:jane@ecocitybuilders.org)

**8/19**

**Redwood Coast RAC Social Mixer.** 5:15 PM. Meet on the steps of the Eureka Public Library, 1313 Third Street, Eureka. Then walk with fellow planners to the Looking Glass House Restaurant and Bar in Eureka, overlooking Humboldt Bay. For more information, contact Stephen Avis at (707) 725-1407 or [savis@ci.fortuna.ca.us](mailto:savis@ci.fortuna.ca.us)

*(continued on next page)*

## AUGUST

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	<b>10</b>	11	12	13	14
15	16	<b>17</b>	18	<b>19</b>	<b>20</b>	21
22	23	24	25	26	27	28
29	30	31				

## AUGUST

- 8/20 SJSU New Student Orientation Social Event.** 5:30–7:00 PM, Billy Berk's, 99 South First Street, San José. A mixer for current students, alumni, and working professionals to meet the incoming class and for the new students to network and learn more about the planning profession, following the orientation for new graduate planning students at San José State University. Free event. The Urban Planning Coalition will provide an initial round of appetizers. For more information or to RSVP, contact Hilary Nixon at [Hilary.Nixon@sjsu.edu](mailto:Hilary.Nixon@sjsu.edu) or Justin Meek at [justin.meek@gmail.com](mailto:justin.meek@gmail.com)

## SEPTEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	<b>11</b>
12	13	<b>14</b>	15	<b>16</b>	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

## SEPTEMBER

- 9/11 AICP Exam Prep Workshop.** 10 AM–4 PM, San José State University. To register, contact Don Bradley, at (650) 592-0915 or [dr.donbradley@comcast.net](mailto:dr.donbradley@comcast.net)
- 9/14 Redwood Coast Region's Brown Bag Lunch Series.** Noon–1:00 PM, RCAA, 904 G Street, Eureka. Humboldt County Regional Trails Master Plan and the Humboldt Coastal Trail Implementation Strategy. Speakers include Kevin Wright, Emily Sinkhorn (NRS/RCAA) and Colette Metz (Planwest Partners). For more information, contact Stephen Avis at (707) 725-1407 or [savis@ci.fortuna.ca.us](mailto:savis@ci.fortuna.ca.us)
- 9/16 APA California – Northern, Regular Board Meeting.** 6–9 PM, Sheppard Mullin, 4 Embarcadero Center, 17th Floor, San Francisco. RSVP to Hanson Hom at [hhom@ci.sunnyvale.ca.us](mailto:hhom@ci.sunnyvale.ca.us)
- 9/16 Redwood Coast RAC Social Mixer.** 5:15 PM. Meet under the statue of President McKinley at Arcata Plaza, Arcata. Socialize with fellow planners at Robert Goodman Wines Tasting Room in Arcata preceded by a walking tour of public art and low-impact development improvements. For more information, contact Stephen Avis at (707) 725-1407 or [savis@ci.fortuna.ca.us](mailto:savis@ci.fortuna.ca.us)

*(continued on next page)*



# OCTOBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<b>1</b>	<b>2</b>
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	<b>23</b>
24	25	26	27	28	29	30
31						

## OCTOBER

- 10/1 Presentation on Coastal Water Projects.** 9:30AM–3:30 PM, Monterey. Addressing the water needs of the Monterey Bay Area is essential to plan for growth and development and resource conservation. This is the 3rd in a series of three panels on water issues in the Monterey Bay Area, and will address the topic of Coastal Water Projects. The panel will be followed by a tour of the Sand City DSAL facility. Series cost: \$80, single event: \$30. Lunch will be provided. For information, contact Linda Meckel, Association of Monterey Bay Area Governments at (831) 883-3750 x304. To reserve, go to <http://ambag.org/amember/signup.php>. **CM | 6.0 Pending**
- 10/2 AICP Exam Prep Workshop.** 10 AM–4 PM, San José State University. To register, contact Don Bradley at (650) 592-0915 or [dr.donbradley@comcast.net](mailto:dr.donbradley@comcast.net) ■
- 10/23**