



Northern News

NORTHERN SECTION, CALIFORNIA CHAPTER, AMERICAN PLANNING ASSOCIATION

Form-based zoning is not the (whole) answer

By Michael Moore, AICP, Community Development Director, Petaluma

MAY/JUNE 2006

Petaluma got some unexpected attention when its “smart code” was the focus of an article by William Fulton in the California Planning & Development Report (“Transition Away from Suburbia Supports Form-Based Zoning Movement,” April 2006.) Since adopting the “smart code” in 2003 as part of a specific plan for central Petaluma, we have been mentioned in several national articles and have received numerous calls about our experiences with form-based codes. Our particular form of form-based code, the “smart code,” was licensed to the City by its creators, Duany Plater-Zyberk & Company of Miami. We added some of our own content to address administrative and procedural matters and other local issues. (Copies of the

Central Petaluma Specific Plan and the “smart code” can be viewed and downloaded at <http://cityofpetaluma.net/cdd/cpsp>.)

One of the unfortunate side effects of the hype over form-based zoning is an expectation that its effect will be immediate and dramatically different...

Mr. Fulton’s article offers another perspective in the ongoing discussion of form-based zoning versus traditional “use-based” zoning. It’s not much of a discussion, though. Who really wants to take the side of a less smart way of doing things? To his credit, Mr. Fulton provides much needed balance to the hype that often accompanies discussions of form-based zoning. He also provides a jumping off point to discuss Petaluma’s experience with a form-based code over the two-and-a-half years since its adoption.

The single most important conclusion we can draw so far from our use of a form-based code is that it is an answer to the issues surrounding “smart,” more urban, infill development and redevelopment, but it is not *the*

answer. The emphasis of a form-based code on physical relationships between people, buildings, and public spaces (streets, sidewalks, parks, etc.) is an important element missing from traditional zoning regulations. But that emphasis, in our experience, has not always been enough to overcome two forces that often dramatically affect development regardless of the type of zoning in effect: the market, and political will.

Use does matter, because the market for housing and retail necessary to realize the vision inherent in form-based zoning is driven by use, not by building form and placement. Although Petaluma has policies and regulations in place through the specific plan and “smart code” to allow mixed use with ground floor retail, higher residential densities, reduced parking requirements, live/work and other essential elements of form-based zoning, we find developers unwilling or unable to build what is envisioned by the plan and “smart code” because of compelling market forces—not enough parking; insufficient retail demand; construction costs that restrict building form, placement, and height; and an incremental, parcel-by-parcel development pattern that often mitigates against an areawide approach to issues like parking and access. Because of these and other related issues, we spend as much (if not more) time working with applicants on a preliminary basis in helping shape their project to match the purpose, intent, and regulations of the “smart code.”

Petaluma’s decision-makers exhibited considerable political will in recognizing the potential of turning a mostly underdeveloped area of the City into a vibrant, more urban area through the adoption of the specific plan and “smart code.” We have had success in attracting a movie theater, new retail, and

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DIRECTOR'S NOTE *by Hing Wong, AICP*



Fourteen planning awards and honorable mentions are slated for the Northern Section Awards Banquet June 9 at Scott's Seafood Pavilion, Jack London Square. The banquet provides an opportunity for planners to relax, enjoy, mingle, and check out the award winning projects. The program also honors **Gary Binger**, **Elaine Costello**, **Naphtali Knox**, and **Donald Rothblatt** who were inducted in April to the College of Fellows of the American Institute of Certified Planners (FAICP). For tickets and information, contact Mika Miyasato, AICP, (510) 587-8677 or <mmyasato@HNTB.com>

Diversity continues to be an important topic for planners. Last October, the CCAPA Board adopted a Membership Inclusion Program reinforcing the recruiting for, retention and mentoring of, and support for people of color in the planning profession. Michele Rodriguez, AICP, Northern Section Planning Diversity Director, is looking at ways to identify and implement priorities. See her article on page 6.

Please welcome our two newest Board members: **Joanna Jansen**, AICP, and **David Ralston**. They will be serving as the East Bay Regional Advisory Council (RAC) directors. Plans are already underway for an East Bay networking and social gathering in the next few months. Joanna and David will also coordinate this year's Northern Section Holiday Party. If you have any suggestions on venues, please contact them.

Even though the **2007 CCAPA Conference** is still 16 months away, preliminary planning has already begun. We'll be selecting a conference theme on Saturday, June 17, at 10 a.m. at San José City Hall, 200 East Santa Clara Street. Please join us! We're also looking for a location to host the conference Opening Reception. There are many opportunities to become involved. Contact Juan Borrelli, (408) 535-7709 or <juan.borrelli@sanjoseca.gov>

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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.

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New East Bay RAC representatives

Northern Section welcomes **Joanna Jansen, AICP**, and **David C. Ralston** as the new co-directors of the East Bay regional advisory committee (RAC).

Joanna, a 1999 University of Arkansas graduate, is marketing manager for Design Community & Environment, Berkeley.

David Ralston is an urban economic analyst for the City of Oakland. He received his MCP and M. Arch. degrees from Berkeley (1994) and a Ph.D. in geography from UCLA (2005).

East Bay is Northern Section's largest RAC, with approximately 550 members. The San Francisco, North Bay, and South Bay RACs have about 250 members each. Membership in the Monterey Bay RAC is approximately 150; Peninsula has 100; and Redwood Coast has 50 members.



Joanna Jansen

City of Livermore captures 2006 national planning award

By Michael E. Olin, Administrative Director, Northern Section

At the APA National Conference in San Antonio, the City of Livermore was recognized with a 2006 national planning award for implementation. The South Livermore Valley Specific Plan (lead consultant, Wallace Roberts & Todd) advocates limited development, ensures permanent protection of the community's agricultural resources and rural heritage, and sets conditions for growth so that all parties benefit.

"The Plan demonstrates that an inclusive and creative planning process can stop sprawl and reconcile the often conflicting goals of development and preservation. It grapples with an increasingly pervasive problem of protecting agricultural land in communities that border fast-growing metropolitan areas," said Steve Hammond, a principal of WRT.

Since the 1880s, the South Livermore Valley has been an active grape-growing and wine-producing area. While the strength of the valley's wine industry ebbed during the last decade, the greatest threat has come from urban development. The South Livermore Specific Plan is one of three interrelated strategies devised to stop sprawl from destroying prime vineyard land, to rejuvenate and preserve the agricultural heritage, and to allow for limited development within the City of Livermore.

AREA PLAN

The first of three strategies came into a play when an advisory committee joined together representatives of regulatory bodies and concerned citizens to develop a County Area Plan. Adopted in 1993, the South Livermore Area Plan set a framework for development in the 14,000-acre unincorporated Valley with a density bonus for preserving and planting orchards and vineyards.

LAND TRUST

The second strategy was establishment of a nonprofit land trust. Funded by develop-

ment fees of \$10,000 per unit in the planning area and \$10,000 per acre in designated "transition areas" along the Area Plan's borders, the Trust manages the agricultural easements required by the Area plan and buys additional easements for agricultural preservation. The Trust board includes representatives of Alameda County and the cities of Pleasanton and Livermore.

SOUTH LIVERMORE VALLEY SPECIFIC PLAN

The third strategy—the Specific Plan—created a framework for limited residential growth along Livermore's incorporated edge (a total of 1,900 acres). The Plan provides a fine-grain resolution to questions about what development can take place, and how and where, and the means by which agricultural and natural resources are to be conserved.

At the heart of the Plan is a formal exchange system that links development and preservation: for every unit developed, an acre of land is required to be planted and set in permanent agricultural easement; and for every acre developed, another acre is planted and placed under easement. The Plan establishes an urban boundary line, precluding development to the south. Careful site-selection and design will ensure that future development will preserve and enhance the area's unique qualities.

Rather than extending suburban patterns, the Plan provides a gradual and graceful transition from urban to rural. It allows agriculture to flow up to existing developed areas, and around and through new development, integrating new development with agriculture. In doing so, the Plan reduces the visual impact on the rural character of the Valley, and increases the open space amenity for new development.

For more information, contact Stephen D.

Hammond, (415) 575-4722,

<shammond@sfi.wrtdesign.com> or Marc Roberts,
<mroberts@ci.livermore.ca.us>



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Salary: Assistant Planner \$62,805-\$73,889/yr. Associate Planner \$69,330-\$81,564/yr. Senior Planner \$72,026-\$90,032/yr. Includes the employee's 7% PERS contribution. Ability to earn more for exceptional performance.

Interested in joining a team of planners with a national reputation for award winning planning? The City of Mountain View currently has an opportunity for an Assistant and an Associate or a Senior Planner to join the Planning Division of the Community Development Department.

At the Assistant Planner level, this position will work directly with the public, homeowners, developers and architects at the Development Services Center, conduct development review on a wide range of current planning applications, and provide research and analysis on planning issues.

At the Associate Planner level, this position will work with the public at the Development Services Center, conduct development review on a wide range of planning applications, and provide research and analysis on current and advanced planning issues. The ideal candidate must be organized, able to set priorities, work with a wide variety of people, and meet deadlines.

At the Senior Planner level, this position will work with the public, homeowners, developers and consultants, analyze complex policy issues, develop alternative goals and implementation strategies, and manage complex projects on a wide range of current and advanced planning applications. The ideal candidate must be organized, experienced in developing consensus on complex problems, and be able to juggle multiple priorities and projects, manage consultant and staff teams, and meet deadlines.

Education and experience equivalent to a bachelor's degree in a related field and one year of professional planning experience is required for the Assistant Planner level. A degree in planning, architecture, or related field and either two years' experience for the Associate Planner and four years' for the Senior Planner are required. AICP certification is highly desirable for the Senior Planner position. The position will be filled at levels based on the qualifications and experience of the candidate(s) selected.

To obtain more information and/or an application, contact the City's Employee Services Department at the address below or visit the city's website, www.mountainview.gov. To apply, please submit a completed City of Mountain View application form, cover letter, current salary, résumé and three work-related references to City of Mountain View, Employee Services Department, 500 Castro Street, Mountain View, CA 94041; phone (650) 903-6309. Apply by 5:00 p.m. Friday, June 30, 2006. EOE.

Planning with Tribal Governments

By L. Robert Ulibarri, AICP, REA, Senior Environmental Planner, Winzler & Kelly Consulting Engineers, Eureka; member, Tóhajiilee Band of Navajo Indians

When diversity in our planning profession is mentioned, it brings to mind those who are traditionally underrepresented—women, minorities, and those who lead alternative lifestyles. However, there is another segment of our society that is both an ethnic and governmental minority that is not well represented in the planning profession: Tribal Governments.

Indigenous nations (Native Americans) have been traditionally underrepresented in the mainstream planning profession as well as the planning process. They are unlike other minority populations because they are a unique ethnic group that also has powers of self-government as afforded to them by the U.S. Constitution and by Congress.

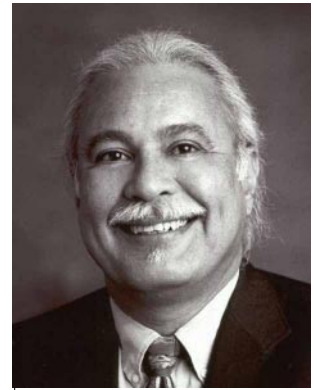
Indigenous nations always had planned communities. They had the ways of the earth. Their tradition was sustainability, and their communities were designed to preserve the health and spirit of the person.

"Smart growth" and "sustainable development" mean planning with nature. Quite simply, it's "common sense"—doing what is smart in conjunction with the various natural and governmental constraints and requirements. The difference is that Native American planning was never separate from the person. The existence of the spirit or soul of the person was a primary consideration, not just the physical but also the spiritual elements.

Unfortunately, federal government policies created the reservation era and the persuasive paternalism. There all traditional elements of indigenous planning were discarded, and the establishment of a reservation way of life promoted. Most contemporary Indigenous planning has been done in response to federal program or agency planning mandates in order to secure funds. That is, much of the planning was a convenience to the funding agency and not necessarily the Tribal community. Furthermore, when Tribes attempted comprehensive planning across federal responsibilities, the plans were often thwarted by the inability of federal agencies to coordinate supporting actions.

Although reservations in California were created in

(continued on next page)



L. Robert Ulibarri

the 1860s, contemporary Tribes have been asserting rights of self-governance since the late 1960s. They began, over 40 years ago, to seek control over everything from law enforcement and anti-poverty programs on the reservations to management of reservation natural resources. As the 1990s dawned, the U.S. courts had recognized, and Congress and successive presidents had generally supported, many of these assertions of sovereignty. A federal policy codified in the 1970s and known as “Indian Self-Determination” was the law of the land. Formal systems of government-to-government relations between American Indian Tribal Governments and federal authorities became the country’s stated policy. Since 1970, many tribal governments have expanded their planning activities in order to resolve long-standing conflicts within their surrounding political region and to address their alienated reservation land-tenure conditions as well as the rise in anti-Indian government sentiment.

Two factors have created the initiative to reshape the Indigenous landscape and the reservation built environment. First are the various Environmental Protection Agency’s initiatives regarding Tribal governments. Of the 500-plus Tribal Governments and Alaskan Native Villages, over 482 have established environmental planning programs that ultimately shape the way reservation or Indigenous built environments are planned.

Second is the income that Indian Gaming has provided to some Tribal Governments. This income, although not available to all Tribal Governments, has created a revenue base for over 290 Tribal Governments nationally. Since Tribal Governments lack a tax-base to fund government activities, this newfound income is critical. Ninety-three Tribal Governments have Tribal Revenue Allocation Plans that distribute gaming revenue to housing, education, economic development, and social programs. For the first time since the establishment of the reservation system, Tribal Governments have the financial resources to break the reservation mold of community planning and to once again embrace “traditional planning.”

Tribes are involved in a multitude of planning activities ranging from land conservation ease-

ments to non-gaming economic development. Tribes are now being asked by off-Reservation jurisdictions to participate in their planning processes.

Historic legislation authored by California State Senator John Burton and signed into law by Governor Arnold Schwarzenegger in 2005 requires cities and counties to consult with Native American Tribes when adopting and amending their general plans or specific plans. In California, for the first time in this country, cities and counties are required to consult with Native American Tribes before local officials adopt or amend their general plans. These consultations are for preserving—or mitigating impacts to—Native American historic, cultural, and sacred sites, features, and objects located within the city or county.

More than ever before, Tribal Governments are working closely with State and local government on planning issues that affect our common jurisdictions. Landmark agreements are being crafted daily between State and local governments and Indian Tribes to address off-reservation impacts—whether the impacts result from Indian gaming or accords on consultation with Tribes for the preservation of, or the mitigation of impacts to, specified Native American places, features, and objects. Additionally, Tribes contributed \$20 million to California county and city governments in 2006 under the Special Distribution Fund—money that is used to fund a multitude of services from law enforcement to fire protection.

Within the NSCCAPA territory, we have the highest concentration of Tribal Governments anywhere in the Nation. With 33 Tribal Governments out of the 108 in California within our geographic area, it is incumbent that we recognize the role that Tribal Governments now play in our profession.

This is an unprecedented era for Indigenous communities to finally govern the land around them and to take their rightful place at the center of American consciousness. It is also an excellent opportunity to link planners of State and local government, native communities, and Indigenous groups to understand and value our respective sovereignties.

Petaluma ...

(continued from page 1)

much needed residential development into the area, as a result. We are starting to make that transition referred to in the title of William Fulton’s article (i.e., away from suburbia), but it will take time and more than form-based zoning.

One of the unfortunate side effects of the hype over form-based zoning is an expectation that its effect will be immediate and dramatically different compared to traditional zoning: “If you adopt it, they will come.” Based on Petaluma’s experience, the transition away from suburbia depends not just on having a form-based zoning code, but a coordinated strategy of public investment, economic development, and land use policy that can effectively deal with all aspects of urban development, not just the design and form of buildings.

It’s time to shift the focus of discussion from form-based versus traditional zoning. That’s too simplistic and doesn’t account for all of the other factors that influence how a development gets approved and built. Form-based zoning should not be thought of as an end-state, but rather as an evolutionary step in zoning that puts use and form in their proper perspective.



Four inducted into FAICP

Northern Section planners can be proud! Of 45 AICP members inducted into the College of Fellows of the AICP (FAICP) at the national conference in San Antonio April 22nd, four are from the San Francisco Bay Area. The honor, based on a lifetime of achievement in the field and service to the profession, was conferred upon **Gary Binger, AICP**, Smart Growth Director, Urban Land Institute, who managed the ABAG regional planning program from 1987 through 2000; **Elaine Costello, AICP**, Community Development Director, Mountain View; **Naphtali H. Knox, AICP**, Palo Alto-based consultant and editor of Northern News and the California General plan Glossary; and **Professor Donald N. Rothblatt, AICP**, Department of Urban and Regional Planning, San Jose State University.

Gary Binger is an urban and regional planner with over 35 years of extensive hands-on experience and leadership in local, regional, and state planning in California. He has managed local and regional planning agencies in tackling the challenges of land use, growth management, and housing, and in integrating local, regional, and state policies and programs. He has taught and is continuing to teach undergraduate and graduate planning courses and planning commissioner training sessions.

Elaine Costello's planning has won many awards, including the 2002 National APA Outstanding Planning Award for Implementation for Mountain View's plan for integrated transit oriented development for Whisman Station, The Crossings, downtown, and a transit overlay zone. Committed to improving planning practice, Elaine has trained and mentored many California planners. Especially noteworthy is her work to promote the leadership role of planners by helping them learn how to raise the difficult issues facing their communities and make progress. Elaine is a member of the California Planning Roundtable.

Naphtali Knox has produced lasting, positive results in his 50 years of planning. He worked on his first comprehensive plans as an intern in St. Paul (1956) and as chief of advanced planning in Des Moines (1959). His general plans for Petaluma and Mountain View won California APA awards (1987 and 1993) and influenced the way general plans are written today. The consulting Housing Bond Coordinator for Santa Clara County for 20 years, he created the county's first housing trust fund and oversaw a mortgage credit certificate program that helped 10,000 needy families find affordable homes. Naphtali is a member emeritus of the California Planning Roundtable.

Through his leadership as President of the Association of Collegiate Schools of Planning (1974-75) and Chair of the Urban and Regional Planning Department at San Jose State University for 30 years, Professor Donald Rothblatt has helped to establish an outstanding educational program to train a generation of more than 550 professional planners; improve planning practice internationally; and make significant research contributions to the field. Don has written several books on urban and regional planning, the most recent of which are Metropolitan Governance Revisited (1998) and (with Steven Colman) Best Practices in Developing Regional Transportation Plans (2001).



New AICP Fellows Elaine Costello and Prof. Donald Rothblatt with Georgia Tech's Prof. Steven French, right, April 22, 2006. Photo courtesy APA

Diversity progress report

By Michele Rodriguez, AICP, Northern Section Planning Diversity Director

Northern Section's membership is one percent Black or African American, one percent Hispanic, and 5 percent Asian. The general population in the same geographic area is 7 percent Black or African American, 21 percent Latino, and 17 percent Asian.

At its May Board meeting, the Northern Section Board set aside \$500 for specific actions related to diversity. Among the tasks are encouraging diverse individuals to enter the planning profession, providing scholarships for minority members to attend the 2007 CCAPA State Conference, surveying Northern California planning schools about their diversity programs, hosting social events, and identifying what other sections and chapters are doing to promote diversity.

In order to develop an implementation strategy and timeline, Northern Section Board members **Iris Starr**, **David Ralston**, **Kenya Wheeler**, and **Hanson Hom** will confer to identify priorities. If you have suggestions, Northern Section would like to hear them. Contact <michele@boggis.com>

Onward and upward

Conrad Montgomery, AICP, is the new planning director for Modoc County. Most recently, he was assistant community development director in Livermore. He invites all to drive north to Alturas on State 395 and see what a big change he has made from the Bay Area.

Charlie Knox, AICP, formerly senior associate at Crawford Multari and Clark Associates, San Luis Obispo, will oversee a staff of nine in the Planning and Building Divisions as Benicia's new community development director. Knox managed major planning projects for the Crawford firm, including general and specific plans and zoning code updates for California cities and counties. Before coming to California in 1999, Knox was planning director of San Miguel County, Telluride, Colorado. He is co-editor of the *California General Plan Glossary*.

Kenya Wheeler, AICP, has left his position as project manager/senior planner in transportation planning and placemaking at Parsons Brinckerhoff/PB Placemaking, where he had been employed since 1999. Kenya is now senior planner for the Bay Area Rapid Transit District. Mr. Wheeler will continue to serve on the Northern Section Board as Regional Advisory Committee (RAC) representative for San Francisco.



AICP Exam prep class

Northern Section has developed an extremely successful training system to prepare qualified urban planning practitioners for the national certification examination given by the American Institute of Certified Planners (AICP).

Applicants now take the exam on computer at several sites, over a two week period in May and November, and results are given immediately.

Northern Section offers classes monthly. Each month, there are four four-hour classes on a weekend, with all domains of the exam covered by expert planners, professors, lawyers, and recent exam and workshop attendees. Test-taking and anxiety-reducing tips are offered. All materials needed to pass the exam are provided. These include over 1,000 practice questions with answers and their rationale, and an extensive glossary of terms. Planning ethics, theory, history, planning and zoning court cases and law, and plan-making are emphasized.

Speakers include **Prof. Tom Jacobson, JD, AICP**; **David Storer, AICP**; **Prof. Fred Etzel, JD, AICP**; **Vivian Kahn, FAICP**; **Russell Leavitt, AICP**; **Leon Pirofalo, AICP**; **Hanson Hom, AICP, ASLA**; and **Don Bradley, Ph.D., AICP**.

The workshops are given pro bono, with a \$100 fee to recover printing the handout materials. For more information, dates, times, and locations call Northern Section's AICP Director, Don Bradley, 650-592-0915 or e-mail <dr.donbradley@comcast.net>

Where in the world? *By Chandler Lee, AICP*



Answer on page 8

Are you game?

Northern News is looking for an assistant editor.

The editor establishes and manages the annual operating budget for the Section's newsletter; oversees preparing, editing, and publishing the newsletter; and works with the Section's webmaster in getting each issue of the newsletter on the website.

Northern News is a monthly published 10 times each year. Deadlines are the 16th of the month before the issue date of the newsletter.

The editor determines the content of the newsletter. He/she looks for news of planning interest, occasionally writes but more often solicits articles, edits articles submitted by others and returns them to the authors for review, and writes the headlines. The editor also solicits, receives, and edits images for publication. A working knowledge of Photoshop or similar programs is useful. The editor receives the latest Excel

mailing lists from multiple APA sources and sends them to the contracted printer.

The editor assembles all material in Word and JPEG format and transmits the files electronically to a design firm that is almost entirely responsible for the layout, including the overall appearance, font, flow of text, and location of images. The designer makes a PDF for the editor's review and sends the approved file for Linotronic output. The film sheets are mailed to the printer, who is also responsible for mailing to the Section's address lists.

The assistant editor should be someone who can take over any issue (so the editor can go on vacation) or take over when the editor retires.

Contact Hing Wong, Section Director, <hingw@abag.ca.gov> or 510-464-7966; or Naphtali H. Knox, Editor, <knoxnaph@gmail.com> or 415-699-7333.

Answer to "Where in the world": Punta del Este, Uruguay


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NORTHERN SECTION CALENDAR

June

- 9** Northern Section Awards Banquet, 6:30 pm to 9:30 pm, Scott's Seafood Restaurant, 2 Broadway (Jack London Square), Oakland. Download the registration form at www.norcalapa.org
- 17** 2007 CCAPA Conference Steering Committee. 10:00 am to Noon, San José City Hall, 200 East Santa Clara Street, San José
- 24** Hike the Sears Point Restoration Project with Sonoma Land Trust and AEP, 10:00 am to 2:00 pm. Contact Mary Laux, lauxm@edaw.com, 415-433-1484.
- 24-28**
Society for Conservation Biology 20th Annual Meeting, "Conservation Without Borders" in San Jose.
Visit www.conbio.org/2006/Index.cfm for details

July

- 12** Northern Section Board meeting, 6:30 pm; WRT, 1328 Mission Street, Fourth Floor, San Francisco

August

- 19** 2007 CCAPA Conference Steering Committee. 10:00 am to Noon, San José City Hall, 200 East Santa Clara Street, San José
- 25-27** 15th annual Planners Sierra Retreat, hosted by Central Section.
For details, contact Bruce O'Neal <boneal@pesc.com> or (559) 256-4250, or Mike Waiczis <mrw36@csufresno.edu> or (559) 434-8637.

JUNE

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AUGUST

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2006 APA AWARDS BANQUET & SUMMER SOIREE

NSCCAPA

Join in the celebration of planning excellence! APA is proud to announce the 2006 Northern Section Awards Banquet and Summer Soiree.

This year's celebration will be at Scott's Seafood Restaurant, located in Jack London Square. Meet new and old friends and enjoy the breathtaking sunset views of the Oakland Estuary and the San Francisco Bay!

This event provides a relaxed and enjoyable atmosphere for you and your guests to discover some of the best recent planning efforts. Northern Section award winners will go on to the statewide competition. This is an event you don't want to miss!

We will also be honoring four planners inducted to the College of Fellows of the American Institute of Certified Planners. They are Gary Binger, Elaine Costello, Naphtali Knox, and Donald Rothblatt.

WHEN: Friday, June 9th, 6:30 p.m. Socializing, Dinner Buffet & Cash Bar. Awards Ceremony will commence after dinner.

WHERE: Scott's Seafood Jack London Square 2 Broadway, Oakland (510) 444-3456

Scott's is 10 blocks west of the Oakland City Center - 12th Street BART station and is accessible via the Jack London Ferry.

COST: \$40 per person. \$20 for students. RSVP by June 2, 2006.

To register, mail the form below with your check payable to "NSCCAPA" to: Mika Miyasato, HNTB Corporation, 1330 Broadway, Suite 1630, Oakland, CA 94612.

For additional information, please contact Mika at (510) 587-8677 or mmiyasato@HNTB.com.

AWARD AND HONORABLE MENTION RECIPIENTS

- California Coastal National Monument Resource Management Plan
- California State University Monterey Bay Master Plan
- Castro Valley Redevelopment Strategic Plan
- The Coast to Crest and Coast to Cave Trailway Study
- Cotati Land Use Code
- Downtown Vallejo Specific Plan/Design Guidelines
- Emeryville Stormwater Guidelines for Green, Dense Redevelopment
- Lafayette Traffic Calming Program
- Mountain View Rowhouse Guidelines
- Napa County Baseline Data Report
- Richmond Macdonald Avenue Revitalization Plan
- The San Francisco Bay Trail Gap Analysis Study
- San Rafael General Plan 2020
- Sonoma County - Housing Element Program Implementation

Please register me/us for the 2006 Northern Section Awards Ceremony!

Name(s): _____

Agency/Organization: _____

Address: _____

Phone: _____ Email: _____

Please make checks payable to "NSCCAPA" and send to:
Mika Miyasato, HNTB Corporation, 1330 Broadway, Suite 1630, Oakland, CA 94612