



NORTHERN NEWS



American Planning Association
California Chapter
Northern
Making Great Communities Happen

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Jerry Brown to Pleasanton: Housing and climate change are connected

By Eric Chase

Land use is famously about local controversies, and land use decisions are grounded in such microscopic detail that it would be impractical for the state or federal government, both presumably inexpert in those details, to intervene. A local government thus enjoys relatively complete autonomy over how land within its domain is used, subject to limited state and federal requirements.

One major exception to that general rule is housing. The State of California requires that General Plans contain a set of elements, which collectively lay out a blueprint and policy direction to guide future development. Among those elements, the Housing Element is singled out as special, in that it must be updated every five years in accordance with the Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) project the number of housing units that the nine-county San Francisco Bay Area will strive to accommodate in the near future, at a range of income levels. A housing share is assigned to local governments to ensure that the whole region meets the required total. Then, as has occurred this year, local governments update their housing elements to clarify how they will accommodate their shares.

This process ensures that local governments plan to accommodate housing that is accessible to a range of income levels. Without such a process, imagine what could happen. Many cities—whose elected officials could be tempted to cater to the parochial demands of anti-growth citizen groups—would shirk their obligations to ensure the production of housing, particularly affordable units. They might, for instance, amend the zoning code to add requirements that are a proxy for wealth, ensuring that only affluent citizens can afford to live there. Other cities might freeze growth altogether, concentrating on their own city limits and ignoring any outside effects. Without a mandate prohibiting such behavior, it would be difficult or impossible for California to justly and equitably accommodate a population that is projected to increase to 60 million by 2050. The State has an enormous interest in ensuring that all of its citizens, of all income levels, are safely housed; but accomplishing this goal requires the cooperation of local governments, which are empowered to control land use.

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Housing and climate change are connected

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So what happens when a city tries to shrug off its obligation to absorb its fair share of housing? The State must step in, as occurred this summer when Attorney General Jerry Brown acted on the City of Pleasanton's housing cap. In 1996, Pleasanton adopted Measure GG, which instituted a housing cap: no more than 29,000 units could be built within the city. The City has faced litigation concerning this provision since 2006. In January 2009, the Attorney General commented on the Draft Environmental Impact Report (DEIR) of Pleasanton's General Plan update, indicating that the housing cap was problematic. In June, the Attorney General joined the litigation, and by August, Judge Frank Roesch of Alameda County Superior Court rejected the City's motion to dismiss, thereby allowing the case to move forward.

The Attorney General clarified how Pleasanton's cap could violate State housing law, and it basically comes down to the numbers. The RHNA requires that the City accommodate 3,277 housing units by 2014. But as of June 2009, the City is only 2,007 units short of reaching the 29,000-unit cap. With the cap in place, 1,270 of the mandated 3,277 units could not be built—to say nothing of the units that ABAG projections would call for after 2014. And the City still has to make up for housing units that weren't produced during the last RHNA planning period, which ended in 2007.

The housing cap does not permit any exceptions—for instance, to allow the City to zone for the 1,270 additional units needed to comply with the current RHNA. By not allowing such an exception, Pleasanton's housing cap conflicts with the State requirement. The housing cap could be struck down on that basis, but there is yet another reason to overturn it. In order for a general plan to be valid, it must be internally consistent. Pleasanton's General Plan, however, has a fatal inconsistency. The 29,000-unit housing cap is contained in the Land Use Element. The Housing Element admits that the housing cap is an obstacle to meeting the City's housing allocation, while simultaneously encouraging the production of moderate, low, and very-low income housing to meet Pleasanton's needs. That will be difficult to do, so long as the City enforces the 29,000-unit housing cap—particularly since the city is now about 2,000 units shy of maxing out. Thus the housing cap creates an internal inconsistency that would seem to render the General Plan invalid. Removing the housing cap would remove the inconsistency and the conflict with state law.

What continues to be interesting is Jerry Brown's consistent emphasis on the relationship between housing, transportation, and climate change. In this case, Brown claimed that Pleasanton's General Plan violates state housing requirements, and the housing cap could be invalidated on that basis alone. Indeed, in his formal challenge of the housing cap, Brown focuses on the Planning and Zoning Law to make the case, rather than environmental law. Elsewhere, though, Brown has embraced a policy that goes beyond simply pointing out this plain legal problem. In his January 2009 comments on the General Plan DEIR, the attorney general criticized the City for not adequately considering the climate change impacts of the Plan, taking issue with the City's claim that a 46 percent increase in vehicle miles traveled was an insignificant impact.

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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 7,500.

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. Earlier deadlines are sometimes established.

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Housing and climate change are connected

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This is an environmental issue distinct from the housing cap. More recently, Brown explicitly tied the housing cap to its effect on travel patterns and air quality, adding his voice to those who claim smart growth and focused land use patterns are critical to reducing greenhouse gas emissions.

Here, then, is a classic example of what was observed in the beginning: a city, unless subject to an overarching state mandate, will often prioritize local parochial interests above the greater good. Pleasanton instituted a housing cap based on its perceived effect within the city limits without accounting for its effects on the greater region. Within a single decade, the number of jobs in Pleasanton almost doubled, reaching about 58,110 employees in 2005; that number has since grown to 61,100 jobs. But while Pleasanton cleared space for this job growth, it did not make space for housing growth. As a result, as ABAG found in 2005, 79 percent of Pleasanton's workforce lived outside the city limits, and half the employees endured long commutes from outside the Tri-Valley area.

The City planned to continue allowing more office and commercial development, projecting 105,000 jobs by 2025. But all the while, the housing cap would be maintained, essentially freezing the population at about 78,000. By not providing sufficient housing to allow people who work in Pleasanton to also live there, the city is essentially forcing long, single-occupancy vehicle commutes, thus increasing emissions, adding cars to extremely congested stretches of freeway, and pushing the region further into nonattainment. The housing cap would also prevent Pleasanton from developing vacant land near its Bay Area Rapid Transit (BART) station. Restricting growth near BART would diminish the value of this infrastructure, precluding growth in the one place in Pleasanton where it makes the most sense. Thus the housing cap, a purely local requirement, produces regionally detrimental externalities.

Brown's challenge—although grounded in housing law rather than environmental principles—may nonetheless be seen as the latest in a string of opinions that reflect his stance on the climate change crisis. Assembly Bill 32 requires that emissions in California be reduced to 1990 levels by 2020; but in the absence of regulations from the Air Resources Board to translate AB 32's broad requirements into more focused action, cities and counties have been uncertain of their obligations. Despite (or perhaps because of) that uncertainty, Brown has commented on general plans throughout California, clarifying that local and regional governments may not simply ignore the adverse impacts their long-range actions could have on air quality. The interplay between housing, transportation, and climate change—fundamental to Senate Bill 375—is also central to the policy reason underlying Brown's decision to litigate the Pleasanton housing cap. It's refreshing to see that someone gets it!

Eric Chase is a third-year law student at the University of California, Hastings College of the Law, and hopes to pursue environmental law after graduation. He writes about transportation, land use, and water resources at the Transbay Blog (<http://transbayblog.com>). ■

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DIRECTOR'S NOTE

By Darcy Kremin, AICP

We have many great events coming this fall. First of all, planning for our **Annual Holiday Party** is in full swing. Mark your calendar now for **Thursday, December 3**, at Restaurant Lulu in San Francisco. The organizing committee ably reduced the total cost of the party, allowing us to lower the ticket prices. And this year for the first time we are offering an unemployed rate, for members and guests alike. We hope this will encourage you to join us and network. [See page 23](#) for details.

If you were unable to attend this year's APA California conference in Squaw Creek and **still need to fulfill your CM credit**, never fear. The section is hosting or co-sponsoring almost a dozen CM-eligible seminars and trainings. To help you meet the 32-credit CM deadline by year-end (or by the April 30th extension), we are offering law and ethics sessions in October ([see calendar](#)). We have also culled a list of inexpensive CM course credit offerings from national APA (see "Need CM credits?" on [page 20](#)).

Nominations for Treasurer, one of the few elected positions on the Section board, are being accepted through October 15. Please see the "Call for nominations" on [page 20](#) of this issue, with its link to the Section Bylaws and position qualifications.

I'd like to take this opportunity to give our many thanks to **F. Kenya Wheeler, AICP**. Kenya served on our board in several positions over the past five years, most recently as our San Francisco Regional Advisory Council Chair. Kenya has joined Organizing for America as its California Deputy Field Director (see Onward and Upward in the [July/August issue](#) of *Northern News*). We have benefited immensely from having Kenya on the board. We will miss his contributions, and we wish him well in his new position.

A handwritten signature in blue ink that reads "Darcy Kremin".





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Northern California roundup

EGS drilling stopped near The Geysers. The July-August issue of *Northern News* quoted James Glanz, writing in *The New York Times* regarding AltaRock Energy's project near Anderson Springs to develop geothermal power. A technology similar to EGS—a deep drill technology—had been used near Basel, Switzerland, when it triggered an earthquake, forcing the project to be shut down in 2006. EGS was to be used in Northern California to generate steam by injecting water into bedrock that has been purposely fractured. The "\$17 million energy project was supposed to demonstrate the feasibility of extracting vast amounts of heat from the earth's bedrock." However, by mid-August, "after nearly two months of highly expensive" work, the drills had penetrated "less than 4,000 feet [whereas] the original schedule called for a final depth of 12,000 feet, after no more than 50 days of drilling." Now AltaRock has stopped drilling. On September 2, "the Bureau of Land Management approved a request by AltaRock to halt the drilling operation temporarily" while the project and its potential to generate earthquakes is being reviewed. "It is unknown whether the company will try to restart drilling at the first well, move on to the second one or drop the project entirely. The company said it was exploring alternate well locations at the Geysers and elsewhere." —James Glanz, "[Energy company calls halt to drilling project](#)," *The New York Times*, September 3, 2009.

In yet [another article, September 11, 2009](#), Mr. Glanz reports on earthquakes this past August at a plant operated by Geox in Landau in der Pfalz, Germany. "The Landau plant, which cost \$30 million, went into operation in 2007 and produces electricity for 6,000 homes by drawing heat from beneath the bedrock, nearly two miles beneath the earth's surface. Geox officials conceded that the plant had set off tiny earthquakes [but] were not certain what set off [a larger] Aug. 15 temblor. Geox said a coal-burning plant producing the same electricity would emit 30,000 tons of carbon dioxide annually."

Potential control measures for the Bay Area 2009 Clean Air Plan. The results of review of potential control measures for the Bay Area 2009 CAP have been posted on the [BAAQMD portal](#). The document, "Draft Summary of Control Measures Reviewed for 2009 CAP," is available at <http://www.baaqmd.gov/Divisions/Planning-and-Research/Plans/Clean-Air-Plans/Resources.aspx>. It provides a summary of the results of the

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Northern California roundup *(continued from previous page)*

control measure review process, plus tables that show the outcome of each of the potential measures that were reviewed by Air District staff in drafting the control strategy.

In addition, two Powerpoints presented at the September 2nd and 3rd workshops—one on the CAP control strategy and one for the CEQA Scoping Meeting—are available at <http://www.baaqmd.gov/Divisions/Planning-and-Research/Plans/Clean-Air-Plans/Workshops-and-Meetings.aspx>. Questions can be directed to Lilia Martinez at LMartinez@baaqmd.gov or David Burch at dburch@baaqmd.gov.

“Planning now to accommodate a potential electric vehicle boom. Green-conscious Palo Alto officials are abuzz over electric automaker Tesla’s plans for a new powertrain plant in the Stanford Research Park,” but “what will happen if a significant proportion of the local population begins charging cars in their garage or at work every day? The city runs its own electric utility. Areas with newer, underground utility lines could probably handle the strain, but those with the older overhead wires might struggle. Impacts will be felt first in local distribution systems—not the power system as a whole. Asher Waldfogel, a member of the city’s utilities advisory commission, wants the city to start thinking now about measures such as incentives for people to charge at night.” —Will Oremus, [“Palo Alto plans for electric car boom,”](#) *The Mercury News*, September 1, 2009.

“Dublin transit village derailed. A dismal economy has shoved a key Dublin project—touted as a focal point in Dublin’s quest to revitalize its downtown—into foreclosure. Only the land that had been planned for development of residential units near the West Dublin BART station, scheduled to open in 2010, was seized by lender Union Bank. Windstar Communities had planned a 309-unit condo complex, a 240-room hotel, 24,000 square feet of offices, and 7,500 square feet of retail in a transit village. Following the foreclosure, multiple parties have bid on the residential land [including] the city of Dublin which bid \$4.5 million.” —George Avalos, [“New Dublin BART transit village derailed,”](#) *Oakland Tribune*, September 1, 2009.

Time lapse video of Bay Bridge retrofit. It takes just 3 minutes 46 seconds to watch the recent Bay Bridge replacement section rolling into place. That’s one minute of video per day of construction. Thanks to *Reconnecting America* for alerting us to this [video from Pedestrianist](#).

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Northern California roundup *(continued from previous page)*

Housing element watch—12 and counting. A number of Northern California jurisdictions, including those in the San Francisco and Monterey Bay areas, were required to adopt housing elements in compliance with Article 10.6 of the Government Code in 2009. As of September 16th, HCD had certified the Housing Elements of 12 jurisdictions in the Northern Section as complying with State law. They are Del Norte and Sonoma counties and the cities of Arcata, Dixon, Fairfield, Gonzales, Greenfield, Hillsborough, Napa, Petaluma, San José, and San Leandro.

We want to thank Duane Bay, San Mateo County Housing Director, for this heads-up: “A ripple of anxiety has been passing through the network of people working on housing elements based on a misinterpretation that SB 375 contains penalty provisions for jurisdictions that do not adopt a housing element within 120 days after the June 30, 2009, deadline. The fear is that tardy jurisdictions would have to update their housing element again only four years from now. The truth (checked with HCD on September 10th) is that there is such a penalty provision, but it doesn't apply to the current revision cycle. In the San Francisco Bay Area, we are now finishing the 4th revision. The 5th revision will be due in 2013. If you fail to meet certain deadlines for that 5th revision, your 6th revision will be due in 2017 (four years out) instead of 2021 (eight years out).” ■

Where in the world?



(Answer on [page 18](#))



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A negative declaration

Ata ul Malik Khan

The origin of all diversity can be ascribed to a single word: “no.”

For some, diversity is standing against a cultural norm and boldly embracing an alternative. For others, diversity is consciously cultivating a respect for the ideas of others. For myself, diversity started at home.

The diversity I speak of isn’t about growing up as a Pakistani-American in Southern California; nor of being a minority Muslim in a post-9/11 world; or of belonging to a sect within Islam considered heretical; my diversity started when I chose urban planning as a career. The norm in Pakistani culture for young men is to unflinchingly pursue one of three fields: medicine, law, or engineering. For Pakistani parents, a son is the ultimate 401k. Cautiously, and with much strife, I squirmed through the grapple hold of such expectations and persuaded my parents otherwise. To a confused family audience, I said no.

I didn’t enter this field so that I could represent Pakistani-Americans in the professional planning world. I entered this field so I could represent myself. I refuse to embody a single label that can be easily penciled in on an admissions application (besides, I’d have to pencil in the nebulous “Asian” box). The random, serendipitous collisions of my suburban neighborhood, Muslim upbringing, public school education, and social circles are what ultimately constitute my “diverse” background—a diversity to which everyone can claim their own style. It is easy to obfuscate diversity with race, gender, religion or ethnicity. But it is much more than that. Diversity undergirds our own self-worth, for it is the ultimate declaration of our own past; our own budding intellect and interests; our own style. In short, diversity, by acting as a catalog of infinite perspective, is the breeding ground for new ideas and innovation.

For planners then, who are entrusted with the responsibility of changing space into place, it is clear why the perpetuation of such new ideas and innovation is so critical to understand. How can we, as planners, ever hope to achieve the creation of vibrant, innovative, creative cities without ever having first understood the concept of diversity? If we fail to give space to the multitude of opinions, cultures, ideas, persuasions, and beliefs in our communities, then we fail to create sustainable, competitive places.

So where do we start? Perhaps we can start within the walls of our own profession. Must we accept that planning hearings are the most effective way to voice community concerns? Must we accept current engineering practices as the most technologically advanced way to build our roads? Must we accept that every American wants a picket fence?

“No.”

This essay appeared in the summer issue of Orange County Planner. Republished with permission. Mr. Khan is pursuing his Masters in Urban and Regional Planning at the University of California, Irvine. ■



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JOB ADS *(continued from previous page)*

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Planners seeking employment

The unemployment rate in California is now 12.2 percent, the highest since 1940. Contact the following Northern Section members if you can employ one of them or if you know someone who might be able to.

Transportation, Development, Generalist. Returning to California, 3.5 years professional experience. Previous employers: Delaware Valley Regional Planning Commission (Philadelphia, 2.5 years); The Mouchel Group – Hertfordshire Highway Authority (England, 1 year). Salary history on request. BS Community & Regional Planning, Temple University, Philadelphia. Contact jamestj2@gmail.com or (215) 756-4968. Prefer Bay Area. (8-25)

Land Planner/Urban Designer. 9 years experience in project entitlement and neighborhood and commercial layout, specific plans, and graphics. Part- or full-time, flexible availability. Recent Employers: MacKay and Soms, Pleasanton (3 years); Randall Planning and Design, Walnut Creek (2 years). Salary history on request. AICP, LEED AP. Master in City Planning, MIT. BS, Planning and Development, USC. Contact kelsey_moldenke@yahoo.com. (8-24)

Land Planning/Landscape Architecture; GIS; Community Development Program Coordination/Public Engagement. 8 years experience. Previous employers: Sasaki Associates, MA (summer); City of Ann Arbor, MI (1 year); PECL, Portland, OR (1 year); various community development organizations (5 years). Most recent salary on request. Graduate School of Design, Harvard (1 year); MS, Natural Resource Planning, U of Michigan; BA, History, Washington University, St. Louis. Contact shearacohen@gmail.com or (734) 255-8634. (5-15)

Land Planning & Entitlements; Advance Planning/General Plans; Community Planning/Specific Plans; CEQA; LAFCo. 24 years experience. Recent employers: Arnaiz Development Co. Inc., 5 years; City of Stockton, 5 years; County of Sacramento, 14 years. Salary history upon request. MA and BA Geography, California State University, Fresno. Contact ttruszkowski@comcast.net or (209) 612-0605. (5-04)

Urban Design, Special/Major Projects, Land Use Planning. Flexible availability and terms for part- to full-time work. 9 years experience in public, private, and nonprofit sectors. Recent employers: Centre City Development Corporation (San Diego, 4 years); RRM Design Group (3 years). Salary history upon request. AICP. MA City and Regional Planning, Cal Poly SLO. BA Political Science, San Diego State University. Contact sdrolet@comcast.net or (619) 436-7953. <http://www.linkedin.com/in/suzannedrolet> (5-04)

General, Municipal, GIS. 3 years experience. Previous employers: City of Miami Beach, FL, (Planning intern, full time, 1 year); City of Philadelphia, Economic Development (2 years). Most recent salary, \$42,000/yr. MURP, Florida Atlantic Univ. BS Psychology, U of Pittsburgh; Contact davis_kf@hotmail.com or (484) 477-3727. (3-13)


Generalist. 1.3 years experience. Previous employment: Intern, City of Fremont planning division. English teacher, Taiwan (1 year); high school teacher with Grant Joint Unified School District, Sacramento County (2 years); US Army Reserve, 351st Civil Affairs Command (7 years). Most recent salary, \$15/hr. MUP, San Jose State University. BS Mathematics, UC Davis. Contact relbdour@yahoo.com or (408) 509-6303. (2-26)

APA California Northern is using this vehicle to let potential employers know of urban, regional, and environmental planners who are unemployed and available. Job-seekers who are members of Northern Section APA can post a brief ad (67 words maximum) including one email link and/or one phone number. To be published in the October issue, ads must be received no later than 5 PM, Wednesday, September 16th. Send to Editor, *Northern News*, knoxnaph@gmail.com.

Northern News reserves the right to reject or edit ads, and to place them as space permits. Northern Section and Northern News reserve the right to cancel this service at any time, or to charge a nominal fee for posting an ad, or to limit the number or type of ads in any way. ■

Editor's Note

The state of the Northern News



Northern News

NORTHERN SECTION, CALIFORNIA CHAPTER, AMERICAN PLANNING ASSOCIATION

"Kelo"GRAM: How will the Supreme Court's decision affect California's local governments?

Thanks to Peter Detweiler, staff director, Senate Local Government Committee, for providing the text of this article to the date of the hearing.

On August 17, at the request of Senator Christine Kehoe (D-San Diego), the Senate Local Government Committee held an informational hearing to explore how the United States Supreme Court's recent decision in *Kelo v. City of New London* is affecting California's counties, cities, special districts, and redevelopment agencies.

Both the United States and California constitutions limit the use of eminent domain. The U.S. Constitution's Fifth Amendment says that "No person shall... be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation."

The California Constitution contains similar limits: "Private property may be taken or damaged for public use only when just compensation, ascertained by a jury unless waived, has been first paid to, or into court for, the owner." (Article I, §19)

THE KELO DECISION

On June 23, 2005, the U.S. Supreme Court ruled on a 5-4 vote that the City of New London's taking of private, non-blighted property for the purpose of economic development satisfied the constitutional "public use" requirement.

Connecticut state law allows the use of eminent domain for economic development. The City of New London adopted an economic development plan for its waterfront, including a hotel and conference center, retail and office space, and new residences. The city govern-

ment wanted this new development to complement an adjacent Pfizer research center and to reverse the community's economic slide. When some of the private property owners refused to sell, the City condemned their homes and rental properties.

The private property owners argued that New London's use of eminent domain for economic development—creating jobs and boosting tax revenues—did not satisfy the constitutional requirement for public use. Relying on several precedents, a divided Supreme Court disagreed and upheld the City's eminent domain powers.

Since late June, hundreds of articles, editorials, and speeches have reacted to the Kelo ruling, many of them calling for constitutional and statutory changes. Congress has entered the controversy with several measures. Senator Kehoe (the committee chair) felt that, before California state legislators debate possible changes, they should know how the Kelo decision affects their local governments. The Committee hearing reviewed—

- How the California Constitution limits eminent domain powers.
- What California's eminent domain statutes prohibit and allow.
- How the courts interpret the requirement for "public use."
- How California local officials actually use their eminent domain powers.

FIVE WITNESSES

The Committee invited five experienced attorneys to talk at its August 17 informational hearing:

Richard Frank, Chief Deputy Attorney General for Legal Affairs, briefed the legislators on what the Supreme Court said in its Kelo ruling, and precedents that the justices used to reach their conclusions.

(continued on page 4)

"Redevelopment involving the transfer of private property to private companies is the only way our society has for redeveloping economically distressed areas of cities..."

Since the issue of September 2005 issue—my first as editor—*Northern News* has changed in length, volume, appearance, and variety of news items covered. My first issue was seven pages (one image; one color; 3,000 words). The September 2009 issue was 26 pages (15 images; full color; 10,000 words).

This expansion was made possible by Northern Section Board's decision two years ago to change from a printed newsletter—whose size was confined by mailing cost constraints to no more than 10 pages—to an online publication with virtually no limits. The first all-digital issue went online in August 2007. In April 2008, the masthead was revised to accord with national APA's branding guidelines.

Over the past four years, I've had the able assistance of associate editors Ryoko Furuichi, Erin Dando, Lynnie Melena, Mika Miyasato, and Caroline Teng. All played a valuable role in the newsletter makeover. With the Board's support and encouragement, we sought and received a variety of articles from a number of sources. Here's a partial list of just the lead articles over the past four years:

- Fighting global climate change one region at a time (Terry Rivasplata, AICP, and Rich Walter)
- Planning for economic stimulus (Leonardo Vazquez, AICP/PP)
- Where do we grow from here? Three steps to Smarter Growth (Janice Lum, MUP, SJSU)
- The public engagement tool box (Al Savay, AICP)
- Planning the inclusive city (Barry Miller, AICP)
- Form-based zoning is not the (whole) answer (Michael Moore, AICP)
- The urban campus and downtown revitalization (Katja Irvin, SJSU)
- Will planners be ready when Avian flu hits? (Jim Safranek, REHS)

The quality of material submitted for publication always varies. Some people write very well; their work needs little review and practically no editing. Other authors, while having much to contribute, write in more ponderous styles. As editor, I exercised my penchant for brevity and grammar, along with a desire to mentor. As I neared retirement, I devoted increasingly more time to improving the quality of all articles. I worked with authors who needed or asked for help, encouraging them to write not for a council, commission, or board, but for readers on the go, who want interesting and relevant information in digestible chunks.

Our graphic designer and layout specialist, Nancy Roberts, helped us transition to fonts and column widths that fit comfortably on the computer screen. Longer articles appear in the slightly-wider right column, and generally continue from one page to the next without intervening articles. In most cases you don't have to jump to a later page; you can continue reading down the screen without having to scroll up to an adjoining column and then scroll down again. If you want your news "to go," you can print any or all pages of the PDF without having to first click for a printer-friendly format.

Your comments and suggestions are always welcome.

Naphtali H. K...





NORTHERN NEWS

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

SEPTEMBER 2009

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OPINION: Redesign neighborhoods to reform health care

By Daniel Jacobson

In the debate over health care reform, Congress has focused on expanding coverage and reducing costs while overlooking one of the major causes of America's health care crisis: Americans' sedentary lifestyle. Despite the well-documented connection between public health, active neighborhoods, and complete streets, neighborhood improvement funds are in jeopardy in the reform bill. Republicans in both the House and Senate have gone so far as to make the limited amount of "community transformation grants" the subject of talking points on alleged wastefulness of the bill (officially the Affordable Health Choices Act). What should be an integral part of health care reform may be dropped altogether.

True health care reform must address the sprawling physical design of our communities in the postwar era that has created an over-reliance on automobiles and discouraged everyday physical activity. We must promote a return to our country's once-active lifestyle and focus on creating walkable, bikeable communities.

It's no secret that the cost of America's health care system is not on a par with its benefits. America is currently ranked 37th of 191 by the World Health Organization for "overall health system performance," and an even lower 72nd for "level of health." Yet, America spends a whopping 16.5 percent of its GDP on health care—approximately \$2.4 trillion per year. In contrast, European countries on average spend half of what the US spends on health care, but are consistently ranked among the best in the world for health care coverage and overall public health.

How is it that these countries spend so little of their GDP on health care? The daily lifestyle in France, Italy, and other high-ranking European nations is inherently tied to a culture of walking, bicycling, and eating fresh, healthy foods. The densely built European neighborhoods are themselves preventive medicine.

(continued on next page)

Density—When is enough, enough?

Re: Northern California roundup, *Northern News*, Sept. 2009, page 4. I read the article by Robert Gammon, "You're not an environmentalist if you're also a NIMBY," July 1, 2009, *East Bay Express*. All articles of this type miss one very important point. If we are talking about increasing the density of bedroom communities and introducing mixed use development to reduce reliance on automobile travel, then greater urban density is appropriate. But where is the part of the discussion that says enough is enough? What about cities already developed at higher densities with mixed uses including a mix of residential types and prices (San Francisco, for example)? Must they continue to grow until the quality of life is no longer tolerable?

California's General Plan process requires that each city evaluate what population or housing density would ensure it is meeting regional housing demand, contributing to the employment mix in the region, and at the same time maintaining quality of life standards for its populace. I realize that some communities may fear that a population cap will be challenged in court; others worry that land and housing costs will increase as the cap is neared. Yet most suburban communities in California could accommodate substantial infill and mixed use development and not reach maximum development for years.

Instead of complaining about NIMBYism, let each community—as part of its General Plan process—determine how big is too big.

Thanks again for doing an excellent job producing the *Northern News*.

Barry Pearl, AICP, MPA

Barry Pearl is a senior planner with the San Francisco Public Utilities Commission ■

Onward and upward



Jim Chappell, a former SPUR President who led the revitalization of the association in the 1990s, has left after 15 years to pursue new interests. Chappell built the San Francisco Planning and Urban Research Association into one of the country's most respected urban policy organizations. He was also instrumental in envisioning the \$18 million Campaign for the SPUR Urban Center at 654 Mission Street. Prior to joining SPUR, Chappell was senior environmental planner at EDAW, Inc. He plans on remaining in the Bay Area to advocate for sustainable urbanism and to continue teaching urban studies at the University of California Extension.



Julie B. Eldridge, AICP, a nationally recognized transportation and TOD land-use planner, has joined Kimley-Horn, where she will manage transit and TOD planning projects out of their San Ramon and Oakland offices. Julie recently returned home to the Bay Area after 20 years of work on major transit studies in San Diego, Salt Lake City, Phoenix, Charlotte and Atlanta. She completed the post-graduate program in Transport Planning and Management at the Polytechnic of Central London and holds a BA in Political Science/Public Service from UC Davis.



Ella Foley Gannon, formerly with the San Francisco office of Sheppard Mullin Richter & Hampton LLP, has joined Bingham McCutchen LLP as a partner in the Land Use and Development Group. Ella focuses her practice on federal and state environmental laws, natural resource permitting, and land use entitlements. She is a recognized authority in endangered species, wetland, water quality and water rights issues. Earlier in her career, Ella was a research fellow for the University of California Water Resources Department. She holds a B.A. from the University of Michigan and a J.D. from UC's Hastings College of the Law.



Wayne Goldberg, AICP, has left the City of Santa Rosa after 26 years as the director of advanced planning and community development. He served earlier as planning director for the cities of Simi Valley and Arcata. Wayne was recognized in 2008 as Planner of the Year by APA California Chapter and Northern Section. He was also honored with an award from the Planning Emeritus Network. Wayne has been a member of the California Planning Roundtable since 1988 and was its president in 1991-92. He plans to continue lecturing in planning at Sonoma State University and through the UC extension programs and will look for other interesting planning projects that may appear. "Although city budget situations and other factors certainly played a part in my decision, it just seemed like a good time to leave the city and pursue other planning related interests in a less than full time setting." Wayne holds B.S. and M.S. degrees from Notre Dame and a Certificate in Environmental Management from UC San Diego. ■

Profiles of APA California Northern – 2009 award winners

by Mika Miyasato, AICP

On May 15th, APA California Northern presented its 2009 honor and merit awards to 12 recipients. The complete list of award winners appeared on the front page of the [June issue](#) of *Northern News* and is also accessible on the Northern Section webpage ([click here](#)). Beginning with the July-August issue, *Northern News* began presenting profiles of four of the award winners each month. This is the last of three installments. Many of our Northern award winners also won at the Chapter level and were recognized at the APA California Annual Conference in Squaw Valley, at a luncheon on September 15th.

The **San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook** won the *Outstanding Planning Implementation: Innovation in Green Community Planning Award* for the Northern section and state chapter. The award recipients were

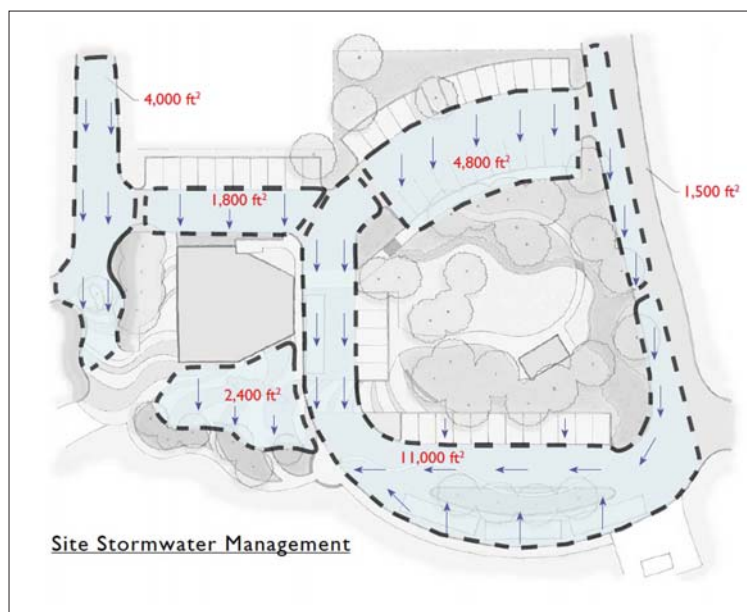


Robert Dusenbury,
Sherwood Design Engineers

the San Mateo Countywide Water Pollution Prevention Program (Matthew Fabry, Program Coordinator), Nevue Ngan Associates (Kevin Robert Perry, ASLA, Sustainable Stormwater Specialist), and Sherwood Design Engineers (Robert Dusenberry, P.E., Senior Engineer). The 2009 guidebook communicates a vision of multi-use green infrastructure projects that use attractive landscaped areas to slow, capture, filter, and permeate stormwater from streets and parking lots.

Illustrated with nearly 400 drawings and photos, the guidebook encourages planners and other professionals to integrate green street and parking lot designs in streetscape

improvements, traffic calming, and neighborhood revitalization projects. "Before and after" sketches demonstrate potential green retrofits for a wide variety of conditions, including low- and high-density residential neighborhoods, commercial districts, arterials, and boulevards. San Mateo County's 21 member municipalities collaborated to develop the guidebook. Examples in the guidebook include [Brisbane City Hall's green parking lot](#) and [San Bruno's Third Avenue "street creek"](#) at Belle Air Elementary School. [Click here](#) to access the guidebook.



Demonstration Project No. 1: Fitzgerald Marine Reserve Parking Lot

The **Milpitas Transit Area Specific Plan**, adopted in June 2008, won the *Comprehensive Planning Award for a Small Jurisdiction*.

([Click here](#) to read or download.) The Plan won the award at both the Northern Section and California Chapter levels. The award recipients were City of Milpitas (James Lindsay, Community Development Director), Dyett & Bhatia (Leslie Gould, Principal), and subconsultants ERA, ESA, Fehr & Peers, Field Paoli, Freedman Tung & Bottomley, and RMC.



Rajeev Bhatia, AICP

The Milpitas Transit Area presents a tremendous opportunity to transform an underutilized and older industrial area into a vibrant, high-intensity, transit-oriented district around two VTA light rail stations and the future BART station. A stakeholder group met over a four-year period to review and discuss each aspect of the Specific Plan. Two rounds of interviews were held with property owners to ascertain each owner's goals and constraints.

(continued on next page)

The Plan would provide more than 7,200 residential units and nearly one million square feet of commercial development within walking distance of transit. The Plan is accompanied by an environmental impact report, zoning, design guidelines, and a financing plan. The Plan offers a comprehensive road map for implementation by City staff and developers, which has already proven to be a success. As of March 2009—just nine months after plan adoption—applications had been received for over 3,000 new units in the planning area.



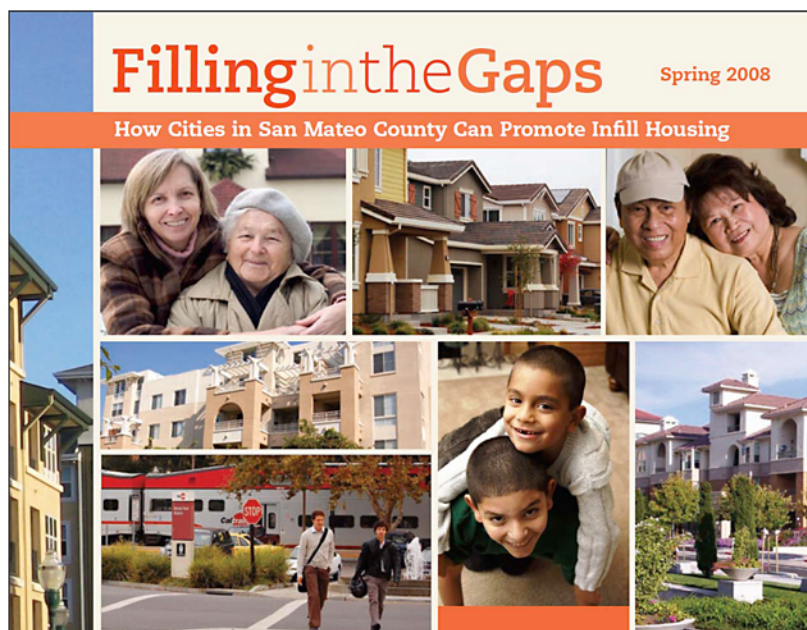
Milpitas Transit Area Specific Plan

A primer, **“Filling in the Gaps: How Cities in San Mateo County Can Promote Infill Housing,”** won the *Focused Issue Planning Award of Merit*. The award recipients are the San Mateo County Department of Housing (Duane Bay, Director), Eisen | Letunic (Niko Letunic, Principal), and James Im, graphic designer. Published in 2008, the primer is part a “toolkit of resources” to promote and advance the countywide housing strategy developed by the San Mateo County Department of Housing and the county’s network of housing advocates and community partners.



Victoria Eisen (Eisen | Letunic) and Janet Stone (San Mateo County Department of Housing) holding the Focused Issue Planning Award of Merit for “Filling in the Gaps: How Cities in San Mateo County Can Promote Infill Housing”

Filling in the Gaps is written in lay terms and designed in a visually appealing format to engage a broad audience of local housing policymakers, planners, housing advocates, and community members. Although specifically developed for San Mateo County, the primer is applicable to any urbanized area in the country where there is interest in promoting infill development, especially housing. It discusses the benefits of infill, common myths, prevalent regulatory obstacles, and suggestions for updating building, zoning, and parking regulations to facilitate infill. [Click here](#) to access the primer.



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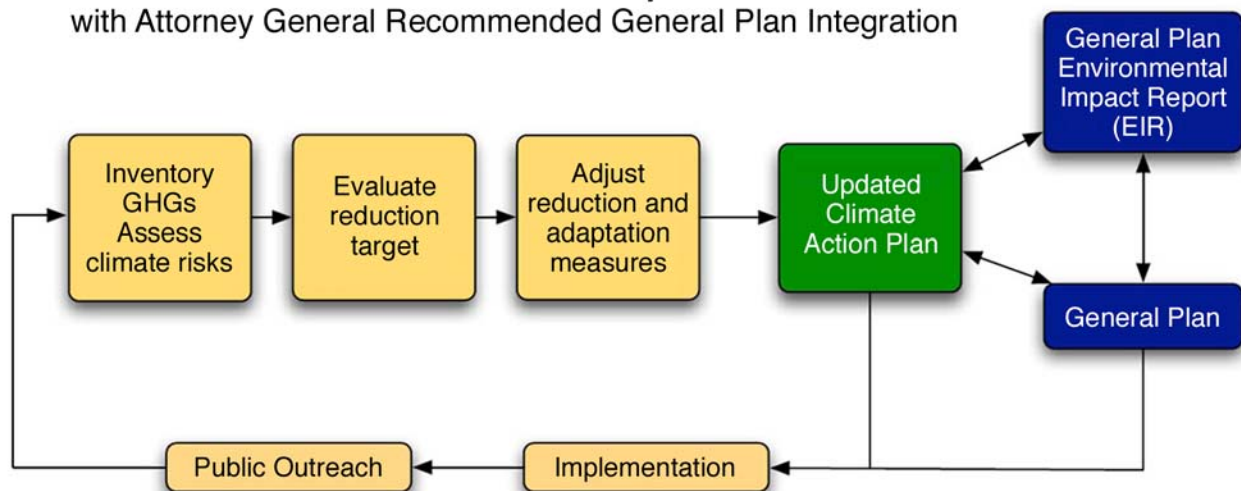
The **2009 San Carlos Climate Action Plan** (CAP) won the *Outstanding Planning Award of Merit for Innovation in Green Community Planning*. The award recipients were the City of San Carlos (Brian Moura, Assistant City Manager; Deborah Nelson, AICP, Planning Manager) and PMC (Michael McCormick, AICP, Climate Change Services Coordinator; Jillian Rich, Climate Action Planner). The San Carlos CAP serves as a guiding document to identify ways in which the community and City can reduce greenhouse gas emissions and adapt to the inevitable effects of climate change. The CAP establishes targets to reduce greenhouse gas emissions by 15 percent below 2005 levels by 2020 and 35 percent by 2030.

The [*Climate Action Plan*](#)—developed as a stand alone, adaptively managed extension of the 2008 General Plan update—provides mitigation for the City's contribution to climate change, a cost analysis for implementing emission reduction measures, and a summary document of goals, policies, and actions that address climate change. The innovative approach encapsulates many aspects of 'green' planning, including recycling programs, green building, energy efficiency retrofits, transportation programs, and water-efficiency.



Jillian Rich and Michael McCormick,
AICP, of PMC

Climate Action Plan Five-Year Update Process with Attorney General Recommended General Plan Integration



AG on general plans and global warming

The State Attorney General's office has posted two new documents on their webpage. The first is a CEQA comment letter on the San Diego General Plan and DEIR, at <http://ag.ca.gov/globalwarming/ceqa/comments.php>.

The second is "Sustainability and General Plans: Examples of Policies to Address Climate Change." It can be downloaded at http://ag.ca.gov/globalwarming/pdf/GP_policies.pdf. It contains links to various template and "best practices" documents that can assist local governments in thinking about how sustainability and climate change fit into general planning and local land use regulation. It also contains examples from across the state of various policies and measures that local governments have implemented or are considering.

"Sustainability and General Plans" is a companion piece to the AG's previously released CEQA/General Plan "Frequently Asked Questions," which is available at http://ag.ca.gov/globalwarming/pdf/CEQA_GP_FAQs.pdf.

Questions can be addressed to Janill Richards at Janill.Richards@doj.ca.gov or (510) 622-2130. ■

PPIC releases survey on *Californians and Their Government*

As part of its Statewide Survey series inaugurated in 1998, the Public Policy Institute of California surveyed 2,006 adult residents throughout California between August 26 and September 2, 2009. This was the 37th in PPIC's *Californians and Their Government* series, conducted periodically to examine the social, economic, and political trends that influence public policy preferences and ballot choices. The full report may be downloaded free of charge from PPIC at <http://www.ppic.org/main/publication.asp?i=914>.

Among the report's key findings:

- "Strong majorities say that the state budget is a big problem and are concerned about cuts to local government services. Most Californians think the state budget process needs major changes, while a majority say that Proposition 13 has been mostly a good thing ... but a majority would approve a change to taxing commercial property at current value." (pages 12–14)
- "Strong majorities think ballot box policy decisions are better than those made by the governor and legislature. Strong majorities also favor initiative reforms. Many think the California Constitution is in need of changes." (pages 17, 18)
- "Six in 10 Californians think that major changes are needed to California's health care system. Half of Californians support the changes to the health care system being developed by Congress and the Obama administration, and support is even higher for the creation of a new government health insurance plan that would compete with private health insurance plans." (page 23)

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San Francisco, CA. ■

What others are saying

“Giving the public the power to create. Even though planners consistently work closely with groups of constituents, they’re stuck with the kinds of tools they like to use: maps, words and pictures. Well, not everyone can understand a complex map. James Rojas is an artist and urban planner and a founder of the Latino Urban Forum, Los Angeles. Rojas gives power to groups that might be disenfranchised by the typical neighborhood council meeting. His favorite thing to do is stick a dozen wooden blocks, a plastic alligator, some empty hotel shampoo bottles and a few rogue Legos into the hands of anyone who will listen, and tell them to redesign their own neighborhood.” —Alissa Walker, [“Putting urban planning in the hands of the people,”](#) *GOOD*, August 14, 2009. (*GOOD* is a Web site, magazine, and production company in Los Angeles that provides coverage of social activism and culture.)

“The American dream should be a home—not homeownership. The Obama administration, in a major shift on housing policy, is abandoning George W. Bush’s vision of creating an “ownership society” and instead plans to pump \$4.25 billion of economic stimulus money into creating tens of thousands of federally subsidized rental units in American cities. In addition to an ideological shift, the move is a practical response to skyrocketing foreclosure rates, tight credit, and the economic crisis. The \$4.25 billion set aside for the creation of rental housing will come from \$14 billion that HUD has received from the federal economic stimulus package.” —Joseph Williams, [“President shifts focus to renting, not owning,”](#) *Boston Globe*, August 16, 2009.

Green gets green. Vinod Khosla, a co-founder of Sun Microsystems who left Kleiner Perkins Caufield & Byers in 2004, “has raised \$1.1 billion in two funds that will invest in green technology and information technology start-ups. This is the largest amount raised by a venture capital firm since 2007 and the largest first-time fund raised since 1999” even as “investors have been advocating small funds of only a few hundred million dollars and staying away from high-cost, high-risk alternative energy companies.” Khosla Ventures “has been investing [in] companies that reduce dependence on coal and oil, make materials like concrete or plastic in an environmentally friendly way, and increase energy efficiency.” —Claire Cain Miller, [“Venture firm’s ‘Green’ funds top \\$1 billion,”](#) *The New York Times*, September 1, 2009.

Analyzing the environmental and economic benefits of high speed rail is subject to nuances of method and assumption. *The New York Times* recently offered two such analyses; both are worth a look. [“How green is rail travel?”](#) (James Kanter, August 12, 2009) asks whether HSR travel is as environmentally friendly “as some have purported.” An article by Edward Glaeser on the same date asks [“How big are the environmental benefits of high-speed rail?”](#) ■



Answer to “Where in the world?” ([Page 7](#))

Haifa, Israel, seen from Acre (in photo at left, eight miles south).

Photo of Haifa by Naphtali H. Knox, FAICP. Taken from a point on the Acre seawall in the far left of aerial at left. The mostly intact sea walls (foreground) were built on Crusader foundations and held back Napoleon in 1799. Photo of Acre released into the public domain by the Hebrew Wikipedia project.

South Bay and Peninsula RACs

On August 26th, APA California Northern sponsored a social mixer for planners from the Peninsula and South Bay at Gordon Biersch, Palo Alto. The evening event was co-hosted by M-group of Mountain View (mplanninggroup.com). Thirty-two planners from public agencies, private consulting firms, and nonprofits, and several SJSU planning students attended. This was the first event organized by two new RAC chairs (Surachita Bose, AICP, Peninsula RAC; and Katja Irvin, South Bay RAC). Given the enthusiasm and interest that greeted the event, we expect to plan many more. The restaurant provided an informal setting for mingling, idea exchange, introductions, and some catching up with familiar faces within the planning community. Whitney McNair, AICP, Principal at M-group, spoke briefly about the host firm's current projects and focus areas. Whitney was followed by *Northern News* editor Naphtali Knox, FAICP, who distributed a map and discussed the unique architectural history and evolution of Emerson Street (the event's venue).



- 1.** Alexander Bonilla (SJSU), Katja Irvin (Santa Clara County)
- 2.** Licinia McMorrow, AICP (City of SF Redevelopment Agency), Emy Mendoza (City of San José)
- 3.** Franziska Church, AICP (Fehr & Peers), Steve Kowalski (City of Fremont), Steve Lynch, AICP (City of Sunnyvale)
- 4.** Albert Savay, AICP (City of San Carlos), Naphtali Knox, FAICP (Northern News editor)
- 5.** Katja Irvin (Santa Clara County), Surachita Bose, AICP, (City of Sunnyvale)
- 6.** Chris Lepe (Transform, Oakland), Rachel Grossman (City of Santa Clara), Hing Wong, AICP (ABAG)
- 7.** Charlie Moloney (City of Palo Alto), Julie Hawkins-Moloney (M-Group)

Call for Nominations, Treasurer, APA California Northern

The APA California Northern Section Board is soliciting nominations for the elected position of Treasurer. Interested Northern Section members in good standing (including incumbent Board members) should **submit by October 15, 2009**, a complete nomination petition, including name, address of membership, email, work or daytime phone number, signatures of support from five current Northern Section members, and a brief statement of candidacy (not to exceed 500 words) for the APA Northern Nomination Committee's consideration. The Nomination Committee will publish qualifying candidate statements in the Northern News and will include on the election ballot all candidates who meet the minimum qualifications as described in Sections 4.2.1, 4.2.2, and 4.6.5 of the adopted APA Northern Bylaws. The Bylaws are online for your review at http://www.norcalapa.org/pages/chapter/chapter_bylaws.htm.

Interested candidates should email any questions and complete nomination petitions to Director-Elect Hanson Hom, AICP, at hdonhom@gmail.com. ■

Need CM credits?

You worked hard for your AICP credentials. Now there's a way to maintain them by earning CM credits on the cheap.

The Northern Section Board recently adopted a policy to list courses or events that offer CM credits at \$20 per credit or less.

Northern News has uncovered seven courses that offer a total of 25.75 CM credits for less than \$20 (and as low as \$6) per credit. The courses were presented at APA's 2009 Conference in Minneapolis and are being made available by national APA via *Digital Capture*.

In Digital Capture, PowerPoint presentations are synced with audio from the 2009 National Planning Conference sessions for viewing online. (See <http://www.planning.org/conference/previous/2009/digitalcapture.htm>.)

The courses offering the most credits at the lowest cost per credit are:

Program Title	Code	CM Credits
Bringing economic reality to the planning process	S001	7
Affordable home ownership: Challenges, opportunities, and the foreclosure crisis	S013	4
Planning for a disaster-resistant community	S007	3
Polished professional presentations	S008	3
Site planning	S010	3
Tools for great media interviews	S663	3
Integrating energy and climate into planning	S527	2.75

You can download the full list of more than 200 sessions at <http://www.planning.org/conference/previous/2009/DigitalCaptureSessions.xls>. To purchase any or all of these single sessions (\$40 each), visit <https://cms.psavcns.com/library/APA>.

Then:

1. View PowerPoint synced with audio from conference sessions.
2. Complete an acquisition of content survey at <http://survey.planning.org/apaevaluation.htm>
3. Go to the CM website to claim your credits.

For questions about the Digital Capture website, contact cmssupport@psav.com or (214) 210-8006.

For questions about conference session content, contact speakerinfo@planning.org

Source: APA INTERACT, August 4, 2009. ■

NORTHERN SECTION CALENDAR

SEPTEMBER

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	28	29	30			

SEPTEMBER

9/24 **Fourth Annual ULI TOD Market Place 2009, "San José, connecting cities and developers to TOD."** 8:30 AM–4:30 PM, Hilton San José, 300 Almaden Blvd. Multidisciplinary panels on Transit-Oriented Development presented by real estate, regulatory, transportation, and affordable housing specialists. \$70 for ULI Members / \$90 Non-members; \$30 Public and YLG Members / \$50 Public Non-members and YLG Non-members; \$15 Student Members / \$25 Student Non-members. [Click here](#) for agenda and registration or contact Marisa Cravens at (510) 464-7926 or marisac@abag.ca.gov. **CM | 5.0**

9/26 **AICP EXAM preparation workshops begin.** 10 AM–4 PM, San José State University King Library, 150 East San Fernando Street at 4th, San José. The seminars are free, but there is a one-time materials cost of \$100. Additional sessions will be held on alternate Saturdays: **Oct. 10th**, **Oct. 24th**, and **Nov. 7th**. For further information, contact Don Bradley, Ph.D., AICP Director, APA California Northern, at (650) 592-0915 or (650) 868-4859 (mobile) or dr.donbradley@comcast.net.

OCTOBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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OCTOBER

10/5 **Roundabouts Are Forever!** 6–8:30 PM, Kula Ranch Island Steakhouse, 3295 Dunes Road, Marina. \$25 including dinner. Topics include an engineer's perspective of roundabouts, air quality, and Watsonville's recent efforts to work with Caltrans to build a roundabout. The meeting is jointly hosted by APA, AEP, and ACEC. RSVP by September 28th to Meryka Blumer at meryka_blumer@yahoo.com or (916)201-0201. **CM | 1.5 pending**

10/15–10/18 **13th National Conference on Planning History**, Society for American City and Regional Planning History (SACRPH), Oakland Marriott City Center, Oakland, October 15–18, 2009. In conjunction with the conference, SACRPH—an interdisciplinary society of scholars and planning practitioners—will present its 2009 biennial awards. For more information on the conference, go to <http://www.barnard.edu/urban/sacrph09>. **CM | pending**

10/19–10/21 **Four community workshops in Humboldt County:** Compact Rural Communities (FREE); Complete Streets (\$10; 4 CM credits pending); Safe Routes to School (FREE); Policy & Practice for Public Officials & Staff (\$10; 4 CM credits pending). Info, RSVP, and registration at www.humpal.org/healthycommunitiestraining.html.

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OCTOBER						
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OCTOBER (continued)

10/19 A planning law session sponsored by APA California Northern. Networking and light dinner, 6–7 PM. Session, 7–8:30 PM. MetroCenter Auditorium, 101 Eighth Street, Oakland. Cost: \$15. Space is limited. **Pre-register and pay via PayPal:** [click here](#). For questions about the program, contact Bryan Wenter, wenter@walnut-creek.org or (925) 943-5800.
CM Law| 1.5 pending

10/23 Résumés and beer do mix; think outside the box! 4:30 PM, Pacific Coast Brewery, 906 Washington St (near 12th St/City Center BART Station), Oakland. In this tough job market, an eye-popping résumé can get you in the door. How does your résumé look to a hiring manager? Join us for interviewing tips, snacks, drinks, and casual conversation as seasoned planners review your résumé and offer job hunting, skill building, and résumé suggestions. Sponsored by APA California Northern; snacks and one drink per planner provided. **RSVP by October 20th** to Christina Ratcliffe at CRatcliffe@PMCWorld.com.

10/23 Planning Ethics training session, 11:30 AM–1:30 PM, Casa Las Palmas in Chase Palm Park, 323 East Cabrillo Blvd., Santa Barbara. Sponsored by APA California Central Coast and Santa Barbara City Planning Division. Speaker: Carol D. Barrett, FAICP, California Chapter Vice President for Professional Development, and author of “Everyday Ethics for Practicing Planners” (AICP Press). **No cost to APA members. RSVP by October 21** to receive a FREE sandwich prepared by Creme Fraiche Catering. Additional sandwiches can be purchased for \$5 each, or bring your own lunch. RSVP or questions: info.apaca.cc@gmail.com. **CM Ethics| 1.5**

10/29 Planning Ethics in the Workplace, a training session sponsored by APA California Northern. Networking and refreshments, 6:30–7 PM. Session 7–8:30 PM. Cubberley Community Center, Room H1, 4000 Middlefield Rd, Palo Alto. Cost: \$15. Space is limited. **Pre-register and pay via PayPal:** [click here](#). Hanson Hom, AICP (Director Elect of the Northern Section), Colette Meunier, AICP (Ethics Review Director, Northern Section) and Christina Ratcliffe, AICP (Professional Development Director, Northern Section) will serve as the panel. The session will include a short overview of the AICP Code of Ethics, a facilitated audience discussion of scenarios that highlight common ethical dilemmas faced by planners and key principles and rules of conduct in the Code of Ethics, and Q&A and audience feedback as time permits. For questions about the program, contact Hanson Hom at (408) 730-7450 or hhom@ci.sunnyvale.ca.us.
CM Ethics| 1.5 pending

(continued on next page)

NOVEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

NOVEMBER

11/4 Board meeting, APA California Northern. 6:30–8:30 PM, (light dinner and networking from 6–6:30 PM). Sheppard Mullin Richter & Hampton, Four Embarcadero Center, 17th Floor, San Francisco (Embarcadero BART). RSVP to Hanson Hom at (408) 730-7450 or hhom@ci.sunnyvale.ca.us.

11/4–11/7 Planners Training Service, four 2-day workshops sponsored by national APA. Renaissance Stanford Court, 905 California Street (Nob Hill), San Francisco.

November 4–5: **Planners and the Foreclosure Crisis**

November 4–5: **Sustainable Zoning and Development Controls**

November 6–7: **Planning for Prosperity in the “New Normal” Economy**

November 6–7: **Transportation, Land Use, and Green Urbanism**

CM | 14.0 per two-day workshop

Information and registration at <http://www.planning.org/pts/>.

Costs can be as low as \$20 per CM credit. Registration fees for AICP members for one 2-day workshop through October 7 = \$415;

October 8–21 = \$485. For two 2-day workshops through

October 7 = \$565. October 8–21 = \$645. A limited number of

places at discounted rates are available for APA student members.

Contact PTS@planning.org with any questions.

11/19 SB 375 – Technical Overview and Regional Update. APA and AEP will co-sponsor a program discussing the SB 375 implementation process, including progress reports on Bay Area greenhouse gas reduction targets and the Sustainable Community Strategy. 6–8 PM, Santa Clara Valley Water District Boardroom, 5700 Almaden Expressway, San José. Free parking available. \$10 for APA and AEP members; \$15 for nonmembers. Speakers include Ted Droettboom, Regional Planning Program Director; Doug Johnson, MTC Senior Planner for Land Use Coordination and Social Equity; and Bill Yeates of Kenyan Yeates. **Register by Thursday November 12** at www.sfbayaep.org/nov192009rsvp.php. Questions? Contact katja.irvin@sbcglobal.net. **CM Law | 1.5 pending**

DECEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

12/3 APA California Northern’s 2009 Holiday Party. 6:30–10 PM, Restaurant LuLu @ the Bis (www.restaurantlulu.com), 816 Folsom St. (4th/5th), San Francisco, 4 blocks from the Powell St. BART station. \$30 per person (\$15 for students and unemployed). **RSVP by November 30** and pay via PayPal: [click here](#). For CPF drawing and sponsorship opportunities, volunteering opportunities, and other questions, or to arrange payment by a method other than PayPal, contact Jane Wardani at (510) 260-7180 or jane@ecocitybuilders.org. ■