



NORTHERN NEWS



American Planning Association
California Chapter
Northern
Making Great Communities Happen

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

JUNE 2011

Links to articles in this issue:

ANNOUNCEMENTS

- 12 Bicycle wins Clean Commute Challenge in downtown San José
- 17 SJSU DURP team wins ITE's national Best Practices Award
- 19 What have you got to give for CPF?
- 19 BAAQMD CEQA guidelines posted
- 20 South Bay Sustainable Community Strategy

OUR PROFESSION

- 13 2011 Award winners, APA California – Northern
- 16 Young Planners Group

DEPARTMENTS

- 3 JOBS
- 4 Director's note
- 5 Where in the world?
- 6 Plan-it sustainably
- 8 Northern California roundup
- 11 HSR notes
- 17 Onward and upward
- 17 Letters
- 18 What others are saying
- 21 Calendar

Buchanan v. Warley reveals the double-edged sword of zoning

Ed. Note: Perhaps I read about this in graduate school 50+ years ago. If so, it has passed entirely from my memory. Thanks to Leonardo Vazquez, AICP/PP, for allowing Northern News to republish this article. It first appeared on April 11, 2011, in PDI Advisor, Rutgers University. <http://bit.ly/eB4Lg5>

On April 10, 1916, a case began in the U.S. Supreme Court that set some important limits to zoning regulations. The case, *Buchanan v. Warley* made it clear that local governments could not engage in racial zoning—that is, regulating land uses based solely on the race of the property owners. <http://bit.ly/mPiV2W>

If you never heard of the case, don't be surprised. The histories of urban planning we learn in school often tell an untarnished story of early planners bringing order to the chaos of the early 20th century. *Buchanan v. Warley* reminds us that while land use regulations were doing good in some cities, they were also being used to deny African-Americans in the south (and Chinese-Americans in California) full and fair rights and opportunities.

In the early 1900s, cities across the United States were using land use regulations to, among other things, prevent buildings from being so big and bulky that their residents and neighbors could not get good air circulation and light and to protect residential areas from smelly, noisy factories. At the same time, cities like Baltimore, Louisville, and other places in the south created land use regulations to keep African-Americans isolated and away from White people.

In Louisville, where the *Buchanan v. Warley* story starts, the city created an ordinance that prevented African-Americans from moving into neighborhoods that were majority White, and vice-versa. The reason for this ordinance, Louisville's representatives told the Court, was to prevent the kinds of "civil disturbance" that would arise if White and Black residents were allowed to live in the same neighborhoods.

(Notice the reliance on 'protecting order'—which is the basis for a lot of zoning regulations then and now.)

(continued on next page)

BOARD MEMBER DIRECTORY

Director Hanson Hom, AICP	(408) 730-7450	hansonapa@gmail.com
Director Elect Allen Tai, AICP	(408) 975-2544	allen.tai@sanjoseca.gov
Immediate Past Director Darcy Kremin, AICP	(925) 988-1278	darcy.kremin@cardno.com
Administrative Director Justin Meek	(831) 430-6796	justin.meek@gmail.com
Treasurer Jeff Baker	(925) 833-6610	Jeff.Baker@dublin.ca.gov
AICP Director Don Bradley, AICP	(650) 592-0915	dr.donbradley@comcast.net
Awards Program Directors Andrea Ouse, AICP Eileen Whitty, AICP	(650) 985-2590 (510) 287-1109	andrea.ouse@sa-assoc.com ewhitty@ebmud.com
CPF Liaison Hing Wong, AICP	(510) 464-7966	hingw@abag.ca.gov
Ethics Review Director Colette Meunier, AICP	(707) 748-4453	Colette.Meunier@mindspring.com
International Director Rob Eastwood, AICP	(408) 299-5792	rob.eastwood@pln.co.santa-clara.ca.us
Legislative Director Bryan Wenter, AICP	(925) 943-5800	wenter@walnut-creek.org
Membership Director Brenna Moorhead, AICP	(415) 279-4763	membership@norcalapa.org
Planning Commissioner Margaret Kavanaugh-Lynch	(510) 227-9995	mkavlyn1@gmail.com
Planning Diversity Co-Directors Miroo Desai, AICP Kay Cheng	(510) 596-3785 (510) 334-1637	modesai@ci.emeryville.ca.us kaycheng@gmail.com
Professional Development Director Tania Sheyner, AICP	(415) 896-5900	tsheyner@esassoc.com
Section Historian Juan Borrelli, AICP	(408) 793-4384	juan.borrelli@sanjoseca.gov
Student Representatives Michelle Thong Sara Billing	(650) 207-5239 (510) 703-5896	mthong@berkeley.edu yosarab@yahoo.com
University Liaison Emy Mendoza	(510) 326-1919	emymendoza@earthlink.net
Webmasters Pierce Macdonald Ronny Kraft	(510) 459-6092 (650) 508-6367	piercemac@hotmail.com kraft.ronny@gmail.com
Young Planners Group Directors Lindsey Virdeh Natalie De Leon	(650) 235-5004 (408) 313-2662	lindseyahill@yahoo.com natdeleon@sbcglobal.net

Regional Advisory Councils (RACs)

East Bay Joanna Jansen, AICP Andy Waggoner	(510) 848-3815 (510) 604-4089	joanna@dceplanning.com awaggonera@gmail.com
Monterey Bay Elizabeth Caraker, AICP	(831) 372-1314	caraker@goldenstateplanning.com
North Bay Kristine Gaspar	(707) 523-1010	kristinegaspar@w-and-k.com
Peninsula Surachita Bose, AICP	(650) 393-4481	surachitab@gmail.com
Redwood Coast Stephen Avis, AICP	(707) 725-1407	savis@ci.fortuna.ca.us
San Francisco Brian Soland, AICP	(415) 495-6201	BSoland@WilburSmith.com
South Bay Katja Irvin, AICP	(408) 569-8214	katja.irvin@sbcglobal.net

(Directory continues, next page)

Buchanan v. Warley reveals the double-edged sword of zoning (continued from previous page)

Charles Buchanan, who was White, sold a house to William Warley, an African-American. Because most of the people on the block were White, Warley could not legally occupy the house. The Supreme Court ruled unanimously that while Louisville had a right to enact regulations to protect public order and provide for the general welfare, the city's ordinance violated the 14th Amendment rights to equal protection of individuals under the law.

Of course, that didn't stop cities throughout the United States from using planning—or planners—to promote segregation. In fact, according to historian Christopher Silver in *The Racial Origins of Zoning in American Cities*, "After 1917, cities preferred to engage professional planners to prepare racial zoning plans and to marshal the entire planning process to create the completely separate Black community." He adds that when regulations couldn't enforce segregation, "data supplied by planners made it possible to monitor and influence land use trends based on social criteria." Pioneering planners such as Robert Whitten, Harland Bartholomew, and Morris Knowles (who prepared the groundbreaking historic preservation plan for Charleston, South Carolina) all created plans for their clients that promoted and enforced apartheid, Silver says. Some of these planners defended their actions by arguing that keeping races in separate areas of a city would help everyone because single-race neighborhoods provided social stability.

Today, planners are more aware and sensitive to issues of social and economic justice. But *Buchanan v. Warley* reminds us that planners and the tools of planning can be used as much for denying opportunity as they can for promoting the general welfare. It's good to keep in mind when leaders of a wealthy, fast-growing municipality suddenly warm up to plans for increasing open space.

References:

C. Silver, "The Racial Origins of Zoning in America," from Manning Thomas, June and Marsha Ritzdorf eds., *Urban Planning and the African American Community: In the Shadows*. Thousand Oaks, CA: Sage Publications, 1997.

Author unknown, "Buchanan v. Warley," in Wikipedia. <http://bit.ly/kgZ2Ge>

Leonardo Vazquez, AICP/PP, is Director of the Professional Development Institute at Rutgers, the State University of New Jersey. You can reach him at vazquezl@rutgers.edu

NEWSLETTER INFORMATION

Editorial

Naphtali H. Knox, FAICP
Tel: (415) 699-7333
knoxnaph@gmail.com

Theresa M. Alster
Associate Editor
Tel: (408) 981-8346
theresamalster@gmail.com

Advertising Director/Jobs

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

Newsletter Designer

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

ADDRESS CHANGES

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

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* 10 times each year in PDF for the exchange of planning ideas and information. Current and back issues are available for download at <http://bit.ly/9YpPxS>. Entirely the effort of volunteers, the *News* is written and produced by and for urban planners in Northern California. Circulation (downloads per issue) averages 6,000.

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.

Deadlines for submitting materials for inclusion in *Northern News* range from the 12th to the 16th of the month prior to publication. The 2011 schedule can be viewed at <http://bit.ly/dHlgyM>.

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

JOB ADS

CITY OF DUBLIN

Assistant Planner

Salary: \$5,426–\$6,782 Monthly

The City of Dublin, a dynamic and growing community, is seeking an Assistant Planner to perform entry-level current and advanced planning functions. Under general direction, the Assistant Planner performs responsible planning tasks and provides technical assistance to the Planning Division of the City's Community Development Department. This position will provide valuable experience and offer career development potential to the successful candidate. The ideal candidate will be an enthusiastic, self-motivated individual with a positive, customer service attitude! Various duties include processing minor planning permits, assisting in processing planning applications for both current and advanced planning projects. Excellent career opportunity to be part of a growing California city!

For job details and to apply: <http://bit.ly/iRp7tA>

Close Date: June 3, 2011, 5 PM.

CITY OF SANTA CLARA

City Planner

Annual salary control point: approximately \$160,788.

Appointment is generally made at 85% of control point: approximately \$136,668.

The City of Santa Clara is seeking a City Planner. The position is responsible for the management of the Planning Division within the Department of Planning and Inspection. Division functions include updates and maintenance of the General Plan, efficient and effective management of current and advanced planning, zoning and architectural review functions, redevelopment area planning, environmental review, historical resources planning, code enforcement, research and policy planning related to physical development regulation, and the effective deployment of technology such as permit software and GIS.

The incumbent will provide staff support to the Planning Commission, the Historical and Landmarks Commission, the Architectural Committee, and other committees as assigned. The incumbent is responsible for preparing and administering the Planning Division operating budget. A combination of education and experience is required equivalent to graduation from an accredited college or university with a Masters degree in City Planning, Urban Planning, or a closely related field and five years of professional planning experience, including increasingly responsible experience performing varied and complex planning work, two years of which have included managing professional staff. Experience with computer software programs commonly used by the City and by the Department of Planning and Inspection (Microsoft Word, Excel, permitting software, and GIS) is highly desirable. Membership in the American Institute of Certified Planners (AICP) is highly desirable.

The City is an attractive employer offering a competitive salary with excellent City-provided benefits and offers the CalPERS Retirement Plan. The City Planner annual salary control point is approximately \$160,788. Appointment is generally made at 85% of control point, which is approximately \$136,668. Employees will take 96 unpaid furlough hours per MOU year until December 21, 2013. To receive first consideration for the screening process, the Human Resources Department must receive **completed résumé packets no later than 5 PM Friday, July 29, 2011**. Résumé packets must include a "Letter of Interest and Intent," a detailed résumé and recent salary history, and current major fringe benefit history. Send résumé packets by mail to City of Santa Clara Human Resources, 1500 Warburton Ave., Santa Clara, CA 95050, FAX to (408) 247-5627, or email to

humanresources@santaclaraca.gov ■

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

innovative solutions | stronger communities



www.migcom.com

Lorraine Weiss

DESIGN AND DEVELOPMENT REVIEW



1800 WASHINGTON ST. No. 218 SAN FRANCISCO CA 94109
415 921-5344



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

Monterey, CA 831.649.1799 www.emcplanning.com



COMPREHENSIVE
MUNICIPAL
SERVICES

PMC[®]

OUR WORLD REVOLVES AROUND YOURS

www.pmcworld.com
(866) 828-6PMC

DIRECTOR'S NOTE

By *Hanson Hom, AICP*



Awards Program wrap-up

The Northern Section honored 15 planning projects and awarded eight California Planning Foundation (CPF) student scholarships at its annual Awards Banquet on May 20 at Scott's Seafood Restaurant in Oakland. (See list of award winners, [page 13](#).) The Section received a large number of excellent proposals and it was difficult to select the awardees for 2011. A distinguished panel of Awards Jurors donated their valuable time to review the proposals and select the awardees. We very much appreciate the service of **Tom Ford, AICP**, as Jury Moderator, and jurors **John Cook, AICP**, **Alex Hinds, Whitney McNair, AICP**, **Albert Savay, AICP**, and **Kathryn Studwell, AICP**.

Those planning projects that received a Northern Section Award are eligible for an APA California Chapter Award and possible national recognition. Congratulations to the 2011 awardees and let's wish them the best at the Chapter level. We are proud that the Northern Section is always well-represented at the Chapter level. Nine Northern Section planners and projects from the previous year received 2010 Chapter Awards. Awardees included **Alvaro Huerta** who also received national recognition at the recent APA conference with the 2011 National Planning Achievement Award for Advancing Diversity & Social Change in Honor of Paul Davidoff. See the cover of and article in the April issue of *Planning* magazine, <http://www.planning.org/planning/>

The Friday evening Awards Banquet was a festive celebration just made for catching up with colleagues. Special thanks to the Awards Program Chairs, **Andrea Ouse, AICP**, and **Eileen Whitty, AICP**, who once again spent endless hours organizing a successful awards program and banquet. They were presented a surprise Special Recognition Award for their tireless efforts in overseeing the program during the past five years. Acknowledgments also go to **Darcy Kremin, AICP**, **Juan Borrelli, AICP**, and **Justin Meek** who served on this year's awards committee. Finally, I would like to thank our generous event sponsors: **RBF Consulting, Winzler & Kelly**, and **Jeanette Dinwiddle-Moore, FAICP**.

(continued on next page)

Champions for healthy, safe and dynamic communities since 1951

CEQA/NEPA Compliance
Resource Agency Permitting
Water Resource Planning
Transportation Planning
Wetlands & Biological Services
Habitat Restoration
Hazardous Materials & Industrial Hygiene
Multi-Discipline Engineering
LEED Accredited Professionals

Contact us:
www.w-and-k.com
707.523.1010

CELEBRATING **60** YEARS
WET-SHED
WINZLER & KELLY



LAMPHIER • GREGORY
URBAN PLANNING & ENVIRONMENTAL ANALYSIS
lamphier-gregory.com 510-535-6690



SOLOMON ★ E.T.C.
City + Regional Planning San Francisco
Urban Design 1328 Mission Street, 4th Fl.
Landscape Architecture San Francisco, CA 94103
Architecture 415.575.4722
www.wrtdesign.com



Jones & Stokes
Your Project Means The World To Us

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

San Francisco 415.296.0524 Oakland 510.433.8962 San Jose 408.434.2244
www.jonesandstokes.com

DIRECTOR'S NOTE *(continued from previous page)*

Board Updates

Please extend a warm welcome to two new directors elected at the Board meeting in May: **Kay Cheng**, Planning Diversity Co-Director, and **Ronny Kraft**, Co-Webmaster. We also were informed that our long-time web designer, **Audrey Feely**, is moving on to other professional opportunities. She was instrumental in designing the Section's first website and has managed it for over 10 years. We wish her the very best in her future pursuits and are in midst of finding a replacement.

The Board also discussed several initiatives which Northern Section members will hear more about in the future. In response to the membership survey, the Section will be creating a sustainability webpage to post articles and provide links to resources on this broad topic. Much thanks to **Scott Edmondson, AICP** and **Katja Irvin, AICP**, for leading this effort; and special thanks to students from San Francisco State's Urban Studies Program who are providing research for the webpage. The Section will also be sponsoring an energy forum, *Energy Basics for Planners*, which will be a timely primer for planners grappling with energy and climate change (AB32, SB375) issues. An energy working group will also be formed. If you are interested in getting involved in this initiative, please contact **Josh Hohn, jnhohn@gmail.com** ■

Where in the world?



Photo by John Cook, AICP (Answer on [page 9](#))

LSA

- Environmental Sciences
- Planning
- Design

www.lsa-assoc.com

Berkeley
Carlsbad
Fresno
Irvine
Palm Springs
Point Richmond
Riverside
Rocklin
San Luis Obispo
South San Francisco

bae
urban economics for sustainable development
bae1.com

san francisco 510.547.9380
sacramento 530.750.2195
los angeles 213.471.2666
new york 212.683.4486
washington dc 202.588.8945

Hatch Mott MacDonald
Delivering Transportation Planning Solutions

1300-B First Street
Gilroy, CA 95020
T. 408.848.3122
F. 408.848.2202
www.hatchmott.com

BMS
DESIGN GROUP

URBAN DESIGN
CAMPUS PLANNING
LANDSCAPE ARCHITECTURE
LAND PLANNING

San Francisco (415) 249-0130
Nevada City (530) 264-7033
www.bmsdesigngroup.com

PLANNING URBAN DESIGN ARCHITECTURE
LANDSCAPE ARCHITECTURE INTERIOR DESIGN

SASAKI

www.sasaki.com

San Francisco, CA Watertown, MA

Plan-it sustainably *By Sustainability Committee*

Resources of the Month

- *Climate change hits home: Adaptation strategies for the San Francisco Bay Area.* “Even if we could stop producing greenhouse gases tomorrow, the high concentration of carbon dioxide already in the atmosphere will cause the climate to continue to change. As a result we must not only intensify our efforts to reduce climate change but start preparing for its inevitable effects.” In its May 2011 report, “SPUR addresses how we should adapt to climate change in the Bay Area, including which tools and strategies will make us resilient to its most severe impacts, including drought, higher temperatures, and sea level rise. We recommend more than 30 strategies for local and regional agencies to begin minimizing the region’s vulnerabilities to these long-term but potentially catastrophic effects.” You can download SPUR’s 40-page report (5.1 MB) at <http://bit.ly/mw7k22>
- *Sustainable Community Development Code Framework*, the Rocky Mountain Land Use Institute’s current research focus. “Novel, comprehensive and user-friendly, the Code Framework ... allows municipalities, regions, and states to seamlessly audit and upgrade their development laws to remove barriers, create incentives, and fill regulatory gaps based on a core set of sustainability objectives.” <http://bit.ly/IL81xd>

Innovative project of the month: Sonoma Mountain Village – One Planet, One Place

The promo for Sonoma Mountain Village trumpets its sustainability virtues: “As the first community in North America endorsed by the prestigious international One Planet Communities Program, SOMO Living® is a replicable model that is set to prove that we can address our planet’s biggest environmental problems while living well.” Sonoma Mountain Village (SMV) uses the One Planet Communities sustainability framework. One Planet principles/SMV goals are:

1. Zero carbon: Zero use of fossil fuels for building energy with 100 percent of power coming from renewable energy by 2020. Zero GHGs from building energy.
2. Zero waste: 98 percent reduction in solid landfill waste, and rethinking of waste altogether.
3. Sustainable transport: 82 percent reduction in CO₂ through programs, technology, transit, car sharing and bicycling programs, shuttles to the SMART train, and other regional transportation options.
4. Sustainable materials: 20 percent of materials manufactured on site, 40 percent sourced from within 500 miles.
5. Local and sustainable food: 65 percent of food for the community will come from within 300 miles, as well as a daily farmers market, healthy grocery store, and restaurants.

(continued on next page)



- Planning
- Permitting
- CEQA/NEPA Compliance
- Biological Resources Assessment
- GIS/Cartographic Design

Certified WBE, founded in 1983

For more information, contact Dain Anderson, Director of Planning
4 West Fourth Avenue, Suite 303 • San Mateo, California 94402
voice (650) 373-1200 • fax (650) 373-1211 • www.mha-inc.com



Environmental and Planning Consultants

Los Angeles
Oakland
Olympia
Petaluma
Portland
Sacramento
San Diego
San Francisco
Seattle
Tampa
Woodland Hills
www.esassoc.com

METROPOLITAN PLANNING GROUP

T. 650 938 1111
www.MplanningGROUP.com



Urban Design
General / Specific Plans
Community Visioning
Development Codes
Revitalization Programs
Environmental Assessment
Landscape Architecture
Entitlement
Natural Resources Management

Monterey Bay 831.883.8187
Sacramento 916.928.1113
San Jose 408.993.9224
Walnut Creek 925.906.1460



www.rbf.com

DYETT & BHATIA
urban and regional planners

GENERAL PLANS • URBAN DESIGN
ZONING • ENVIRONMENTAL PLANNING
COMMUNITY PARTICIPATION • GIS
dyettandbhatia.com | 415 956 4300

Plan-it Sustainably *(continued from previous page)*

6. Sustainable water: Build the entire community with 0 percent increase in the existing water allocation granted to previous site owner, Agilent Technologies.
7. Land use and wildlife: 27 acres of parks and open space, enhanced wetlands areas, green roofs to support bee gardens, and edible landscaping along walking paths.
8. Culture and heritage: Local and regional identity through on-site theatre, public art, story mapping, and a new culture of sustainability.
9. Equity and local economy: 25 percent affordable housing, housing for sale and rental for all income levels, local and fair trade goods for sale in the community, and the creation of 4,400 jobs.
10. Health and happiness: A 5-minute lifestyle and walkable urban design, One Planet Living Center, Lifestyle Concierge Program, and actions for a healthier and happier community.

If it comes anywhere close to achieving its goals, SMV would be an innovative and inspiring example of sustainability planning.

See the November 2008 *Northern News* lead article, "Going beyond LEED—North America's first 'One Planet community'—Addressing climate change, providing jobs, and making a fair profit," by Geof Syphers.

<http://www.norcalapa.org/assets/chapter/newsletter/Nov08.pdf>

Video and community information: <http://bit.ly/3RwY2L>

One Planet Program: <http://bit.ly/93W40I>

Join the Sustainability Committee

Help promote sustainable community planning in Northern California. To volunteer, contact Scott Edmondson, scott-e@sustainability2030.com or Katja Irvin, katja.irvin@sbcglobal.net ■

PHOTOMONTAGES WALK-THROUGHS VIDEOS

SQUARE ONE

415-398.7044 www.squareoneproductions.com



Chandler W. Lee
Contract Planner

940 Diamond Street
San Francisco, CA 94114
Phone: 415.282.4446



PLANNING AND ENVIRONMENTAL CONSULTING

Environmental Assessment • CEQA / NEPA

Regulatory & Permit Assistance • GIS / Mapping

Community Planning • Water Resource Management

Natural Resource Planning • Habitat Restoration



DENISE DUFFY & ASSOCIATES, INC.

www.ddapanning.com

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

CDG
CANNON
DESIGN
GROUP

PLANNING URBAN DESIGN
ARCHITECTURE

Design Review Design Guidelines

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

DAVID GOLICK

(925) 798-6276

e-mail: dfgolick@msn.com

4241 Dubhe Ct., Concord, CA 94521

- Community Planning
- Project Management
- Office Administration

Northern California roundup

The perils of Caltrain. On April 23rd, the Peninsula Corridor Joint Powers Board adopted a budget that uses a contribution from MTC to close a \$3.5 million Caltrain budget deficit through 2012. As a result, the rail line will keep all of its 86 weekday trains running through the next fiscal year. But Caltrain is not out of trouble. “Caltrain is more financially efficient than most Bay Area transit operators, which often rely on taxpayers to subsidize 80 to 90 percent of their service. Caltrain riders, who picked up one-third of the cost to run the system when the current 86-train schedule launched in 2004, will soon pay about half the system’s budget. Caltrain is pinning its long-term hopes on a tax measure and high-speed rail. The first test could come at the polls in November 2012, when most expect Caltrain to place a funding measure on the ballot. Such an initiative could have to pass two-thirds of voters in San Francisco, San Mateo, and Santa Clara counties. Caltrain executives are also banking on the state [high-speed rail project] to help electrify the rail line, which they argue will reduce operating costs and boost revenue by allowing them to add trains to the commute schedule.” —Mike Rosenberg, “With Caltrain back on track, long-term funding puzzle still plagues commuter line,” *San Jose Mercury News*, April 27, 2011. <http://bit.ly/hHQBTI>

Redwood City Saltworks. “The salt ponds are going away. But there’s a debate over what takes their place, and both parties say they have lofty, environmentally friendly goals. Several years in the works, the Saltworks Plan is to turn the 1,400-acre Cargill salt ponds into a cluster of high-density housing projects, mixed with parks, sports fields, and some wetland restoration. Peter Calthorpe is chief designer. To its backers, the Saltworks Plan strikes a balance between sustainable development, wetland restoration, and regional jobs and housing—and it’s Redwood City’s only chance to make that play. Save the Bay has rounded up a lengthy roster of local opponents to the Saltworks project. They point out that formal comments to the city are 10-to-1 opposed to the project. “This isn’t just about housing, this is also about good planning.” —Matt Baume, “Salt of the earth: Environmentalists and urbanists collide over San Francisco Bay development,” *Grist*, April 27, 2011. <http://bit.ly/iruxaj>

San Francisco Bay—water, water, everywhere. “Bay Area water agencies seem to be winning their long battle to harangue customers into consuming less. Conservation is up, and after an unusually wet winter, so is the water supply. Reservoirs along the Sacramento and San Joaquin Deltas are filled to the brim. Yet amid the abundance, water agencies around the region are planning to raise rates. San Francisco residents’ water will become 25 percent more expensive by late 2012, rising to four-tenths of a cent per gallon, and the price of water that San Francisco sells to 26 Bay Area utilities and cities will rise by 47 percent on July 1. Rates charged by those entities to residents are expected to rise at least 16 percent. The Marin Municipal Water District could increase rates by 4 percent on June 1. The East Bay Municipal Utility District may

(continued on next page)

Integrated Environmental & Communication Solutions



The whole view.

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

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

architecture
 engineering
 environmental review
 landscape architecture
 planning



rrm design group
 creating environments people enjoy®

We have moved to Oakland!

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

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



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



ROMA
 www.roma.com • 415.616.9900

Answer to “Where in the world?” (Page 5)

Bonifacio, southernmost town on island of Corsica (France), built out largely by the 13th century. Diagonal line at left is a staircase carved into the rock. Photo by John Cook, AICP

Northern California roundup (continued from previous page)

increase rates 6 percent this June and another 6 percent next June. The reasons for the rate increases: Fixed overhead that includes rising chemical and fuel costs and, in the case of the East Bay and San Francisco utilities, high levels of capital spending. Because of the success of conservation, the water agencies’ income stream is slowing. Fewer gallons consumed means less cash in the till.” —John Upton, “Customers’ reward for water conservation: Higher rates,” *The Bay Citizen*, April 30, 2011. <http://s.tt/12ILV>

Inclusionary housing. SB 184 (Leno) passed the State Senate Transportation and Housing Committee on May 9th and will now be taken up by the California Senate. It was written to protect cities against Palmer type lawsuits by clarifying that rental and ownership inclusionary housing programs are enabled by zoning law (i.e., that Costa-Hawkins does not apply to locally enacted inclusionary zoning programs). Thanks to Joshua Abrams, AICP, for this update. Download the bill as amended in the Senate May 9, 2011: <http://1.usa.gov/lsUpVw>

Google, Mountain View. “With Google “preparing its biggest hiring surge ever, the Mountain View Internet giant is about to do something it’s never done before—build its own office space. The company is planning a cutting-edge environmentally friendly design and has agreed to pay the city of Mountain View \$30 million to lease 9.4 acres near Shoreline Boulevard. Google has hired Ingenhoven Architects, a German firm that specializes in sustainable architecture and has completed award-winning green designs from Sydney to Stuttgart, to develop plans for what could total nearly 600,000 square feet of space. Ingenhoven has designed buildings in Europe, Asia, and Australia, including a tubular glass and steel structure for the new European Investment Bank headquarters in Luxembourg and a zero-emission railway station in Stuttgart that will require no heating, cooling, or mechanical ventilation. The city is also revising its long-range development plan to transform the area east of Highway 101—an area dominated by Google, Microsoft and Intuit—to include a mix of retail and housing. —Mike Swift, “Google to build its own office space,” *Mercury News*, May 9, 2011. <http://bit.ly/iJVkke>

Then why are SF Bay water levels lower? “While water levels in San Francisco Bay rise and fall every day with the tides, average water levels have fallen since 1980. Sea levels in other parts of the world, meanwhile, have been rising by an average of 2 to 3 millimeters per year due to the effects of climate change. But oceanographers and bay planners fear that sea levels will surge along the West Coast in the coming years because Pacific Ocean conditions appear to be entering a new phase in a long-term cycle. Developed low-lying shorelines, like the Embarcadero in San Francisco, are vulnerable, with a possible rise of 14 inches in sea level by 2050. Although the approaching phase is called the cold phase, it will lead to higher water temperatures along the California shoreline. Oceanographers expect the phase to cause sea levels to rise along the West Coast at rates that could catch up with, or overtake, worldwide averages. Increased rates of sea level rise [along the California coast]

(continued on next page)

DESIGN, COMMUNITY & ENVIRONMENT

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

Offices in Berkeley and Ventura

DAVID EARLY

TEL: 510 848 3815
FAX: 510 848 4315

BILL FULTON

TEL: 805 643 7700
FAX: 805 643 7782

CONTACTDCE@DCEPLANNING.COM
WWW.DCEPLANNING.COM

CBRE Consulting

Market and Financial Feasibility
Economic and Fiscal Impact Analysis
Economic Development and Redevelopment
Public Private Partnership

San Francisco 415.772.0123
Los Angeles 213.613.3750
www.cbre.com/consulting

CBRE
CB RICHARD ELLIS

Wagstaff/MIG

Environmental Planning/
CEQA Compliance

Urban and Land Planning

www.wagstaffassociates.com

phone (510) 845-7549

800 Hearst Avenue Berkeley, CA 94710

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

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

hannahyoung.mrp@gmail.com

Northern California roundup *(continued from previous page)*

will most likely correspond with a slowing in the rise elsewhere, like parts of Asia, where rates now surpass worldwide averages.” —John Upton, “Scientists fear surge in Bay water levels,” *The Bay Citizen*, May 5, 2011.

<http://bit.ly/k5vjmU>

Humboldt County cities’ growth, poverty. “U.S. Census data gathered in 2010 shows a slight population growth in major Humboldt County cities over the last decade. From 2000 to 2010, the population of cities in Humboldt increased between 3.5 percent and 18 percent, with Ferndale decreasing by 0.8 percent. In poverty data from the U.S. Census American Community Survey 2005 to 2009, Humboldt ranked 48th out of 58 counties in the state, with a poverty rate of 18.2 percent in 2009. Del Norte County had a percentage of 19.4, while Mendocino had 16.3 percent. Ninety percent of Humboldt County residents have high school degrees or higher, and 27 percent have a bachelor’s degree or higher. The statewide averages for high school and bachelor’s degrees are 81 and 30 percent respectively.” —“Demographics reflect population growth, education, poverty,” *A Times-Standard Staff Report*, *Contra Costa Times*, April 29, 2011. <http://bit.ly/jpv6n5>

Solano County home building increases. “Solano County was one of only six California metropolitan areas to see increased home building starts in the first three months of 2011. With the exception of El Centro, the Vallejo-Fairfield area [had] the state’s highest year-over-year upswing. Most areas lost ground, and statewide starts were down 32 percent this March over last. On the other hand, single-family home starts in Napa County were down just over 22 percent in March compared to the same month last year, and down 12.5 percent from February. There were no multifamily housing starts in Napa County either. But these percentages, like those in Solano County, represent very small numbers of housing units.” —Rachel Raskin-Zrihen, “Solano County sees home building rise,” *Times-Herald*, April 28, 2011.

Sic Transit. “Debt-ridden SamTrans [San Mateo County], facing bankruptcy by 2015, is pushing officials in Santa Clara and San Francisco to step up their contributions to Caltrain, another transit operator struggling to stay afloat. The first proposal is to change the formula that provides funding to Caltrain from three regional partners—SamTrans, the Santa Clara Valley Transportation Authority (VTA), and the San Francisco Municipal Transportation Agency—a formula that reduces SamTrans’ contribution. The agency is also proposing to collect money from VTA for two major Caltrain investments it made years ago. SamTrans currently helps fund Caltrain’s operations from San José to Gilroy, and paid for the rail’s right-of-way in the Peninsula in 1991. Lastly, the district is seeking a management fee from its partners for overseeing the operations of Caltrain and SamTrans. If agreed upon with the other agencies, the new funding measures would be in place for the 2013 fiscal year.” —Will Reisman, “SamTrans looking to transit partners to help fund Caltrain,” *San Francisco Examiner*, May 11, 2011.

<http://bit.ly/kY5SCS>

(continued on next page)

Northern California roundup (continued from previous page)

Yet Bay Area transit ranks high. “By some measures, the Valley Transportation Authority and Caltrain are among the most troubled transit agencies in the nation. But a report by the Brookings Institution ranks transit in the South Bay as the second best in the U.S. at linking where people live with where they work. [Brookings] ranked 371 transit operators in 100 metropolitan areas, and the South Bay fared better than every one except Honolulu. In the San José area, 96 percent of workers live near a transit stop, compared with the national average of 69 percent. And 58 percent of all jobs are reachable within 90 minutes, compared with 30 percent across the country. In the San Francisco-Oakland-Fremont area, it’s 92 percent and 35 percent. By comparison, the figures for the New York-to-Long Island area are 90 percent and 37 percent.”

—Gary Richards, “VTA, Caltrain among best at linking where people live with where they work,” *San Jose Mercury News*, May 12, 2011.

<http://bit.ly/k2QGSx>. To download the Brookings report, 2.3 MB PDF, [click here](#).

Pleasanton, under court order, rushes to complete Housing Element. “Transit-oriented development near BART and residential development at Stoneridge Shopping Center are ideas being tossed around as Pleasanton nears completion of its housing element update. The city has an August deadline to complete the task as a result of a lawsuit filed by Oakland-based Urban Habitat. Its lawsuit successfully challenged Pleasanton’s growth limit and stipulates that Pleasanton must submit a finalized plan in August for state approval. ‘It’s a process that cities do anyway,’ said Vice Mayor Cheryl Cook-Kallio, a member of the city’s Housing Element Task Force. But the city wants potential housing to fit certain criteria, such as being close to freeway on-ramps, and near schools and parks. And officials want infill projects consistent with the city’s general plan,” said Pleasanton Planning Manager Janice Stern. —Mark Abramson, “City pondering transit-oriented housing near BART, new homes near mall,” *Pleasanton Patch*, Patch Media Corporation, May 12, 2011; with thanks to Jeff Wood, Reconnecting America, for the link. <http://bit.ly/liGtAb> ■

HSR notes

Assembled and reported by Janet Palma, MS, AICP

The future of the San Francisco Bay Area rail system is back full-swing in the news with Peninsula legislators demanding that the California High-Speed Rail Authority scrap aerial and four-track plans to blend the HSR with Caltrain. This after the state scored additional funds from the feds, including money on May 10 from the High Speed and Intercity Rail grant program for new train sets. Meanwhile, the Governor’s Budget (May revise, May 16, 2011) provides \$179.3 million (50 percent High-Speed Passenger Train Bond Fund and 50 percent federal funds) for preliminary engineering and environmental review along the San Francisco to Anaheim sections of the high-speed rail system. <http://bit.ly/lhNGwj>

In other surprising news, the Legislative Analyst’s Office published a report attacking the CAHSR project just as the State Senate is considering major changes to the Authority board membership by adding persons more critical of the project’s value. See Robert Cruickshank’s May 11th article about the LAO at <http://bit.ly/maizev>

Federal budget withdraws funds for HSR. “High-speed intercity passenger rail, a top priority for the Obama administration, is among the hardest hit programs in the FY 2011 federal budget. The final spending bill does not provide any funding for this program, and it rescinds \$400 million from FY10 appropriations. This amounts to a total cut of \$2.9 billion.” —*APA Advocate*, April 21, 2011. <http://bit.ly/iVlrjo>

Stanford professor sums up America’s rail history. “In his State of the Union address, President Obama compared high-speed rail to the 19th-century transcontinental railroads as parallel examples of American innovation. Proponents of the transcontinental railroads promised all kinds of benefits they did not deliver. They claimed that the railroads were needed to save the Union, but the Union was already saved before the first line was completed. The Obama administration proposed a substantial subsidy, \$53 billion over six years, to induce investors to take on risk that they are otherwise unwilling to assume. Without bond guarantees, private investors, which so far seem more prone to due diligence than the CAHSR, have yet to put up money. It is as if a family, with one spouse out of work, unable to meet mortgage payments, eagerly takes out a loan to buy an electric car after an uncle offers to share the cost . . . and the neighbors have to chip in. Nineteenth-century Americans would have grasped the analogy.” —Richard White, “Fast train to nowhere,” *The New York Times*, April 23, 2011. <http://nyti.ms/dKHjvp>

NIMBY again. “Opposition to a high-tech rail line from the capital of high technology strikes some proponents of the system as ironic. ‘The success of Silicon Valley and California as a whole has been an ability to embrace innovation,’ said Scott Klemmer, a Stanford University assistant professor who is a member of the group All Aboard Palo Alto. ‘It’s a real shame that we’re seeing a baseless fear of change in our own backyard.’ But opponents say an aerial structure will be a blight on the region. A member of Palo Alto’s city council has told lawmakers the planned train line would inflict ‘severe damage on our community.’ One of the project’s most vociferous critics, Atherton resident William Grindley, suggests the total price to build the rail system from San Francisco to Los Angeles will climb to some \$66 billion, \$23 billion more than the [CAHSR] authority’s estimate.” —John Letzing, “Fast train hits snags in Silicon Valley,” *The Wall Street Journal*, April 28, 2011. <http://on.wsj.com/misab7>

(continued on next page)

Bicycle wins Clean Commute Challenge in downtown San José

By Justin Meek

On the morning of May 3rd, participants in the first annual Clean Commute Challenge used three modes of transportation to get from The 88 in downtown San José to the Santa Clara County Government Center at 70 W Hedding Street. The challenge: Who would make the trip in the shortest time: cyclists, light rail riders, or automobile drivers?

The cyclists rolled in just under six minutes, while the first car team took twice as long at just over 12 minutes. Another car team had difficulty finding parking and took over 22 minutes to make the short trip. Unfortunately, the VTA Light Rail rider just missed his train, had to wait 10 minutes for the next one, and arrived 22 minutes after the start of the race.



Five-minute video of commute challenge

HSR notes (continued from previous page)

Democratic legislative critics and supporters spar over HSR-Caltrain "blending" proposal.

"A Central Valley assemblywoman came out swinging against a proposal by three Peninsula lawmakers to 'blend' Caltrain with California's proposed high-speed rail, calling the proposal a 'Great Train Robbery.' The proposal, which state Sen. Joe Simitian, D-Palo Alto, U.S. Rep. Anna Eshoo, D-Palo Alto, and state Assemblyman Rich Gordon, D-Menlo Park, unveiled on April 11, would run the voter-approved high-speed rail line along the Caltrain system on the Peninsula. [Using HSR bond funds.] the Caltrain line would be electrified and upgraded with new signals and trains, enabling the trains to carry passengers up and down the Peninsula at a speed of 120 mph. [Said Galgiani in a statement, "It is highly suspect that the same few wealthy communities on the San Francisco Peninsula who want to stop the High Speed Rail project, would cynically work to divert the money to meet their existing obligations to the Caltrain system."] Senator Simitian essentially put a gun to the Authority's head and said, 'Do it my way or no way.' Well, I've got news for him. This is not Florida, this is California. Proposition 1A is a voter mandate, and if we have to we'll sue."

—Gennady Sheyner, "Lawmaker rips plan for 'blended' rail system," *The Almanac*, April 30, 2011. <http://bit.ly/iFewQJ>

CHSRA questions plan to blend rail system with Caltrans.

"A proposal by three Peninsula lawmakers to blend California's proposed high-speed rail system with Caltrain ran into opposition [May 12, 2011] from the state agency charged with building the new rail line. The California High-Speed Rail Authority had its first chance to discuss a proposal by state Sen. Joe Simitian, D-Palo Alto, U.S. Rep. Anna Eshoo, D-Palo Alto, and state Assemblyman Rich Gordon, D-Menlo Park, to blend the controversial rail system with what the lawmakers called a '21st Century Caltrain.' The three legislators also called for the rail authority to abandon any design options that include aerial alignments and to scale back its environmental analyses for the overall project, which still includes discussion of four-track lines. Chairman Curt Pringle and board member Lynn Schenk both wondered whether the proposal is nothing more than an attempt by Peninsula politicians to take money from the rail project and use it for the cash-strapped Caltrain system. The board voted unanimously to continue discussing the Peninsula design options at its next meeting." —Gennady Sheyner, "Rail authority stumped by Peninsula's proposed 'blended' system," *Palo Alto Weekly*, May 6, 2011. <http://bit.ly/mosXsQ>

Funding less than expected for CAHSR. "California scored another \$300 million from the U.S. government on Monday to inch its high-speed rail project closer to San José. The money was left over after Florida killed its bullet train project earlier this year and returned the funds to Washington. State leaders will match the new grant with \$75 million, allowing [the CHSRA] to build another 20 miles of track in the Central Valley next year. The latest round of funding will extend the tracks north to the point where the line would jet west to Gilroy and up to the Caltrain tracks between San José and San Francisco. With all federal high-speed rail funding eliminated for at least the next year, Florida's rejected funds may be the last chunk of bullet train money up for grabs for a while.

—Mike Rosenberg, "California gets \$300 million for high-speed rail from feds, far less than hoped," *The Mercury News*, May 9, 2011. <http://bit.ly/iSpNbF>

Janet Palma, MS, AICP, works in Environmental Health Services for the San Francisco Department of Public Health and is Principal at J. Palma & Associates, an environmental planning concern. She currently serves on the City of San Leandro Board of Zoning Adjustments as the At-Large member. You can contact her at janetpalma@comcast.net ■

2011 Award winners, APA California – Northern

Our sponsors

Northern Section thanks the following consulting organizations for their help in defraying the cost of the awards presentation and dinner on May 20th at Scotts Seafood, Jack London Square, Oakland.

RBF Consulting is a Civil Engineering, Urban and Environmental Planning, Survey and Construction Management firm dedicated to providing expert plans and programs to sustain the future of the world around us. RBF's planning and design professionals focus on integrating creative planning solutions with sound implementation principles. RBF has offices in Oakland, San José, Walnut Creek, and Monterey Bay, among their 16 offices in the Western U.S.

Winzler & Kelly provides multi-disciplined engineering covering a broad spectrum of services including civil, electrical, mechanical, and structural engineering; and environmental specialties such as hazardous materials, environmental planning, CEQA/NEPA, biological, and geological services.

This year, Winzler & Kelly is celebrating its 60th year in business. Winzler & Kelly is based in Santa Rosa.

Jeanette Dinwiddie-Moore, FAICP, has over 35 years of experience in performing various planning and pre-development assignments. She is an expert in permit processing, land use, zoning, planning, and environmental review requirements of local, state, and federal jurisdictions. Ms. Dinwiddie-Moore also has had extensive project management experience.

Thanks, too, to Awards Co-Directors **Eileen Whitty, AICP**, and **Andrea Ouse, AICP**, for their continuing hard work in planning and coordinating all aspects of this event.



Honor Awards The following were recognized by Northern Section on May 20th:

EDUCATION PROJECT AWARD

Managing Fire in the Urban Wildland Interface

Kenneth S. Blonski, East Bay Regional Parks District
Cheryl Miller, RLA, C. Miller Landspace Architecture
Carol L. Rice, Wildland Resource Management

ACADEMIC AWARD

Healthy by Design: A Public Health and Land Use Planning Workbook

Sonoma State University Center for Sustainable Communities,
Dept. of Environmental Studies and Planning
Sonoma County Department of Health Services
Sonoma County Agricultural Preservation and Open Space
District
Sonoma County Medical Association Alliance Foundation

FOCUSED ISSUE PLANNING AWARD

SB 375 Impact Analysis Report

Alexander Quinn, AECOM
Gayle Berens, Urban Land Institute
Kate White, Urban Land Institute
Smart Growth America

HARD-WON VICTORIES AWARD

EIR for Candlestick Point, Hunters Point Naval Shipyard Phase II

Joy Navarrete, San Francisco Planning Department
Stanley Muraoka, San Francisco Redevelopment Agency
Elaine Warren, Office of the City Attorney
Terri Vitar, PBS&J, an ATKINS Company

Mayor's Office
Sheppard Mullin
Lennar

GRASSROOTS PROJECT AWARD

Oakland International Boulevard Transit-Oriented Development Plan

Elois Thornton, City of Oakland
Matthew Raimi, AICP, Raimi+Associates
Sargent Town Planning
Joel Ramos, Transform
Nelson/Nygaard Consulting
Dowling Associates
Conley Consulting Group
Unity Council
Oakland Community Organizations
International Boulevard TOD Plan
Community Advisory Committee

NEIGHBORHOOD PLANNING AWARD

North San José Neighborhoods Plan

Joseph A. Horwedel, AICP, Andrew D. Crabtree, AICP,
Rich Buikema, John W. Baty, AICP, City of San José
Planning Division
Kip Harkness, Edith Ramirez, Dennis Korabiak, Walter Rask,
AICP, Don Rocha, San José Redevelopment Agency
Chris Burton, City of San José Office of Economic
Development
Frank L. Fuller, Heidi Sokolofski, Field Paoli Architects, Inc.

(continued on next page)

Honor Awards *(continued)*

PLANNING IMPLEMENTATION AWARD

Contra Costa Centre Transit Village

Jim Kennedy, Contra Costa County Department of Conservation and Development
Gail Murray, BART
Jeff White, Avalon Bay Communities, Inc.

INNOVATION IN GREEN COMMUNITY PLANNING AWARD

Martial Cottle Parks Master Plan

County of Santa Clara, Jane F. Mark, AICP, Santa Clara County Parks and Recreation Department
Isabelle Minn, Design, Community and Environment
Ellie Wagner, ASLA, State of California Parks and Recreation Department
Santa Clara County Open Space Authority
City of San José
Santa Clara Valley Water District
Mr. Walter Cottle Lester

BEST PRACTICES AWARD

San Francisco Better Streets Plan

Adam Varat, San Francisco Planning Department
San Francisco Municipal Transportation Agency
San Francisco Department of Public Works
San Francisco Public Utilities Commission
Community Design+Architecture
Nelson/Nygaard Consulting

COMPREHENSIVE PLANNING AWARD, SMALL JURISDICTION

Trinidad Westhaven Integrated Coastal Water Management Plan

City of Trinidad
Robert J. Brown, AICP, Streamline Planning Consultants

COMPREHENSIVE PLANNING AWARD, LARGE JURISDICTION

Santa Clara Station Area Plan

Dyett & Bhatia
Valley Transportation Authority
City of Santa Clara
City of San José

Awards of Merit

HARD-WON VICTORIES, AWARD OF MERIT

City of Oakland Zoning Update

Barry J. Miller, AICP
City of Oakland Strategic Planning Division: Eric Angstadt, Ed Manasse, Neil Gray, Alisa Shen, Laura Kaminski, Devan Reiff, Alicia Parker, Christina Ferracane

BEST PRACTICES, AWARD OF MERIT

Richmond Heritage Homes Design Guidelines

Daniel Parolek, Opticos Design, Inc.
Richard Mitchell, City of Richmond

INNOVATION IN GREEN COMMUNITY PLANNING, AWARD OF MERIT

Union City Climate Action Plan

Claire Bonham-Carter, AECOM
Joan Malloy, City of Union City
City of Union City:
City Council
Planning Commission
Climate Action Task Force

NEIGHBORHOOD PLANNING, AWARD OF MERIT

South San Francisco General Plan Amendments, Zoning, and Design Guidelines

City of South San Francisco
Dyett & Bhatia

(continued on next page)

California Planning Foundation Awards

The California Planning Foundation (CPF) is a nonprofit, charitable corporation established to further the professional practice of planning in California. CPF achieves this goal through its primary activity of scholarships and awards to university students in financial need, who have demonstrated academic excellence at undergraduate and graduate programs approved by the Planning Accreditation Board. Scholarships are also offered to planning students in non-accredited schools. This year's Northern Section CPF Scholarship and Award Winners are:

Northern Section Award and Continuing Student Scholarship



Sarah Abel,
San José State University

Northern Section Awards



Rachel Moody,
San Francisco State University



Alison Nemirow,
UC Berkeley

California Planning Roundtable/Paul Crawford Scholarship



Haley Vicchio,
Sonoma State University

Honorable Mention



Maryam Sanieian,
San José State University

Continuing Student Scholarship



Steven Lee, UC Berkeley

Graduating Student Merit Awards



Alyssa Sherman,
San José State University



Cathleen Sullivan,
UC Berkeley



Young Planners Group *By Natalie de Leon and Lindsey Virdeh*



Young planners are shown around the MIG, Inc., Berkeley office in February by Dave Javid, Project Manager (left), and Andi Nelson, Project Associate (2nd Left). Photo: Natalie de Leon



Planners gathered at Oakland's MetroCenter in October to learn how web applications can be used to increase public engagement. Photo: Connery Cepeda

What is YPG? The Young Planners Group (YPG) offers an opportunity for young planners or those just entering the planning field to get involved in APA and engage socially and professionally with planners in the Northern California region. YPG seeks to cultivate young professionals through career building programs, social networking events, and mentoring opportunities.

YPG is open to planning students and professionals 35 and younger as well as those interested in planning as a second career choice. Members benefit from exposure to different facets of planning and related fields; education on current and emerging issues, professional tools, services, and support; and preparation to become leaders in the planning profession.

Planners of all ages and experience levels are welcome to attend YPG events—from our mixers to our informative sessions—to offer career advice or job opportunities, or just to connect with young planners. In addition, many of our informative sessions offer AICP/CM credits.

YPG encourages planners—old and young, experienced and not—to learn from each other. As young planners we seek knowledge and experience from those who have been in the profession longer. And seasoned planners can learn from us about the latest technologies.

YPG events Our members live or work in Northern California, from Monterey to the Oregon border, and we hope to rotate our events among Northern California cities and to offer a variety of events and subjects. Over the past two years, YPG has hosted mixers, panel discussions, and tours of interesting planning projects. Our largest event, **Public Engagement in the 21st Century**, gave young planners the chance to educate the more seasoned planners on the latest web-based tools for increasing public engagement. More than 70 planners watched and participated in presentations about Facebook, Twitter, YouTube, Mobile/Smartphone Apps, Blogs, Wikis, Google Earth, Google Maps, and more. Presenters included YPG members plus expert guest speakers Megan Fluke, Community Organizer and Facebook master; Eddie Kurtz of CirclePoint; and Matthew Roth of StreetsBlog San Francisco. <http://on.fb.me/k6up5h>

To promote networking and present various career options, YPG has partnered with organizations like Sierra Club, Greenbelt Alliance, and the Young Preservationist Network. We have hosted well-attended mixers in San Francisco, Oakland, San José, and Santa Cruz. Other events in just

the last year included a walking tour of Santa Cruz and a tour of the Green X-ray House in South San Francisco.

YPG has big plans for 2011. We are co-sponsoring a series of events with Sierra Club and Greenbelt Alliance on Healthy Communities. We assisted in the development of APA California – Northern's first mentorship program, initiated by Andrew Waggoner, East Bay RAC Chair. We matched 26 planners with mentors, and hope for even more such matches in the next round. We have begun a series of events that allow planners to tour the offices of planning and planning-related firms and talk to the staff about their roles and their work. Our first tour of MIG, Inc., in Berkeley was a great success.

YPG hopes to see you at 6 PM on June 22nd at our tour of GreenInfo Network, a San Francisco-based nonprofit organization that assists others in the use of Geographic Information Systems (GIS). We will be talking with Executive Director Larry Orman and members of his staff about their work and career paths. Space is limited; RSVP by Wednesday, June 15.

<http://bit.ly/IMJOQX>

We are always interested in hearing from our members about new events and planning issues important to young planners. If you have ideas for an informative session or know of a great location to hold a mixer, please contact YPG Co-Directors Natalie de Leon or Lindsey Virdeh.

norapaypg@gmail.com

How to become a YPG member YPG membership is available at no additional cost to those who are already members of APA California – Northern. If you are a planner under the age of 35, a new professional in the field of urban planning, or an urban planning student and are already a member of APA California – Northern, you can become a YPG member by joining our Facebook Page at www.facebook.com/YPGNorCal or email us at norapaypg@gmail.com. Once you belong to our Facebook group or email list, you will receive emails about our events and how you can become more involved.

YPG is looking for volunteers Natalie and Lindsey are looking for volunteers to help us maintain our Facebook page, and to help plan and organize events. We are especially looking for leaders who can continue our efforts in the event one of us steps down. This is an excellent opportunity to network with planners from around the Bay Area and get involved in APA. Please contact us with a statement of interest. norapaypg@gmail.com ■

Onward and upward

Patricia Berryhill has joined Environmental Science Associates (ESA) as Vice President and Regional Director for the San Francisco Bay Area, based in San Francisco and managing staff in San Francisco, Oakland, and Petaluma. Patricia has over 20 years' consulting experience in environmental documentation and compliance for infrastructure and environmental restoration projects throughout California. Prior to joining ESA, she was the California Environmental Planning Director for HNTB Corporation. Before that she spent more than a decade leading her own environmental consulting firm. She holds a bachelor of science degree in conservation of natural resources from UC Berkeley and is a member of the Association of Environmental Professionals, Women in Transportation Seminar, and the Professional Environmental Marketing Association. ■



SJSU DURP team wins ITE's national Best Practices Award

A graduate-level class offered by the Department of Urban and Regional Planning at San José State University (Spring 2010) has received the Institute of Transportation Engineers "Parking Council Best Practices Award for 2011." The highly successful all-volunteer effort engaged faculty and students in a public service project that complemented the academic curriculum with a real-world professional experience. Founded in 1930, the 17,000-member ITE is an international educational and scientific association of transportation professionals who are responsible for meeting mobility and safety needs.

Under the leadership of Eduardo C. Serafin, PE, AICP, students in URBP 256, Local Transportation Planning, conducted a joint collaborative research project with the Santa Clara Valley Transportation Authority (VTA). The lead article in the March 2011 issue of Northern News summarizes the effort. See "Residential TODs in Santa Clara County are "over-parked" by Eduardo C. Serafin, Justin Meek, Robert W. Swierk, and Ying C. Smith. <http://www.norcalapa.org/assets/chapter/newsletter/March11.pdf>

The project, "A parking utilization survey of transit-oriented development residential properties in Santa Clara County," can be examined at

<http://www.sjsu.edu/urbanplanning/communityplanning/>

The SJSU team worked with Robert W. Swierk, AICP, and Ms. Ying C. Smith, AICP, of VTA's Congestion Management Agency. Justin M. Meek served as graduate research assistant after the end of the class and was instrumental in completing the award-winning project report documents. ■

LETTERS

Thank you for posting the link to the Northern California APA Newsletter on the Fellows LinkedIn site... Really cool flash program for showing off the magazine. Reads well, easy to use. I'm intrigued enough to go looking how to do that for my own publications/website.

Lee M. Brown, FAICP
Teska Associates, Evanston

Fabulous new online version with printing capability!

Janet Palma, MS, AICP ■

What others are saying

Are planning job openings up? “An Associated Press survey of leading economists, who are increasingly confident in a recovery that is nearly two years old, shows they expect the economy to grow faster every quarter this year. The AP survey collected the views of 42 private, corporate, and academic economists on a range of indicators. Among their forecasts: Employers will hire more. The unemployment rate, now 8.8 percent, will drop to 8.4 percent by December. The economists think employers will create 2.1 million jobs this year, more than double last year’s 940,000.” —*Google News*, “AP survey: Only oil shock can stop economy now,” April 27, 2011. <http://bit.ly/h3yv3l>

April, meanwhile, was the seventh straight month of job growth, although the unemployment rate rose. “The United States economy added far more jobs than expected in April, but analysts cautioned it was too early to say whether the momentum could be sustained for a full recovery in the labor market. The Labor Department said May 6th that 244,000 jobs were added in April after a gain of 221,000 in March. The unemployment rate rose to 9 percent in April from 8.8 percent in March. All of the increase came from private employers. Governments, struggling to balance budgets, cut 24,000 jobs. Most of the drop came at the local level, where 14,000 jobs were lost in April after a decline of 15,000 in March.” —Christine Hauser, “April job data is strong, but some doubt trend can last,” *The New York Times*, May 6, 2011. <http://nyti.ms/k0rawE>

But different age groups are affected differently. The most recent nationwide unemployment rate for those 20–24 years old is 14.2 percent. For those age 25–34 it is 9.4 percent, and for ages 55–64 it is 6.2 percent.

How will 2010 census data affect urban land use? “Offices will serve as the workshops of the new economy, and [nearby high-density] housing will support professionals and technical experts who design, refine, finance, and sell the next big things.” In an April article, Aaron Gruen of Gruen Gruen + Associates (San Francisco and Deerfield, IL) summarized key census data and other research and suggested land use effects. Among other things, he noted that “the number of Gen Yers in the 20–34 age group will plateau in upcoming years; U.S. online retail sales will grow [by more than \$50 billion] to 8 percent of total retail sales by 2013”; annual U.S. household formation declined between 2006 and 2009 despite recent growth in the population; and the percentage of households of “married + partners, without children” will significantly decrease by 2025 while single-person households will increase over the same period. Gruen recommends that we “adapt excess and obsolete retail space for new uses, encourage multifamily rental units in mixed-use developments, change land use regulations to stabilize housing prices, integrate green office space near transit and higher-density housing, and provide distribution and industrial space for current and future needs.” —Aaron Gruen, “The new normal requires new rules for success,” *PM Magazine* (ICMA Press), April 2011, <http://bit.ly/jBYzYr>

“It’s not an awful lot of money, but . . . millions in federal funding for housing counseling services have been slashed for the 2011 fiscal year—funds that pay for U.S. Department of Housing and Urban Development-approved counselors to work with first-time home buyers, older homeowners considering a reverse mortgage and borrowers heading dangerously close to foreclosure. [Through] HUD’s \$88 million Housing Counseling Assistance Program, HUD-approved counselors give independent feedback to consumers as they consider how much house they can realistically afford or how to clear up their credit to qualify for a mortgage or rental, as well as a variety of other housing concerns. HUD’s fiscal year begins in October, so the effects of the cuts will be felt in the fall.” —Amy Hoak, “Funding for housing help gets budget ax,” *MarketWatch*, April 25, 2011. <http://bit.ly/ijOvL0>

A living economy or a bedroom community/tourist town? “We have the opportunity to take a much bigger share of regional growth than we have been. If [San Francisco] were willing to allow more physical change, it would not only be a big win for the environment, it would make the city more affordable. If San Francisco decides that it doesn’t want to grow, it’s going to follow the path of smaller boutique cities like Boulder, Colo., and become so expensive that only the ultra-wealthy can live in the city. We should create a zone for [commercial] high-rise expansion next to downtown San Francisco in [the South of Market neighborhood] to channel jobs away from suburban office parks. We should build high-speed rail from Los Angeles to San Francisco and use the stations as an organizing framework for growth in the region, and we should pass a farmland-protection act that says there will be not one more inch of agricultural land converted to sprawl. Because of the Bay Area’s antigrowth policies, the Central Valley is slowly but surely being paved over for suburban sprawl. What’s at stake is whether we want to have a living economy or be a combination bedroom community and tourist town.” —Gabriel Metcalf, executive director of SPUR, as told to Cari Tuna of *The Wall Street Journal*, “In defense of robust cities,” April 28, 2011. <http://on.wsj.com/mMe98T>

Climate change is serious business. “Not only is global warming real, but the effects are already becoming serious and the need has become ‘pressing’ for a strong national policy to limit emissions of heat-trapping gases. The National Research Council, an arm of the National Academy of Sciences, did not endorse any specific legislative approach, but it did say that attaching some kind of price to emissions of carbon dioxide, the main greenhouse gas, would ideally be an essential component of any plan. The [comments were made in a] report, ‘America’s Climate Choices,’ <http://bit.ly/jS7SZm> [which] was ordered by Congress several years ago to offer ‘action-oriented advice’ on how the nation should be reacting to the potential consequences of climate change.” —Leslie Kaufman, “Scientists cite ‘pressing’ need to limit greenhouse gases,” *The New York Times*, May 13, 2011. <http://nyti.ms/kpLi3U>

(continued on next page)

What others are saying

(continued from previous page)

Just an insurance company with an army.

"Republicans say they will refuse to raise the debt ceiling unless Mr. Obama agrees to large spending cuts, even as they rule out any tax increase whatsoever... If we hit the debt ceiling, the government will be forced to stop paying roughly a third of its bills... [Will it be] Social Security checks? Stop paying [to] treat Medicare patients? Stop supplying fuel and munitions to our military? Or stop paying interest on the debt? The federal government is basically an insurance company with an army, so I've just described all the major components of federal spending." —Paul Krugman, "America held hostage," *The New York Times*, May 16, 2011. <http://nyti.ms/kLdzTh>

The education-geography-income nexus.

"New York and San Francisco are not expensive cities because of something in the local water or some random factor. They are expensive cities because a lot of people making high incomes live there. And the No. 1 reason those cities have so many high-income people is that they have so many highly skilled, highly educated, and thus highly productive workers. New Yorkers and San Franciscans aren't richer because they happen to have chosen to live in expensive cities. New York and San Francisco are expensive largely because they have attracted so many highly productive jobs. As [Edward L.] Glaeser and other economists have pointed out, nothing breeds productivity quite like education." —David Leonhardt, "Geography, income, and religion," *The New York Times* Economix, May 16, 2011, <http://nyti.ms/khxpVX>

Also see David Leonhardt, "Is your religion your financial destiny?", *The New York Times* Magazine, May 11, 2011, <http://nyti.ms/kll5uA> ■

What have you got to give for CPF?

The California Planning Foundation (CPF) is already planning for next spring's awards of over \$50,000 in scholarships to planning students statewide who are in financial need and have demonstrated academic excellence. From that total, \$20,000 will go to students who are attending college planning programs within the Northern Section.

We need your assistance to keep the program going strong. At its annual auction at the APA California conference, CPF generates much of its funding for the scholarships. Last year, almost \$30,000 was collected from the auction and through generous personal donations.

We are asking you to donate items now for this year's auction, to be held September 12th in Santa Barbara. Past items included tours, overnight packages, gift baskets, artwork, sporting event tickets, wine, planning books, and electronic equipment. Let your imagination run wild as you think about what you have to offer.

To contribute an item for the auction, please contact Hing Wong at hingw@abag.ca.gov no later than August 15th so that your contribution can be included on the bidding sheet. Questions? Contact Hing via email or at (510) 464-7966. Thank you in advance for your generosity and for helping future students study in your professional field. ■

BAAQMD CEQA guidelines posted

The Bay Area Air Quality Management District has posted to its website updated technical support tools and revised screening tables to assist in implementation of the District's 2010 CEQA Guidelines. The revised screening tables—developed with additional county-specific modeling data—replace the screening tables previously posted. While the screening tables reflect the best available data at this time, they are intentionally conservative. Thus, if a project passes the initial screen, no additional review related to the impact is necessary. If a project does not pass the initial screen, however, a more advanced screening analysis should be conducted. The updated material includes Stationary Source Risk & Hazard Analysis Tool, Roadway Screening Tables, and Highway Screening Analysis Tool. You can find the BAAQMD update and methodology at <http://1.usa.gov/l1bNw2> ■

South Bay Sustainable Community Strategy

By Katja Irvin, AICP, South Bay RAC

SCS questions for planners

- Are we making progress on the larger issue of linking transportation and land use?
- Which projects have been the most/least successful?
- What does the Sustainability Community Strategy really mean for planners?
- How do you anticipate the SCS will change planning in your jurisdiction, if at all?

Learn more or get involved

- Comment on the SCS Initial Vision Scenario. <http://bit.ly/k8zlr5>
- Attend an outreach event. (Keep your eyes open, they are happening on a regular basis.)
- Comment on the PDA Block Grant proposal to be released in early June.

Timeline

Identify alternative scenario concepts	June	2011
Adopt block grant	July	2011
Release alternative scenarios	Oct.	2011
Release SCS preferred scenario	Nov.	2011
ABAG assigns subregional RHNA	Nov.	2011
Adopt SCS preferred scenario	Feb.	2012

APA members and guests attended an SB 375 Update: Bay Area Vision Scenario on April 18 at San José City Hall. Speakers from the Association of Bay Area Governments (ABAG), Metropolitan Transportation Commission (MTC), and Valley Transportation Authority (VTA) presented different perspectives on the Initial Vision Scenario and the Bay Area Sustainable Community Strategy (SCS). The event was organized by the South Bay Regional Advisory Council and sponsored by Fehr & Peers and M-Group.

Justin Fried, AICP, Regional Planner at ABAG, presented the Initial Vision Scenario as the starting point to develop the SCS. More information and a presentation can be found at <http://bit.ly/im1ngs>

The scenario aims to focus housing growth in Priority Development Areas (PDAs) and limit growth in Priority Conservation Areas. The Regional Housing Needs Allocation (RHNA) takes place in conjunction with the SCS. To encourage jurisdictions to accept more housing in PDAs, ABAG and MTC are developing block grants that could be used for investments that increase livability.

John Sighamony, Senior Transportation Planner at the VTA, discussed how VTA planning responsibilities fit into the scheme of local and regional planning. He emphasized that ideas about how to implement the integrated transportation and land use planning mandated by the SCS are still in flux. He shared his frustration that cities have land use power, yet transportation agencies have no way to influence land use, even as land use becomes an increasingly significant element of transportation planning.

Therese Trivedi, Planner at MTC, discussed the Transit Sustainability Project that is an effort to support the Bay Area's Transportation 2035 plan and development of the SCS. The project aims to establish a framework and implementation plan for long-term financial viability of the transit system, which is necessary for the success of the SCS and related plans, and to achieve the ultimate goal of reducing vehicle miles traveled and emissions. More information and a presentation can be found at <http://1.usa.gov/l0qUTt>

Commenting from the audience, Scott Edmondson, AICP, the APA California Northern Sustainability Committee co-chair, asked what the basis was for emissions reductions. The basis for SB 375 is the 2005 levels of emissions, which Scott pointed out is not very aggressive considering that many efforts are measuring against 1990 levels. Irvin Dawid, Sierra Club, asked how the agencies plan to gain cooperation from affluent cities (primarily on the Peninsula) that are reluctant to plan for the proposed growth, and whose residents are quick to protest new development, especially multifamily housing.

While the presenters were informed and candid, planners probably left with more questions than answers about the future of transportation and land use planning to reduce GHG emissions. Nonetheless, it was useful to learn more about this regional planning effort, including how to get involved and comment on the Bay Area Initial Vision Scenario.

Many thanks to event volunteers Alex Bonilla, Corinne Bartshire, AICP, Emy Mendoza, Natalie De Leon, Ranu Aggrawal, AICP, Sara Billing, and Steve Ross, AICP. ■

NORTHERN SECTION CALENDAR

To list an event in the Northern Section calendars (*Northern News*, monthly; *eNews*, every two weeks), go to <http://bit.ly/ed1Ekc> to see the required template (at top of page), the current listings, and where to send your formatted item.

ONGOING

ONLINE VIDEO. Symposium, 1909–2109: Sustaining the Lasting Value of American Planning. This four-hour symposium on May 21, 2009, brought together federal officials, planners, academics, and grassroots advocates to focus on the achievements of America’s first 100 years of planning. See a video of the symposium (**free**) and earn CM credits. <http://bit.ly/ekrzEY>
CM | 4.0 may be earned by viewing all four parts of the symposium video

ONLINE VIDEO. Planning for Healthy Places with Health Impact Assessments. Through examples and activities, this how-to guide explains the value of Health Impact Assessments and outlines the steps involved in conducting one. The course was developed by APA and the National Association of County & City Health Officials. **Free.** The video is available through December 31, 2011. <http://bit.ly/2ZH32W>
CM | 6.0 may be earned by viewing all course materials and taking an exam

JUNE						
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		

JUNE

6/3

Sustainable Communities Strategy: Building an Implementable Plan. 8:30 AM–1:30 PM, Nile Hall, Preservation Park, 668 13th Street, **OAKLAND.** The Bay Area Planning Directors Association will host a half-day meeting for local planning and community development directors and congestion management agency planning directors to share their views on the recently released Initial Vision Scenario. Ken Kirkey, ABAG Planning Director, and Doug Kimsey, MTC Planning Director, will present next steps in the Sustainable Communities Strategy (SCS), Regional Housing Needs Allocation (RHNA), and Regional Transportation Improvement Plan (RTIP) processes; and discuss critical implementation issues, such as infrastructure investments and environmental review. \$40, includes breakfast and lunch. Register at <http://www.abag.ca.gov/abag/events/BAPDA>
 For more information, contact Ceil Scandone at Ceils@abag.ca.gov **CM | 3.0 pending**

(continued on next page)

JUNE						
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		

6/10 North Bay RAC Brown Bag: Community Choice Aggregation (CCA). NOON–1 PM, Outdoor Patio at Winzler & Kelly, 2235 Mercury Way, Suite 150, **SANTA ROSA**. Bring your lunch; dessert will be provided. Since 2005 the Climate Protection Campaign has spearheaded using CCA as a way to significantly reduce Sonoma County’s greenhouse gas emissions in a cost-effective way. In March, the Sonoma County Water Agency approved a CCA feasibility study. Join us for a discussion with Ann Hancock, Climate Protection Campaign, and Cordel Stillman, Sonoma County Water Agency, on what this would mean for those living and working in Sonoma County. **Free.** RSVP by June 8th to Kristine Gaspar at kristinegaspar@w-and-k.com or (707) 523-1010. For more information, visit <http://1.usa.gov/fK4Dur>
CM | 3.0 pending

6/18 South Bay Wine Tasting, Hike, and Picnic. 11 AM–2 PM, Historic Picchetti Winery and Open Space Preserve, 13100 Monte Bello Road, **CUPERTINO**. Sandwiches provided. Bring drinks, a side dish, or a dessert to share. 11 AM hike (4 miles, but shorter options available). NOON–2 PM picnic. 12:30 PM wine tasting. Come and enjoy this beautiful historic winery and open space trails, and the company of fellow planners, friends, and family. Children welcome. Donation requested for nonmembers. Wine tasting \$5. RSVP and indicate how many for wine tasting. katja.irvin@sbcglobal.net

6/22 Tour of GreenInfo Network: Information and Mapping in the Public Interest. 6–7:30 PM, 564 Market St, Suite 510, **SAN FRANCISCO**. Light snacks provided. Join the Young Planners Group for an office tour and presentation of their work. GreenInfo Network is a nonprofit that assists others in the use of Geographic Information Systems (GIS) and related information technologies. Social mixer to follow at a location TBD. **Free.** RSVP by Wednesday, June 15 at <http://bit.ly/IMJOQX> For more information contact Natalie de Leon or Lindsey Virdeh at 408-313-2662 or 650-235-5004 or norapaypg@gmail.com

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

JULY
7/6 APA California – Northern, Regular Board Meeting. 6–9 PM, MetroCenter, Room 171, 101 Eighth Street, **OAKLAND**. RSVP to Hanson Hom at hansonapa@gmail.com