



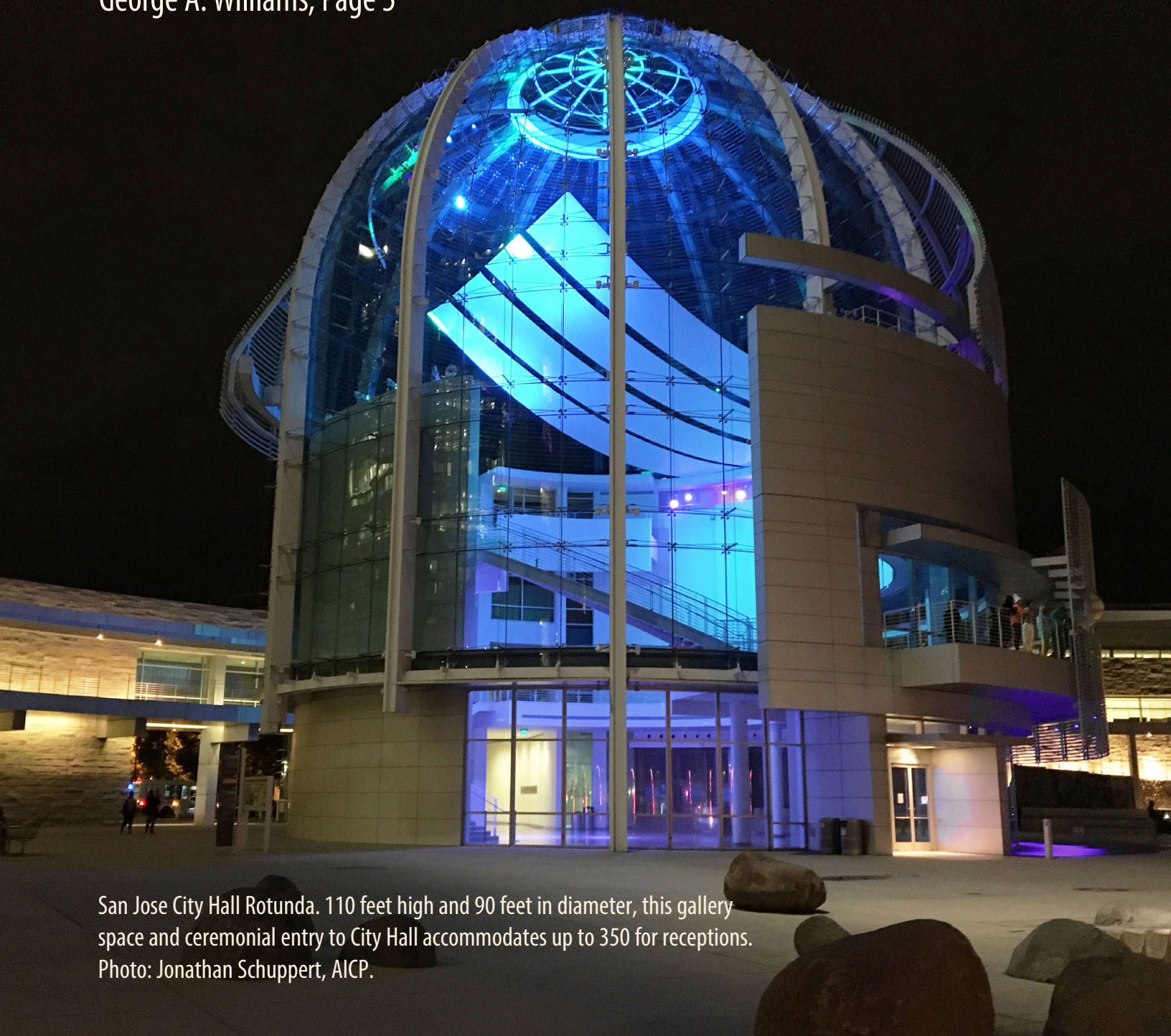
How city planning can change anti-aging culture

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In memoriam

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San Jose City Hall Rotunda. 110 feet high and 90 feet in diameter, this gallery space and ceremonial entry to City Hall accommodates up to 350 for receptions. Photo: Jonathan Schuppert, AICP.



How city planning can change an anti-aging culture

Ed. note: AARP, ASA (the American Society on Aging), and APA are holding their second annual “Summit on Livable Communities for all Ages” in San Francisco on Thursday, March 29, from 9:45 am to 1 pm, in conjunction with ASA’s annual national conference. Mark your calendars. APA California–Northern Section is the local host, <http://bit.ly/2AuJ8LG>. The objective of the session is to make urban planners and professionals in aging aware of what each group does and how they can help each other. The following December 4 article is right on subject.

Josh Cohen, *Next City*

U.S. cities can be unkind to elderly residents, with services and social opportunities spread out and access difficult for people without a personal vehicle or the ability to drive. Transit in many cities doesn’t fill the gap. People with limited mobility are poorly served by streets, sidewalks, and other public spaces built with lax adherence to the accessibility requirements of the Americans with Disabilities Act. Housing affordability can be a struggle for a senior citizen on a fixed income.

In Columbus, Ohio, where the number of residents age 65 and older is set to double over the next three decades, the city wants to change that narrative.

In 2015, the city joined the World Health Organization and AARP’s Network for Age-Friendly Cities and launched the Age-Friendly Columbus initiative, <http://bit.ly/2Asv8Sy>. This past November, it released the Age-Friendly Strategic Plan, which outlines policy and infrastructure goals for im-

proving public spaces, housing, transportation, social inclusion, emergency preparedness, and more for older residents.

“We know that the majority of residents want to age in their home,” says Katie White, Age-Friendly Columbus coordinator. “We’re supporting them with proactive planning. It will require a modification of services, making sure their needs are met before a crisis happens.”

Fixing the built environment is a key piece of the puzzle. Missing curb cuts, broken sidewalk and street surfaces, a lack of ramps into buildings, short crosswalk signals, walkways too narrow for people with walkers or wheelchair users, all make cities difficult and even dangerous to navigate for people with mobility impairments.

As part of the initiative, Age-Friendly Columbus produced a six-minute documentary, <http://bit.ly/2koWJ1g>, showing a day in the life of Karen Peters, a 74-year-old resident with essential tremor (a movement disorder) and a type of muscular dystrophy. Peters relies on a walker and a scooter to get around. She has managed to maintain her independence, but it takes significant forethought, planning, and effort.

“You can’t imagine it, but almost every person’s house has steps of some kind. I have to really know where I’m going and know there’s going to be someone there to help me in and out. If I’m going someplace new, I have to think about that,” she explains.

Peters says she never starts crossing the street if the signal is counting down. She waits another light cycle to start her crossing with a fresh signal to ensure she has enough time. There are other issues she has to consider before heading out on her own that people without mobility impairments might take for granted. Do the sidewalks on her route have curb cuts? Will the restaurant she’s going to be able to accommodate her scooter?

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Going shopping, Trenton, New Jersey. Credit: New Jersey Bicycle and Pedestrian Resource Center, <http://bit.ly/2Ap6bsJ>

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"How to harness the flood-fighting powers of urban parks. In April, the National Recreation and Park Association (NRPA) released a survey suggesting that while parks are key in the fight against climate change — municipal parks' agencies create bike paths, protect green space, and implement water diversion tactics — funding challenges often thwart greater environmental engagement. Now, in partnership with the American Planning Association and the Low Impact Development Center, NRPA has released a more technical guide outlining the nuts and bolts (or rather, constructed wetlands and bioswales) of green stormwater infrastructure, including finer details, like how to engage local communities and, yes, secure funding." —Rachel Dovey, *Next City*, <http://bit.ly/2CdXG0u>. You can download the resource guide, 'Green infrastructure in parks, Resource Guide for Planning, Designing and Implementing,' at <http://bit.ly/2CbQEti>.



Director's note

Sharon Grewal, AICP

Checking out of 2017

Our Northern Section had an exciting and successful year, offering more programs and service than ever before to our more than 1,700 members. We created a Young Planners Group inaugural steering committee, revamped and refreshed our Awards Program, provided well attended networking opportunities throughout the region, continued our international planning collaboration with São Paulo, and completed our sixth international planning tour — this time to Southeast Asia.

Mentorship program

In September, Northern Section kicked off one of the country's largest one-on-one mentorship programs. This nine-month career development initiative involves 240-plus urban planning professionals from local governments, public agencies, nonprofits, and consulting firms. The program aims to improve the professional practice of planning while benefiting individual practitioners at all experience levels.

Professional development

We offered our members 65 events in 2017 with a total of **114 AICP CM** credits. These events — free or of nominal cost — ensure that members can advance their professional knowledge right here in the greater Bay Area. And APA California (the Chapter) supported us and other sections with a webinar service we were able to use across the state.

Communications

Northern Section continued to grow its online presence on Facebook and Twitter. In addition, as in past years, our members received email newsletters (eNews) every other week with information on upcoming local events, sessions, programs, and Chapter and Section activities. Our flagship news magazine, Northern News, is published 10 times each year, and each issue is read by thousands of planners and related professionals in California, across the country, and several corners of the world.

California Planning Foundation (CPF)

CPF is a nonprofit, charitable corporation whose goal is to further the professional practice of planning in California.

Last year, CPF awarded some 34 scholarships totaling more than \$58,000 to planning students throughout California. In this way, we help ensure that young people drawn to the planning profession can fund their education.

Holiday Party

We celebrated our accomplishments at our annual Holiday Party, November 17, at Impact Hub in Oakland. It was another well-attended and top-notch event that included a raffle to benefit CPF.

New Board members

During our November Board meeting, we added **Laura Russell, AICP**, and **Lindy Chan** as the Peninsula Regional Activity Co-coordinators and **Yosef Yip** as San Francisco Regional Activity Co-coordinator. We welcome them to our Board and look forward to more networking events, especially on the Peninsula. You'll find photos and brief bios of all three on [pages 13-15](#).

Board election

Congratulations to **Jonathan Schuppert, AICP**, who was re-elected by the membership to a second term as Treasurer. Jonathan's new two-year term runs from Jan. 1, 2018, to Dec. 31, 2019. Photo and brief bio on [page 14](#).

On to 2018 and 19

Northern Section provides more events than any other APA California Section, and we will continue that in 2018. The Board meets January 27 for an all-day retreat (at an Oakland venue TBD) to plan for the upcoming year. Feel free to join us. Looking ahead to 2019, our Local Host Committee met in San Francisco in November with APA's National Planning Conference Committee. We're going to put together an amazing conference in 2019. (See photo on [page 12](#)).

Get involved; be active in your profession

We invite you to do more in Northern Section or other APA activities. For information regarding our committees and available board positions, please contact me at director@norcalapa.org. ■

In memoriam



Valentin (Val) Alexeeff, a good guy planner, 69

Northern News has learned of the death of Valentin Alexeeff, Dec. 11. He may be best known for his quarter-of-a-century as a planner and manager in Contra Costa County.

Born in 1948 in China to Russian immigrant parents, Alexeeff was raised in San

Francisco. He moved to Contra Costa in 1979 to work as the zoning administrator in Antioch. He was both the planning director and the city manager of the city of Clayton, California, from 1985 to 1991, playing a major role in reviewing the 1,485-home Oakhurst Country Club development.

From 1991 to 1998, Alexeeff served as Contra Costa's director of growth management and economic development, a position created to coordinate the planning, public works, and building inspections departments. As director, he helped negotiate a legal settlement in 1994 that allowed the massive Dougherty Valley housing development to proceed in the San Ramon Valley. He also headed the county's Institute of Policy and Innovation, developing 'best practice models' for Contra Costa County departments.

Alexeeff also directed California planning and development departments in the counties of Santa Barbara (2003–2005) and Santa Clara (2005–2009) and served on a number of technical committees, including for the Santa Clara Valley Habitat Conservation Plan.

As a planner and manager, Alexeeff was known for his warm personality and his ability to lead and teach staff. "He's strong on management, planning and development, and effectiveness of process, and he's a good guy," Santa Barbara County Administrator Michael Brown told the *Lompoc Record* in 2003.

Blessed with a voracious appetite for learning, Alexeeff earned several degrees including a doctor of public administration from the University of Southern California; a master of public administration from the Kennedy School at Harvard University; a master of urban planning from the University of Washington, and a bachelor of arts in political science and Russian from San Francisco State University.

Alexeeff was an emeritus member of the California Planning Roundtable, an organization to which he was elected in 1993. Alex Hinds, a Roundtable member, remembers him as having a "quintessential Russian spirit that could not be contained. He could instantly pivot from roaring laughter to poignant tears."

Most recently, Alexeeff was senior consultant at Sonoma State University's Center for Sustainable Communities. Tom Jacobson, director of the center, and professor of geography, environment, and planning at Sonoma State University, described him this way: "Val was a big and good spirit, had an adventurous intellect, and loved planning and planners. And I will never forget that laugh ... that special twinkle in his eye. We were lucky to have him in our lives," he said.

Alexeeff is survived by his wife Mary Ann and two sons.

(In memoriam continues on next page)

Here's why Big Tech located where it is. "There's just no getting around it, there's something in the water on the West Coast: an optimism, a risk-taking, a land of second chances, combined with the fact that it has some of the best engineering universities in the world. It's Berkeley or Stanford or Caltech; even UW [in Seattle] has come a long way. I don't think you can find a company that's built more than \$10 billion in shareholder value in a three-year period that isn't a bike ride away from a world-class engineering university." —Scott Galloway as told to Richard Florida, *CityLab*, <http://bit.ly/2nKSEFC>



George A. Williams, 89, left his mark on San Francisco

Northern News has learned of the death on Nov. 6 of George Williams, who was assistant director of San Francisco's Planning Department from 1973 to 1991.

Born and raised in Salt Lake City, Williams received his bachelor's degree from the

University of Utah in 1949 and an MBA from Stanford University's Graduate School of Business in 1951. He served in the U.S. Army Finance Corps during the Korean War and used the GI bill to attend Harvard Law School, where he received his bachelor of laws in 1956.

While practicing law as an associate at Heller, Ehrman, White and McAuliffe in San Francisco, he soon realized that his interests were aligned with those of the city and the public. He returned to Harvard to earn a master of laws with an emphasis in urban planning.

Williams worked in San Francisco as a consultant with Arthur D. Little in 1963, then went to Washington, DC, to "coordinate the writing of President Johnson's Model Cities Program. After the bill signing in the Oval Office, he implemented Baltimore's Model Cities Program," according to *SFGate*, <http://bit.ly/2A3HuBD>.

At the San Francisco Planning Department, Williams was put in charge of comprehensive planning in the 1970s and was the principle author of the San Francisco Downtown Plan, adopted by the city's planning commission in November 1984. The Plan, together with its proposed Planning Code Amendments, "strongly

limits the size and location of new skyscrapers, requires the preservation of several hundred older buildings, and sets specific design guidelines to assure that new skyscrapers are slender and tapered rather than boxy in profile," wrote architectural critic Paul Goldberger in *The New York Times*. "It is, moreover, one of the most complete prescriptions for growth any American downtown has been given." (Oct. 2, 1983, <http://nyti.ms/2A21ODx>)

The plan also provided for Privately Owned Public Open Spaces (POPOS). Williams would later enjoy conducting tours of the POPOS, even in retirement. He was also a guest lecturer at the UC Berkeley College of Environmental Design and a cofounder of Friends of the Urban Forest with four others after San Francisco cut funding to urban forestry in the late 1970s.

After retiring from the city planning department in 1991, Williams consulted for the United States Agency for International Development (USAID) in Jamaica, Slovakia, and Kazakhstan.

In 1999, Williams and wife Sally moved to Berkeley, where he served on the Zoning Adjustment Board and the Design Review Committee. He joined the SPUR Board of Directors and served on the executive committee of the San Francisco Housing Action Coalition.

Surviving Williams are his wife of 59 years, Sally; and four children, five grandchildren, and two step-grandchildren. His youngest daughter, Erica Williams Orcharton, carries on the family tradition of public service as a partner at law firm Goldfarb and Lipman. She works primarily with nonprofit developers and public agencies to finance and develop affordable housing throughout the Bay Area. ■

Extra long commute for attorneys. "Patterson + Sheridan, a national intellectual property law firm with headquarters in Houston, recently bought a private jet to ferry its Texas lawyers to Bay Area clients. The jet was cheaper than paying local lawyers, who expect to make enough to offset the Bay Area's inflated housing costs. 'The young people that we want to hire out there have high expectations that are hard to meet,' said Bruce Patterson, a partner at the firm. 'Rent is so high they can't even afford a car.'" —Conor Dougherty, *The New York Times*; <http://nyti.ms/2A0kZOH>

A chance to “reinvent” yourself

Angelica Cruz, Santa Clara Valley Water District



Sam Herzberg, AICP, at SCVWD. Photo: Sharyn Evanich

Want to close the gap between where your career is right now and where you want it to be?

Decisions lead to actions that lead to change. The truth is no one will manage your career for you. One way to grow your skills is by taking on special projects outside of your typical responsibilities.

The Management Talent Exchange Program (MTEP) is a way for employees from various cities and entities within San Mateo and Santa Clara counties to gain essential leadership skills while providing the host agency with a fresh new perspective and another set of hands to work on projects. This year **Sam Herzberg, AICP**, senior park planner with San Mateo County Parks, was among one of three selected by the County of San Mateo (6,700 employees) to participate in the program.

Sam worked on a number of dynamic projects in Human Resources. His assignment with SCVWD began in September and concluded in early December. He worked on a retirement webpage to make CalPERS and water district retirement information readily available to retiring employees. He assisted with implementation of the Engineers Society Rotation Program to provide employees with a greater understanding of the various engineering roles within the district, gain new skills, and form new relationships. He identified outreach for the district's upcoming summer internship program at colleges, trades schools, and the diverse ethnic communities of Santa Clara county. He developed a quarterly summary report on the status of filled recruitments. And Sam worked with the HR Team on a new Learning Management System (LMS) solution.

Not only did Sam get the opportunity to work on several cool projects, he is building his brand! He can now add “organizational development” experience to his list of accomplishments. This type of experience was not available in his current role as a senior planner for the San Mateo County Parks Department. He sought out this program to grow his skill set and move forward in his career.

One of the ways you can grow your career is to join a management association such as the International City/County Management Association (<http://icma.org>), or the Municipal Management Association of Northern California. Doing so will make you a more viable candidate for the next MTEP program. The program runs every other year, in odd numbered years.

The 100-mile journey begins with a single step. Where will you take your career?

A version of this article ran on the Water District's internal website. Republished with permission. Northern News interviewed Sam Herzberg for “Meet a local planner,” February 2016.

You can read the interview at <http://bit.ly/2A4etps> ■

Thinking about AICP?

The application window for the May 2018 AICP Certification Exam closes **December 28**

Northern Section sponsors AICP examination preparation workshops at UC Berkeley. These are held every third Saturday from 10AM to 3PM with an informal study lunch. The next meetings will be held February 17, March 10, March 31, April 21, and May 12, finishing just before the national exam window that closes May 28.

The workshops have helped 700 planners pass the AICP exam, with an average pass rate of 96 percent compared to 65 percent nationally.

Even if you miss the upcoming AICP application deadline of December 28, you can and should begin studying in spring for the Fall exam.

The workshops cover each of the exam's domains with experienced planners speaking, augmented by those who recently passed the exam. The course fee of \$100 includes all necessary study materials, CDs, readings, reference lists, a glossary, and test-taking tips to help you study smart and effectively. (There is no fee for graduate planning students, the unemployed, UC Berkeley staff, or Northern Section California Chapter APA board members.)

For more information call (650) 592-0915 or email Dr.DonBradley@comcast.net or

register by sending your check to:

2995 Woodside Road, #400, Woodside, CA 94062.

Scholarship available

National APA's AICP Exam Fee Scholarship Program (<http://bit.ly/2AxUA9j>) offers need-based assistance in the form of a steeply discounted exam fee. The program aims to increase diversity within AICP, and preference is given to members from underrepresented minority groups. Each APA chapter awards at least one scholarship.

Individuals can request assistance by submitting a written explanation of financial hardship to the Professional Development Officer (PDO) within their local APA chapter. If accepted into the program, individuals pay reduced exam fees of \$145 for first-time AICP applicants (\$70 application fee plus \$75 exam fee), or for previously approved applicants, a \$75 exam fee only.

Individuals interested in the scholarship should contact Kimberly Brosseau, AICP, the APA California PDO, at kimberly.brosseau@prk.sccgov.org. ■



Where in the world



Photo: Aliza Knox (Answer on [page 15](#))

Affordable housing speedup coming to Berkeley. The Berkeley City Council voted unanimously December 6 to greenlight a plan to greatly streamline the construction of affordable housing in the city, *Berkeleyside* reported on Twitter. The proposal, authored by Councilmember Lori Droste, will allow affordable housing developers to build in Berkeley without having to go through public hearings — as long as the projects comply with zoning rules and city staffers approve the projects. The motion directed the planning commission and city manager to amend the zoning ordinance by July 2018 to allow ministerial zoning approval of housing projects that receive Housing Trust Fund monies; and/or housing projects with more than 50 percent below market rate (BMR) units and with 20 percent of the BMR units designated for extremely low and very low income earners (those earning up to 50 percent of AMI — area median income). Staff will also conduct design review for the projects. A vote on the rules is expected next summer.

Northern Section's Young Planners Group is looking to grow

APA's **Young Planners Group** aims to create a space for emerging planners to network, develop professionally, and find support and camaraderie. The group offers opportunities for students, emerging planners, and those who are more established in their careers to socialize with a network of young planners at every stage of their professional growth.

Northern Section's YPG has offered social and professional development opportunities for several years. Early in 2017, an "inaugural steering committee" formed. While focused in the South Bay, the committee plans events throughout Northern Section's region. In addition to several informal happy hours, the group sponsored a "fireside chat" series with established planning professionals, hosted a POPOS (privately owned public open space) walking tour, collaborated with other planning and design organizations, and hosted tours of planning offices.

On January 6, 2018, YPG will host a half-day retreat in San Jose to plan activities for the year, that will strengthen our presence in the South Bay planning community. We invite anyone interested in YPG to join us at the retreat and/or the social at the end of that day. To learn more, please email ypg@norcalapa.org.

Below we introduce the 12 members of YPG's steering committee, each of whom was asked to respond to the following questions:

- What are your visions and goals for the Young Planners Group?
- Where do you see the field of urban planning 20 years from now?
- What is your favorite city/street/place?

Here, then, are the leaders who made possible YPG's 2017 program expansion and their thoughts as they look forward to 2018.



Veronica Flores, YPG Co-director, is originally from Daly City and lives in Emeryville. She works for the San Francisco Planning Department, where her focus is current planning, housing, and community development.

"My goal for YPG is to foster a network of emerging professionals who can learn and grow together. I believe we can tap into each other's experiences and networks to find mentors, learn about related fields, and build a camaraderie with like-minded people. It's difficult to find that first job out of school or move from entry-level to mid-level positions. I hope YPG can help to smooth such transitions.

"As emerging planners take on leadership positions, I hope we will tackle community issues — affordable housing, transportation, mobility, air and water quality — in more innovative, equitable, and sustainable ways.

"My favorite city is Barcelona. I love the public open spaces, octagonal intersections, local markets, and the architecture."



Jason Su, YPG Co-director, is from Los Angeles and lives in San Jose. He works for the San Jose Downtown Association, and his focus is urban design and community development.

"Emerging planners are in an interesting position: They may not often be making decisions on urban planning policies, but may spend their life and careers impacted by them.

"My goal is for YPG to empower young planners to facilitate networks and opportunities that allow emerging planners the skills and chance to be at the decision-making table, and to foster community support for them.

"I see planning in 20 years as more integrated into other facets of city building — public health, urban design, equity, climate change, technology, etc.

(continues on [page 17](#))

Planning news roundup

Excerpts linked to the original articles

Mountain View approves 'massive housing and office plan'

Mercury News, December 12, 2017

Louis Hansen, <http://bayareane.ws/2zcV6Zj> • "Mountain View City Council has unanimously approved a sweeping redevelopment plan, clearing the way for Google and other developers to create a dense, city-like campus of offices and homes in a housing-starved region.

"The new master plan could reshape North Bayshore, home to Google headquarters, into the most ambitious new development in the Bay Area with nearly 10,000 new homes and apartments, about 3.6 million square feet of office space, and a mix of pedestrian-friendly parks, retail shops, and businesses.

"The plan calls for transforming the suburban office park filled with Google employees into a high-density, mixed-used district. Buildings are expected to be taller — up to 8 stories for offices and 15 stories for residential units — and friendlier to pedestrians, cyclists, and public transit. Full development could take a decade to complete.

"Advocates say the plan also creates a bold marker for large-scale housing development in the Bay Area, where a booming economy coupled with little new residential development has led to highest-in-the-nation rents and home prices.

"Vice mayor Lenny Siegel said the project would address the core issue facing the region. A vocal supporter of the plan, he said North Bayshore development would undergo further public hearings. 'This is a living document. It can be fine-tuned.'"

Houston: The house of the future is elevated

CityLab, December 8, 2017

Amanda Kolson Hurley, <http://bit.ly/2B3kN0g>

- "Nationwide, according to Census data, 59 percent of new single-family homes are slab-on-grade. Because a ground freeze can crack the slab, the method is mainly used in warmer climates. It's straightforward and cheap, but results in a house with a low elevation.

"I don't understand why you would ever build a house on a slab on grade that could be in a flood-prone area,' said Mike Barcik, senior engineer for technical services at the Southface Institute, in Atlanta.

"In addition to mandating higher elevations, Harris County, which surrounds the city of Houston, has abolished slab-on-grade building, even on top of fill, in the 100-year floodplain. All new houses there will have to be on pier-and-beam foundations or concrete piers.

"John Jacob, director of the Texas coastal watershed program at Texas A&M University, believes that elevating homes is essential if Houston wants to solve its water quandary.

'Water seeks the low spots; we need to seek the high spots,' he wrote in a post-Harvey blog post. 'Elevation needs to be the metric by which we gauge all new development and redevelopment.' Jacob himself lives in an older city neighborhood on a high lot, in a house perched above a four-foot crawl space. The house, built in 2015, doesn't look strange because of the added height. 'It's not like houses on stilts. You've got vegetation and those kinds of things. It doesn't look too weird at all.'"

Menlo Park settles development-related lawsuit with East Palo Alto

The Almanac, December 7, 2017

Kate Bradshaw, <http://bit.ly/2jtG3IL> • "The city of East Palo Alto filed a lawsuit against the city of Menlo Park on Dec. 28, 2016, following Menlo Park's approval of its general plan update, which allows up to 2.3 million new square feet of non-residential, 4,500 units of new housing, and up to 400 hotel rooms, all east of U.S. 101.

"The settlement (<http://bit.ly/2juc6C9>) requires a full environmental impact report for any development in Menlo Park's rezoned 'M-2' area that seeks 'bonus' level density allowances, adds more than 250,000 net new square feet, or includes a master plan (such as Facebook's proposed 'Willow Campus').

"In addition to environmental studies, developers will conduct separate housing-needs assessments to look at residential displacement and the 'multiplier effect.'

"The concept behind the 'multiplier effect' is that additional low-income housing demand is created by the service needs of residents at new housing developments.

"For example, when new apartments are built, the tenants add to the demand for services such as restaurants and schools, which creates demand for new workers. Those workers need a place to live. If they cannot afford local market-rate housing, they create a demand for more affordable housing.

"The city would also have to pay 'fair share' mitigation traffic impact fees on any intersection in East Palo Alto that is adversely affected by Menlo Park development, and East Palo Alto would do the same for Menlo Park for its development impacts."

(continues on [page 21](#))

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.

Michael Baker
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A changing of the guard at *Meet a local planner*



Catarina Kidd, AICP



Siân Llewellyn, AICP

After interviewing 24 professional planners, commencing with the June 2014 issue, Siân Llewellyn, AICP, is moving on. Catarina Kidd, AICP, *Northern News*' associate editor, will be taking over in 2018.

Siân starts the coursework for her PhD in city planning — something she has wanted to do since receiving her Master's. Beginning in January, she will be in Atlanta for four semesters of coursework at Georgia Tech, her *alma mater*.

Please join us in sending Siân off with best wishes. ■

NOTES FROM APA INTERACT

Planners come alive in conference proceedings

APA has released a valuable new research tool for members: an index to conference proceedings (<http://bit.ly/2ArNYqJ>) in the library's E-book Collection, <http://bit.ly/2AutzRA>.

Now it's easy to locate, borrow, and read what Richard Babcock, Catherine Bauer, Edward Bennet, Alfred Bettman, Stuart Chapin, Charles Merriam, Lewis Mumford, John Nolan, Frederick Law Olmsted, and other great planners said at national planning conferences hosted by APA and its predecessor organizations, as far back as 1909. Most of these proceedings have never before existed in digital form, and even physical copies are rare, making this a unique and important member benefit.

Ethics reminder: a warning about using "AICP"

As AICP Ethics Committee member Phillip Farrington points out in APA's Knowledge Center blog, <http://bit.ly/2Aua19A>, only AICP members in good standing are entitled to use the AICP credential. Use by any other individual is fraudulent and a form of identity theft. ■



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Making no little plans for 2019



APA's National Planning Conference will be held in San Francisco, April 13–16, 2019.

The NPC19 local host committee met in San Francisco at the end of November with members of APA National's ongoing national planning conference committee, NPCC. Above, left to right, are the initial members of the local host committee: Local activities/guide coordinator Sharon Grewal, AICP; Mobile workshop coordinator Jonathan Schuppert, AICP; Orientation tour coordinator Bob Zimmerer, AICP; and Local host chair Hing Wong, AICP

Forest fires — the new normal. "Wildfires have been a part of the California ecosystem since long before modern settlement, let alone the exurban sprawl that brings housing and development into fire-prone areas. We tend to deal with the possibility of raging firestorms abstractly — local governments do a little planning, fire departments offer advice on clearing brush and other flammables from property, insurers sell policies to cover our losses if a fire actually burns our homes and businesses to the ground. But those steps don't prepare us for the violent reality. ... There will be time for assessments after these firestorms subside. Were they natural or human-caused? Would better zoning limit exposure? ... Today's fires will end, and what we do next — assessing how to better prepare, and how and whether to rebuild — will influence the damage from the fires next time."—*Editorial, Los Angeles Times* <http://bit.ly/2jlnH6f>

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Who's where



Elizabeth Caraker, AICP, is the housing and community development manager for the city of Monterey. She has been with Monterey for nine years, most recently as principal planner. Previously, Caraker worked for RBF Consulting, and for the city of Marina as planning manager. She holds a master's in community and regional planning from the University of Oregon, and a BS in food science from Cal Poly SLO. When not working, Caraker enjoys hiking and rock climbing. She also spends time training for triathlons and is an active member of Jellies Aquatic Masters of Monterey, a masters swim club. Caraker was Northern Section's Regional Activities Co-coordinator for Monterey Bay for more than four years, from April 2008 through November 2012.



Lindy Chan, senior planner for Redwood City, has been appointed to the Northern Section Board as Peninsula Regional Activity Co-coordinator. Chan began her career at the city of Lafayette where she worked for 14 years. She earned her BA in environmental studies at UC Santa Barbara.



Florentina Craciun, AICP, is now environmental planner at AECOM. She previously was senior environmental planner for Michael Baker International (three years) and senior environmental planner for URS Corporation before that. Craciun holds an M.A. in urban planning from UCLA and a B.A. in history from UC Santa Barbara. She has served in several positions on the Northern Section Board since 2012, including Membership Director, East Bay Regional Activities Co-director, and most recently as Awards Co-director since 2015.

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Who's where *(continued from previous page)*



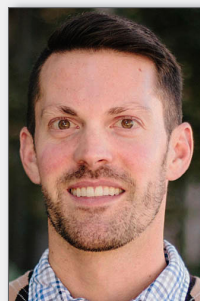
Matt Kawashima is now an Environmental Analyst II for Contra Costa County. He focuses on environmental impact review and permitting for road, airport, flood control, and capital projects. He was previously an environmental planner with LSA Associates, Berkeley, and an assistant environmental planner with Denise Duffy & Associates, Monterey.

Kawashima is currently pursuing an MPA from the University of San Francisco and holds a B.S. in city and regional planning from California Polytechnic State University – San Luis Obispo. In his free time, he is an avid photographer and traveler.



Laura C. Russell, AICP, has been appointed to the Northern Section Board as Peninsula Regional Activity Co-coordinator. She is a senior planner for Neal Martin & Associates where she concentrates her time with the city of San Carlos. Previously, Russell worked as a senior planner for the city of San Bruno and also worked for the cities of Palo Alto and Merced. She holds a master of urban planning

from San Jose State and a bachelor's degree in urban studies from UC San Diego. Outside of work, she enjoys attending ballet and watching football.



Jonathan Schuppert, AICP, has been re-elected by the Northern Section membership as Treasurer of APA California–Northern, effective January 1, 2018. Schuppert is campus connectivity manager at Facebook. He holds a B.S. in city and regional planning from California Polytechnic State University – San Luis Obispo.

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Who's where *(continued from previous page)*



Theresa Wallace, AICP, has been promoted to principal at LSA Associates' Berkeley office. Wallace, who joined LSA in 2005, specializes in CEQA/NEPA document management and preparation. She serves as both principal-in-charge and project manager for the environmental documentation of diverse public and private development and redevelopment projects. Wallace holds a B.A. in environmental studies from UC Santa Cruz.



Yosef Yip has been appointed to the Northern Section Board as San Francisco Regional Activity Co-coordinator. He fills the position previously held by Graham Pugh, who recently moved to Berlin. Yip is a transportation project coordinator at WSP USA. Prior to joining WSP's San Francisco office, he worked in both the public and private sectors in Shanghai, New York, and Toronto. Yip earned his master's

in urban planning (urban design) at City University of New York, and holds a bachelor of environmental studies (urban planning) from the University of Waterloo, Ontario. ■

Answer to Where in the world *(Page 8)*

Nashville, Tennessee, on the Cumberland River. The twin masts mark the AT&T Building, 617 ft. tall. The building at the far right houses the Metropolitan Government of Nashville and Davidson County. By the mid-nineteenth century, Nashville was the second largest city west of the Appalachian Mountains. The block-deep, century-old, four-to-five story Victorian warehouses along First Avenue are seeing their upper floors being converted to loft apartments or condominiums.

Photo: Aliza Knox.

Columbus' strategic plan outlines 54 programing, policy, and infrastructure goals to implement over the next few years. Next year, the city wants to do 15 of them, addressing public space accessibility, transportation, social inclusion, and more.

Transportation is a big one for car-centric Columbus. The city is going to pilot a 'senior circulator' bus between hubs in the Clintonville and Beechwood neighborhoods. Officials want to create a Safe Routes for Seniors program and map accessible walking routes in the city. There are plans to lengthen crossing times for signalized crosswalks.

In the public realm, there will be a checklist for evaluating the age-friendliness of indoor and outdoor public spaces in the coming year. Similarly, the initiative will lead to the creation of a list of age-friendly businesses.

To help empower older adults, Age-Friendly Columbus will lead training on housing insecurity, eviction laws, and maintaining stable housing.

In future years, the initiative will tackle emergency services and preparation, aging in place, and intergenerational socializing. White says in their planning workshops and outreach they frequently heard complaints about negative stereotypes of older adults. Programs will aim to connect elders with everyone from middle-school students to university students.

"Studies show the more exposure young people have with older adults, the less uncomfortable they are with aging," White says. "The U.S. maybe has some more work to do because we are an anti-aging culture."

Columbus is not alone in thinking about how to be more accessible to older residents. As part of the strategic planning, officials looked to several other U.S. cities for best practices, and see New York, Washington, D.C., Atlanta, Cleveland, and Auburn Hills, Michigan, all members of WHO's Age-Friendly Network, as leaders in age-friendly city planning.

Atlanta has been addressing the issue for over 25 years now. According to a 2014 Next City article on age-friendly cities by Edward McClellan, <http://bit.ly/2AsDee5>, Atlanta's 1992 visitability ordinance mandated that "certain new single-family homes have 32-inch-wide doors, a zero-step entrance, and first-floor bathroom walls reinforced to support grab bars." Though it was intended to serve people with physical disabilities, the model was replicated more widely as a way to serve older residents.

Three neighborhoods in New York — East Harlem, the Upper West Side, and Bedford-Stuyvesant — are designated Aging Improvement Districts. Because of that, they have special senior hours at the public pool, provide chairs to neighborhood businesses, and have done work to make public housing laundromats more accessible.

Long term, White says, the goal is to make Columbus age friendly in every sense of the word. "The piece that ties it all together is chipping away at these negative stereotypes against older adults," she says. It can be done with this intentional planning work. ... We want to change the way people think from sympathy to empathy."



Josh Cohen is a freelance writer in Seattle. His work has also appeared in *The Guardian*, *The Nation*, *Pacific Standard*, and *Vice*. A version of this article appeared in *Next City*, December 4, 2017. Republished with permission.

I see the focus of planning shifting toward quality of life, equitable cities, and sustainable systems.

"Taipei is my favorite city. I was there many times as a child visiting family, and most recently in 2017. I appreciate the organic beauty, architecture, and street art, and note the civic changes over the past few decades."

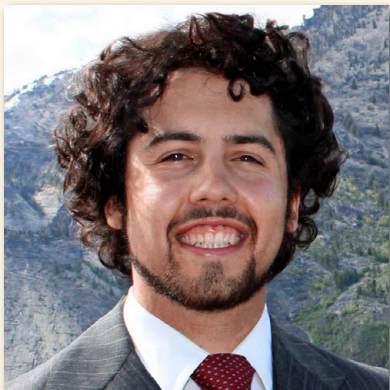


Brittany Bogue, who is from Boise, Idaho, lives in San Jose. She works at HotChalk, Inc., Campbell, as an academic advisor. She wants to focus on housing and active transportation.

"My goal is for YPG to continue to promote a community of emerging planning professionals in the South Bay, while serving as a hub for networking and exploring what San Jose and the South Bay have to offer.

"My hope is that urban planning in 20 years will be mainstream, and that building inclusive, resilient places for people will be a more frequent and nuanced part of public discourse.

"My favorite city is Bilbao."



Alex Casbara is originally from San Jose and works there at Circlepoint. His focus is environmental analysis.

My vision for YPG? "I believe a successful planner must consider every facet of modern (and future) society, so I seek exposure to fields that I cannot access from my professional silo. I call on all planners in transportation, housing, food, energy production, waste disposal, resource extraction, environmental protection, education, defense, emergency response, human health, and any other discipline to share your experience with YPG.

"Unless we allocate sufficient resources over the 20 years, critical infrastructure maintenance and improvements will lag behind population growth, technological advancement, and climatic unpredictability.

"Tidepools are my favorite places."



Morgan Cowick is originally from San Diego and lives in Seattle, where she is pursuing a master in urban planning at the University of Washington. Her focus is land use and infrastructure.

"YPG offers a unique opportunity to bring together people from all disciplines under one umbrella, while providing a friendly environment in which to get to know one another. YPG is uniquely positioned to facilitate interdisciplinary interaction and provide young planners with a mix of social, educational, and professional development opportunities.

"Urban planning in 20 years will be more directly addressing housing affordability, community health, and resilience.

"My favorite place is Retiro Park in Madrid."

(continues on next page)



Marissa Garcia hails from Gilroy and lives in Morgan Hill. She works for Kimley Horn & Associates, and her focus is transportation.

"Young Planners are the future. We are a diverse group, exposing ourselves to the different aspects of planning in a fun way. Planning is a very small world, so it is good to have a strong network of colleagues from the start. Maybe in 30 years our current YPG cohort will be the Retired Planners Group, working with the next YPG to make the world a better place!

"In 20 years we will be developing more (and more comprehensive) transportation plans and finding a more sustainable way to get people where they need to go.

"My favorite place is Hong Kong Island, Hong Kong."



Sophia Lai is from Alhambra, California, lives in Mountain View, and works at Kimley-Horn & Associates where her focus is environmental.

"For the Young Planners Group, I hope to see more events where entry-level professionals can connect and learn from our more established professionals.

"In 20 years, I see the fields of planning, public health, and tech merging. Baby boomers are getting older and will be retiring soon. I see them wanting the same things millennials have, and the same type of access to social and mobile experiences. I see hitching rides to hospitals-pharmacies-health centers in mixed-use development, with the ease of an app.

"My favorite place is San Francisco's Sunset District. I fell in love with it because of Golden Gate Park and the many types of ethnic cuisine that nearby restaurants offer. I like to grab a pastry at Arizmendi Bakery on Ninth Avenue and a coffee from a local shop, then walk around the park."



Cherise Orange is from Baltimore, Maryland, and lives in San Jose. She works for Santa Clara County's Department of Parks and Recreation. Her focus is park and land use planning.

"I hope that YPG becomes the segue for children and young adults to get involved in urban design, architecture, and planning. In the Bay Area, so much emphasis is placed on children learning STEM, but those kids will need a place to live as adults.

"In 20 years, I see the planning profession and planners taken more seriously. Planning encompasses so many different specialities, from affordable and supportive housing to open space. I hope my generation will bridge the gap between needs and wants to find and design innovative concepts that will be implemented. No more creating pie-in-the-sky plans that sit on shelves collecting dust.

"My favorite place is Linn Park in Birmingham, Alabama. When I travel for work, I explore. I found this park in the heart of Birmingham, in the city's Civil Rights District. You can walk through the park and the surrounding blocks and learn about the city's role in the Civil Rights Movement."

(continues on next page)



Jana Schwartz is originally from San Diego. She lives in San Jose where she works for Callander Associates Landscape Architecture. Her focus is urban design and active transportation.

"YPG is a group of driven, intelligent, and forward-thinking leaders. I hope the YPG members will feel supported and encouraged to take on leadership roles whenever and wherever possible. The YPG members are a support system for each other, but I hope we can grow that support outside of our group. Senior planners and leaders, please encourage us to challenge ourselves and step into leadership roles. Our youth shouldn't prohibit us from climbing the ladder of responsibility.

"Communication across disciplines and industries will have to improve over the next 20 years so we can understand and get on board for how to plan for the many changes we will see in community culture and technology. Living in Silicon Valley, it often feels like I need to go back to school for a computer science degree to understand some of the technology. Perhaps cross-discipline communication will obviate that.

"My favorite city? I love Davis. I went to undergrad at UC Davis and fell in love with the community and its bikeability. The first time you enter a bike roundabout and successfully exit might be the scariest/proudest moment of your life. Thousands of bikes surround you, we are all going to separate parts of campus, and somehow we all stay up on two wheels ... awesome. I hope that magnitude of bicycle transportation will flourish in other communities!"



Janice Soriano is from Santa Clara and lives in San Jose. She works for Stanford Health Care, and her focus is transportation planning and transportation demand management (TDM).

"I'm very much looking forward to having a young professional urban planning presence in the South Bay. Establishing this presence starts with tuning in to local and regional opportunities to connect with more seasoned planners and their communities. A South Bay native, I'm happy to have peers in the area who have come from all over and are enthusiastic about making the South Bay a great place to live. It will be fun to put all the pieces together when we connect with our San Francisco and East Bay counterparts.

"My favorite city is Madison, Wisconsin. It stole my heart over the two years I spent there in graduate school. The Lake Mendota Terrace at sunset, the fun shops, restaurants, and bars, the Capitol Square — the city has an incredible culture and truly knows what it takes to placemake."

(continues on next page)



Ricky Williams, AICP, is from Iowa City, Iowa, and lives in San Jose. He works for Hexagon Transportation Consultants, Inc., and his focus is transportation planning and engineering.

"I believe the goal of YPG is to build bonds between young, motivated individuals who will maintain them as they progress in their professional careers. The relationships we create as young planners can foster productive work environments now and encourage communication between businesses, departments, and industries as we become more senior.

"Planning has its hands in almost every industry. In planning school we can focus on six or seven different realms, but students in 20 years will have to decide between 20 to 30 specializations. That may be an exaggeration, but the field is constantly expanding, and we're continually building bridges to help introduce planning to other sectors and industries like public health or vehicle manufacturing.

"My favorite place is the pedestrian mall in Iowa City, Iowa. It was this location that made me first interested in how our built environment can influence how we feel in or use a space. The stores were always busy — even in the dead of winter — and the city did a great job keeping it active through festivals and fairs. Who knew that it faced strong opposition in the 1970s when it was initially proposed?"



Noemi Wyss, originally from Bern, Switzerland, lives in Palo Alto and works at Kimley-Horn and Associates. Her focus is environmental planning.

"I believe a main goal of YPG should be to help new graduates and entry-level professionals network and learn about planning. I also think YPG should aspire to more engagement with the community, planning events and volunteer opportunities for everyone.

"In the future, we'll see a change in urban areas, with more green spaces and net-zero projects (little or no impact on the environment). We're already seeing a shift to more pedestrian-friendly and mixed-use areas, replacing the work-live separated car-centric cities we have now.

"My favorite city is Paris. I lived there for four months during undergrad and it was magical. The history of Haussmann and his urban renewal projects inspired me to study urban planning." ■

"There is money for every city lying all over the place, you just have to go find it and be creative. We found it in the air, we found it in future taxes, and we found it in the value of the sidewalks and in the value of the streets. Bloomberg's administration knew they wouldn't succeed if they couldn't find ways to finance major projects in the city —and help wasn't coming from the state or feds. To advance the Highline on Manhattan's West Side, they were able to create money out of thin air. By creating air rights for properties under the railway, up-zoning land along the future park, and formalizing a market to buy and sell the air rights between the respective owners, the city was able to bring all parties involved to the table without public dollars. The result has been massive redevelopment around a new public space that is now frequented by more than eight million people each year, winning numerous awards for environmental design." — Bruce Katz, in conversation with Dan Doctoroff, currently CEO of Google's Sidewalk Labs, and formerly NYC deputy mayor of economic development under Mike Bloomberg,

<http://brook.gs/2zxdLjo>

California: Survey finds CEQA 'not a barrier to development'

Los Angeles Times, December 7, 2017

Liam Dillon, <http://lat.ms/2nLzJdY> • The California State Senate Environmental Quality Committee has determined that CEQA “doesn’t block development from actually happening, according to a state study released December 7.”

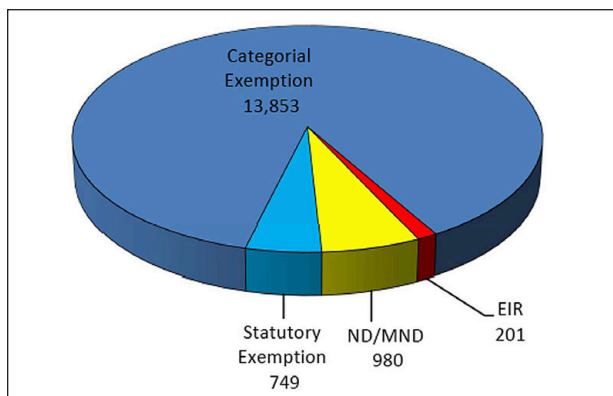
“The study examined, over five years ending in 2016, how state transportation, parks, and other projects were handled under CEQA. The study found that 1 percent of these projects required detailed analyses under CEQA and less than 1 percent of them were sued.”

According to the report, of the “94 state agencies surveyed from FY 2011/12 to FY 2015/16, 47 served as a lead agency at least once during those 5 years; 18 of those served as a lead agency for over a total of 100 projects each; and of those 18, just 12 had less than 1 percent of their projects require an EIR.”

The Senate Environmental Quality Committee sent the same survey to the League of California Cities asking for data in which a city was the lead agency for the same period on a project subject to CEQA: 33 of 480 cities responded with a total of 14,152 projects. Fourteen cities had CEQA lawsuits filed against them (42 total cases, less than 0.3 percent of total projects).

Although less than 7 percent of cities responded to the survey, the total number of city projects reported is more than half the total of state agency projects; and the results generally agree with state agency survey results, according to the report.

The study is available for download at <http://bit.ly/2nNIR2Y>.



Number of State Agency Projects by Type of Environmental Review, FY 2011/12 to FY 2015/16.

SF is first U.S. city to set parking rates based on demand, citywide

San Francisco Chronicle, December 5, 2017

Michael Cabanatuan, <http://bit.ly/2jmCvSm>

• “Beginning in mid-January, motorists who park in the city’s 30,200 metered spaces, or in its lots and garages, will be charged more during peak times and less when demand isn’t as high.

“Hourly rates will vary by time of day and block by block, and will be adjusted up or down four times a year, depending on actual use during the previous quarter.

“MTA planners say their goal is to increase the availability of coveted city parking spaces — make sure a space or two is available on each block — particularly in areas where demand is high. Where demand-based rates are raised, drivers will be motivated to shorten their stays. Or they will park outside of high-demand blocks, where rates are lower, or even leave their cars at home.

“With citywide expansion in January, the program will reach for the first time into San Francisco’s western end as well as many largely residential neighborhoods and smaller commercial districts.

“The highest rate now is \$7 an hour. The average rate at the existing 7,000 demand-based parking spaces is about \$2.50.”

Santa Barbara: ADU water meter requirements relaxed

Noozhawk, November 21, 2017

Joshua Molina, <http://bit.ly/2A3rlMt> • “Santa Barbara [has] exempted applicants of accessory dwelling units from having to install a separate water meter. The City Council voted against requiring separate water meters so that the cost, which could run as much as \$20,000, would not burden applicants.

“The city received nearly 200 ADU applications in 2017, with about a quarter seeking approval for granny units converted before a new State law went into effect.

“Previously, the city had required ADU applicants to install a separate water meter — a requirement that dates back to the late 1980s.”

(News roundup continues on next page)

Berkeley: Getting to Yes on Nimby Street

The New York Times, December 1, 2017

Conor Dougherty, <http://nyti.ms/2A0kZOj> • “The house at 1310 Haskell Street, Berkeley, does not look worthy of a bitter neighborhood war. But when the buyer turned out to be a developer [who proposed] to raze the building and replace it with a trio of small homes, the neighborhood erupted in protest.

“On paper, there was nothing wrong with the proposal. The city’s zoning code designates the area as R2-A, a mixed-density with apartments as well as houses. Berkeley’s planning staff recommended approval.

“The city’s [subsequent] denial won applause from the crowd. It also drew a lawsuit.

“Even though the project required no alterations to Berkeley’s zoning code, it took the developer two years and as many lawsuits to get approval. He plans to start building next year.

“The odyssey has become a case study in how California dug itself into a vast housing shortage, and why the State

Legislature is taking power from local governments to solve it.

“As cities struggle to keep up with demand, they have remade their skylines with condominium and apartment towers — but single-family neighborhoods, where low-density living is sacrosanct, have rarely been part of the equation.

“[Such] neighborhoods make up 90 percent of the housing stock and account for a little over half the land mass in both the Bay Area and Los Angeles, according to Issi Romem, BuildZoom’s chief economist. ‘Single-family neighborhoods are where the opportunity is, but building there is taboo,’ he said.

“The argument that quiet, low-slung neighborhoods have to change to keep everyone from being priced out is never going to be a political winner.”

Oakland: ‘Housing pipeline gushes after years of drought’

San Francisco Business Times, November 30, 2017

Roland Li, <http://bit.ly/2As6Fgl> • “For the first time in eight years, when a new residential highrise was built at 100 Grand, cranes have arrived in downtown Oakland.

“Three residential highrises under construction will add over 1,000 new housing units to the city’s core, replacing an empty lot, a parking garage, and a small office building. Three more residential towers are approved and could break ground by next year. Another dozen are in the pipeline.

“It’s the city’s biggest building boom in decades with over 3,600 units under construction. Although activity is primarily concentrated downtown, there are also projects moving forward in Temescal, West Oakland, and East Oakland.

“It’s a boom that took years of economic shifts to materialize after Oakland’s home prices and rents shot up.

Those soaring prices made both wood-frame and concrete highrise construction profitable enough to attract new developers.

“Rising construction costs have been a barrier, as well as new impact fees and the cost of connecting to water from East Bay Municipal Utility District, which can hit tens of thousands of dollars per new unit.

“Lennar Multifamily Communities and its contractor Build Group credit Oakland officials for working to redevelop the city’s empty parking lots and for streamlining approvals through the Broadway-Valdez and Lake Merritt Area Plans. ‘They want the development, unlike a lot of cities in the Bay Area these days,’ said Kevin Ma, vice president of development at Lennar Multifamily.”

(News roundup continues on next page)

Victoria Parliament steps in, overturns approved development

ArchitectureAU, November 29, 2017

Linda Cheng, <http://bit.ly/2AG4KFH> • “Victorian politicians exercised a rarely used parliamentary tool to revoke the approval of 13-story mixed-use development over the sunken railway at Ormond Station in Melbourne’s southeast owned by state-owned VicTrack. The proposal included a predominantly residential tower with a supermarket and a range of retail and commercial spaces.

“Victoria’s planning minister approved the amendment to the planning scheme that would have allowed the proposal to go ahead in September, after an independent expert committee reviewed and supported the proposal.

“The planning scheme amendment would have increased the height limit for the site from five to six stories to up to 12 to 13 stories and made the planning minister responsible for deciding applications on the site.

“However, the Glen Eira City Council objected to the proposed amendment, stating that ‘the height and scale of

development is contrary to Council’s established hierarchy of centers and local policy; [...] the proposed supermarket use and amount of retail floor space is excessive; [and] the design may result in an island style of development that has little interaction with the Ormond shopping strip.’

“A motion in the Legislative Council to revoke the approval of the planning scheme amendment carried 21 votes to 16.

“Australian Institute of Architects Victorian chapter president Vanessa Bird said ‘... proper planning processes have been followed and approvals granted, [and] politicians should not step in. ... More political influence over the planning scheme ... means less professional influence, ... poorer outcomes. Certainty, professionalism, and process in our planning system must apply equally in both marginal and safe electorates.’”

Cupertino: What to do with vacant mall?

CurbedSF, November 28, 2017

Adam Brinklow, <http://bit.ly/2ANyosE> • “Vallco Shopping Mall, which now sits mostly empty, could be a prime spot for future mixed-use development. Developer Sand Hill wants to turn the hollowed-out space into a 58-acre mixed-use development, preserving roughly 640,000 feet of the present commercial space while combining it with two million square feet of new offices and up to 800 new units of housing.

“But Vice Mayor Darcy Paul said he worries that new state laws might allow the Vallco development to grow too large (possibly up to nearly 8 million square feet) and called for the city to study how to prevent new building entitlements from affecting the site.

“In response, Sen. Scott Wiener accused Paul of trying to ‘scale back’ housing development at the site, calling it an ‘anti-housing’ step.

“By way of a smoking gun, the housing group United Cupertino points to a recent notice about Cupertino Planning Commission hearings (<http://bit.ly/2AKshWd>) that address the possibility of the ‘removal of the Vallco Shopping Center from the housing element,’ originally scheduled for earlier in November.

“Cupertino Planning Director Aarti Shrivastava told Curbed SF that the no-housing option was on the agenda because they must directly ask lawmakers whether they want to go ahead with housing at the site as part of the process. She points out that nobody has voted against Vallco housing yet. ‘The city’s been trying to do the right thing,’ says Shrivastava. ‘It’s time to do the right thing again.’” ■

Affordable housing land costs in desirable places are too high. “There’s only one really good answer to that: Make more of it [land] available. But you also then need money because affordable housing is really just subsidized housing.”
—Dan Doctoroff, currently CEO of Google’s Sidewalk Labs, and formerly NYC deputy mayor of economic development under Mike Bloomberg, as told to Josh Cohen, Next City, <http://bit.ly/2zQLTaB>

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Communications Director Matt Reiter	communications@norcalapa.org
CPF Liaison Terry Blount, AICP	cpfliaison@norcalapa.org
Ethics Review Director Vacant	ethics@norcalapa.org
International Directors Hing Wong, AICP Alex Hinds	international@norcalapa.org international@norcalapa.org
Legislative Director Stephen E. Velyvis	legislative@norcalapa.org
Membership Director Sandra Hamlat	membership@norcalapa.org
Mentorship Director Liz Probst, AICP	mentorship@norcalapa.org
Planning Commissioner Don Bradley, AICP	commissioner@norcalapa.org
Planning Diversity Directors Miroo Desai, AICP Cindy Ma, AICP	diversity@norcalapa.org diversity@norcalapa.org
Professional Development Director Afshan Hamid, AICP	professionaldevelopment@norcalapa.org
Section Historian Juan Borrelli, AICP	historian@norcalapa.org
Student Representatives Brendan Hurley Mike Jacobson	berkeleyrep@norcalapa.org sanjoserep@norcalapa.org
Sustainability Director Holly R. Pearson, AICP	sustainability@norcalapa.org
University Liaison Eric Tucker	universityliaison@norcalapa.org
Webmaster Eric Tuvel, AICP	webmaster@norcalapa.org
Young Planners Group Directors Veronica Flores Jason Su	ypg@norcalapa.org ypg@norcalapa.org

Regional Activity Coordinators (RACs)

East Bay Dana Hoffman, AICP Sarah Allen, AICP	eastbayrac@norcalapa.org eastbayrac@norcalapa.org
Monterey Bay Justin Meek, AICP John T. Dougherty, AICP	montereybayrac@norcalapa.org montereybayrac@norcalapa.org
North Bay Kristine Gaspar	northbayrac@norcalapa.org
Peninsula Lindy Chan Laura C. Russell, AICP	peninsularac@norcalapa.org peninsularac@norcalapa.org
Redwood Coast Stephen Avis, AICP	redwoodcoastrac@norcalapa.org

San Francisco Rebecca Fleischer Yosef Yip	sfrac@norcalapa.org sfrac@norcalapa.org
South Bay Cherise Orange	southbayrac@norcalapa.org

NEWSLETTER INFORMATION

Editorial

Editor Naphthali H. Knox, FAICP	knoxnaph@gmail.com
Associate Editor Catarina Kidd, AICP	news@norcalapa.org

Advertising Director/Jobs

Vacant	advertising@norcalapa.org
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Newsletter Designer

Nancy Roberts	tproberts@sbcglobal.net
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ADDRESS CHANGES

Membership Department
American Planning Association
205 North Michigan Ave, Suite 1200
Chicago, IL 60601
(312) 431-9100
www.planning.org

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