



CAL Planner

NOVEMBER - DECEMBER 2006

2006 CCAPA Awards of Excellence

2006 Advocacy Planning Award

Earvin "Magic" Johnson/Johnson Development Corporation

Rather than follow the trend set by many retail businesses and service providers who dismiss urban communities as economic wastelands, Mr. Earvin "Magic" Johnson and the Johnson Development Corporation (JDC) regard them as renewed frontiers to introduce viable business enterprises. For over two decades, many of the nation's urban cities have suffered economic hardship because important business, such as supermarkets and movie theatres relocated operations to rapidly emerging and expanding suburban communities. This circumstance forced urban consumers to travel miles for quality shopping options and diverse entertainment outlets.

JDC was originally formed in 1992 to develop a shopping plaza in West Las Vegas, along with partner Raul Walter Properties. The property was the first development in 30 years in west Las Vegas, a historically predominately African-American community.

In 1998, JDC entered into a 50/50 partnership with Starbucks Coffee Company to form Urban Coffee Opportunities (UCO). The innovative endeavor combines the retail strength of Starbucks with JDC's knowledge of urban communities in key metropolitan areas. JDC's relationship with Starbucks enabled them to bring quality products and services to underserved communities, as well as establish job opportunities for members of

those communities. The first UCO store opened in March 1998, in the Ladera Heights Shopping Center in Los Angeles, California. The stores feature the same core floor plans and décor of all Starbucks properties with the addition of co-branded items highlighting the partnership. Currently, 38 UCO stores have opened in 13 states and there is a commitment to have a total of 125 stores open in 2006. All of the stores are located in ethnically diverse neighborhoods, and a large portion are located in underserved communities.

In 2001, JDC partnered with Canyon Capital Realty Advisors LLC to create Canyon-Johnson Realty Advisors LLC, which manages the \$300 Million Canyon Johnson Urban Fund. This Fund focuses on emerging urban real estate markets and invests in them, fostering economic opportunities for the underserved residents of the neighborhoods. The Fund will invest \$1 billion over a three-year period. The Fund has invested in approximately \$140 million in eight projects to date: Midtown Center, Milwaukee, WI; Severance Town Center, Cleveland, OH; Sunset & Vine, Hollywood, CA; Sunset & St. Andrews, Hollywood, CA; Park Place Condominiums, Brooklyn, NY; Transamerica, Los Angeles, CA; State Place, Chicago, IL and Downtown Dadeland, Miami, FL.

In September 2002, JDC joined forces with Washington Mutual to make the dream of ownership a reality in the nation's underserved communities by opening home loan centers and

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Letter from the PRESIDENT

By **Jeri Ram, AICP, CCAPA President**



This issue of the newsletter is where we celebrate the Planning Awards for 2006. I love to celebrate all the wonderful projects and people who receive awards! It seems like in the last few years, the field of Planning has been under attack at the ballot box. Through our CCAPA Awards Ceremony at the State Conference, we have the opportunity to see all the great things that are accomplished by our colleagues.

Additionally, if you are invited to participate on an award jury, whether for your local Section or for the State or National, take the time and agree to help. I had the honor to be on the State jury one year and found it to be a wonderful experience. I enjoyed reading all the applications and reading about some of the greatest projects and people in our profession.

The Board's Committee for a long-range PR Strategy will be reviewing the qualifications of public relations firms at the State Conference Board Meeting as well as receiving a presentation on PR options. It is our goal to develop and implement a strategy in the near future that will improve the image of planning in California. It is time for us as an organization to proactively publicize the good that planning does and how, as planners, we help create great communities.

This is my last article as your CCAPA President, and I have to say; this has been a very quick two years.

I appreciate your faith in me and all the support everyone has given me during my term of office. I also appreciate having the opportunity to work with such great statewide leadership such as **Vince Bertoni**, President Elect; **Kurt Christensen**, V.P. for Administration; **Kim Christensen**, V.P. for Professional Development; **Gary Conte**, V.P. for Public Information; **Pete Parkinson**, V. P. of Policy and Legislation; and **Kathleen Garcia**, Planning Commission Representative, as well as all the other wonderful section directors and other board members with whom I have had the pleasure to serve. A special thanks to **Sande George** and **Tom Stefan** for all their wonderful help and support. I have to say, I enjoyed every minute of it. What a terrific experience!

Jeri Ram



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Rates for job announcements, display and calling card advertisements can be obtained by contacting CCAPA c/o Stefan/George Associates, 1333 36th Street, Sacramento, CA 95816, 916.736.2434.

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APA Websites

California Chapter www.calapa.org
National APA www.planning.org
California Planning Foundation www.californiaplanningfoundation.org
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Commissioner's CORNER

Effective Commissions

By *Kathy Garcia, FASLA*



What makes an effective commission? Is it a body that reflects the diversity of the jurisdiction, a group of knowledgeable and trained persons, a board that has a clear mission and directive, or a group of dedicated people who want to be effective? Or is an effective commission all of the above — and a whole lot more?

In early September, the League of California Cities hosted its Annual Meeting in San Diego. Unlike the spring Planner's Institute by the League, the Annual Meeting is mostly elected officials — mayors and council members — and a very small sampling of Planning Commissioners or city staff. Hence, when I found myself on a panel discussion, I realized that I was the only active Commissioner among the five panelists. A mayor, a council member, a former mayor, and a city manager joined me in discussing “Effective Commissions” with the group of elected officials. The insights as to ‘who,’ ‘why,’ and ‘how’ are worth sharing.

First, who are the volunteers to be Commissioners and why? (Come to think of it, maybe it's best that I don't answer that as I sit here with this week's six-inch stack of staff reports. I just may question “why” and “how” I give so much of my time to my city!) One frequently expressed reason was as a stepping-stone for higher office. In fact, all the elected officials on the panel had been on a board or commission of one kind before running for office. It is how they became involved in the political scene and how they became known in their community. During my six years on the San Diego Planning Commission, I've seen two of my fellow Commissioners run for Council office. While that surely isn't my objective, I presume a number of you have that valid ambition.

Others join because they are mad as heck, and they can't take it anymore. They are tired of what they see as inequities and want to put forward an agenda. Some want the microphone and the pulpit; others want to make sure a certain project doesn't happen. This is dangerous territory; a personal objective does not give way to a fair and equal process. Many commissioners join with more altruistic notions — they are planners or designers by profession or hobby and see this as a learning experience; they have been involved in their community groups and want to expand to their full city; or

they have been approached because of a technical or unique expertise or viewpoint.

However, the comment that struck me most was a new Commissioner in the audience who expressed his love for his community as his prime reason to be involved. He'd lived in the Orange Cove area of the Sierra foothills for a mere 56 years and wanted to give back to his community. Kudos to those of you who love your region so much that you are willing to devote this

much time and energy to making it better — that definitely makes an effective Commissioner.

How Commissioners are appointed varies across the State. In almost all cases they are political appointments. In many jurisdictions there is a formal application package and interview; in some, it is a competitive process. Some jurisdictions recruit; in other areas, it is truly a mystery. The City of Walnut Creek has instigated what appears to be a wonderful means of garnering civic involvement. The city sends an open invitation to all community members to learn about their city and their government in a multi-session educational program. Through these extensive workshops, they train

participants on how to be citizen planners. From those partakers, they plant the seed for future civic involvement and encourage folks to apply long before there is a Board or Commission opening. This way, appointments are not made in haste but can be selected from a long list of trained and aware citizens. This goes a long way towards making an effective commissioner.

Finally, what makes an effectively operating Commission varies based upon perspective. For a City Manager, it means making sure that the Commission addresses the tasks given to it. Otherwise, the Commission may go off on tangents and not be productive. While I respect that view, I look at it slightly differently. I want to be proactive. Commissioners are often the front line for new and controversial issues. We can take that on by hosting workshops and open discussions on both sides of the issue — something that a City Council or Board of Supervisors would probably not have the time to spend at such depth. While we have our regular project review responsibilities, we also can be hands-on with the hot community issues. Not all elected officials may want this level of involvement, but to some on our panel, it was seen as beneficial to their role as policy makers.

We all need to look deep inside as to what would make us more personally effective and at our Commission operations for how to improve its overall effectiveness. The winner here will be sound planning — it's well worth the effort.

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SAVE THE DATE

September 30 - October 3, 2007

San Jose



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Want to
Miss This!***



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information
online
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TRANSFORMING THE URBAN FABRIC

2007 CCAPA Conference, San Jose

Call for Presentations

Proposal Submittal Deadline: January 19, 2007

Suggested Topics

Transforming the Planning Fabric

Sessions on cooperation, regional and local interests, partnerships, strong neighborhoods, and cross professional collaboration. We invite different points of view.

Finding the Balance: Business, Jobs, and Housing

Topics include, economic development, redevelopment, financing, smart growth, historic preservation, transit-oriented development, jobs/housing balance, and public and private partnerships.

Diversity in Planning: Inside and Out

Diversity within the planning profession, representing diverse populations, and California demographic trends relating to any specific subgroup such as Latinos, African-Americans, Asians, women, gays/lesbians, disabled, elderly, or homeless populations.

Planning 101: Planner Survival Skills

Covering latest technology, ethics, management, private practice, legislation and court rulings, and sharing recent experiences.

Healthy, Green, Safe, and Clean

Sustainability, green practices, public health, alternative transportation, natural hazards, emergency preparedness, safe growth, water quality and resources, brownfields, CEQA issues, and open space preservation.

You are invited to participate in the 2007 California Chapter of the American Planning Association (CCAPA) Conference in San Jose by organizing a conference session. The conference typically draws over 1,200 attendees. This conference is suitable for planners, architects, landscape architects, scientists, housing advocates, and many other professionals.

**This year's theme is
Transforming the Urban Fabric**

Session Formats

Formats other than traditional presentations are welcome, such as: Point/Counterpoint debate, workshops with audience participation, round table, and "talkshow" style. Sessions will be 75 minutes in length. The sessions will be held **September 30 - October 3, 2007**.

Submission of Proposals

Proposals must be submitted online at ccapa2007@comcast.net

Confirmation, Acceptance and Questions

Proposal Submission Deadline: January 19, 2007

Notification of Session Acceptance: March, 2007

Questions? Please contact Hanson Hom, AICP

Phone: 510.577.3421, e-mail: ccapa2007@comcast.net

Proposal Contents

Proposals must provide the following information:

- Session or workshop title: A short and catchy title that accurately reflects the focus of the session.
- Summary of Session: A short description of the session to be used in the conference program, not exceeding 50 words.
- Abstract: A short description of the session and relevance to conference topic, not exceeding 200 words.
- Each presenter's contact information and short biography.

Conference information online at www.calapa.org

Legislative UPDATE

By Sande George, Stefan/George Associates, CCAPA Legislative Advocate



End of Year Wrap Up

Hot Issues for 2006 – Most On Hold Except For Infrastructure Bonds and Eminent Domain Measures

As of September 20, 2006

Below is a quick wrap up of the 2006 legislative session. If you are interested in more information on the measures discussed, go to the CCAPA webpage legislative section at www.calapa.org. The “Hot Bill List” and “Position Letters” can be found there.

Infrastructure Bonds

- There are four bonds on the November ballot:

1. Prop 1B	\$19.9 Billion	Transportation Bond
2. Prop 1C	\$2.8 Billion	Housing Bond
3. Prop 1D	\$10.4 Billion	Education Bond
4. Prop 1E	<u>\$4.1 Billion</u>	Flood Protection Bond
Total	\$37.3 Billion	Bonds
- Chances? Transportation bond doing the best in the polls, but CCAPA supports each of the bonds.

Flood Bills and Local Government Liability

All of the major flood bills died, in spite of a last-minute attempt to develop a consensus. The bills that died include:

AB 802, (Wolk), would have increased General Plan flood requirements in both the conservation and land use elements based on suggestions outlined in the General Plan Guidelines. CCAPA worked with Assembly Member Wolk to develop this consensus measure, dealing with flood issues for the entire jurisdiction at the General Plan stage rather than at the project level, and were in support of the bill.

AB 1528, (Jones), would have subjected a local public entity to joint liability and the state's rights of indemnity and contribution to the extent that the local public entity increases the amount of property damage sustained in a flood by approving new development in a previously undeveloped area. CCAPA did not take a position on this bill.

AB 1665, (Laird), would have increased requirements in the land use element to identify and annually review those areas that are subject to flooding as identified by FEMA mapping, and the conservation element to identify rivers, creeks, etc. that may accommodate floodwater for purposes of groundwater recharge and stormwater management. Also, the bill would have increased local liability for flood damages, and required Reclamation Board review and comment of the general plans within the jurisdiction. **AB 2500**, a companion bill, would have required a local safety plan to be adopted before a city or county would receive funding for upgrades of project levees and would have required the city or county to accept liability. CCAPA preferred the approach in **AB 802**.

AB 1898, (Jones), would have required owners of property located in a flood hazard zone within the Sacramento River or San Joaquin River watersheds to maintain flood insurance. CCAPA had no position on this measure.

AB 1899, (Wolk), would have required a city or county that determines that a project is in a flood hazard zone within the Sacramento River or San Joaquin River watersheds to determine whether the flood protection for the land upon which the project proposed to be located currently meets a 100-year and 200-year flood protection standard before the map for that project can be approved, unless certain conditions were met. (This is the “show me the flood protection” measure modeled after the water supply laws.) CCAPA also worked with the author on this measure, and offered our own proposal that would have addressed these issues through CEQA and the General Plan, based on mapping and information regarding the conditions of the levees obtained from the Rec Board or DWR.

AB 2208, (Jones), would have required a fee to be imposed on those who benefit from delta levees, project levees, and the levee water conveyance system, to create a dedicated revenue stream to pay for the maintenance of and improvements to, the delta levees, project levees, and levee conveyance system. CCAPA supported this measure.

Two other flood-related measures were passed. **AB 142**, authored by Speaker Nunez, provided emergency funding to repair hot spots on project levees and was signed into law in May. **SB 1796** (Florez), that would make changes to the Reclamation Board, is on the Governor's desk, but the Governor has already vowed to veto it.

20-Year Planning for Housing

Started by Secretary of Business, Transportation, and Housing Sunne McPeak, the idea of 20-year planning and 10-year zoning for housing was started two years ago.

After an initial working group failed to develop a viable proposal, the League of Cities and BIA established their own working group to try to reach a consensus. That also failed.

BIA was still interested in pursuing its own version of the proposal and introduced **SB 1800** (Ducheny) this year. It would have required more upfront planning and environmental review, limiting the amount of review at the project level. Mandating a new Housing Opportunity Plan, or HOP, in addition to the existing housing element, the bill would have required that sites be zoned to meet a city or county's 10-year housing need for all income groups. The bill had extensive implementation problems as written and never passed its first committee. However, BIA plans to come back with another bill next year.

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2006 CCAPA Awards of Excellence

2006 Advocacy Planning Award

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Earvin “Magic” Johnson/Johnson Development Corporation

community fulfillment centers in these areas. This partnership established “New Home Centers” in urban neighborhoods nationwide. JDC’s and Washington Mutual’s mission was to help people in these communities to build wealth, achieve their financial goals, and realize the dream of homeownership through the introduction of a free, four-part financial education and credit building program called Solid Start.

The innovative Solid Start program, takes 12 to 18 months to complete and pairs perspective homeowners with a Washington Mutual home, loan consultant who guides them through courses on banking basics, home buying education, purchasing a home and loan maintenance. To date, JDC and Washington Mutual have opened centers dedicated to helping people build wealth, achieve their financial goals and realize the dream of home ownership in Los Angeles, New York City, Chicago, Washington, D.C., and Atlanta. Through our five-year partnership with Washington Mutual, they will open additional locations across urban America.

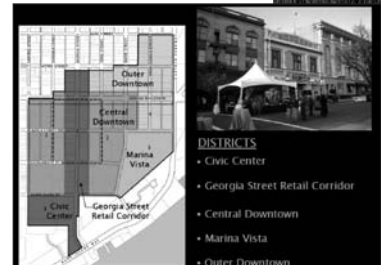
It is Earvin “Magic” Johnson and Johnson Development Corporation’s belief that it is important to serve as a business stimulus, foster local economic growth, and create financial empowerment in long-neglected minority and suburban neighborhoods. The company prides itself in making substantive investments through its community outreach programs, with the goal of establishing connections with the host community.

2006 Comprehensive Planning/Large Jurisdiction Award

Downtown Vallejo Specific Plan and Design Guidelines, City of Vallejo

The Vallejo Downtown Specific Plan provides an exciting opportunity to reinvigorate the historic and civic heart of the community. The Specific Plan provides a comprehensive vision and framework for development within approximately 97.2 acres in the Downtown area. The Specific Plan includes standards that are specific to Downtown Vallejo. With the intent to guide investment in Downtown over 20 years, these standards and guidelines provide sufficient direction to implement the community’s vision while retaining the flexibility to respond to changes. The jurors found that the Specific Plan and Design Guidelines represented “a good presentation, with a complete package of guidelines and clear direction for development within the Downtown. The concepts and standards were developed specifically for Vallejo, yet many are transferable to other cities. The plan identified catalyst sites while maintaining the Downtown historic fabric. It is an inspiration for good development.”

Contact: John Bunch, City of Vallejo (Retired), (707) 746-5728



2006 Planning Implementation/Large Jurisdiction Award

California Coastal National Monument Resource Management Plan, Jones & Stokes/Bureau of Land Management

The California Coastal National Monument Resource Management Plan (RMP) is a blueprint for management of the more than 20,000 offshore rocks and islands along 1,100 miles of the California coast. The RMP will guide management of the unique natural resources of the monument for the next 20 years. Developed through an extensive public process, the RMP has identified an effective and implementable plan for the management of monument resources and visitors. The Jurors commented that, “As planners it’s too easy for us to focus just on the built environment, but we really have a responsibility to focus on the whole environment – natural and built. The Resource Management Plan reminds us how important it is to preserve natural resources and that you can bring together multiple players with multiple agendas for a common purpose.”

Contact: Herrick E. Hanks, Bureau of Land Management, (831) 372-6615



2006 Comprehensive Planning/Small Jurisdiction Award

Downtown River Revitalization Strategy, Town of Truckee



The Truckee River is the life-blood of the Truckee Community. The Town of Truckee's Downtown River Revitalization Strategy is a planning tool to ensure appropriate development and redevelopment along the Truckee River corridor. The Plan establishes priorities for phasing implementation and is used to evaluate proposed and existing land uses against the environmental, social, and economic goals determined through the public process. The Jury was impressed with the significant number of community members who participated in this process. The Jury stated that: *"The workshop summary was consistent with the actual plan. This plan truly reflects the public's comments made during the workshop. The document is a very high quality product that is easy to read and comprehend. The goals and objectives are clear and concise. The plan provides all of the tools to make this vision a reality."*

Contact: John McLaughlin, Town of Truckee, (530) 582-7820

2006 Planning Implementation/Small Jurisdiction Award

Rowhouse Guidelines, City of Mountain View

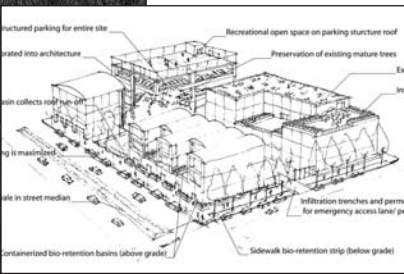


With Rowhouses becoming an increasingly popular form of housing in Mountain View, California, over the past decade, the City developed and adopted a set of guidelines that addressed this housing type. "The City of Mountain View Rowhouse Guidelines" is intended to ensure that these types of projects are a valued addition to multi-family residential neighborhoods. The guidelines incorporate desirable design aspects of historic American communities with contemporary quality of life standards for high-density living. The Jurors stated that *"This is a very user friendly document that provides great visual examples. It is a document that is easily transferable to any jurisdiction."*

Contact: Al Savay, City of Mountain View, (650) 903-6306

2006 Focused Issue Planning Award

Stormwater Guidelines for Green, Dense Redevelopment, City of Emeryville/Community Design & Architecture



In the past decade, the City of Emeryville has earned a national reputation as a pioneer in reclaiming, remediating, and redeveloping its decaying industrial lands. Through an EPA grant, the City is now addressing its next challenge – meeting new standards for water quality and improving the general environmental sustainability of continued revitalization efforts. The Storm Water Guidelines For Green, Dense Redevelopment, geared specifically to developers and designers, will integrate green storm water treatment into site planning and building design of new development. The guidelines document will enable City staff, planners, designers, and developers to implement sustainable design on many scales throughout Emeryville. The jurors were impressed with the Storm Water Guidelines, remarking that they displayed a "holistic approach to reuse and redevelopment. These are guidelines that other communities could use as a model. The document is user friendly, and online spreadsheets facilitate identifying appropriate facility requirements for drainage and treatment."

requirements for drainage and treatment."

Contact: Clark Wilson, Community Design & Architecture, (510) 893-4568

2006 Planning Project Award

Aubrey Park, City of Poway



Aubrey Park is a newly established City park, which is a public/private partnership between the City of Poway and Poway Girls Softball League (PGSL). The park is on approximately nine acres at the center of the historic, Old Poway Specific Plan area. The project is notable because it involved a unique approach to floodplain management. The properties that comprise Aubrey Park are in the floodway and floodplain of Rattlesnake Creek. The City purchased the properties in an effort to abate non-conforming uses and revitalize the area. The initial solution, and typical solution to the problem, involved construction of costly flood control improvements in the floodway and/or in areas that were environmentally sensitive. This creative solution allowed the city to capitalize on a re-use opportunity for new recreational uses. The Jury remarked that, *"Aubrey Park is a good example of removing nonconforming uses in a flood-prone area while adding important recreational uses to a historic neighborhood. This is an excellent project that met several community needs at once. This was a creative solution to a flood-prone area where the community benefits."*

Contact: Jason Martin, AICP, City of Poway, (858) 668-4658

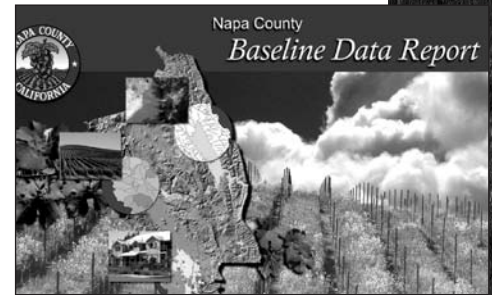
2006 Innovative Use of Technology Award

Napa County Baseline Data Report Napa County/EDAW Inc./Jones & Stokes

The Napa County Baseline Data Report (BDR) represents a pioneering approach to comprehensive environmental and resource management planning among California counties. Throughout the 1990s, Napa County experienced increasing development and land use conversions. The County identified a growing need for a more comprehensive and defensible environmental baseline to comply with CEQA and improve the ability to evaluate environmental impacts from development, infrastructure, and other projects. The BDR document is designed to appeal and be accessible and relevant to a broad audience with diverse goals and purposes. The BDR provides that County of Napa with an excellent foundation for future environmental planning.

"There is nothing more important in preparing CEQA documents than good baseline data. This report will set the standard for other cities and counties."

Contact: Jessica Mikels, EDAW, Inc., (415) 433-1484

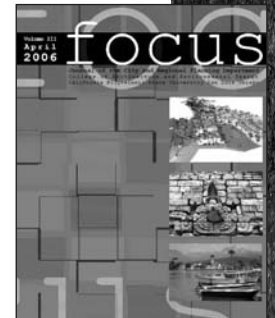


2006 Journalism/Media Awards/Circulation Under 35,000

FOCUS, Journal of the City and Regional Planning Department, Cal Poly San Luis Obispo

FOCUS is a yearly journal of the City And Regional Planning Department of Cal Poly San Luis Obispo, dedicated to sharing faculty and student research and projects. The journal also showcases special activities of interest to the planning community. First published in 2004, FOCUS is part of the Department's efforts to share knowledge and create interest in the planning profession within Cal Poly and in the broader civic-minded community of the Central Coast. The jury concurred that, *"this is an excellent journal that is easy to read. It is a high quality publication. It provides a great connection between academia and real world planning."*

Contact: Vicente del Rio, City and Regional Planning Department,
Cal Poly San Luis Obispo, (805) 756-2572



2006 Distinguished Leadership Award/Elected Official

Councilmember Donna Frye, City of San Diego

A successful business owner with a bachelor's degree in business, Donna Frye has served the public and City of San Diego as a Councilmember since 2001. During her tenure, Frye has distinguished herself as an independent thinker who fights relentlessly for an open and honest government that is accountable to the public. A well-known community activist and community planning board member before being elected to office, Councilmember Frye continues to protect the quality of life for all San Diegans. She remains dedicated to achieving clean water and preserving parks, canyons, and open space within the City of San Diego. Frye envisions San Diego becoming energy independent and successfully led the charge to require the city to install solar and energy efficiency on all new buildings and to expedite the permitting of any new housing or commercial development that integrates solar energy into their design. Her ability to get residents involved in grassroots planning issues is an achievement worthy of recognition. The Jurors agreed that, *"Councilmember Frye is a true leader who inspires her constituents. She is a true advocate for her community and tackles big issues."*



2006 Section Service Award

Coastal Connection Newsletter, Central Coast Section

The Central Coast Section Newsletter, *Coastal Connections*, provides a great vehicle for communicating with their members on a quarterly basis. Co-editors, Marc Bierdzinski, AICP and Sandra Bierdzinski, AICP, consistently provide a high quality and informative newsletter. In addition to all of the work that goes into the newsletter, the Central Coast Section provides the newsletter in PDF format. The current edition and archives for the previous year are available to members from the convenience of their computers. *Coastal Connections* is a relevant, well-designed and easily accessible form of information. The Jurors remarked that, *"the Central Coast Section has done an amazing job communicating with its members. This newsletter does an excellent job at highlighting local issues."*



2006 Education Project Award

PREFACE TO A PLAN: Reinhabiting New Orleans **Spring 2006 "Design After Disaster Case Study New Orleans" Urban Design Lab,** **University of Southern California**



PREFACE TO A PLAN:

Reinhabiting New Orleans

(216 pp)

University of Southern California
 School of Public Planning & Development
 PLUS 531L, Urban Design Lab
 Spring 2006

Preface to a Plan: Reinhabiting New Orleans represents work of the Spring 2006 "Design After Disaster: Case Study New Orleans" urban design lab at the University of Southern California School of Policy and Development. The project focused not on generating urban designs in renderings and groundplans but rather, on collecting and assembling the unprecedented, comprehensive background research on New Orleans that an urban designer/planner and residents would need in order to begin work on rebuilding. The lab's culminating product is a publicly accessible, comprehensive, and easily updateable online resource document that can be used by individuals involved in the rebuilding in the Gulf Coast, and anyone across the nation who might need assistance in rebuilding efforts after a disaster. The jurors found that *"The Wiki-Pedia was an excellent resource with vital baseline data for initiating planning and rebuilding efforts in New Orleans. Preface to a Plan offered research on a host of topics providing a valuable educational tool for planners and the public. Topics were easy to read; graphics made information easy to grasp."*

Contact: Deborah Torres, University of Southern California, (310) 798-4043

2006 Academic Award

Templeton 2030 Community Plan and Downtown Vision, City of Regional **Planning Department, California Polytechnic State University, San Luis Obispo**



Undergraduate City and Regional Planning students at California Polytechnic State University, San Luis Obispo, developed the Templeton 2030 Community Plan, Templeton 2004 Community Profile, and Templeton Downtown Vision. Templeton is an unincorporated community of 7,800 residents, located just north of Atascadero in San Luis Obispo. The proposed Community Plan and Downtown Vision reflect class research, community participation, County Area Plan goals and objectives, and the application of Smart Growth principles to future development in Templeton. The final products of the Community Planning Laboratory and Urban Design Studio demonstrate that a partnership between community, planning professionals, and an academic institution can greatly benefit all participants. The Jurors commented that the Plan was: *"very professional. This is incredible work done in two quarters. The professor is training the future planners of California with a real-world project; I want those students to work for me."*

Contact: Zeljka Pavlovich Howard, City and Regional Planning Department,
 California Polytechnic University, San Luis Obispo, (805) 756-1507

Legislator of the Year Award

Assembly Member Gene Mullin

The California Chapter of the American Planning Association is awarding Assembly Member Gene Mullin the CCAPA "Legislator of the Year Award" for 2006. This award is given to legislators who, through their actions, adhere to a vision for California that includes responsible land use, housing production, economic development, environmental preservation, public participation, and consistency with APA's "Growing Smart" planning principles.

Assembly Member Mullin has been chosen to receive this award in recognition of his strong leadership in the past few years with regard to housing and local planning legislation. As Chair of the Assembly Housing & Community Development Committee and as a member of the many other key committees that CCAPA actively lobbies, he and his staff have

used their knowledge and expertise of local government and planning issues to craft fair and reasonable legislation to improve planning in California. In fact, this committee was responsible for amending or holding a number of bills, from density bonus measures to those dealing with emergency housing, that had laudable goals but would have been impossible or detrimental to implement. This kind of stewardship often goes unnoticed and unrecognized but is critically important to planners who must try to make legislation work at the local level.

With this award, CCAPA is pleased to recognize Assembly Member Mullin's commitment to reasonable and well written planning laws.

CCAPA Awards of Merit

2006 Focused Issue Planning Award of Merit

The Village of Playa Vista Residential and Mixed-Use Design Guidelines Manual, Playa Capital Company, LLC/Johnson Fain

The Village at Playa Vista Residential and Mixed Use Design Guidelines Manual follow on a tradition of comprehensive planning at Playa Vista, but do so with a sharpened focus on the details that make or break the quality of public space. In spring 2005, the first phase of development at Playa Vista was underway, and the initial results of the Playa Vista Specific Plan were visible to the public. Playa Vista Company LLC undertook an evaluation of the first phase of development and determined that some fine tuning of the design standards and development process would ensure that subsequent development on the site would yield a vibrant, high quality, mixed-use community envisioned in the original planning documents for this new neighborhood.

Contact: Marc Huffman, Playa Vista Capital Company, (310) 448-4629

2006 Focused Issue Planning Award of Merit

Making the Grass Greener Report, City of Fresno, Creative Economy Council

In August 2005, Mayor Alan Autry and Councilmember Henry Perea, Jr. formed the Creative Economy Council (CEC), an advisory group made up of volunteers from community and city staff to create a plan to retain, attract, develop, and support knowledge workers in the Central Valley. The Mayor recognized the importance of not only improving the educational system but also attract and retain the best and the brightest to revitalize the City of Fresno. The "Making the Grass Greener" report addresses the key areas of mindset, smart growth, urban living, quality of place and beyond. The report contains strategies and recommendations that will serve as a blueprint not only to stop the "brain drain" but also to improve the overall quality of life in the City of Fresno.

Contact: Gary Watabira, City of Fresno, (559) 621-1201

2006 Academic Award of Merit

Mill Creek Square, University of Southern California

A student team from the University of Southern California submitted the Mill Creek Square project for the 2006 Urban Land Institute Hines Urban Design Competition. Named for the original creek that ran through the site, the project was designed to meet the many goals of the competition while taking special care to create a unique but seamless part of the city's urban fabric. The site, located in Midtown St. Louis, Missouri, presented many major design challenges, including a light rail station, provision of a minimum of 1,000 housing units, and connecting two university campuses.

Contact: Ian Riekes Trivers, (213) 925-5308

2006 Distinguished Leadership Award of Merit/Organization

Westside Urban Forum

The Westside Urban Forum (WUF) is unique in the public life of Los Angeles because it brings together individuals from a broad range of interests centered around governance, planning, and development. WUF supplements the roles of other professional organizations such as the local AIA, APA, and ULI chapters, by creating a venue for conversation and consideration of the public realm across professional boundaries. WUF is a forum in the Roman sense of the word, a venue for free and open discussion and debate. Monthly breakfast meetings bring together leading players from within the development and planning community to share perspectives about matters of concern regarding development around the Westside of Los Angeles.

Contact: Mott Smith, Civic Enterprise, (213) 403-0170

2006 Comprehensive Planning Award of Merit/Small Jurisdiction

Local Coastal Program: Coastal Land Use Plan, City of Newport Beach

The Coastal Land Use Plan is the land use plan for the City of Newport Beach's Local Coastal Program (LCP). Prepared inhouse, the Local Coastal Land Use Plan is a working policy document that is used by applicants, staff, appointed and elected officials, and members of the general public. Rather than a rehash of the California Coastal Act, the Coastal Land Use Plan is organized as a set of land use, development, and resource protection policies that carry out the Coastal Act's fundamental purposes and intent. By educating appointed/elected officials and the general public, the City of Newport Beach and the California Coastal Commission adopted this plan with minimum controversy, a rare occurrence for a document of this scope and complexity.

Contact: Patricia Temple, City of Newport Beach, (949) 644-3228

2006 Innovative Use of Technology Award of Merit

FORMA Systems/Community Redevelopment Agency, City of Los Angeles

"iView" is an internet-based visualization application, which gives iMapLA users the opportunity to view the physical conditions of a particular property and surrounding areas through the display of continuous photographic images. iView was commissioned by the Los Angeles Community Redevelopment Agency and developed by FORMA Systems as an important new adjunct to the City's already robust GIS data site. iView portrays the project area from a realistic human perspective. Actual street-level photography is presented from a pedestrian viewpoint, providing the viewer with a better sense and recognition of the larger building and streetscape.

Contact: H. Gene Hsieh, FORMA Systems, (949) 660-1900

Contact: Patricia Temple, City of Newport Beach, (949) 644-3228

2006 Comprehensive Planning Award of Merit/Large Jurisdiction

Glen Helen Specific Plan/EIR Resource Management Plan County of San Bernardino/The Planning Center

The Glen Helen Specific Plan, Environmental Impact Report and a Resource Management Plan are a set of planning tools designed to assist in the orderly development of approximately 3,400 acres south of the junction of I-15 and I-215 freeways. The Specific Plan is designed to create a complimentary set of land uses as well as preserve intact approximately 660 acres of essential habitat for a variety of state and federal threatened and endangered species. The Resource Management Plan (RMP) establishes detailed protocols for maximizing habitat and species preservation that can be applied to individual developments as they arise. The RMP policies outline a land bank program that will be established, so that future development will fund the habitat preservation program.

Contact: Dave Dawson, County of San Bernardino, (909) 387-4168

2006 Planning Implementation Award of Merit/Large Jurisdiction

Los Angeles Unified School District's New School Construction and Modernization Program

Los Angeles Unified School District/Parsons Brinckerhoff Construction Services, Inc.

The Los Angeles Unified School District (LAUSD) had not built a comprehensive new high school since 1971. As a result, it has experienced years of overcrowding in schools and dilapidated facilities. LAUSD New School Construction and Modernization and Repair Program is a multi-year capital improvement plan that will build more than 150 new schools along with approximately 80 modernization projects consisting of school building additions and playground expansions at a total cost of over \$11.2 billion. For LAUSD's massive construction program, the underlining goal was to best meet the needs of the community it serves. To ensure the needs of the community it serves are best met from the planning stages until construction, LAUSD holds local community meetings to engage local residents in an ongoing discussion about how the school will be developed.

Contact: John Doyle, Parsons Brinckerhoff Construction Services, Inc., (213) 633-8872

California Planning Foundation Awards

2006 Scholarship Awards

OUTSTANDING STUDENT SCHOLARSHIP WINNERS



Karina Muniz
UCLA
First Place: \$4,000



Nick Perry
UC Berkeley
Runner Up: \$2,000



Carolyn Schutten
Cal Poly Pomona
Runner Up: \$2,000



Geiska Baker
Cal Poly San Luis Obispo
Runner Up: \$2,000

\$1,000 SECTION AWARD RECIPIENTS

RUSSELL FEY (CENTRAL SECTION)

Elaine Kabala, Cal Poly San Luis Obispo

CENTRAL COAST SECTION

Rafik Albert, Cal Poly San Luis Obispo
Megan Meier, Cal Poly San Luis Obispo
Jennifer Pace, UC Santa Barbara (Non-accredited)

INLAND EMPIRE SECTION

Carolyn Schutten, Cal Poly, Pomona

LOS ANGELES SECTION

Genevieve Nutter, UCLA
Bonique Salinas, UCLA
Alex Osorio, Cal Poly Pomona
Donna Rosser, CSU, Northridge (Non-accredited)

NORTHERN SECTION

Dawn Meader McCausland, UC Berkeley
Emy Mendoza, San Jose State
Lauren Thomas, Sonoma State (Non-accredited)

ORANGE SECTION

Eva ChanFIRvine

SAN DIEGO SECTION

Morgan Chee, UC San Diego (Non-accredited)

KEN MILAM (County Planning Director's Association), \$1,000 awards:

David GrimCal Poly San Luis Obispo

RICHARD G. MUNSELL/CALIFORNIA PLANNING ROUNDTABLE SCHOLARSHIP \$1,000 awards:

Jennifer DonofrioCal Poly San Luis Obispo (Accredited)
Ryan DodgeSan Francisco State (Non-accredited)

OUTSTANDING STUDENT HONORABLE MENTION (One Year APA Student Membership)

Angela TrinhUCLA	Megan DelgleizeUC Irvine
Gilgerto VelasquesUCLA	Brandi de GarmeauxSan Jose State University
Jason MeggsUC Berkeley	Michael FossatiSan Jose State University

2006 Continuing and Graduating Student Merit Awards

(Continuing: \$500 + 1 Year APA Student Membership)

Emily AveryCal Poly SLO	Cari MeyerCal Poly SLO	Matthew LustCal Poly Pomona
Hector SolisCal Poly Pomna	Jason NevilleUSC	Brandi de GarmeauxSan Jose State
Anna BrendleUC Irvine	Ava BromergUCLA	Robert Britton McCracken ...UC Berkeley

(Graduating: 1 Year APA Student Membership)

Donald KressCal Poly SLO	Scott HarmsteadCal Poly SLO	Margaret BulatCal Poly Pomona
Vanessa LunaUSC	Natasha HebelSan Jose State	Raeanon HartiganCal Poly Pomona
Ryan P. GrahamUC Irvine	Sara SlovinUCLA	Gloria Anne BruceUC Berkeley

Planners Emeritus Network Honor Awards

Five people have been selected by the Board of Directors of the Planner Emeritus Network (PEN) for Honor Awards. Each year, PEN recognizes planners who have made significant contributions to the planning profession and who have contributed to APA and other planning organizations, including community organizations and activities. Recipients may be persons who are "emeritus" to the profession or persons whose ongoing contribution to the profession over a number of years warrant recognition.

The 2006 recipients are:

Sharon Hightower

In a planning career spanning more than 35 years, Sharon has held key roles in numerous agencies including San Bernardino County and Rancho Palos Verdes. As a consulting planner, she has served as interim planning director for Glendale, Carson, and Azusa. In addition to her role as a CCAPA Section officer and a member of the California Roundtable, she has served as a member of the Claremont Planning Commission for more than 10 years. She is currently active in the League of Women Voters and serves on the Board of the Los Angeles Regional Planning History Group.

Marsha Rood

A recipient of an Outstanding Distinguished Service Award from the CCAPA, she is a co-chair of the Congress for the New Urbanism, an Advisory Board Member of the USC School of Policy, Planning and Development. She is president-elect of Lambda Alpha (Los Angeles Chapter) and is president of the Board of the Los Angeles Regional Planning History Group. Her professional roles have included being Planning Manager of the LA CRA and Development Administrator for Pasadena, where she was responsible for a number of Old Town Pasadena and Downtown revitalization projects that have made Pasadena a model for urban living projects.

Al Bell

Known for his work in creating several award-winning plans including "Harbor Corridor Specific Plan," Al has authored such publications as "A Practical Guide to the Care and Feeding of the Consultant" as an aid to agencies selecting and working with a planning consultant. During his 44-year planning career, he has served on the California Planning Roundtable and has been extensively involved in CCAPA conferences, CPF workshops and UC Extension courses.

Terry Rivasplata

Well known to many California planners for his 13 years with the Governor's Office of Planning and Research (OPR), for a number of years, Terry has been advising on CEQA compliance and general plan preparation as a consultant. He co-authored several editions of the State's "General Plan Guidelines." He is currently the Sacramento Valley Section Director of CCAPA and a member of the CCAPA Board of Directors. His behind-the-scenes assistance in reviewing many of the bills proposed by the State Legislature relating to planning or the environment has been invaluable to CCAPA and to AEP (Association of Environmental Professionals).

Raymond Watson

Ray began as Chief Planner for the Irvine Company in the 1960s, and served as President and CEO from 1973 to 1977. He has been called the guiding "force that laid the planning groundwork for The Irvine Ranch. As an innovator and leader in the field of planned communities", Ray is known throughout the world for his work in creating projects such as Fashion Island and UC Irvine. He is a founding director of the Public Policy Institute of California. From 1974 to 2004, Ray served on the Board of Directors of the Walt Disney Company during a period of intensive theme park and institutional development.

2006 CCAPA Awards Coordinators

Kurt Christiansen, AICP *CCAPA Vice President, Administration*

Conni Pallini-Tipton, AICP *Statewide Awards Coordinator*

Section Award Coordinators

Central Christine Y. Grider

Northern Alex Amorosa, AICP and Mark Rhoades, AICP

Orange Jennifer Lilley

Inland Empire Christine Jacobs-Donahue, AICP and Charles Rangel

Los Angeles Sandi Sawa and Jessie Barkley

Sacramento Julie Lave Johnston and Tricia Stevens

San Diego Chantelle Swaby

Central Coast Scott Bruce

2006 CCAPA Awards Jury

Anthony Drummond Policy Director, Office of Councilmember Forrest Williams, City of San Jose

Corrie Kates Community Development Director, City of Indian Wells

Susan L. Martin, AICP Planning Manager, City of Oxnard, Planning & Environmental Services Division

Collette L. Morse, AICP Senior Project Manager, RBF Consulting

Curtis Zacuto Principal/Vice President, Christopher A. Joseph & Associates

Commissioner's Corner

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The elected officials were especially concerned about the advisory role of their commissions. They wanted to respect the decisions, but more importantly, to be able to understand them. HINT — make clear motions. One council member expressed the difficulty in understanding the thought and discussion behind a motion, since the minutes only reflected the yea/nay vote. It may help for us to make very clear, detailed motions that line out the reasons for the findings. Barring that, asking the Commissioner who authored the motion to appear at the Council hearing was a common and much valued practice.

Effective commissions aren't a luxury, they are a requirement. We all need to look deep inside as to what would make us more personally effective and at our Commission operations for how to improve its overall effectiveness. The winner here will be sound planning — it's well worth the effort.

Training Opportunities:

To stay effective, take advantage of these upcoming training opportunities.

APA offers a host of training through its CD-ROM training packages. These are well worth purchasing, as they can be used over and over as Commissions change. New topics include "Regulation of Nonconforming Uses," "Meeting the Sign Regulation

Challenge" and "Eminent Domain: A New Era." These resources join a host of other topics in the APA training library. APA's new Audio/Web Conference Training Series for 2006-07 has just been released as well. The series has a "Basic Encore Series," with introduction and general knowledge classes, an "Advanced Intensive Series" looking at planning law, inclusionary housing and green communities, as well as "Topical Series," such as universal design. These are sponsored on various dates throughout the year and are available for large group presentations. For APA resources, visit www.planning.org/audioconference or www.PlanningBooks.com.

UCLA Extension has announced its fall seminar series geared toward Commissioners and others in public policy. Ethics training is available, as are current topics on water supply, wetland permits, and coastal zone management. Visit www.uclaextension.edu/publicpolicy for more information and dates.

Local California APA Chapter Sections are also sponsoring Commission training tailored to the issues of the region. Watch your local newsletter or www.calapa.org for these announcements.

Kathy Garcia, FASLA can be contacted at 619.696.9303 or kgarcia@SD.wrtdesign.com.

Job OPPORTUNITY

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Issue	Articles Submitted	Mailed*
Jan./Feb.	October 30	December 12
Mar./Apr.	January 8	February 19
May/June	March 5	April 16
July/Aug.	May 7	June 18
Sept./Oct.	July 9	August 20
Nov./Dec.	September 10	October 22

* Membership will receive magazine within 10 working days after this date, on average. Dates subject to change without notice.

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Legislative Update

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CCAPA does not object to the goal of this proposal but has developed our own proposal that is a much more streamlined housing element process in exchange for the upfront planning.

Density Bonus Law

Although there were a few bills that attempted to once again make sense of this poorly written and confusing law, the sponsors of the density bonus law introduced a measure to make the law even worse. [SB 1177](#) (Hollingsworth) would have eliminated the existing requirement in current density bonus law that the developer requesting a waiver or reduction of development standards must show that the waiver or reduction is necessary to make the housing units economically feasible. This would have allowed developers using density bonus law to request unlimited, wholesale waivers of existing local ordinances. Assembly Member Mullin, Chair of the Assembly Housing Committee, however, asked that all of the bills dealing with density bonus law be held in committee pending review of the many problems with the law. As a result, all of the density bonus bills are dead.

After [SB 1177](#) failed, the sponsors attempted a gut and amend maneuver and amended an unrelated bill, [AB 2294](#), to do the same thing. After major protests from committee chairs in both the Senate and Assembly and local government representatives including CCAPA, that bill never moved, however, and also died.

It is expected that a working group will be formed this fall, under the auspices of the Assembly Housing and Assembly Local Government Committees, to discuss this law and potential changes to ensure the density bonus law in the future actually produces more affordable housing.

Eminent Domain and Redevelopment Reform

A large number of major eminent domain and redevelopment reform measures did pass the Legislature this year and are now on the Governor's desk awaiting action. CCAPA had concerns about some of the provisions in these measures given that California's redevelopment laws are more stringent than most other states. The measures that were sent to the Governor, however, were reasonable attempts to deal with real concerns about eminent domain and existing California redevelopment laws without the draconian measures that were suggested in the wake of the *Kelo* decision. A full description of those bills appears on the CCAPA website and includes:

[AB 773, 782, 1893](#)

[SB 53, 1206, 1210, 1650, 1809.](#)

The more drastic measures, that would have prohibited redevelopment agencies from using eminent domain to take a residential or private property for a "non-public" use, failed to pass.

[Prop 90](#), however, is the key source of concern. Please see the CCAPA website for information about [Prop 90](#), and [www.NoProp90.com](#).

Other Housing Bills

A number of general affordable housing bills were also introduced this year, most of which did not pass. Those that did make it to the Governor's desk were all amended to meet CCAPA's concerns, including:

- [AB 2511](#), making additional changes to anti-NIMBY law and other affordable housing statutes.
- [AB 2634](#), requiring the analysis of population and projected housing needs for all income levels to include extremely low income households as identified by the COG as part of the low income needs number.

- [SB 1322](#), requiring cities and counties to designate zones for homeless shelters by right and for special needs facilities and transitional housing by right or CUP.

Cable Television and Wireless Telecommunications Facilities

[AB 2987](#), authored by Speaker Nunez, was sent to the Governor after hard-fought negotiations and amendments. It will enact the Digital Infrastructure and Video Competition Act of 2006 and establish a procedure for the issuance of state franchises for the provision of video service that would be administered by the PUC. Despite amendments, cities and counties still oppose the measure that eliminates local control over these franchise agreements. CCAPA did not take a position on this bill with the exception of a CEQA provision that was addressed in the final amendments.

[SB 1627](#) (Kehoe) requires every city and county to administratively approve an application for a collocation facility on or immediately adjacent to an existing wireless telecommunications collocation facility that complies with state and local requirements for such facilities through the issuance of a building permit or a nondiscretionary permit. It is also on the Governor's desk. CCAPA strongly opposed the original version of the bill but was neutral after the author took almost each of CCAPA's suggested amendments.

Native American Sites

[SB 1395](#) (Ducheny) is on the Governor's desk. It will require a lead agency that determines that an emergency project or grade separation project is exempt from CEQA to notify in writing, within 10 days of that determination, all Native American tribes identified by the California Native American Heritage Commission as having an interest in the area that includes the site of the project. Originally, this bill would have applied to all exempt projects, and CCAPA opposed the bill. As finally amended, CCAPA removed its opposition.

Another Native American sites bill, [AB 2641](#) (Coto), died. It would have required the landowner, upon discovery of Native American human remains and multiple human remains on a project site, not to damage or disturb the remains until specific conditions were met, including discussing and conferring with the descendants regarding their preferences for treatment of the remains. CCAPA did not take a position on this bill as amended.

Regional Blueprints and SCAG Housing Element Pilot Project

Two proposals spearheaded by SCAG also failed to pass this session.

The first was a working group that CCAPA participated in that was tasked with developing a proposal to encourage regional blueprints and local adoption of the blueprint strategies.

The second was the SCAG RHNA pilot project designed to streamline the new housing allocation process to allow SCAG to complete the RHNA allocation process relatively on time but which was extremely controversial among SCAG jurisdictions.

Both proposals will be back next year. In the meantime, SCAG plans to go forward with its "Regional Housing Needs Assessment Methodology Workshops" and introduce an urgency measure in January that will bless that process. Of key concern is how these workshops will address the [AB 2158](#) local planning factors and incorporate those factors into the RHNA allocations.