

# THESES AND PROFESSIONAL PROJECTS ABSTRACTS

## MASTER OF CITY AND REGIONAL PLANNING, CAL POLY SAN LUIS OBISPO

*The following are the abstracts of theses and professional projects defended in the MCRP program during the year of 2006. Both the CRP department and Cal Poly's Kennedy Library hold copies for consultation.*

### **Housing Authority of San Luis Obispo Humbert Street Limited Equity Housing Cooperative.**

Tyrone Buckley

*The purpose of this project was to assist the Housing Authority of San Luis Obispo in the development of a Limited Equity Housing Cooperative at 851 Humbert Street in the City of San Luis Obispo. The goal of this housing development is to increase the availability and diversity of homeownership opportunities in the city. This final report presents the process of project development through the application for a zoning change and General Plan Amendment.*

### **Regulating Adaptive Reuse to Achieve City Planning Goals: A Comparative Study of Ten U.S. Cities.**

Donald C. Kress

*Adaptive reuse of existing building can help a city achieve its planning goals. As a form of real estate development, it can be regulated by a city's planning documents, zoning and building codes, and discretionary actions. These can be structured in a manner that makes adaptive reuse projects feasible and encourages developers to undertake them. This study examines 10 cities that have structured their regulations in such a manner to discover whether these cities met with success in using adaptive reuse to achieve their city planning goals.*

### **Initial Assessment Conservation Plan for the California Valley Subdivision in Eastern San Luis Obispo County.**

Christopher Park

*This project is a comprehensive analysis of the California Valley Subdivision that investigates the interaction of real estate trends and local land use regulations to develop an understanding of the limitations that prevent the full buildout of each parcel. Habitat within the Subdivision is analyzed for comparative importance in terms of rarity and successful survival of the larger regional habitat area, and is then divided into zones reflective of habitat importance. The results of this analysis are used to create a conservation strategy that seeks to protect the multiple critical habitat areas using tools and techniques specific to each zone.*

### **Identifying the Qualities that Youth Value in their Communities: A Comparative Study of Cambria, Paso Robles, and San Luis Obispo.**

Camille Passon

*This study analyzes youth perceptions of their environments and qualities they value within their communities. Youth are often excluded from planning activities, and as a result, places in which they live are not responsive to their needs, and several planning policies and practices work to restrict youth activities and prohibit their occupation of public spaces. The purpose of this study is to compare perceptions of adolescents in Cambria, Paso Robles, and San Luis Obispo to test*

*whether quality indicators established by previous research are present in the region and considered important to them. High school seniors in each of these communities completed surveys, participated in group interviews, and prepared maps of the places in which they live. Results indicate that quality indicators are important to students although they varies by community. The majority of students indicated their dissatisfaction with their communities and that there is a lack of amenities for youth. Results also stress the need to encourage youth to become more involved in the planning of their communities. Suggestions are provided for strengthening quality indicators in the communities in addition to guidelines for developing effective youth participation programs.*

### **Defining, Measuring, and Predicting Gentrification in 1990s San Francisco: A Diagnostic Tool for Planners Seeking to Impact the Course of Urban Revitalization.**

Michael E. Profant

*This thesis presents a method for defining, measuring, and identifying predictors of gentrification in the context of 1990s San Francisco. To conduct this study, gentrification is operationalized as the relative increase in average household value and measured at the ratio level. Also, GIS technology is employed to analyze spatial patterns of gentrification in the city. Certain findings were consistent with those established through prior research, such as the negative relationship that existed between distance to downtown and the extent of gentrification. There were also unanticipated findings that reflect the unique geographic and temporal context studied. Super-gentrification was a notable phenomenon of the 1990s. Also contrary to expectations, widescale gentrification was less likely to occur in immigrant neighborhoods. Lastly, public housing did not serve as a complete impediment to the occurrence of gentrification.*

### **Conservation Easements: An Investigation into the Application of this Land Use Planning Tool.**

Richard Rojas

*Although in recent years conservation easements have become widely used to conserve agricultural, open-space, and natural resources, the implementation of this land-use tool has avoided critical analysis. Though private by design, they rely upon substantial investment of public resources. In an effort to address the effectiveness of conservation easements, this research evaluates the Bonnheim Conservation Easements held by the non-profit agency Land Trust of San Luis Obispo County. Evaluation criteria were applied to assess the incorporation of values important to the conservation of biodiversity and to evaluate the land trust's level of compliance with the national land trust community's best practices for operation and management.*