

C.J. GABBE

Santa Clara University
Department of Environmental Studies and Sciences
500 El Camino Real
Santa Clara, California 95053

(408) 551-3618
cgabbe@scu.edu
www.cjgabbe.com

ACADEMIC APPOINTMENTS

Santa Clara University

Assistant Professor, Department of Environmental Studies and Sciences Sept. 2016-present

EDUCATION

University of California, Los Angeles

2016

Ph.D. in Urban Planning

Dissertation: *Do Land Use Regulations Matter? Why and How?*

Adviser: Randall Crane

Committee: Michael Lens, Paavo Monkkonen, Marlon Boarnet

University of Washington

2006

Master of Urban Planning

University of Oregon

2001

B.S. in Planning, Public Policy, and Management

PUBLICATIONS

Refereed journal articles

Gabbe, C. J., Pierce, G., & Clowers, G. (in press). How much do regulations matter? An analysis of the effects of residential minimum parking requirements in Seattle. *Land Use Policy*.

Gabbe, C. J., (2019). Changing residential land use regulations to address high housing prices: Evidence from Los Angeles. *Journal of the American Planning Association*. 85(2), 152-168.

Gabbe, C. J., Oxlaj, E., & Wang, J. (2019). New housing development and near-roadway air pollution: Assessing risks and mitigation policies in San Jose, California. *Journal of Transport and Health*, 13, 78-89.

- Gabbe, C. J. (2019). Local regulatory responses during a regional housing shortage: An analysis of rezonings in Silicon Valley. *Land Use Policy*, 80, 79–87.
- Gabbe, C. J. (2018). How do developers respond to land use regulations? An analysis of new housing in Los Angeles. *Housing Policy Debate*, 28(3), 411–427.
- Gabbe, C. J. (2018). Residential zoning and near-roadway air pollution: An analysis of Los Angeles. *Sustainable Cities and Society*, 42, 611–621.
- Pierce, G., Gabbe, C. J., & Gonzalez, S. R. (2018). Improperly-zoned, spatially-marginalized, and poorly-served? An analysis of mobile home parks in Los Angeles County. *Land Use Policy*, 76, 178–185.
- Gabbe, C. J. (2017). Why are regulations changed? A parcel analysis of upzoning in Los Angeles. *Journal of Planning Education and Research*, 38(3), 289–300.
- Gabbe, C. J., & Pierce, G. (2017). Hidden costs and deadweight losses: Bundled parking and residential rents in the metropolitan United States. *Housing Policy Debate*, 27(2), 219–229.
- Lens, M. C., & Gabbe, C. J. (2017). Employment proximity and outcomes for Moving to Opportunity families. *Journal of Urban Affairs*, 39(4), 671-691.
- Gabbe, C. J. (2015). Looking through the lens of size: Land use regulations and micro-apartments in San Francisco. *Cityscape*, 17(2).

Conference papers

- Gabbe, C. J., & Kahn, M. (2019). Housing supply and local political influence. Urban Affairs Association conference, Los Angeles, CA.
- Gabbe, C. J., Oxlaj, E., & Wang, J. (2018). New housing development and near-roadway air pollution: Assessing risks and mitigation policies in San Jose, California. Association of Collegiate Schools of Planning conference, Buffalo, NY.
- Gabbe, C. J., Oxlaj, E., & Wang, J. (2018). New housing development and near-roadway air pollution: Assessing risks and mitigation policies in San Jose, California. Presented at the American Public Health Association Annual Meeting, San Diego, CA.
- Chang, J.S., Ronquillo, T., Gabbe, C.J., & Jorden, M. (2018). Impact of community policies on health-mapping homeless deaths in the Bay Area. Presented at the American Public Health Association Annual Meeting, San Diego, CA.
- Gabbe, C. J., (2017). Municipal responses to a housing affordability crisis: An analysis of zoning changes in Silicon Valley. Presented at the Association of Collegiate Schools of Planning conference, Denver, CO.

Gabbe, C. J., (2017). Residential zoning and near-roadway air pollution: An analysis of Los Angeles. Presented at the Urban Affairs Association conference, Minneapolis, MN.

Gabbe, C. J., (2016). Do regulations constrain housing production? An analysis of development in Los Angeles. Presented at the Association of Collegiate Schools of Planning conference, Portland, OR.

Gabbe, C. J., Pierce, G., & Crane, R. (2015). The high cost of garage space: Off-street parking and residential rents in the metropolitan United States. Presented at the Association of Collegiate Schools of Planning conference, Houston, TX.

Lens, M. C., & Gabbe, C. J. (2014). Employment proximity and outcomes for Moving to Opportunity families. Presented at the Association of Collegiate Schools of Planning conference, Philadelphia, PA.

Rayle, L., Chatman, D., Gabbe, C. J., Plowman, J., & Crane, R. (2014). The smart growth balance sheet: Investigating the economic costs and benefits of policies to enable densification and infill development. Presented at the Association of Collegiate Schools of Planning conference, Philadelphia, PA.

Gabbe, C. J. (2014). Looking through the lens of size: Land use regulations and micro-apartments in San Francisco. Presented at the Urban Affairs Association conference, San Antonio, TX.

Fregonese, J., & Gabbe, C. J. (2011). Engaging the public and communicating successfully in regional planning. Presented at the Association of Collegiate Schools of Planning conference, Salt Lake City, UT.

Book chapters, policy reports, and other publications

Gabbe, C. J., & Pierce, G. (2018). The high cost of bundled parking. In D. Shoup (Ed.), *Parking and the city*. New York, NY: Routledge.

Gabbe, C. J. (2018). What are the real constraints on housing production? *UCLA Economic Letter*. Los Angeles, CA: UCLA Ziman Center for Real Estate.

Gabbe, C. J., & Pierce, G. (2017). The hidden cost of bundled parking. *Access*, 51(Spring).

Gabbe, C. J., & Pierce, G. (2017). Low-income renters pay a high price for parking requirements. *UCLA Economic Letter*. Los Angeles, CA: UCLA Ziman Center for Real Estate.

Gabbe, C. J. (2017). Planning and zoning for growth: A few lessons from Los Angeles. Retrieved from <https://www.planetizen.com/node/92448/planning-and-zoning-growth-few-lessons-los-angels>

- Gabbe, C. J. (2016). Where residential density is allowed - and isn't - in Los Angeles: A fresh look at zoning changes. *UCLA Economic Letter*. Los Angeles, CA: UCLA Ziman Center for Real Estate.
- Chatman, D. G., Rayle, L., Gabbe, C. J., Plowman, J., Sohn, P., Crane, R., & Crane, R. (2016). *Analyzing the economic benefits and costs of smart growth*. Sacramento, CA: California Air Resources Board.
- Gabbe, C. J. (2015). A case where “renters rule”? The motivations for rental housing policy in one Southern California city. *Critical Planning Journal*.
- Holway, J., Gabbe, C. J., Hebbert, F., Lally, J., Matthews, R., & Quay, R. (2012). *Opening access to scenario planning tools*. Cambridge, MA: Lincoln Institute of Land Policy.
- Fregonese, J., & Gabbe, C. J. (2011). Engaging the public and communicating successfully in regional planning. In E. Seltzer & A. Carbonell (Eds.), *Regional planning in America*. Cambridge, MA: Lincoln Institute of Land Policy.
- Fregonese, J., & Gabbe, C. J. (2009). Envision Tomorrow: Using prototype buildings and scenario modeling to measure carbon footprint. In P.M. Condon, D. Cavens & N. Miller (Eds.), *Urban planning tools for climate change mitigation*. Cambridge, MA: Lincoln Institute of Land Policy.
- Gabbe, C. J. (2007). Portland can't wait. *The Next American City*.
- Kangasoja, J., Gabbe, C. J., Jaakola, A., Soukki, A., & Kurki, H. (2006). GIS as a strategic tool for cities: New developments in Helsinki and Portland. *Helsinki Quarterly*, 4.
- Gabbe, C. J. (2006). *Bridging the Digital Divide in Public Participation: The Roles of Infrastructure, Hardware, Software and Social Networks in Helsinki's Arabianranta and Maunula*. University of Washington, Seattle, WA.
- Gabbe, C. J. (2005, May 24). Reckless laws endanger land use. *Seattle Post-Intelligencer*.

GRANTS, AWARDS, AND FELLOWSHIPS

California SGC Climate Change Research Grant <i>(with J.R. DeShazo, Alan Barreca, Jisung Park, and Greg Pierce)</i>	2018-2020
UCLA Institute for Transportation Studies Research Grant <i>(with Michael Manville and Taner Osman)</i>	2018-2019
Santa Clara University Faculty Summer Stipend Grant	2018
DeNardo Education and Research Foundation Grant <i>(with Iris Stewart-Frey, Sonja Mackenzie, Chris Bacon, Jamie Chang, and Leslie Gray)</i>	2017-2018
Santa Clara University Research Grant	2017-2018
The John Randolph Haynes and Dora Haynes Foundation Haynes Lindley Doctoral Dissertation Fellowship	2015-2016
Lincoln Institute of Land Policy C. Lowell Harriss Dissertation Fellowship	2015-2016
UCLA Dissertation Year Fellowship	2015-2016
UCLA Ziman Center for Real Estate Howard and Irene Levine Program in Housing and Social Responsibility <i>(with Randall Crane and Greg Pierce)</i>	2014-2015
UCLA Luskin Fellowship	2014-2015
UCLA Graduate Summer Research Mentorship Grant	2014
UCLA Graduate Research Mentorship Grant	2013-2014
UCLA Affiliates Fellowship	2013-2014
Delta Sigma Phi McKee Scholarship	2013-2014
UCLA Graduate Summer Research Mentorship	2013
UCLA David and Marianna Fisher Fellowship	2012-2013
Valle Scholar to the University of Art and Design Helsinki	2005

RESEARCH POSITIONS

University of California, Los Angeles Department of Urban Planning

Graduate Student Researcher with Randall Crane and Dan Chatman Sept. 2012-June 2015
Graduate Student Researcher with Michael Lens Sept. 2012-June 2015
Graduate Student Researcher with Vinit Mukhija June 2014-Sept. 2014

University of Art and Design Helsinki (now Aalto University)

Visiting Researcher August-December 2005

University of Washington Runstad Center for Real Estate Studies

Research Assistant October 2004-June 2005

TEACHING EXPERIENCE

Courses taught

Santa Clara University

ENVS 101A/PHSC 190 | Healthy Cities Senior Capstone
ENVS 116 | Introduction to GIS
ENVS 116A | Introduction to GIS Health Mapping
ENVS 117 | Intermediate GIS
ENVS 122/POLI 157 | Environmental Politics and Policy
ENVS 128 | Sustainable Urban Planning

Portland Community College (Oregon)

Introduction to Portland's Urban Planning Successes

Teaching assistantship

University of California, Los Angeles

UP 217B | Urban Planning Comprehensive Project

INVITED TALKS AND PROFESSIONAL PRESENTATIONS

“Parking and Sustainable Cities.” Presentation to the City of Santa Clara Planning Commission.
Santa Clara, CA. November 2018.

“Zoning and Housing Development Near High-Traffic Roadways.” Presentation to UC-Davis
Institute of Transportation Studies. Davis, CA. April 2018.

“Bundling Travel Behavior and Costs in Housing Decisions.” Presentation to the UCLA Lake
Arrowhead Symposium on Global Climate Change, Local Growing Pains. Lake Arrowhead,
CA. October 2017.

“Placemaking New Neighborhoods.” Presentation to the City of Santa Clara. Santa Clara, CA. May 2017.

“Zoning and Affordable Housing by Design.” Presentation to Winchester Neighborhood Action Coalition. San Jose, CA. January 2017.

“Using GIS in Urban Planning Research and Practice.” Guest lecture to Lewis & Clark College Sociology and Anthropology 202 class. Portland, OR. November 2015.

“Parking Requirements and Housing Affordability.” Presentation at the American Planning Association, Oregon Chapter conference. Portland, OR. October 2015.

“Adventures in Land Use Regulation: Lessons from California.” Presentation at the American Planning Association, Oregon Chapter brownbag series. Portland, OR. July 2015.

“Making Scenario Planning Work in Practice.” Presentation at the American Planning Association national conference. Los Angeles, CA. April 2012.

“New Ideas and Challenges in Public Engagement.” Presentation at the Rebooting Democracy conference. Portland, OR. April 2012.

“Local Land Use Planning and State Trust Land Management.” Presentation at the New Partners for Smart Growth national conference. San Diego, CA. February 2012.

“Engaging the Public in Regional Planning.” 1000 Friends of Oregon McCall Society Speaker Series. Portland, OR. October 2011.

“Engaging a Diverse Public in Regional Planning.” Presentation at the New Partners for Smart Growth national conference. Charlotte, NC. February 2011.

“Best Practices for New Development in Coastal Louisiana.” Presentation at the New Partners for Smart Growth national conference. Charlotte, NC. February 2011.

“The Building Blocks of Green Neighborhoods.” Presentation at the Greenbuild International conference. Chicago, IL. November 2010.

“Sustainability, Carbon Reduction and Renewable Energy.” Presentation at the American Planning Association national conference. New Orleans, LA. February 2010.

“New Tools for Planning Transit-Oriented Development.” Presentation at the Railvolution national conference. San Francisco, CA. October 2008.

“Urban and Regional Planning in Portland, Oregon.” Presentation to Instituto de Pesquisa e Planejamento Urbano de Curitiba. Curitiba, Brazil. May 2007.

“Public Participation: The Portland, Oregon Model.” Presentation at City of Helsinki Maunula Forum. Helsinki, Finland. December 2005.

PROFESSIONAL POSITIONS

World Bank (Washington, DC) Short Term Consultant	May-July 2015
Fregonese Associates (Portland, OR) Project Manager Urban Planner	July 2008-August 2012 June 2006-July 2008
Portland Development Commission (Portland, OR) Graduate Intern Project Specialist	June-August 2005 July 2003-August 2004
U.S. Senator Ron Wyden (Washington, DC) Staff Assistant	April 2002-June 2003
Delta Sigma Phi (Indianapolis, IN) Consultant	July 2001-April 2002

PROFESSIONAL CREDENTIALS AND MEMBERSHIPS

Member, American Institute of Certified Planners (AICP)	2008-present
Member, American Planning Association	2004-present
Member, American Public Health Association	2018-present
Member, Urban Affairs Association	2017-present

UNIVERSITY SERVICE

Santa Clara University Department Liaison, STEM Coding Working Group	2018-present
Faculty Representative, Climate Neutrality Task Force	2017-present
Faculty Representative, Transportation Demand Management Task Force	2017-present
University of California, Los Angeles Associated Students of UCLA, Board of Directors Chair	2015-2016
Vice Chair	2015
Chair, Finance Committee	2014-2015

UCLA Department of Urban Planning Staffing Working Group 2013-2015

EDITORIAL AND REVIEW SERVICE

Reviewer: *Building Research and Information* | *Cities* | *Cityscape* | *Geographical Analysis* | *Housing Policy Debate* | *International Journal of Housing Policy* | *Journal of the American Planning Association* | *Journal of Environmental Management* | *Land Use Policy* | *Urban Affairs Review* | *Urban Studies* | *Urban Planning*

Editorial Board, *UCLA Critical Planning Journal* 2012-2015

OTHER PROFESSIONAL AND COMMUNITY SERVICE

Advisory Committee, Community Builders 2013-2015
Steering Committee, Open Source Planning Tools Initiative 2013-2014
Ambassador Board, New Avenues for Youth 2009-2012
Adviser, 1000 Friends of Oregon Land Use Leadership Initiative 2012
Professional mentor, Portland State University MURP program 2011-2012
The Next American City magazine
 Senior Editor 2004-2005
 Production Editor 2003-2005