



PROFESSIONAL PROFILE

A seasoned professional with planning, civil engineering, architecture, and conflict resolution skills. Knowledge of principles, practices and procedures in contemporary urban planning and zoning including environmental analysis, research techniques, contract administration, supervisory principles and practices, and community relation strategies. Experience in planning, directing, coordinating, and managing programs and projects in current and advance planning.

PROFESSIONAL EXPERIENCE

Planning

- Knowledge of planning and community relation principles, zoning, environmental, and subdivision practices
- Coordinate public outreach efforts for community groups, agencies, and other stakeholders
- Extensive presentation and processing for Boards, Commissions, and Councils
- Conduct planning studies
- California Environmental Quality Act (CEQA), The National Environmental Policy Act (NEPA), and Water Quality compliance
- Review and analyze development: subdivision, multi-family, commercial, planned unit development (PUD), specific plan, transit-oriented development (TOD), rezoning, and industrial application affecting planning, zoning, land use, municipal plan, and environmental issues
- Develop criteria to determine substantial conformance with previous entitlements
- Research and author initial studies
- Preparation of application completeness, status and decision letters, staff reports, findings, ordinances, and resolutions
- Environmental Impact Report (EIR) coordination
- Condition and mitigation measure clarification and project compliance
- Manage large and complex planning projects related to development and long-range planning policies
- Design ordinance implementation plans
- Advise property owners, developers, investors, and their representatives regarding City plans, ordinances, and regulations relating to property development
- Hillside development specialist
- Instigate stop work notices due to inconsistencies from approved plans
- Establish application processes
- Traffic flow studies and evacuation analyses for the San Francisco Greater Bay Area
- Staff training for architectural, civil, and development plan reading and measuring

Project Management

- Planning, architectural, civil engineering, environmental, and construction project management
- Devise and implement plans for design and construction projects involving research, proposals, staff training, contracts, project staffing, scheduling, construction drawings, quantity and cost estimates, specifications, client relations, consultant coordination, client billing, consultant, contractor, and subcontractor selection, change orders, and project budget constraints
- Construction drawing review for agreement with applicable zoning and permit compliance
- Supervised and scheduled planners, consultants, and other teams
- Construction site coordinator for 34 custom homes rebuilt after the Oakland Hills fire storm, working with more than 15 consultants, 55 homeowners and 40 subcontractors

Civil Engineering Design and Permit Processing:

- Environmental Permitting for water quality and biology
- Grading designer and grading plan critique for hillside development projects, residential subdivisions, and commercial development
- Preparation of tentative maps, grading plans, final maps, improvement plans, erosion control plans, utility plans, plot plans, survey plans, earthwork quantities, and cost estimates
- Site planning, design, and plan critique for communities, residential subdivisions, and commercial properties
- Municipal parks, roadway improvements, infrastructure, and environmental landfills.
- Land plan reconfigurations

Architectural Design:

- Professional Plaza - a 50,000 sq ft commercial building with retail, office and athletic spaces
- Community centers, guard houses, and private residences - including super-insulation, passive and active solar energy. Retail offices and restaurants: space planning and foot traffic flow studies
- Additions, remodels, existing structure analysis, design, and construction coordination

Graphics

- Experience on PCs and Mac's utilizing GIS, MS Suite (Word, PowerPoint, Excel, Project, Outlook, Publisher), Adobe Photoshop & Illustrator, AutoCAD, CRM, QuickBooks, and project/parcel tracking software
- Hand and computer-generated drawings and specs; including land plan, civil, architectural and mechanical detailed working drawings. Graphics and drawings for proposals, brochures, websites and presentations. Scale models: rough and finished architectural and site plan models
- Photography for documentation and presentation

Real Estate

- Former California Licensed Realtor for land development