

SATT, LLC
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EXPERIENCE

Seat at the Table (SATT)

07/17-Current - SATT helps clients obtain entitlements (Conditional Use Permits, Variances, Zoning Administrator Determinations, Zoning Administrator Adjustments, Density Bonus, Site Plan Review, Design Review, Specific Plan Adjustments and Exceptions, and more) and building permits from the City of Los Angeles or from the city where clients live, work, or invest. SATT determines the optimal method for clients to obtain a land use entitlement, prepares the application and justification for the project, and represents clients in discussing the project with the Neighborhood Council, City departments, and decision-makers.

Los Angeles City Planning Department

06/15-06/16 - Zoning Administrator. One-year contract with Los Angeles City Planning Department.

01/00-04/15 - Zoning Administrator. In this management level position, I conducted public hearings and made decisions on behalf of City Council on conditional use permits, variances, zone variances, and other discretionary land use applications. I was also the Director's designee on current and comprehensive planning matters. In January 2006, I volunteered to start and operate the first satellite (i.e., Van Nuys) Office of Zoning Administration in order to provide full land use planning service to San Fernando Valley residents and businesses.

Urban Studies Program, California State University, Northridge

01/97-06/01 Internship/Field Study Instructor. As a lecturer in the Urban Studies and Planning Program, I assisted upper division students in "Bridging the Gap" between knowledge (i.e., what they learned) and practice (i.e., what they wanted to do with what they learned). The bridge was made by counseling students through their internship or work experience and teaching them key skills necessary to obtain entry-level professional employment. Several of the students I taught currently work for the City of Los Angeles Planning Department and other agencies.

Los Angeles City Planning Department

09/95 -01/00 Hearing Examiner, City Planner. Reviewed development applications for compliance with city long-range plans, city municipal code, and California Environmental Quality Act. Conducted public hearings, prepared recommendations, findings with written reports and oral presentations. The type of entitlements included specific plan exceptions, general plan amendments, zone

changes, and conditional use permits. I supervised between 2-5 staff and oversaw the preparation of historical overlay zone project determinations and design review approvals. Several profile projects included:

- Staples Center (Conditional Use Permit, EIR)
- Sunshine Canyon Landfill (General Plan Amendment, Zone Change, SEIR)
- Two million square foot mixed-use development project with 1,154 dwelling units (General plan amendment, Zone change, EIR). Low-rise mixed-use development with 100 percent low-moderate senior housing (Conditional use, Density Bonus, Site Plan Review, Specific Plan Project permit).
- 320,000 square foot hotel/commercial/office complex (General Plan Amendment, Zone Change, EIR).
- Hazardous waste facility, regulated by the California state Tanner Act (Conditional use, EIR)

03/91 -08/95 Project Manager, City Planner North Valley Unit. Supervised three planners overseeing advance and current planning in seven communities with a total population of over 400,000 residents. The work program included revising three general plans, drafting four specific plans, drafting two interim control ordinances (i.e., moratoriums), advising the Director of Planning on Design Review Determinations, and Hearing Officer on General Plan Amendments/Zone Changes. In addition, reviewed and monitored two general plan EIR contracts totaling over \$400,000. Approximately, ten percent of my time was spent as the Acting Section Head overseeing the administration of several units and the public counter.

05/89 -02/91 Project Manager, City Planner Design Review Board Unit. Supervised two planners in their processing of design review applications. The work program included preparing Director of Planning Design Review Determinations, serving as the facilitator for the City Planning Commission Ad Hoc Design Review Committee that drafted and adopted citywide design review policies and procedures, and overseeing three citizen design review boards that prepared recommendations to the Director of Planning.

01/86 -04/89 Project Planner, City Planning Associate in various units. Assignments included drafting amendments to the zone code, analyzing zoning and general plan inconsistency cases, and developing computer applications including training of planners and managers (*Refer to Publications*).

02/84 -02/86 Consultant NOVACo. Consulted nonprofit organizations and for-profit firms on computer applications related to real estate, land use, and community data. Also, prepared grant applications that raised \$250,000 for the renovation of a City of Los Angeles historical monument. Several clients included Los Angeles Community Design Center, Investors Mortgage Service Company, and Western Bank.

Santa Cruz County Planning Department

10/79 -06/82 Project Planner, Associate Planner Current Planning Division. Assignments included preparing and presenting recommendations to the Zoning Administrator, Planning Commission, and Board of Supervisors on variances, conditional use permits, planned unit developments, and subdivision applications.

EDUCATION

- 1985 University of California, Los Angeles. Master of Arts in Architecture and Urban Planning, Graduate School of Architecture and Urban Planning. (*Recipient of a two year Graduate Fellowship*).
- 1982-1983 University of California Law School, Davis. Candidate for Degree of Juris Doctor
- 1981 University of California, Santa Cruz. Bachelor of Arts in Economics and Bachelor of Arts in Environmental Planning. (*Graduated with College Honors*)

Continued Education

- 10/94 Martin Gang Institute of Intergroup Relations (Loyola Marymount College) 40 hours.
- 08/93 Volunteer Leadership Program (120 hours) Los Angeles Junior Chamber of Commerce (Received Outstanding Intern Award)
- 06/91 Real Estate Appraisal Standards of Professional Practice (Module A and B) as required by Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 -Examinations passed
- 05/91 Real Estate Appraisal Institute Basic Real Estate Valuation Procedures -Examination passed
- 01/91 Real Estate Appraisal Institute Real Estate Appraisal Principles -Examination passed

PROFESSIONAL AND COMMUNITY CONTRIBUTIONS

- Natural Resources Volunteer Program, Department of Fish and Wildlife (2015- current) Volunteer 24-50 hours a month assisting game wardens and biologists.
- Board of Directors, Santa Clarita Casting Club (2006 - 2008)
- Board of Directors, Bridgeport Homeowner Association, Valencia, CA (2003 -2004) Member of the Bridgeport Homeowners Association, Architectural Review Committee, Valencia, CA (2002 -2003)
- Vice President of Publicity, City of Angels International Toastmasters (1997)
- Member of the Advisory Committee to Restructure the Urban Studies Program at California State University, Northridge (1996)
- Nominations Committee for APA statewide offices (1995)
- Master of Ceremonies, American Planning Association, California Chapter Conference· Pasadena, CA(1992)
- American Institute of Certified Planners (AICP) designated member (1989)
- UCLA Student Representative, American Planning Association Executive Board, Los Angeles Chapter. (1984-1985) American Planning Association member (1983)

PUBLICATIONS

- 1988 *Developer Requirements for a New Approach in Mainframe Database Systems: Department of Planning, City of Los Angeles, Automated Case Tracking System.* Coauthor of a conference paper on monitoring land use development applications for the Urban and Regional Information Systems Association, Annual Conference 1988.
- 1986 *Restructuring the Real Estate Brokerage Industry.* Assisted in data collection and analysis on the real estate industry. Published by the University of California, Los Angeles Frank G. Mittelbach and Fred E. Case for the Department of Real Estate.

- 1980 *Visitor Use Survey for Mount San Jacinto State Wilderness Park*. Author of a study on wilderness users' perceptions. Published by the California Department of Parks and Recreation.
- 1979 *NAACP/SERD County Census Demographic Study*. Author of a study on minority counting conducted by the Bureau of U.S. Census. Published by Santa Cruz County, California NAACP/SERD.