



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Special Meeting Agenda - Final City Council

*Mayor*  
*Stacey Armato*

*Mayor Pro Tem*  
*Mary Campbell*

*Councilmembers*  
*Hany S. Fangary*  
*Justin Massey*  
*Jeff Duclos*

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Tuesday, August 27, 2019

5:00 PM

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**Planning Commission Applicant Interviews**  
**(Meeting will convene in the Council Chambers and move to the First Floor Conference Room after Public Comment)**

**NOTICE OF SPECIAL MEETING AND AGENDA**

PLEASE TAKE NOTICE that the Mayor of the City of Hermosa Beach has called a Special Meeting of the City Council to take place on Tuesday, August 27, 2019 at 5:00 p.m. to consider and take action on only those matters set forth on the agenda below.

**5:00 P.M. - INTERVIEWS**

(LOCATION: This meeting will convene in the Council Chambers and move to the First Floor Conference Room after Public Comment)

**CALL TO ORDER IN COUNCIL CHAMBERS****ROLL CALL****PUBLIC COMMENT****RECESS TO THE FIRST FLOOR CONFERENCE ROOM FOR INTERVIEWS**

1. [19-0549](#) **APPLICANTS TO FILL TWO EXPIRED TERMS ENDING  
JUNE 30, 2019 ON THE PLANNING COMMISSION**

(APPOINTMENTS SCHEDULED TO BE MADE AT THE AUGUST 27, 2019  
REGULAR CITY COUNCIL MEETING)

Pursuant to City Council direction at the May 14, 2019 meeting, the City Clerk posted and published a notice inviting applications for two expiring terms on the Planning Commission, with a July 1 filing deadline. The City Council at its July 9, 2019 meeting scheduled applicant interviews for 5 p.m., Tuesday, August 27, and the City Clerk's office notified each of the applicants (alphabetically listed below) of the date and time.

James (Jim) Fasola  
Alan M. Gittelson  
Peter R. Hoffman  
Mark Koenigsknecht  
Rob Saemann

**ADJOURNMENT**



## Staff Report

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### Staff Report

19-0549

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### Honorable Mayor and Members of the Hermosa Beach City Council Special Meeting of August 27, 2019

#### **APPLICANTS TO FILL TWO EXPIRED TERMS ENDING JUNE 30, 2019 ON THE PLANNING COMMISSION** *(APPOINTMENTS SCHEDULED TO BE MADE AT THE AUGUST 27, 2019 REGULAR CITY COUNCIL MEETING)*

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Alan M. Gittelson  
Peter R. Hoffman  
Mark Koenigsknecht  
Rob Saemann

# **PLANNING COMMISSION**

**APPLICANTS**

**CITY OF HERMOSA BEACH  
BOARD/COMMISSION APPLICATION**



**NAME OF COMMISSION** Planning Commission

Name James (Jim) Fasola Home Phone 310-415-2550

Address 2024 Rhodes Street, Hermosa Beach 90254 Cell Phone 310-415-2550

Email Jim@FasolaArchitects.com Bus. Phone 310-374-7000

Occupation/Profession: Architect

Employer Name & Address Fasola Architects Inc., 800 Manhattan Beach Bl. #110, Manhattan Beach 90266

**REFERENCES:**

Local: Damian Schantz, HB Little League 310-409-6189. CB Everett, HBLL 310-283-2395. Mike Downes, neighbor 310-409-3321.

Professional: Laurie Jester, MB Planning Manager 802-5510. Ken Robertson, HB Comm. Dev. Dir. 318-0242. John Cruickshank, engineer 241-6550.

Other: David Lesser, former MB mayor 486-1701. Carrie King, HB View teacher 798-1680 x124. Beth Fasola, my wife, 464-7426.

**COMMUNITY PARTICIPATION AND SERVICE (past and present):** \_\_\_\_\_

HB Little League coach 2018 & 2019. LA County West Vector Control- Board of Trustees 2019.

MB Planning Commissioner 2007-2011. MB Mansionization Committee 2005-6. MB General Plan Advisory Committee 2002-3

California Licensed & Registered Architect since 1991.

Classroom weekly & bi-weekly teaching assistant, in my son's kindergarten & 1st grade classes.

Why do you wish to become a Commission member? As a Hermosa Beach resident in 1985-7 and 2011-19, I have seen many changes to the city, for better and worse. As an architect, I see how the HB General Plan and Municipal Code affect the way the City develops.

And as a former Manhattan Beach planning commissioner, I have considered many projects and anticipated their impacts on the City.

I want to serve our city and help guide it's development. I'd like to help advise the City Council, and represent our citizens, by evaluating the merits and benefits of projects that come before the Planning Commission.

What do you feel are the duties and responsibilities of a Commission member? \_\_\_\_\_

To consider proposed projects fairly, honestly, and in consideration of our laws and codes.

To consider when variances from our code may be appropriate and justified for potential projects.

To use my experience as a professional architect, and as a long-time resident, to advise the City Council on the impact and precedence of the Planning Commission's actions.

Do you have any current obligations or responsibilities, which could be construed as a conflict of interest with your being a board/commission member? ☐ Yes ☒ No (If yes, please explain)

Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board/Commission member.

Bachelor of Arts degree from UCLA in Business & Economics, 1983.

Master of Architecture degree from the Southern California Institute of Architecture, 1991.

Owner of Fasola Architects, Inc., architectural firm in Manhattan Beach, emphasis on residential & small commercial projects in L.A. County.

Manhattan Beach Planning Commissioner & Chairman, 2007-2011.

Member of the Manhattan Beach Mansionization Committee, 2005-2006.

Member of the Manhattan Beach General Plan Advisory Committee, 2002-2003.

California Licensed & Registered Architect since 1991.

Familiarity with the Hermosa Beach Municipal Code, and the HB Planning Division and HB Building Division.

Familiarity with the HB Public Works Department.

Board member & coach in Hermosa Beach Little League. Coach in Manhattan Beach Little League.

This Board/Commission meets on 3rd Tuesdays at 7:00 p.m. Do you foresee any scheduling problems that might cause you to miss meetings? ☐ Yes ☒ No

How long have you lived in Hermosa Beach? 8 years currently + 2 years in the 1980s = 10 years total

Additional Comments:

Through my professional experience as an architect, and familiarity with the codes and economics that drive development in Hermosa Beach, I get continuing insight into the opportunities, restrictions, and pressures that affect planning and construction in the city. I also see how Hermosa's development over 30 years has affected our housing, demographics, traffic, schools, and employment opportunities.

Signed:



Date:

JUNE 10, 2019

(07-03-18)

**CITY OF HERMOSA BEACH  
BOARD/COMMISSION APPLICATION**



**NAME OF COMMISSION** Planning Commission

Name Alan M. Gittelson Home Phone n/a  
Address 310 11th Street Cell Phone 202-215-1790  
Email amgittel@gmail.com Bus. Phone n/a

Occupation/Profession: Retired Partner, Ernst & Young LLP  
Employer Name & Address n/a

**REFERENCES:**

Local: Kathy Knoll - UnCorked (310-422-9300) and Jack Gillespie - SouthBay Brokers (310-546-7611)  
Professional: Patrick Niemann - Ernst & Young Managing Partner, Los Angeles (213-977-3330) (patrick.niemann@ey.com)  
Other: Erin Rank - Executive Director Hability for Humanity Los Angeles (erank@habitatla.org)

**COMMUNITY PARTICIPATION AND SERVICE (past and present):** \_\_\_\_\_

Walk with Sally - Advisory Board  
Concern Foundation (Cancer Research) - Board Member  
Habitat for Humanity - volunteer

Why do you wish to become a Commission member? \_\_\_\_\_

I believe I have valuable experience I can provide to the community. My background in real estate advisory  
and compliance and regulation should be helpful in finding workable solutions to improve our city.

What do you feel are the duties and responsibilities of a Commission member? \_\_\_\_\_

Working with other Commission members to provide advice to the City Council related to maintaining  
and enhancing the environment of our community. Listening to City staff, residents and others related to the  
impact of long term / short term planning matters and land use matters is a critical element of the role.  
In addition, with other Commission members, determining if proposed projects, zoning changes  
or land use matters are consistent with City ordinances and maintaining the environment of the City.

Do you have any current obligations or responsibilities which could be construed as a conflict of interest with your being a board/commission member? ☐ Yes ☒ No (If yes, please explain)

Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board/Commission member.

My experience over the last 38 years has focussed on (1) real estate advisory, including evaluation of the economic impact of projects, the impact on communities and financial stability (market / debt / capital), and (2) compliance, regulatory and ethical considerations. These activities should provide to be meaningful related to the role of the Planning Commission.

This Board/Commission meets on the 3rd Tuesday at 7:00 p.m. Do you foresee any scheduling problems that might cause you to miss meetings? ☐ Yes ☒ No

How long have you lived in Hermosa Beach? Since September 2009 - 10 years

Additional Comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

(07-03-18)



## ALAN M. GITTELSON

310 11<sup>th</sup> Street ■ Hermosa Beach, CA 90254 ■ 202-215-1790  
[amgittel@gmail.com](mailto:amgittel@gmail.com) ■ [www.linkedin.com/in/alan-gittelson](http://www.linkedin.com/in/alan-gittelson)

Mr. Gittelson is an expert in quality control and risk management; specializing in compliance, ethics, regulations and governance. His varied experience has provided valuable perspectives to management and boards to assist in oversight their fiduciary responsibilities. Mr. Gittelson cultivates a sense of partnership, strengthening teamwork, and helping to set the vision, focus and strategies to produce the best possible business results, while maintaining an acceptable level of risk and maintaining compliance with company controls and procedures, industry practices and external regulations.

In addition, during his over 38 years in professional practice, his experience has included accounting and auditing in the real estate, manufacturing and public utility industries. He has advised companies on controls, compliance, real estate strategy, restructuring of non-performing loans and valuations.

Mr. Gittelson meets the requirements of an "audit committee financial expert" as defined under the SEC Regulations and the NYSE and NASDAQ listing rules.

### PROFESSIONAL EXPERIENCE

*Ernst & Young, LLP (EY)*

*January 1989 – June 2018*

Partner, Global Quality & Risk Management / Independence

From July 2004 through June 2018, Mr. Gittelson was a partner in Global Quality & Risk Management / Independence function at EY. This function is responsible for developing global policies and procedures to address EY's compliance with professional standards for ethics including: the US Securities and Exchange Commission, the American Institute of Certified Public Accountants, US State Boards of Accountancy, the International Ethics Standards Board of Accountants (IESBA) and other professional standards and country regulations.

During this period, he assumed positions of greater leadership and responsibility, including: (i) oversight, enhancement and updates of Global and US Independence Policies; (ii) independence reviews of Global and US Risk Management Policies; (iii) Global Risk Management and Independence approvals related to Global space leases and facilities vendors; (iv) advising client service teams globally related to compliance and ethics; (v) development and oversight of Global annual independence learning; (vi) US and Global Independence consultations related to real estate clients, and (vii) was the Global and US Quality & Risk Management / Independence representative on steering committees for Global firm quality, risk management and compliance processes including Client and Engagement Acceptance, Service Offerings and tracking of Client and Client Affiliates.

**SUMMARY OF CONTRIBUTIONS:** Leveraged background and experience to advice and champion development of policies, practices and infrastructure to strengthen controls related to ethical considerations, while maintaining quality and managing risk at an acceptable level.

Partner, Real Estate Practice

From July 2002 through June 2004 provided leadership as the Global Director of Thought Leadership and Research & Development for the Global Real Estate Industry and the Real Estate Industry Leader for the Mid-Atlantic region of the US. In addition, his leadership responsibilities from July 1995 to June 2002 included Operations and Quality leader for the US Real Estate Advisory practice and US Real Estate Government Services Practice. He also was the Office Managing Partner, Real Estate Practice Washington DC from 1992 to 1995.

## ALAN M. GITTELSON

310 11<sup>th</sup> Street ■ Hermosa Beach, CA 90254 ■ 202-215-1790  
[amgittel@gmail.com](mailto:amgittel@gmail.com) ■ [www.linkedin.com/in/alan-gittelson](http://www.linkedin.com/in/alan-gittelson)

In addition to accounting and auditing experience, other experience of note, includes:

*Federal Credit Reform Estimates, Subsidy and Scoring.* Mr. Gittelson supervised and/or provided quality control on many of the Federal Credit Subsidy and Scoring engagements. These include: funding and budgeting requirements for the proposed Property Act, GSA Federal Building Fund, proposed changes to GSA lease terms, multiple GSA development and public private transactions, HUD Section 8 programs, Ginnie Mae Multi-class Securities Program, FHA Loan Guarantees, Development of U.S. Court Houses, DOD Housing Privatization, and Enhanced Use Lease Transactions.

*Administrative Office of the U.S. Courts.* Mr. Gittelson supervised and directed a multi-year engagement for the Administrative Office of the U.S. Courts to evaluate how the Courts administer and manage their space needs. This assignment included assessments of GSA's role in the U.S. Court construction and rehabilitation program and an evaluation of the oversight, funding and budgeting processes used by OMB.

*Resolution Trust Corporation (RTC) and Federal Deposit Insurance Corporation (FDIC).* Provided extensive knowledge and experience in portfolio valuation and sales. Supervised the firm's contracts for the RTC and FDIC for seven years. Helped transfer products developed for the RTC and FDIC to the private market. Provided valuable concepts in portfolio sales and valuations to the private banking industry portfolio sales process, which have been exercised since 1993. Worked directly with sellers and buyers of the portfolios. Assisted both financial institutions and institutional buyers in developing strategies for addressing issues that needed to be resolved in order to sell real estate assets or to obtain the returns that buyers required.

*Other Advisory Services.* Directed portfolio valuation and sales engagements for First American Bank, Chase Manhattan Bank, Manufacturer's Life Insurance Company of Canada, National Bank of Canada and First Union Bank. Supervised the restructuring of over \$3 billion of real estate debt for troubled real estate developers and lenders. Developed strategies to meet the divergent objectives of both the lenders and borrowers related to the debt restructuring process.

*Price Waterhouse*

*July 1980 to January 1989*

## EDUCATION

<b>JD</b>	Loyola School of Law Loyola Marymount University, Los Angeles, CA	December 1983
<b>BS-BA</b>	Boston University, School of Management Major in Accounting	May 1979

## PUBLICATIONS

Gittelson, Alan M. (1992). "Restructuring Mortgages", Chapter 25. In Howard A. Zuckerman (Ed.), *The Real Estate Workout Deskbook - How to restructure, refinance & remarket troubled commercial properties* (pp. 415-428), Chicago, IL: Probus Publishing Company.

## PROFESSIONAL AFFILIATIONS

American Institute of Certified Public Accountants	1983 to Present
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## COMMUNITY SERVICE

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### **Walk with Sally**

Advisory Board, Manhattan Beach, CA

2016 to Present

### **Concern Foundation**

Board Member, Los Angeles, CA

2014 to 2018

## LICENSES

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### **Certified Public Accountant**

California	Active
District of Columbia	[In-active]
Maryland	[In-active]
New Jersey	[In-active]
New York	[In-active]
Virginia	[In-active]

**CITY OF HERMOSA BEACH  
BOARD/COMMISSION APPLICATION**



**NAME OF COMMISSION**      Planning Commission

Name	<u>Peter R. Hoffman</u>	Home Phone	<u>310-374-6004</u>
Address	<u>811 Loma Drive</u>	Cell Phone	<u>310-989-8519</u>
Email	<u>phoffman@hermosabch.org; prh90254@yahoo.com</u>	Bus. Phone	<u>310-338-7380</u>

Occupation/Profession:      Professor and Chair, Urban and Environmental Studies Department

Employer Name & Address      Loyola Marymount University, 1 LMU Drive, Los Angeles, CA 90045

**REFERENCES:**

Local:      HB PC Commissioners Mike Flaherty, Dave Pedersen, Marie Rice; former HB PC Commissioners Sam Perrotti, Langley Kersenboom, George Schmeltzer, Chuck Sheldon, Steve Izant

Professional:      Prof. Jim Faught, Prof. Mona Seymour, Dean Robbin Crabtree - LMU

Other:      Sol Blumenfeld; Director, Community Development Department - Culver City

**COMMUNITY PARTICIPATION AND SERVICE (past and present):**

HB Planning Commission, commissioner and chair; HB General Plan Revision Work Group member; HB General Plan consultant selection committee member; HB Fire Services Citizens Advisory Committee member; HBCSD Facilities Planning Advisory Committee member; Upper Pier Avenue Committee member; HB Economic Review Committee member; HB Historic Preservation Committee member; HB Mural Project, Secretary and Board of Directors member; HB Sister Cities Association, financial reviewer/student exchange chaperone; various HB/MB youth sports organizations (AYSO, LLB, PSL club soccer, etc.), coach and commissioner

Why do you wish to become a Commission member?

I believe I have the professional expertise, practical experience, and accumulated "institutional memory" to continue to contribute to the positive development and rational planning of our city as a commissioner. I am proud of my contributions and our collective accomplishments as a commission during my tenure and value the opportunity to serve our city. I am particularly enthusiastic about the opportunity to work on the ongoing implementation—through the revision of our zoning ordinance and related city policies/codes—of Plan Hermosa (that was developed during my time on the Commission).

What do you feel are the duties and responsibilities of a Commission member?

The State of California prescribes the precise role and authority of the PC, but the general role is to assist the City Council and staff in developing, implementing, and interpreting the City's General Plan (Plan Hermosa) and all the associated codes and ordinances (including, specifically, the Zoning Ordinance) to insure rational and consistent development that contributes to a high quality of life for our residents and a viable local economy. On a more practical level, the PC has quasi-judicial authority for the regulation and implementation of all discretionary land use entitlements including zoning variances, conditional use permits, parking plans, precise development plans, etc.

I believe each commissioner is obligated to fully prepare for each meeting, listen attentively to the input of applicants and other members of the community presenting to the commission, and make thoughtful, impartial decisions based on what they believe will best serve the long-term development of our city, consistent with Plan Hermosa and associated City codes.

Do you have any current obligations or responsibilities, which could be construed as a conflict of interest with your being a board/commission member? ☐ Yes ☒ No (If yes, please explain)

Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board/Commission member.

*Education:* Ph.D., UCLA, urban geography; M.A. Univ of Arizona, geography, area development, and urban planning; B.A., UCLA, geography; CA Secondary Teaching Credential, UCLA

*Employment:* Professor and Chair, Urban and Environmental Studies Department, LMU; taught undergraduate and graduate courses in urban studies, urban planning, environmental planning, and urban geography for 35+ years; professional consultant to U.S., foreign, and international government/public and private organizations in urban planning, historic preservation, and tourism industry development for 30+ years; weekly contributor to *The Beach Reporter* for 10+ years; lecturer for American Geographical Society in Europe, South America, Africa

*Membership:* American Planning Association (APA); Fellow of American Geographical Society

*Experience:* Hermosa Beach Chamber of Commerce Man of the Year, 2017  
Hermosa Beach Planning Commission, commissioner and chair (1999 to present)

This Board/Commission meets on 3<sup>rd</sup> Tuesday at 7:00 p.m. Do you foresee any scheduling problems that might cause you to miss meetings? ☐ Yes ☒ No

How long have you lived in Hermosa Beach? 23 years (40+ years in HB and MB)

#### Additional Comments:

I obviously have an established "record" of service on the PC and believe that it demonstrates my contributions and leadership in establishing sensible policies for the Commission's practices and consistent, predictable standards for the Commission's decision-making process. I have played a leadership role on the Commission in establishing an improved process for the review of CUPs, in drafting the City's "no intensification" policy, in the development of the City's award-winning "green streets" standards, in the development and implementation of our enhanced "green" development standards, and in the procedural policies of the Commission, including the regular rotation of the Commission's chair. I also served as PC chair during much of the consideration of the proposed E&B oil project in HB and its EIR and during the development of Plan Hermosa and believe I demonstrated effective leadership and appropriate impartiality during those contentious deliberations. I look forward to the opportunity to continue my service in the coming years as the City completes the revisions and implementation of an updated zoning code responsive to the goals of Plan Hermosa. I also hope to have the opportunity to participate in the ongoing consideration and ultimate resolution of the Pier and Strand Hotel proposal and the completion of the Skechers project—two milestone projects that have been a part of the Commission's focus during much of my tenure.

As I have previously noted (and most of the Councilmembers know), my daughter, my son-in-law, and their kids—i.e. our grandchildren—also own a home and live in Hermosa. Both our grandkids are attending MCHS. And, of course, Cathy and I own our humble old bungalow in Hermosa Beach. Simply stated, as a family we're vested in Hermosa; I have no hidden agenda on the Commission and have no other goal than to do what I believe will serve the City—and by extension our family and grandkids—well in its long-term development. I hope to have the opportunity to continue to do so and truly appreciate the trust that the current and past Councils have extended to me.

Signed:  \_\_\_\_\_

Date: June 10, 2019

(07-03-18)

**CITY OF HERMOSA BEACH  
BOARD/COMMISSION APPLICATION**



**NAME OF COMMISSION** Planning Commission

Name Mark Koenigsknecht Home Phone \_\_\_\_\_

Address 67 16th Ct. Hermosa Beach, CA 90254 Cell Phone 616-826-1538

Email mark.koenigsknecht@yahoo.com Bus. Phone 714-476-1535

Occupation/Profession: Construction Project Manager

Employer Name & Address Helix Electric Inc. - 13100 Alondra Blvd, Suite 108, Cerritos, CA 90701

**REFERENCES:**

Local: Dan Inskeep - daninskeep@hotmail.com - long time Hermosa resident, community advocate and neighbor

Professional: Timothy Lynch - (310) 927-6073 - former manager, long time Hermosa resident

Other: Bill Sherman and Alima Sherman Ph. D - (310) 529-8250 - long time Hermosa resident and neighbor

**COMMUNITY PARTICIPATION AND SERVICE (past and present):** beach cleanup, summer volleyball classes, attendance of local distinguished speaker series (Redondo), pups in the park, regularly visit and support local business.

Why do you wish to become a Commission member? I have made Hermosa my home over the past 6 years. My wife I spend spend all weekend, every weekend, enjoying all that Hermosa has to offer. I want to be able to give back to the community, and use my talents to be make Hermosa even more beautiful for residents and visitors alike.

What do you feel are the duties and responsibilities of a Commission member? Commissioning members are responsible for acting in the best interest of the community and all it's stakeholders. Those members within the Hermosa Board Planning Commission review and comment upon matters of short term and long term planning and zoning. Members must consider the social, environmental, financial and economic impact of their decisions and interpretations.

Do you have any current obligations or responsibilities which could be construed as a conflict of interest with your being a board/commission member? ☐ Yes ☒ No (If yes, please explain)

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Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board/Commission member.

Working in construction for over 10 years, I have a deep understanding of the industry. I have worked for the Michigan Department of Transportation (MDOT), working in the best interest of the taxpayers of the State of Michigan. At MDOT, I worked in the engineering and safety departments for 3 years. My architecture and engineering background provided insight to codes and standards. Most recently, I work for Helix Electric Incorporated. Helix is one of the largest specialty electrical contractors in the country. Projects are typically valued up to \$300+ million, and include hospitals, high rise hotels, luxury apartment and office complexes. I have worked with developers, inspectors, utilities, and contractors at multiple levels of project phasing. As a project manager at Helix, I am fully responsible for project planning through completion. My education includes a bachelors degree in Civil Engineering and bachelors degree in Architecture. Additionally, I will be completing my MBA this fall, with specialization in Real Estate. My education and work experience has prepared me to develop my skills to solve complex problems, manage risk, and remain objective in my decisions making. I have found success in my personal and career objectives through hard work and dedication. My LEED and DBIA certifications have helped me gather a greater understanding of environmentally friendly design and construction. I want to bring my skill set and passion to help make Hermosa a beautiful place to work, live and play for years to come.

This Board/Commission meets on third Tuesday of the month at 7:00 p.m. Do you foresee any scheduling problems that might cause you to miss meetings? ☐ Yes ☒ No

How long have you lived in Hermosa Beach? 6 years

Additional Comments: As a California transplant, Mid-West native, and young professional, I hope I can bring a diverse skill set, perspective and thought to the planning commission of Hermosa Beach. I am enthusiastically looking to use my professional and educational knowledge to help the community of Hermosa Beach and it's residence.

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Signed: 

Date: 06/18/2019

(07-03-18)

## **Specialty Qualifications**

- Progressive Design Build / Design Assist
- BIM Execution / MEPFS Coordination
- Risk Management / Contract Review
- Project Procurement
- Schedule and Milestone Review
- Hospitality, TI, High Rise, Healthcare
- Residential, Commercial, Mixed-Use
- Leadership and Team Building
- Financial Projections
- Communication and Innovation

*"The quality of a leader cannot be judged by the answers he gives, but by the questions he asks" – Simon Sinek*

## **Education**

**Florida State University, MBA** 2017 – Present  
Concentration: Real Estate

**Lawrence Technological University, Southfield, MI** 2008 – 2013  
Bachelor of Science, Civil Engineering

**Lawrence Technological University, Southfield, MI** 2008 – 2013  
Bachelor of Science, Architecture

## **Work Experience**

**Helix Electric Incorporated, Los Angeles, CA** January 2018 – Present  
Project Manager: Work closely with general contractors, subcontractors, designers and ownership. Intimately involved in cash flow, budget projections, risk management and future company procurement.

**Helix Electric Incorporated, Los Angeles, CA** March 2016 – January 2018  
Assistant Project Manager: Assume vital role in success of the project, working closely with upper management, field, and office teams.

**Helix Electric Incorporated, Los Angeles, CA** May 2013 – March 2016  
Project Engineer: Assist Project Managers with scheduling, cost estimates, purchase orders, manpower, and RFIs.

**RAM Construction Services, Livonia, MI** Fall 2013  
Project Engineer: Managed specifications, submittals, estimates, contract documents, and purchase orders in renovation and restoration projects.

**Michigan Department of Transportation, Grand Rapids, MI**  
Operations Engineering Team Summer 2012  
Transportation Engineering Team Summer 2011  
Bridge Engineering Team Summer 2010

## **Certifications and Continuing Education**

**Assoc. DBIA Professional** January 2019  
Design Build Institute of America

**LEED Green Associate** July 2018  
Leadership in Energy and Environmental Design.

**OSHA 30** March 2018  
Occupational Safety and Health Administration: 30 Hour Training.

**Sokkia Total Station Trained** Fall 2014  
An advanced laser and GPS measuring and image auto-tracking technology used to aid contractors during layout and installation.

**SCST- Students Constructing a Sustainable Tomorrow** Fall 2011– Fall 2013  
Member, Stadium Design Project on Lawrence Tech campus.

**References available upon request**



- Bachelor of Science, Civil Engineering  
Lawrence Technological University
- Bachelor of Science, Architecture  
Lawrence Technological University
- MBA Candidate, Florida State University
- 10 years construction experience
- Progressive Design Build & Design Assist Experience
- BIM Coordination Experience
- Associate DBIA Professional
- LEED Green Associate
- OSHA 30 Certification

## Mark Koenigsknecht Project Manager



Mark's role at Helix Electric has grown exponentially, and includes full responsibility for managing the budget, procurement, scope, schedule and risk from project development through project completion. As a project manager, Mark attends and leads project meetings, engaging with general contractors, ownership, subcontractors and design teams. Working both on site and in the office, Mark's organization, communication and leadership is vital to a successful project. Mark has worked through contract negotiations, future project procurement, technological innovations and employee training.

Mark's vast experience includes luxury residential, mixed use high-rise, hotel, core and shell, tenant improvement, health care, educational, laboratory, training facilities and multi-family. Specific scope within projects include condos, restaurants, pools, offices, amenity, gym, lounge, cafe, parking garages, classrooms, audio visual systems, security, junket, DAS, fire alarm, commissioning, specialty lighting, lighting control, medium voltage, low voltage, utility, and renovations.

### **Recent Project Experience**

#### **CYPRESS COLLEGE SCIENCE ENGINEERING AND MATH BUILDINGS | [Cypress, California](#)**

110,000 square foot new construction and renovation facilities on the campus of Cypress College. Multiple buildings to include classrooms, laboratories, offices, student resource center and planetarium. Public works project that involves coordination of underground utilities and new builds while working on an open campus. Scope includes all new electrical infrastructure, fire alarm, fixture and equipment systems.

Total Contract Amount: \$8,500,000

#### **WEST HOLLYWOOD EDITION HOTEL & RESIDENCES | [West Hollywood, California](#)**

14-story mixed use facility including 190-unit hotel with 20 luxury style condo on the upper floors. 420,000 total square footage, including 4 levels of subterranean parking. Amenities include two rooftop pools, multiple kitchens, restaurant, rooftop bar, lounge, full service spa, fitness rooms, meeting rooms and banquet halls. Scope includes management and coordination of electrical, lighting fixture, lighting control, fire alarm, and low voltage systems. The Edition brand establishes a next generation line of luxury boutique hotels, and draw premier designers and guests alike.

Total Contract Amount: \$ 14,000,000

#### **LONG BEACH VA HOSPITAL | [Long Beach, California](#)**

A multi-phase renovation of the specialty care clinic, registration, audiology, eye clinic, sleep laboratories and back of house office areas. During the renovation, the hospital remains open and functioning 24/7. Scope includes safe off, demolition, renovation and incorporation of existing medical equipment and infrastructure.

Total Contract Amount: \$ 4,000,000

#### **COLORADO CAMPUS | [Santa Monica, California](#)**

A 75,000 square foot shared office complex within the vibrant and bustling city of Santa Monica. This four building facility includes an underground parking garage, multiple elevators, exterior lighting and collaboration space. Scope includes new utility infrastructure, switchgear, lighting, and electrical room build out.

Total Contract Amount: \$ 2,000,000

#### **VILLAS AT PLAYA VISTA - MONTECITO | [Playa Vista, California](#)**

Ultra-luxury style apartment buildings totaling 309 multi-family units spread over 340,000 square feet. The wood structure includes a podium deck with a subterranean parking structure. Scope includes switchgear, lighting, power, and conduit for special systems. Specialize planning to accommodate all electrical conduit within the concrete decks.

Total Contract Amount: \$ 5,650,000

#### **VILLAS AT PLAYA VISTA - MALIBU | [Playa Vista, California](#)**

491 multi-family apartment units spread over 500,000 square feet. Poured concrete subterranean parking structure with 4 stories wood construction above. Common area include leasing center, fitness rooms, yoga rooms, dog wash stations, and recreation areas. Scope includes switchgear, lighting, power and conduit for special systems.

Total Contract Amount: \$ 7,680,000

#### **VILLAS AT PLAYA VISTA - SAUSALITO | [Playa Vista, California](#)**

Spread out over 5 buildings and 680,000 square feet are 703 spacious family apartments. A vast amount of large outdoor recreational spaces are home to a variety of outdoor lighting. Two large pools, jacuzzis, internet lounge, and a great room are among a few of the amenity spaces. Scope includes switchgear, lighting, power, and conduit for special systems.

Total Contract Amount: \$ 10,370,000

#### **RUNWAY AT PLAYA VISTA | [Los Angeles, California](#)**

Mixed use building comprised of 200 multi-family units and retail space on the first floor totaling 300,000 square-feet. Project site includes movie theater, restaurants, grocer and offices.

Total Contract Amount: \$ 7,200,000

# CYPRESS COLLEGE SEM CENTER





# WEST HOLLYWOOD EDITION HOTEL AND RESIDENCES





# LONG BEACH VA HOSPITAL





# COLORADO CAMPUS







**CITY OF HERMOSA BEACH  
BOARD/COMMISSION APPLICATION**



**NAME OF COMMISSION** Planning Commission

Name Rob Saemann Home Phone 310.379.1415

Address 1120 Loma Drive Cell Phone 310.614.4142

Email rsgc1@aol.com rsaemann@hermosabch.org Bus. Phone 310.376.2859

Occupation/Profession: Semi-retired General Contractor / Developer

Employer Name & Address Self Employed

**REFERENCES:**

Local: Ken Robertson- Dir of Com. Dev., Planning Commissioners- Michael Flaherty, Marie Rice, David Pederson

Professional: Bob Rollins-Building Official, Craig Evans-Learned Lumber, Bob Cook-Cooks Doors and Windows

Other: Public Works Commissioners- Janice Britain, Andrea Giancoli, Kathy Dunbabin, David Grethen

**COMMUNITY PARTICIPATION AND SERVICE (past and present):** Construction volunteer for HB History Museum, Member of HB Historical Society, PCH/Aviation subcommittee, Valley/Ardmore Bicycle Sharrows subcommittee, Chairman - Public Works Fiesta Bicycle Parking subcommittee, Public Works Commissioner 2013-2015, Planning Commissioner 2015 to Present, Original volunteer member of Access Hermosa

Why do you wish to become a Commission member? 46 years as a resident, building contractor, and developer gives me a unique perspective on the history of Hermosa Beach. My 6 years of experience (2 on Public Works, Commission, 4 on Planning Commission) gives me insight into the future of Hermosa Beach. I would like to use that history and commission experience, to continue serving the City and help bring Hermosa Beach into the future, while maintaining the essence of the past. I look forward to the challenge of balancing future development and maintaining the charm and history that attracted my wife and I to Hermosa Beach so many years ago.

What do you feel are the duties and responsibilities of a Commission member? To thoughtfully consider issues presented to the commission. To make logical, common sense, fair decisions, based on council direction, relevant codes, staff reports, public input, and experience. To always be informed and prepared, and ultimately make decisions with the best outcome for the citizens and businesses of Hermosa Beach. To keep an open mind and consider all sides of an issue before making decisions. To always act with honesty and transparency.

Do you have any current obligations or responsibilities, which could be construed as a conflict of interest with your being a board/commission member? ☐ Yes ☒ No (If yes, please explain)

Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board/Commission member.

Los Angeles Lutheran High School 1963-1967, University of Oregon 1967-1968, El Camino College 1968-1970, 46 years as a resident, 46 years as a developer and construction company owner in Hermosa Beach with experience in SFR, commercial TI, condominium, and restaurant construction. Multi-unit ownership and management in Hermosa Beach 1974-present. My years of experience in all phases of development in Hermosa Beach gives me first hand knowledge of the CUP process, zoning, design, and parking issues. I have built homes and lived in multiple areas of the city. Living in North Hermosa, East Hermosa, on a walk street, and in the critical zone, I can relate to residential problems. I have been part owner of a commercial enterprise in Hermosa and can understand the challenges of business management. 2 years on Public Works Commission taught me the problems related to the city infrastructure and how to find creative solutions. I gained invaluable experience during my 4 years on the Planning Commission. On my 2nd day as a planning commissioner, I was given a copy of Plan Hermosa and attended a joint study session with City Council on Plan Hermosa. It was a great learning experience to quickly get up to speed on Plan Hermosa and was proud of the work we all put in for many months, to see it through to completion. I had the honor, a few years later, to be Chairman during the final certification of the Sketchers EIR, the largest single development in Hermosa Beach history and a very complex process. I owe the other members of the commission a debt of gratitude for their guidance in preparing me for the chairmanship. Sketchers, Lazy Acres, and many projects of all kinds have prepared me to deal with the complexities of future developments such as The Strand and Pier Hotel.

This Board/Commission meets on the 3rd Tuesday of each month at 7:00 p.m. Do you foresee any scheduling problems that might cause you to miss meetings? ☐ Yes ☒ No

How long have you lived in Hermosa Beach? 46 years

Additional Comments: I would consider it an honor to be reappointed and be given an opportunity to serve with this commission again. I have been blessed to live in Hermosa Beach and want to give something back.

Signed:



Date:

6/27/19

(07-03-18)