

Collaborating with Other City Departments

Community development is a collaborative effort requiring intradepartmental cooperation. All of the planning and redevelopment projects I have been involved in have required collaboration from several city departments, the City Manager and City Council. In the City of Hermosa Beach, the City focused on the redevelopment of the downtown. The development of a new municipal parking structure, the development of a new four star resort hotel and the development of a new pedestrian plaza required involvement from Community Development, Police, Fire and Finance Departments. All of these departments were involved in selecting project consultants, completing environmental review and obtaining project permits. The development of the municipal parking structure required among other things, preparation of predevelopment studies requiring collaboration between Public Works and Community Development. The selection of the project architect required involvement from Community Development, Police, Fire and Finance Departments. Upon the completion of planning work, the project was implemented by Public Works, with on-going assistance from Community Development.

The operation of the municipal parking structure also required collaboration from Police, Finance and Community Development. I organized the selection of a parking operator and worked closely with the City Manager and Finance Director in selecting a firm. The Finance Department will monitor parking operations based upon the requirements established in the project RFP and the contract.

The City recently redeveloped city owned property through a long term ground lease. I administered the project RFP and worked with Police, Fire, Public Works and Finance Departments in selecting a development team for recommendation to City Council. I also worked closely with the City Manager, Finance Director and City Attorney in establishing the lease terms for the project.

Finally, in establishing a new Community Development Department for the City of Hermosa Beach, I streamlined major project reviews by involving all of the affected departments at the outset of a project. The City's Zone Code has been amended with respect to conditional use permits and the Public Works and Police and Fire Departments have been involved in the revisions. On a daily basis, the Community Development Department has been organized to collaborate on commercial and residential project reviews and permitting.

I believe that you can view the development process as an inverted triangle. At the broad end, you have the General Plan (the long term planning framework for the City). Moving deeper toward the apex of the triangle you have the project application process, zoning ordinance and other implementing tools for the General Plan. The project plan reviews occur at this level involving Community Development, (Planning and Building) Police, Fire and Public Works. There may be discretionary hearings which also result in conditions for project development. Moving closer to the apex of the triangle the project is approved and a building permit is issued with involvement by Building, Planning and Public Works staff. At the apex of the triangle is the C of O issued upon final project approval.

I believe that I have been successful in advancing the City's planning and redevelopment objectives precisely because I recognize the importance of intradepartmental cooperation and because I've been committed to working closely with other departments in the City.