



CITY OF HERMOSA BEACH BOARD/COMMISSION APPLICATION

Name of Board/Commission - Select Board/Commission -

Name Phone Number

Address

Email

Occupation/Profession

Employer Name & Address

REFERENCES (Please List Three References)

Personal:

Professional:

Other:

COMMUNITY PARTICIPATION AND SERVICE (Past and Present)

Why do you wish to serve on the Board/Commission?

I was raised to value the importance of giving back and improving one's community and have been looking for a way to deepen my connection with "the best little beach city." The Civil Service Board seemed like a good fit so when I saw the vacancy, I jumped at the opportunity. Starting in college, I became very interested in municipal governance. This is evidenced by my participation in Leadership Hermosa Beach (2004).

Which duties and responsibilities of the Board/Commission are important to you and why?

Laws governing personnel matters are rapidly changing and it is important to me that our city stays current in its labor practices. I believe my legal training will help with this effort.

Do you have any current or past obligations or responsibilities, which could be construed as a conflict of interest with the position you are applying for? NO

If yes, please explain below:

Please add your education, employment, memberships, past activities, or other experience you feel qualifies you to serve on the Board/Commission.

Trained as a lawyer, I believe my skill set would be put to good use as a member of the Civil Service Board. As a lobbyist and land use consultant, I have worked extensively with government agencies. I am familiar with the Brown Act, and I am mindful of the need to follow formal legal processes, both in how we conduct our meetings and how we treat our employees. Lastly, I am a lifelong South Bay resident with deep respect for Hermosa's past, a broad current social network in the community and a commitment to its future.

EDUCATION

1999/JD/Law/University of Southern California
1999/MBA/Marshall School of Business/University of Southern California
1995/BA/Politics, Philosophy and Economics/Claremont McKenna College

CERTIFICATIONS

New York State Bar/State Bar Association of New York (admitted 2007, inactive)
California State Bar/State Bar of California (admitted 1999, inactive)
California Association of Realtors, Probate & Trust Specialist
National Association of Realtors, Seniors Real Estate Specialist

COMMUNITY

Leadership Hermosa Beach (2004)

PROFESSIONAL AFFILIATIONS

Building Industry Association (BIA) of Southern California - Los Angeles/Ventura Chapter, Political Action Committee (Advisory Member)
American Institute of Architects (AIA) - Los Angeles Chapter, Board Member (Elected)

<u>Board/Commission</u>	<u>Meeting Location</u>	<u>Meeting Schedule</u>
Building Board of Appeals	City Council Chambers	Second Monday of each month at 7 p.m.

This five-member board provides reasonable interpretations of the Building Code [HBMC 15.04.020]

Civil Service Board	City Council Chambers	Third Wednesday of each month at 5 p.m.
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This five-member board serves as the City's Review Board pertaining to personnel functions and Civil Service Rules and Regulations, including review and approval of job specifications and eligibility lists [HBMC 2.76.060-2.76.090].

Parks, Recreation & Community Advisory Commission	City Council Chambers	First Tuesday of each month at 7 p.m.
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This five-member commission serves in an advisory capacity to the City Council in all matters pertaining to the Community Resources Department; cooperates with other governmental agencies and civic groups on the advancement of sound leisure, cultural, social services and educational programming; provides guidance and approvals for City special events; and formulates policies on the services, programs and lease agreements of the Department, subject to approval of the City Council [HBMC 2.28].

Planning Commission	City Council Chambers	Third Tuesday of each month at 7 p.m. (in December meeting is on the second Monday)
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This five-member commission is governed in all respects and performs duties as prescribed by applicable state and local laws. The primary purpose of the Commission is to maintain and enhance the environment of the community, which entails advance or long-range planning (updating of the General Plan and specific elements), current planning (short-range projects), and land use controls (administering to the code and review of all subdivisions and zoning petitions). The Commission serves as an advisory board to the City Council on all matters pertaining to zoning, conditional use permit process, etc. [HBMC 2.32].

Public Works Commission	City Council Chambers	Third Wednesday of odd-numbered months (January, March, May, July, September, and November) at 7 p.m.
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The duties of this five-member commission are to review and make recommendations to the City Council on all capital improvement program projects, assist with developing and updating design guidelines for public improvements and other matters referred to the Commission by the City Council [HBMC 2.80].

Do you foresee any scheduling problems that might cause you to miss meetings? NO

How long have you lived in Hermosa Beach?

Since 2002 (mostly)

Additional comments:

I have read the roles and responsibilities of the Board/Commission I am applying for. If required, I will submit proof of my voter registration status at the time I submit my application (voterstatus.sos.ca.gov).

I understand a resume must be submitted to the city clerk's office at the time I submit my application to be considered for the position.

Signature:

[Redacted Signature]

Date: 6/28/24

Shirley N. Weber, Ph.D.

California Secretary of State

My Voter Status

Personal Information

ANNE First name

SAMUELSONWILLIAMS Last name

ACTIVE Status

ENGLISH Your preferred language to receive election material is

[REDACTED]
HERMOSA BEACH 90254 Address where you are registered to vote

[REDACTED] Your political party preference is

[REDACTED] Vote-by-Mail in All Elections
All active registered voters will be mailed a vote-by-mail ballot for every election. If you want to vote in person, you must turn in your vote-by-mail ballot, or you may be required to vote a provisional ballot.

You can track the status of your vote-by-mail ballot.

[Sign up for ballot tracking](#) 

LOS ANGELES COUNTY You are registered to vote in

<http://www.lavote.net/>  County website:

800-815-2666 County phone:

Voters have the option to receive important election information by email. To add or verify your email address please review the [Email Contact Information](#) section below.

To change your voter information, please [re-register to vote](#) .

Voting History

If you voted in an election, you can see if you voted at a polling place, vote center, voted by mail, or cast a provisional ballot.

If you do not see a recent election that you voted in, it may be because your county has not yet sent information about your ballot to the Secretary of State.

Counties have up to 60 days after the election to provide this information to the Secretary of State.

Please note that any voting history prior to the November 6, 2016, General Election is not displayed on this website.

For the most up-to-date status, please contact your county elections office or use their online ballot status tool:

<http://www.sos.ca.gov/elections/ballot-status/> 

Select an election

Select an election *Select an election 11/08/2022 - NOVEMBER 8, 2022, GENERAL ELECTION 06/07/2022 - JUNE 7, 2022, PRIMARY ELECTION 09/14/2021 - SEPTEMBER 14, 2021, CALIFORNIA GUBERNATORIAL RECALL ELECTION 11/03/2020 - NOVEMBER 3, 2020, GENERAL ELECTION 03/03/2020 - 2020 PRESIDENTIAL PRIMARY ELECTION 11/05/2019 - LOCAL AND MUNICIPAL ELECTIONS 11/06/2018 - 2018 STATEWIDE GENERAL ELECTION 06/05/2018 - 2018 STATEWIDE DIRECT PRIMARY ELECTION 11/08/2016 - 2016 GENERAL ELECTION

For this election, you were mailed a vote by mail ballot.

	Date ballot was mailed by county
10/10/2022 12:00:00 AM	
	Date ballot was received by county
11/12/2022 12:00:00 AM	
	County
LOS ANGELES	
	Ballot Status
Accepted	

Contact

[Redacted], M [Redacted]
[Redacted] (Mobile)
anne.williams@vistasir.com

www.linkedin.com/in/anne-s-williams-092772 (LinkedIn)

Top Skills

Public Policy
Community Development
Land Use

Certifications

Real Estate Agent
Admitted to practice law in California (1999)
Admitted to practice law in New York (2007)
Seniors Real Estate Specialist
Probate & Trust Specialist

Honors-Awards

Citation Award Winner - AIA-LA Photography Contest

Publications

Los Angeles Car Culture
The Chairwoman of the Board
Patinar Not Just Patina: Passion for skateboarding takes Hermosa Beach's Anne Williams to Cuba

Anne S. Williams

JD, MBA, Realtor at Vista Sotheby's International Realty (DRE# 02131519)
Hermosa Beach, California, United States

Summary

My goal is to help my clients achieve lasting happiness by looking beyond the immediate transaction and putting the right conditions in place to ensure long term satisfaction. Selling or buying real estate can be one of the most emotional experiences one can go through; I use proven processes to ensure that my clients stay on-track.

To me, life is all about relationships, and there are few relationships as intimate as the one you have with your Realtor®. I have been described as a creative, results-oriented problem solver. Versatile and tenacious, with peripheral vision. Energetic and honest. Fun to work with, coupled with a strong work ethic and the negotiation skills and professional standards expected of someone who has represented large real estate developers for more than two decades.

As a former lawyer, my guiding principles are to put the client's interests above all others while maintaining strict confidentiality. As a real estate investor, I have a well-trained eye for business opportunities. As a landlord, I have a finger on the pulse of the local rental market.

As a homeowner, I am respectful of the fact that selling or buying a home is the biggest financial decision most people make in their lives. As a parent and resident of Hermosa Beach, I am pleased to be able to raise our identical twins in the South Bay's excellent public school system. A native of Palos Verdes, I am gratified when I can call upon my deep South Bay roots to help guide people through our multi-textured communities to find their ideal niche.

As a NAR-designated Seniors Real Estate Specialist® and a CAR-designated Probate & Trust Specialist®, I have been trained to help my clients transfer real estate efficiently and navigate the unique

financial, legal and personal issues faced by those over 50 and their families.

As a creative person, I am inspired by finding beauty in the ordinary. Photography is my medium. Check out a couple of my Instagram accounts: @livethesouthbay and @street_parking_hermosa.

As a late-in-life skateboarder, I am fearless.

Building on 50 years of intimate knowledge of the area, my geographic focus includes the South Bay communities of Palos Verdes, Redondo Beach, Hermosa Beach, Manhattan Beach, El Segundo and Torrance.

Experience

Vista Sotheby's International Realty

Realtor, Probate & Trust Specialist, Seniors Real Estate Specialist

February 2021 - Present (3 years 6 months)

Manhattan Beach, California, United States

Psomas

Senior Project Manager

October 2013 - December 2020 (7 years 3 months)

Downtown Los Angeles

Served as a Senior Project Manager with Psomas' Los Angeles Land Use Entitlements Team. Built strong relationships with elected and appointed officials at City Hall, built on a deep knowledge of the needs of the development community. With an emphasis on urban infill projects, was responsible for guiding zoning and subdivision entitlement applications for developers, as well as representing them before public agencies.

Specialties: Land Use Entitlements; Mixed-Use Urban Infill; Highrise Projects; Community Outreach; Housing and Commercial Development; Neighborhood Councils; Urban Revitalization.

Psomas is a consulting engineering firm serving public and private clients throughout the Western United States. The firm specializes in urban planning, civil engineering, surveying, and construction management services for the land development, water, transportation, and energy markets.

Central City Association

Vice President of Legislative & Legal Affairs

March 2010 - August 2013 (3 years 6 months)

Los Angeles, California

Served as Vice President of Legislative & Legal Affairs for the Central City Association of Los Angeles (CCA), a prominent business advocacy organization representing 450 corporations, trade associations and non-profits. At CCA, she was the business organization's chief lobbyist, managing the CCA Political Action Committee (PAC) and organizing various industry sectors around emerging land use and economic development issues in Los Angeles and Sacramento.

Notable achievements included drafting a comprehensive citywide housing production policy, as well as a visionary development plan for the continuing evolution of Downtown Los Angeles. Building on years of experience as a lobbyist in Sacramento and Los Angeles, she was asked to advise industry groups and businesses on political strategy, including support of specific candidates and policy measures. Areas of concentration included: Land Use, Banking, Housing, Transportation, Hotel/Hospitality, Downtown Los Angeles.

Hinman, Howard & Kattell, LLP

Of Counsel

June 2006 - July 2009 (3 years 2 months)

Binghamton, New York

Worked as corporate lawyer for one of the largest and oldest law firms in upstate New York. Focus on Mergers & Acquisitions, including the sale of a privately-owned hydroelectric dam on the Hudson River and a Minor League baseball team.

Central City Association

Director of Public Policy

February 2004 - February 2006 (2 years 1 month)

Los Angeles, California

Analyzed laws, drafted detailed policy recommendations, and advised the President & CEO and 500+ members of Downtown Los Angeles-based business advocacy organization. Areas of emphasis included land use, real estate development, urban design, art and culture and public safety.

EKM Law Offices

Associate

March 2001 - January 2004 (2 years 11 months)

Lobbyist for Los Angeles-based, Sacramento-focused law firm, representing clients from a variety of industries including financial services, gaming, healthcare and transportation.

Arter & Hadden, LLP

Associate

September 1999 - February 2001 (1 year 6 months)

Los Angeles and Sacramento, California

Helped establish new California Government Relations practice for 450+ attorney, international law firm, lobbying extensively in Sacramento for clients from a broad variety of industries, including gaming, financial services, not-for-profit, healthcare, dietary supplements and religious institutions.

Education

USC Gould School of Law

JD, Law · (1995 - 1999)

University of Southern California - Marshall School of Business

MBA · (1997 - 1999)

Claremont McKenna College

BA, Politics, Philosophy, and Economics · (1991 - 1995)

Stanford University

Completed college coursework while in high school.

Palos Verdes High School