



CITY OF HERMOSA BEACH BOARD/COMMISSION APPLICATION

Name Of Board/Commission - Select Board/Commission -

Name Anne Williams

Phone Number [REDACTED]

Address [REDACTED]

Email [REDACTED]

Occupation/Profession Realtor (currently); Lawyer/Entitlements Consultant (formerly)

Employer Name & Address Vista Sotheby's Int'l Realty, [REDACTED]

REFERENCES (Please List Three References)

Personal: Ryder Smith, Tripepi Smith (Municipal Consultant): [REDACTED]

Professional: Vince Bertoni, Planning Director, City of Los Angeles: [REDACTED]

Other: Jamie Erickson, Exec. Director, Hermosa Beach Historic Society/Museum: [REDACTED]

COMMUNITY PARTICIPATION AND SERVICE (Past and Present)

Why do you wish to become a Commission member?

I was raised to value the importance of giving back and improving one's community. I believe my unique skill set would be put to its best use as a member of the Public Works Commission. Professionally, I have worked as a lawyer and land use consultant representing real estate development projects, primarily in Downtown Los Angeles. Personally, I am a lifelong South Bay resident with deep knowledge of Hermosa's past, a broad current social network in the community and a commitment to its future.

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

To advise the City Council and make recommendations in matters related to capital improvements, including updating and improvement of design guidelines.

Do you have any current obligations or responsibilities, which could be construed as a conflict of interest with your being a board/commission member? NO

If yes, please explain below:

n/a

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

See attached for details. Highlights include:

Education/professional: B.A. (Economics, Politics & Philosophy); Juris Doctor (J.D.); Master of Business Administration (M.B.A.); admitted to California and New York state Bar (inactive)

Community: H.B. Block Captain (current); Project Restore (Board member, current); Leadership Hermosa Beach (2005); Downtown Los Angeles Neighborhood Council (Elected, founding Vice President (Outreach); Planning & Land Use Committee member)

Professional: Member (elected), Board of Directors of the American Institute of Architects-L.A.

Personal: photography, skateboarding

Board/Commission	Meeting Location	Meeting Schedule
Building Board of Appeals	City Council Chambers	Second Monday of each month at 7 p.m.
Civil Service Board	City Council Chambers	Third Wednesday of each month at 5 p.m.
Parks, Recreation & Community Advisory Commission	City Council Chambers	First Tuesday of each month at 7 p.m.
Planning Commission	City Council Chambers	Third Tuesday of each month at 7 p.m. (in December meeting is on the second Monday)
Public Works Commission	City Council Chambers	Third Wednesday of odd-numbered months (January, March, May, July, September, and November) at 7 p.m.

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 am passionate about infrastructure! As a general matter, my extensive work in real estate development in Downtown Los Angeles taught me to appreciate the nuances of infrastructure, as well as the value of public improvements and good design to promote place-making. Locally, my personal experience as someone who walks and skateboards in Hermosa Beach on a daily basis means that I am intimately familiar with the immediate landscape. Lastly, I have twins and my experience pushing a double-wide stroller around Hermosa opened my eyes to issues affecting disability accessibility.

I UNDERSTAND A RESUME MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE AT CITYCLERK@HERMOSABEACH.GOV TO BE CONSIDERED FOR THE POSITION.

Signature:



Date: 10/7/24

Contact

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

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

Address where you are registered to vote

[REDACTED]

[REDACTED]

Your political party preference is

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


County website:

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

County phone:

800-815-2666

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
