

Application Form

Profile

Thank you for your interest in volunteering your time and expertise to the Culver City community. The information contained on this application is for use by the City in reviewing candidates to fill vacancies on City Commissions, Committees, and Boards. During consideration of applicants, the City may consider the information contained in this application, any required supplemental questionnaire, and any other publicly available information. An appointment to any Commission, Board or Committee is at the discretion of the appointing authority.

Ethics and Avoidance of Conflicts of Interest

As a reflection of the residents of the community, Culver City prides itself on the high ethical standards adhered to by its municipal government. As a prospective applicant, we want you to be informed about potential limitations that state and local law impose on individuals who serve the community, especially where they may have a financial conflict of interest. Please consider this information before submitting an application and accepting an appointment. Further information and training regarding these limitations, as well as other legal and procedural requirements when serving on these bodies (i.e. Brown Act, ethics laws, etc.), will be provided in the event you are appointed to one of the City's commissions, committees, or boards.

State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
- Government Code Section 1090 imposes an even stricter prohibition. It prohibits a local body from "making" a contract with one of its own members (even if the member has recused him or herself), which includes all aspects of contract formation, including such actions as influencing the contract's scope or the selection of a contractor.

A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

If you have questions about this information and how it may apply to your particular situation, please contact the City Attorney's Office at (310) 253-5660.

Important Information

As you complete your application, please be aware of the following:

You may apply to any body at any time. However, only those positions that are either vacant or have terms ending soon may be considered for appointment during a certain timeframe.

You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain

to that particular body.

If appointed to a body, please be aware that:

- Important: Unless a specific exception is made by the City Council, generally individuals are eligible to be appointed to serve on only one body at a time.
- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney’s and City Clerk’s Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
- State law and the City’s Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council’s discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Planning Commission: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Planning Commission (Seat 4)

Andrew <small>First Name</small>	Flores <small>Last Name</small>
<input type="text"/>	
<small>Email Address</small>	
<input type="text"/>	
<small>Street Address</small>	
<input type="text"/>	
<small>City</small>	

<input type="text"/>	
<small>Suite or Apt</small>	
<input type="text"/>	<input type="text"/>
<small>State</small>	<small>Postal Code</small>

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

10 years

<input type="text"/>	<input type="text"/>
<small>Primary Phone</small>	<small>Alternate Phone</small>

LA County

Employer

Planner

Job Title

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

I attended and participated in: General Plan 2045 Public Engagement Events August 26 - 27, 2023: Pop-up at Fiesta La Ballona October 5, 2023 at City Hall: in person and virtual open house October 19, 2023 at El Rincon Elementary School, in person and virtual open house November 15, 2023: virtual open house February 14, 2024 Planning Commission Meeting February 26, 2024 City Council Meeting And Zoning Code Update Public Engagement Events February 26, 2024 City Council Meeting March 7, 2024 EIR Scoping Meeting I am a member of: Culver City Sister City Committee Member (2024 - Present) Culver City Police Chief's Advisory Panel Member (2023 - Present) Culver City Arts Foundation Member (2023 - Present) CCUSD EarthFest (2023, 2024, 2025) Leadership Culver City Graduate (2023) El Rincon Elementary Walk to School Parent (2021 - 2023) American Planning Association Planning Officials Committee (2025) American Planning Association Membership Committee (2025) American Planning Association Latinos and Planning Division, Board Treasurer (2024 - Present) American Planning Association California Chapter, Board Advisor (2024 - Present) Planners4Health California Co-Chair (2024 - Present) California Planning Roundtable Planning Leadership Academy Graduate (2024) California Planning Roundtable Planning Leadership Academy Facilitator (2025)

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Please see resume

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Bachelor of Arts, Pomona College, Claremont, California Master of Urban and Regional Planning, California State Polytechnic University, Pomona APA American Institute of Certified Planners 2021 - Present



Upload a Resume

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

The primary role of the Planning Commission is to hold a public hearing and make recommendations to the City Council regarding: -the General Plan, zoning, land subdivisions and building; -proposed public works and for the clearance and rebuilding of blighted or substandard areas within the City and public improvement in general; -issue Orders to Show Cause why use permits, exceptions or variances granted should not be revoked for violation and to hold necessary hearings, transmitting findings and recommendations; -and perform any other duties, not inconsistent with the City Charter or the Code.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I seek appointment to the Planning Commission to serve Culver City. I am a "Big-picture Thinker", strong collaborator, respected community member, and versatile communicator with team management experience, highly analytical, and skilled at motivating others to grow, improve and innovate. I am a skilled Planner experienced in building coalitions internally, with other agencies, at the state and local level, as well as with nonprofit and private sector organizations to achieve common goals and promote a positive organizational image.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I completed Leadership Culver City. The program increased my civic literacy. I know more about Culver City's residents, businesses, government, community assets and issues. I have taken advantage of the opportunity to engage in conversations with community and business leaders, advocates, and change agents. I made the time to study Culver City Mobility & Transportation, Housing & Community Development, Business & Economic Development, Education & Workforce Development, Non-Profit Organizations & Social Services, City Government & Public Agencies, and Arts & The Creative Economy, and Environment & Sustainability. I completed the California Planning Roundtable Planning Leadership Academy. It is a professional development program created to help planners prepare for leadership roles. Through the program, participants gain knowledge and skills in leadership, organizational dynamics, and communication while equipping them with tools to make even stronger contributions to their organizations. This program was developed to help planners make an impact. Participants learn important skills like how to leverage conflict and build more effective working relationships with others. I am learning specific, practical strategies that can be implemented immediately. I am a member of the American Institute of Certified Planners. The American Institute of Certified Planners provides the only nationwide, independent verification of planners' qualifications. I pledge to uphold high standards of practice, ethics, and professional conduct, and to keep my skills sharp and up to date by continuously pursuing advanced professional education. My education and advanced trainings are grounded in professional Planning practice. I am passionate about Planning. I learned about the field my junior year in college. I found the multidisciplinary opportunities exciting, invigorating and stimulating. I still do. I received professional training along my career path in both the public sector and private sector. I earned a graduate degree (MURP) in urban planning from Cal Poly Pomona.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

I envision fulfilling the objectives and goals of the Planning Commission by being prepared. I would attend every meeting. I would prepare for every meeting by studying the materials provided by staff, preparing notes, comments, questions and visiting project sites. I would listen attentively to input from Council Members, community members, fellow commissioners and staff. I would respect everyone's time. I would speak in plain language and cut across jargon. I would collaborate and build consensus.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I attended Planning Commission meetings on January 25, 2023, February 8, 2023, April 26, 2023, May 10, 2023, June 14, 2023, July 12, 2023, August 23, 2023, September 27, 2023, November 8, 2023, January 24, 2024, February 14, 2024, March 13, 2024, April 24, 2024, May 8, 2024. I also attended and participated in General Plan 2045 Public Engagement Events August 26 - 27, 2023: Pop-up at Fiesta La Ballona October 5, 2023 at City Hall: in person and virtual open house October 19, 2023 at El Rincon Elementary School, in person and virtual open house November 15, 2023: virtual open house February 14, 2024 Planning Commission Meeting February 26, 2024 City Council Meeting Zoning Code Update Public Engagement Events February 26, 2024 City Council Meeting March 7, 2024 EIR Scoping Meeting

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

I can commit 1-2 hours a day, 5-10 hours a week, 20-40 hours a month to reviewing materials in preparation for attendance at Planning Commission meetings.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)



Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

Please submit your application and any attachments no later than the final filing date as announced in the Notice of Vacancy and Request for Applications to the City of Culver City by submitting your application online or

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Culver City, CA 90232

By Fax: (310) 253-5830

By Email: city.clerk@culvercity.org

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Outreach Question

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- ☒ Website/Email
- ☒ Word of Mouth

Supplemental Questions

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!



**American Institute
of Certified Planners**

Creating Great Communities for All

Andrew Flores, AICP

October 4, 2021

Dear Andrew Flores,

Congratulations and welcome to the American Institute of Certified Planners! You have joined a dynamic and prestigious professional community and I applaud your accomplishment and commitment to excellence.

AICP exists to advance the quality and integrity of planning practice and to help members find new and better solutions for our communities. Members subscribe to the AICP Code of Ethics and Professional Conduct, which is based on a commitment to conscientiously serve the public interest. AICP's Certification Maintenance program helps members remain on the leading edge of planning practice, continually demonstrating professional credibility. Many AICP members give back to communities in need on Community Planning Assistance Teams and through other pro bono planning service.

You can expect intellectual enrichment and professional recognition and may benefit from higher compensation; our most recent salary survey shows that, on average, AICP members substantially out-earn noncertified planners. Members whose careers are marked by professional excellence, service, and leadership may be honored with election to the AICP College of Fellows.

We encourage you to share the news of your AICP certification with your employer. Many employers support AICP certification by covering the costs of maintaining certification or offering time to attend CM-eligible professional development. You can find more information about the value that AICP planners bring to organizations at planning.org/AICP/employers.

This package includes your AICP membership certificate and pin and a CM fact sheet. You may download an AICP Code of Ethics and Professional Conduct certificate at planning.org/ethics. Your certification number is 33570; your AICP start date is . If you have questions about your membership at any time, please contact AICP@planning.org.

Again, congratulations and welcome! I invite you to take full advantage of your AICP membership.

Sincerely,

Mitchell J. Silver, FAICP
President, American Institute of Certified Planners

Andrew J. Flores, AICP



Objective

Dedicated urban planner with a design mindset and strong background in community engagement, zoning, and land use planning. Eager to contribute expertise in urban planning and community engagement to the Planning Commission.

Professional Experience

Los Angeles County Department of Regional Planning

Planner

9/2016 – Present

- Collaborate to review and implement zoning ordinances and land-use plans.
- Present at public hearings and community workshops to gather feedback on proposed plans and ordinances.
- Prepare staff reports and presentations for hearing officer, planning commission and board of supervisors.
- Review and approve applications for ministerial projects ensuring compliance with municipal codes and state laws.

Education

California State Polytechnic University, Pomona (Cal Poly Pomona)

Master's in Urban and Regional Planning

Pomona College Claremont, CA

Bachelor of Arts, Politics

Key Skills

- As a Certified Planner, I pledge to uphold high standards of practice, ethics, and professional conduct, and to keep my skills sharp and up to date by continuously pursuing advanced professional education.

- Urban and regional planning expertise and analytical skills in reviewing development applications.
 - Proficiency in zoning code interpretation, land-use policy, and environmental review (CEQA).
 - Strong knowledge of municipal and state planning laws, including California Subdivision Map Act and related statutes.
 - Design-mindset approach to planning.
-

Volunteer Experience

American Planning Association Planning Officials Committee

2025

- Advocate for planning officials and help educate planning officials about implementing sound, ethical, inclusionary, and non-discriminatory planning practices.

California Planning Roundtable Planning Leadership Academy, Facilitator

2025

- Professional development program created to help planners prepare for leadership roles.

American Planning Association Latinos and Planning Division, Board Treasurer

2024 – Present

- Building a diverse and supportive national network of planning, community, and policy professionals.
-

Certifications & Affiliations

- American Institute of Certified Planners (2021-Current)
- Member, American Planning Association (Current)
- Leadership Culver City Graduate (2023)
- California Planning Roundtable Planning Leadership Academy Graduate (2024)

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Please note that certain bodies have additional supplementary questions that pertain to that particular body.

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Which Boards would you like to apply for?

None Selected

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Dennis

Park

First Name

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☐ Yes ☐ No

If you are a resident of Culver City, please list how many years: 3

Primary Phone

Alternate Phone

SmithGroup

Senior Designer

Employer

Job Title

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years. n/a

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments. n/a

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s). n/a

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain: n/a

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

n/a

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

See attached resume

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

See attached resume

Upload a Resume

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

I seek appointment in the Planning Commission (Seat 4). The primary role of this body is to be an advisory board to the city council on all planning and development issues.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I have a deep pride in being a resident of Culver City. I hope to help the city in its physical state thrive for the betterment of the residents/businesses.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I have been an architect for 18 years and have been in many planning meetings w/different jurisdictions.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

Firstly, I am a people person. I understand that people have different opinions but are open to problems as long as they feel like they are being heard.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I have joined virtually two meetings during the past 2.5 years.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

I will commit 20 hours a month to review materials.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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Outreach Question

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None Selected

Supplemental Questions

Thank You

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DENNIS J PARK

REGISTERED ARCHITECT
LEED AP

WORK EXPERIENCE

ASSOCIATE - PROJECT ARCHITECT / DESIGNER

SmithGroup | Los Angeles, CA | Since 09/2020

KECK MEDICINE OF USC MOB, PASADENA CA

Project architect of the core and shell from SD to CD phases
Currently leading the interior design effort
Presenting design updates bi-weekly to the client

SCHOOLSFIRST HEADQUARTERS, TUSTIN CA

Project architect throughout the construction administration phase
Worked closely with general contractor to resolve open design issues

ASSOCIATE

Frederick Fisher & Partners | Los Angeles, CA | 02/2016 - 08/2018

PICO MIXED USE PROJECT, SANTA MONICA CA

Led the design effort from conceptual phase and presented weekly to the Client
Developed and executed BIM standards in the production of SD drawings
Led a multi-disciplinary team in the coordination of the BIM model and drawings
Developed internal work plan and fee proposals for consultants

SANTA MONICA CITY SERVICES BUILDING, SANTA MONICA CA

Developed and executed BIM standards in the production of drawings
Led a multi-disciplinary team in the coordination of the BIM model and drawings
Led the design effort at specific “high profile” spaces and details
Presented design options and solutions to the City of Santa Monica

IOVINE YOUNG HALL - USC, LOS ANGELES CA

Developed and executed BIM standards in the production of drawings from SD to CD
Led a multi-disciplinary team in the coordination of the BIM model and drawings
Presented design solutions to the dean and faculty at milestones

72&SUNNY OFFICES, NEW YORK NY & PLAYA VISTA CA

Developed and executed BIM standards in the production of drawings
Collaborated between bi-coastal offices in the design effort of “high profile” spaces/details
Developed and presented concept design options and solutions to the CEO and board

PROJECT ARCHITECT / MANAGER / DESIGNER

Perkins+Will | Los Angeles, CA | 02/2006 - 02/2016

Perkins+Will | New York City, NY | 05/2008 - 05/2011

HMRI BIOMEDICAL RESEARCH BUILDING, PASADENA CA

Developed and executed BIM standards in the production of drawings
Led a multi-disciplinary team in the coordination of the BIM model and drawings
Led the design effort by producing design options and presenting to the board of directors
Worked closely with the Construction Manager in the constructability/budget of the project
Guided the project through the City Design Commission and Building Dept.

UNIVERSITY OF HAWAII ADMIN AND ALLIED HEALTH BUILDING

Developed and executed BIM standards in the production of drawings
Led a multi-disciplinary team across multiple states in the coordination of the BIM model

PERKINS+WILL LA OFFICE, LOS ANGELES CA

Developed and executed BIM standards in the production of drawings
Key player in the design team which involved weekly presentations to the “Owner”
Led a multi-disciplinary team in the coordination of the BIM model and drawings
Guided the project through the City of Los Angeles Building department
Main point of contact through construction and during OAC meetings
Led the LEED certification effort and achieved LEED GOLD

EDUCATION

CALIFORNIA POLYTECHNIC STATE UNIVERSITY, POMONA

Bachelor of Arts, Architecture

09/2000 - 06/2005

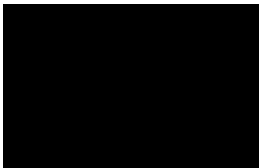
DESIGN SKILLS

REVIT
AUTOCAD
ENSCAPE
BIM360 GLUE
NAVISWORKS
BLUEBEAM STUDIO
SKETCHUP
RHINO
PHOTOSHOP
ILLUSTRATOR
INDESIGN
EXCEL
POWERPOINT

OFFICE INITIATIVES

DESIGN COMMITTEE LEAD

Organizer of activities and discussions to promote design culture within the office



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- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney’s and City Clerk’s Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
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- Meeting dates and times of the various bodies are subject to change at the City Council’s discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Planning Commission: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Edward	Sim
First Name	Last Name
<div></div>	
Email Address	
<div></div>	
Street Address	Suite or Apt
<div></div>	<div></div>
City	State
	Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

2

<div></div>	<div></div>
Primary Phone	Alternate Phone

International Data Group
(IDG Inc.)

Employer

Vice President of Sales
Operations

Job Title

Are you a Culver City business owner/operator?

☒ Yes ☐ No

If you are a Culver City business owner/operator, please list how many years.

1

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental
consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

I am a frequent / regular volunteer in community events. Most recently / locally, I was a member of the Santa Monica-Pacific Palisades Lions Club, where I served as the volunteer coordinator for a year.

Edward Sim

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

I am currently the Vice President of Sales Operations at International Data Group. Prior to this, I had twenty years of experience at various technology companies, including Apple, Facebook, Snapchat, and Twitter. I primarily held roles in Business Planning and Operations, which I believe would be helpful in serving as a member of the Culver City Planning Commission.

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Masters of Business Administration - Northwestern University (Kellogg School of Management) Masters and Bachelors of Electrical Engineering - University of Illinois at Urbana-Champaign

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

Culver City Planning Commission - which is to serve as an advisory and decision-making body focused on land use, zoning, and development within the community. This is a tremendously important role, as it can influence the overall economic, environmental, and cultural trajectory of the city.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

As a Culver City resident, I am deeply invested in the health and well-being of both the city and its residents. Often, planning-level decisions can make a tremendous impact on the direction of an organization's growth and ability to operate in the future, and I would am invested in making sure that Culver City remains competitive in all areas and remains a wonderful place for families and businesses.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

As noted above, I have over twenty years working at large corporations in planning functions. In these roles, I would propose, approve, and execute large projects that had scope and budgets in excess of hundreds of millions of dollars. These projects were always cross-functional and often international in nature, and required the involvement of many stakeholders and decision makers. The net of these experience allow me to bring an analytical and commercial mindset to decisions, and an ability to carefully consider diverse perspectives.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

Carefully consider and review proposals brought before the board. Help establish a cohesive vision on the long term trajectory for Culver City and its constituent neighborhoods and regions. Ensure effective custodianship of the city's resources.

Edward Sim

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

As often as required - I would expect a regular weekly / monthly meeting, and ad hoc meetings as required.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

As needed - but currently budgeting 20 hours / month (5 hours / week).

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Thank you for considering my application! Please let me know if you have any other questions or concerns.

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

Please submit your application and any attachments no later than the final filing date as announced in the Notice of Vacancy and Request for Applications to the City of Culver City by submitting your application online or

By Mail: Office of the City Clerk
 9770 Culver Blvd.
 Culver City, CA 90232

By Fax: (310) 253-5830

By Email: city.clerk@culvercity.org

If you have questions regarding the completion or filing of this application, please contact the City of Clerk's Office, by fax or email as indicated above, or by phone at (310) 253-5851.

Outreach Question

The City Clerk's Office is always looking to improve outreach. Please indicate how you heard about this opportunity (Facebook,/Twitter, Nextdoor, Newspaper, Website/Email, Word of Mouth or Other) *

☒ Website/Email

Supplemental Questions

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!

Application Form

Profile

Thank you for your interest in volunteering your time and expertise to the Culver City community. The information contained on this application is for use by the City in reviewing candidates to fill vacancies on City Commissions, Committees, and Boards. During consideration of applicants, the City may consider the information contained in this application, any required supplemental questionnaire, and any other publicly available information. An appointment to any Commission, Board or Committee is at the discretion of the appointing authority.

Ethics and Avoidance of Conflicts of Interest

As a reflection of the residents of the community, Culver City prides itself on the high ethical standards adhered to by its municipal government. As a prospective applicant, we want you to be informed about potential limitations that state and local law impose on individuals who serve the community, especially where they may have a financial conflict of interest. Please consider this information before submitting an application and accepting an appointment. Further information and training regarding these limitations, as well as other legal and procedural requirements when serving on these bodies (i.e. Brown Act, ethics laws, etc.), will be provided in the event you are appointed to one of the City's commissions, committees, or boards.

State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
- Government Code Section 1090 imposes an even stricter prohibition. It prohibits a local body from "making" a contract with one of its own members (even if the member has recused him or herself), which includes all aspects of contract formation, including such actions as influencing the contract's scope or the selection of a contractor.

A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

If you have questions about this information and how it may apply to your particular situation, please contact the City Attorney's Office at (310) 253-5660.

Important Information

As you complete your application, please be aware of the following:

You may apply to any body at any time. However, only those positions that are either vacant or have terms ending soon may be considered for appointment during a certain timeframe.

You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain

to that particular body.

If appointed to a body, please be aware that:

- Important: Unless a specific exception is made by the City Council, generally individuals are eligible to be appointed to serve on only one body at a time.
- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney’s and City Clerk’s Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
- State law and the City’s Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council’s discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Planning Commission: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Alexander	Van Gaalen
First Name	Last Name
<div></div>	
Email Address	
<div></div>	
Street Address	Suite or Apt
<div></div>	<div></div>
City	State
	Postal Code
	<div></div>

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

2

<div></div>	<div></div>
Primary Phone	Alternate Phone

AvG Consulting

Employer

Land Use Consultant

Job Title

Are you a Culver City business owner/operator?

☒ Yes ☐ No

If you are a Culver City business owner/operator, please list how many years.

2

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

Treasurer, The Jefferson Society of Architect Attorneys, a national nonprofit organization.
See thejeffersonsociety.orgo

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

President of AvG Consulting, Culver City, 2023-Present Land Use Consultant, Crest Real Estate, Los Angeles, 2018-2024.

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Attorney at Law (NY, NJ, USPTO, SCOTUS) Licensed Architect (CA, NY) Certified Planner (AICP) Juris Doctor, Brooklyn Law School, 2009. Master of Science in Computational Design, Carnegie Mellon University, 2002. Bachelor of Architecture, Carnegie Mellon University, 2001. Minor in Engineering Studies, Carnegie Mellon University, 2001.



Upload a Resume

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

Planning Commission. As I understand it, the role of the planning commission, is to assure that applications and requests before the body are in conformity with the letter and spirit the General Plan of the City before they are approved. More broadly, this body can and should influence the development of the City to its best potential.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I believe I have the expertise and experience to advise and make determines on proposed land development projects in the City to the betterment of its citizens.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I am an attorney, architect, and land use consultant. I bring discretionary entitlement cases to various jurisdictions in the area including Los Angeles and Beverly Hills. I have not brought action to the City of Culver City, so the opportunity for conflicts of interest are minimal.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

I imagine reviewing items before the board, collecting testimony, and working with the applicants and the public toward solutions that are best for all stakeholders.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

None. I'm new to Culver City. However, I regularly participate in such meetings as a part of my professional practice, mostly in the City of Los Angeles.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

As much as is needed. I have reviewed recent agendas, and can readily incorporate the added time commitments into my schedule.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

I am happy to answer any questions you may have.

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

Please submit your application and any attachments no later than the final filing date as announced in the Notice of Vacancy and Request for Applications to the City of Culver City by submitting your application online or

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 Culver City, CA 90232

By Fax: (310) 253-5830

By Email: city.clerk@culvercity.org

If you have questions regarding the completion or filing of this application, please contact the City of Clerk's Office, by fax or email as indicated above, or by phone at (310) 253-5851.

Outreach Question

The City Clerk's Office is always looking to improve outreach. Please indicate how you heard about this opportunity (Facebook, Twitter, Nextdoor, Newspaper, Website/Email, Word of Mouth or Other) *

- ☒ Website/Email
- ☒ Other

Supplemental Questions

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!



AvG | Feasibility | Discretionary Entitlements | Approvals

Alexander van Gaalen AIA AICP Esq

Select Credentials

Law Admissions

United States Patent and Trademark Office
Supreme Court of the United States
Southern District of New York
California (Provisional)
New Jersey
New York

Architecture Licenses

California
New York

Law Education

Brooklyn Law School
Juris Doctor 2009

Architecture Education

Carnegie Mellon University
Master of Science in Computational Design 2002
Bachelor of Architecture 2001
Minor in Engineering Studies

Organizations

The Jefferson Society – Treasurer
American Institute of Architects
American Institute of Certified Planners

Additional

City of Los Angeles Registered Lobbyist
LEED Accredited Professional

Citizenships

United States
Netherlands
Greece

Select Experience

AvG

President 2023 – Present

Providing permitting and code consulting services to real estate developers and homeowners in Bel-Air, Downtown Los Angeles, Beverly Hills Hillside Area, El Segundo, Redondo Beach, and others. Project include new hillside-area one-family dwellings, commercial adaptive reuse, and factory-built construction.

Crest Real Estate

Senior Project Manager 2018 – 2024

Led multiple concurrent real estate development projects from initial feasibility studies and code and design analysis, through discretionary entitlement procurement, and through the entire building permitting process, mostly new, luxury, one-family dwellings in the hillside and coastal areas of Los Angeles. Developed software to automate the procurement of public documents and data. Reviewed and analyzed public and proprietary documents, building regulations, and policy documents. Reviewed and commented on designer drawings for discretionary approval feasibility, regulatory compliance, and feasibility of construction. Frequently represented clients at public hearings before Building Safety Commissioners, Area Planning Commissions, City Planning Departments, Neighborhood Councils, and Homeowner Associations. Regularly led meetings with ownership teams, design teams, service providers, neighbor interests, and public officials.

Peck Architecture Structural Civil

Project Manager & Architect 2015 – 2018

Provided executive architect services and led a team of architects and engineers in the design, permitting, and construction of large, custom one-family dwellings in the hillside areas of Los Angeles and Beverly Hills.

United States Patent and Trademark Office
Patent Intern 2008

Hon Lawrence M McKenna, Senior District Judge SDNY

Judicial Intern 2007

Researched and advised in a case regarding international money laundering.

Gensler New York

Project Manager & Architect 2005-2007

Led multi-story corporate office tenant improvement projects for investment banks, Fortune 500 companies, and law firms.