

WHITNEY SAMANTHA BLUMENFELD, LEED® AP

QUALIFICATIONS

- Senior Planning Deputy for a Los Angeles City Councilmember in a project management, community-facing position
- Project Management for land development of K-12 charter school facilities managing horizontal and vertical land development; Demonstrated experience in real estate industry
- Extensive background with affordable housing policy and legislation

SPECIALITIES

- Superb organizational skills; managing multiple projects and details simultaneously
- Experienced recipient of stakeholder lobbying efforts; a unique perspective enabling sophisticated advocacy
- Strong relationship builder; building coalitions among diverse interest groups
- Enthusiastic self-learner; exceptional at quickly becoming fluent in new skill-sets
- Tested facilitator and negotiator; enabling contributions to decisions for improved outcomes
- Seasoned public speaker; succinctly representing positions at public hearings and community meetings with poise

EDUCATION

University of California, Los Angeles

M.A. Urban Planning, 2006; concentration in transportation and design
M.A. Latin American Studies, 2003; proficient in Spanish and Portuguese
B.A. Geography/Environmental Studies, 2000

ACCOMPLISHMENTS

- Obtained \$1,000,000 for an affordable housing project in Venice, CA
- Negotiated 20-year Loyola University Master Plan
- Oversaw 15-year development agreement with Equity Office resulting in \$1,085,000 for a streetscape project

PROJECT MANAGEMENT, DEVELOPMENT, AND GOVERNMENT EXPERIENCE

Project Manager

Pacific Charter School Development

August 2015 – present

- Directed due diligence, entitlements, design, and preconstruction for a \$15.5 million, 60,000 square foot school facility
- Directed due diligence, State approvals, and design for a \$9.5 million, 25,000 square foot school facility
- Negotiated professional service agreements such as A&E contract, and pre-construction and GC contracts
- Selected, supervised, and coordinated consultant teams including CEQA and traffic consultants, demolition and abatement contractors, civil engineer and SWPPP, & Phase I consultant
- Pro-active client management
- Permitted projects in multiple jurisdictions with multiple agencies
- Oversaw CEQA process and review and edit documents
- Directed negotiation and implementation of real estate development agreements
- Oversaw value engineering process directing GC and A&E team, ultimately changing building construction type
- Created and maintained schedules and budgets; maintained expenditures within project and budget forecasts

Sales and Development

June 2014 - October 2014

SunPower

- Applied land use, government affairs, community outreach, & project management expertise to assist with development of utility-scale solar projects
- Obtained removal, relocation, or permission of crossings and easements for project financing; reached the final goal of obtaining Title Insurance for each easement crossing
- Facilitated PG&E new service installation through consistent follow-through
- Organized, advised, and conducted community outreach efforts for a 50 MW project to obtain project approvals at planning hearings
- Working on their 135 MW Quinto PV project, obtained permission for the relocation of PG&E facilities or easement holder consent for SunPower to cross or use such easements.

Senior Project Manager

October 2013 - November 2013

Dakota Communications

- Managed Disadvantaged Business outreach campaign for Dragados – an international engineering firm
- Presided over plan for exceeding Metro Request For Proposal (RFP) Good Faith Efforts
- Directed internal resources to produce finished tracking products and outreach events
- Wrote Community Outreach and Strategy proposal to win Dakota business with Dragados
- Organized and ran two community outreach meetings for minority businesses outreach
- Exceeded expectations by managing team and meeting government deadlines two weeks ahead of schedule and budget
- Oversaw and coordinated the work products of both the Project Manager and Graphics Department.

Senior Planning Deputy

October 2007 – June 2013

Office of Los Angeles City Councilmember Bill Rosendahl

- Harmonized lobbyists, legal counsel, planners, and engineers to maneuver projects through multiple agency hearing, permit, and development processes
- Formulated policy by determining legislative priorities, hiring consultants, and overseeing contracts & budgets for on-time and on-budget delivery. Interpreted and reported results to community members and decision-makers
- Coordinated with city and state department heads and senior staff including: LA Department of Water and Power, Building & Safety, Housing, Planning, City Attorney, Engineering, and Transportation
- Assessed regulatory impact of ordinances and state policies; prepared fact sheets and briefings
- Reviewed project EIRs and advised colleagues on state CEQA regulatory processes
- Authored speaking points and addressed city, state, and county regulatory bodies; Represented Councilmember at public hearings and meetings with developers and community representatives. For example, spoke and fielded questions at a City Council committee hearing to support a motion for redevelopment of the West LA Civic Center.
- Facilitated meetings between community members and city planners; ensuring community participation
- Interpreted existing policies for Communications Director's public statements
- Presented current issues and trends on development projects at stakeholder meetings
- Advised the Councilmember on housing policy such as SB1818 and rent stabilization (RSO).
- Oversaw the search, hiring, paperwork, and management of consultants for parking studies, traffic studies, in-lieu fee studies, and City of Los Angeles real estate studies.

CEQA/Environmental Planner

*Christopher A. Joseph & Associates/
PCR Services, Inc.*

November 2006 – September 2007

- Wrote environmental analyses for Initial Studies and Environmental Impact Reports (EIRs) to meet CEQA requirements. Issue areas analyzed included aesthetics, hydrology, solid waste, land use, fire and water supply
- Analyzed projects for compliance with local, state, and national laws for natural resources and environmental quality

Assistant Project Manager

June 2005 – November 2006

Pacific Charter School Development

- Managed site acquisition, due diligence research, entitlements, and loan funding for a charter school facility
- Led day-to-day project management for school facilities construction
- Directed and coordinated a cross-functional consulting team of architects, engineers and general contractors; and ensured approval of Certificate of Occupancy for a 920-student school campus

TRAINING & PROFESSIONAL MEDIATION

Community Boards in San Francisco; Conducted mediation in Spanish

LA County Bar Association; Center for Civic Mediation: 30-hour Basic Mediation Training/21-hour Advanced Mediation Training, with 100+ hours of practical application

LA City Attorney; Dispute Resolution Program: 40-hour basic training, with 160+ hours of practical application; Instructor on land use and housing mediation; Instructor for Basic Mediation course on communication styles and small group facilitation; Selected to edit their Mediation Training for a Diverse Population manual; and addressed the Los Angeles Police Department on LA City Dispute Resolution Services

Pepperdine University; Straus Institute for Dispute Resolution: 18-hour Mediation Training

Pardes Institute/George Mason University; Center for World Religions, Diplomacy and Conflict Resolution: 12-hour Mediation Training

Vital Smarts; Influencer Training

New Leaders Project; a civic leadership program focused on multiculturalism and diversity