

sylvia e. gonzales

PLANNING & ENTITLEMENTS MANAGER

education

Bachelor of Architecture
California Polytechnic State
University, San Luis Obispo

Associate of Architecture
Contra Costa Community College

associations

American Planning Association
Commercial Real Estate Women
Project Management Institute

expertise

Project Management
Planning & Land Use Policy
Due Diligence and Feasibility
Entitlement Process
Public Agency Coordination
CEQA Process Management
Public Hearings Presentation
Map Clearance and Recordation
LAFCO Annexations
Community Relations
Consultant Management
Coastal Commission Process
FAA Clearances
Coast Guard Clearances
Special Event Permit Process

responsibilities

Sylvia Gonzales is an accomplished individual with a solid background in urban design, land use, forward planning and entitlements. She brings 15 years of planning experience and 20 years experience in architecture prior to that. Her passion for design, architecture, urban design and technology complement her wide array of experience with the environmental review and entitlement process of large residential developments, mixed-use and commercial projects.

residential / mixed-use experience

345 B Street, *San Diego, CA* - mixed-use commercial tower featuring retail, 50,000 s.f. office and 280 guestroom select-service hotel

Ambient Communities, Altair Master Plan, *Temecula, CA* - 200-acre master plan

American National Investments, First & Laurel, *San Diego, CA* - 30,000 s.f. mixed-use development consisting of 25 residential units and 6,700 s.f. of ground floor commercial space and subterranean parking

Farmer Arts District, Parcel 2, *Tempe, AZ* - architectural planning and entitlement package services for an approximate 3.3 acre mixed-use development consisting of 150,000 s.f. creative workspace, detached parking and integrated restaurant space

Holland Eastgate Mall Yield Study, *San Diego, CA* - study proposing a 7-story apartment building with 420 units and a church/daycare facility

Lake Forest Civic Center Master Plan, *Lake Forest, CA* - new civic center including administration offices, dual-purpose council chamber/performing arts building, senior center, community center, community police center and parking structure

Pacific Trust, La Mesa Mixed-Use, *La Mesa, CA* - conceptual site planning and yield analysis

LAX Hyatt Place Renovation, *Los Angeles, CA* - 280,000 s.f. adaptive reuse/conversion of an existing office building to a dual-branded Hyatt House/Place hotel totaling 403 keys

The Whitson, *San Diego, CA* - code compliance for the conversion of an existing Somerset Hotel back to its original use of boutique apartments. Upgrades to the existing amenity package (pool, spa, fitness center, clubhouse) and modernization of the unit interiors

Totem Lake Upper Mall Mixed-Use Development, *Kirkland, WA* - Lot 1: 400 residential units with average of 900 s.f., 20,000 s.f. of retail/restaurant space, 1,040 parking spaces on 3 levels of above grade parking; Lot 2: 300 residential units with average of 930 s.f., 25,000 s.f. of retail/restaurant space and 2 levels of above grade residential parking

Bella Mar Medium Density Residential - *San Diego, CA* - Master Planning, Architectural Design and Entitlement for a Transit Oriented Development of 280 three-story walk up market rate units and 100 affordable units on 14.2 Acres within walking distance to the Otay Nestor Mesa Trolley station.