



KAREN BASS  
MAYOR

January 2, 2025

Honorable Members of the City Council  
c/o City Clerk  
City Hall, Room 395

Honorable Members:

Subject to your confirmation, I have reappointed Mr. Guy Lipa to the Board of Civil Service Commissioners for the term ending June 30, 2029. Mr. Lipa's current term expired on June 30, 2024.

I certify that in my opinion Mr. Lipa is especially qualified by reason of training and experience for the work which shall devolve upon him, and that I make the appointment solely in the interest of the City.

Sincerely,

A handwritten signature in black ink that reads 'Karen Bass'.

KAREN BASS  
Mayor

KB:lap

Attachment

## COMMISSION APPOINTMENT FORM

**Name:** Guy Lipa  
**Commission:** Board of Civil Service Commissioners  
**End of Term:** 6/30/2029

### Appointee Information

- 1. Race:** Middle Eastern / Arab / Caucasian
- 2. Gender:** M
- 3. Council District and neighborhood of residence:** 5 - Central
- 4. Are you a registered voter in the City of Los Angeles?** Yes
- 5. Prior commission experience:**
- 6. Highest level of education completed:** Master's of Business Administration, University of Southern California
- 7. Occupation/profession:** Founding Partner, Parallel Capital, LLC
- 8. Experience(s) that qualifies person for appointment:** See attached resume
- 9. Purpose of this appointment:** Reappointment
- 10. Current composition of the commission:**

Commissioner	APC	CD	Race	Gender	Term End
Monika Kirenga	Central	14	African American	F	6/30/2028
Karla Gould	Harbor	15	African American	F	6/30/2027
Guy Lipa	Central	5	Caucasian	M	6/30/2024
Nancy McClelland	West LA	5	Caucasian	F	6/30/2026
Jeanne Fugate	East LA	13	Caucasian	F	6/30/2025

# GUY LIPA

Real Estate Entrepreneur



## SUMMARY

Accomplished leader with more than 17 years of experience in real estate development and public policy, possessing a unique perspective on how the private sector can help address the region's affordable housing challenges. Skilled in formulating and implementing strategic visions, fostering collaboration among stakeholders and navigating complex regulatory environments to achieve significant results. Driven by a passion and understanding of both the big picture strategies of housing development and the nuanced details of asset, construction and property management necessary for the viability of private sector affordable housing development in Southern California. Driven to make a meaningful impact in solving the regions housing crisis.

## SKILLS

Real Estate Development, Investment Analysis, Public Policy Analysis, Project Management, Investor Relations, Construction Management, Asset Management, Property Management, Contract & Lease Negotiations, Team Building, Strategic Planning

## EXPERIENCE

2017 - Present

Los Angeles, CA

### ● Founding Partner

#### Parallel Capital, LLC

- Own and operate current portfolio of 42 units averaging cash-on-cash of 10.2% annually
- Negotiated \$32M in property acquisitions and dispositions
- Acquired land and entitled 62-unit 100% affordable project in west LA utilizing Los Angeles ED1
- Spec-Built or extensively reimagined and sold five SFH averaging 62% levered IRR
- Managed \$7M in renovations projects across portfolio
- Added six ADUs to portfolio averaging an 11.6 cap return on costs
- Lead all aspects of business development, financing, capital raising and stakeholder engagement

2017 - Present

Los Angeles CA

### ● Principal

#### Lipa Consulting Group

- **Holocaust Museum LA Building Truth Capital Campaign - Project Manager (pro bono)**
- Managed complex entitlement and permitting process for \$65M museum expansion on public land through 12 different local, state, and federal agencies
- Hired preconstruction project team, supervised GC selection and negotiated 10% reduction in GMP
- Successfully lobbied California Legislature and Governor to provide \$8.5M in initial funding and negotiated \$31M construction loan with local bank
- **The Diller-von Furstenberg Family Foundation Skyline Project - Project Lead**
- Turned client vision to build access solutions to the Hollywood Sign from Griffith Park into proposed \$100M+ public-private partnership with tangible business model and project roadmap
- Recruited and led 15-member project team, managed stakeholder engagement, and executed pre-EIR

2019 - 2021

Los Angeles, CA

### ● Vice President of Development Services

#### California Landmark Group

- Established company-wide strategy and development protocols for interacting with utility companies, building and safety departments and public works agencies leading to 20% reduction in timelines
- Analyzed and advised on regulatory developments locally and statewide and conducted market research on how they can inform existing and new business strategies leading to two new company-wide initiatives
- Developed ADU strategy to increase portfolio unit count by up to 22% including developing new rules with LADBS to allow for conversion from commercial to ADU in mixed used properties
- Built 32 ADUs across two properties increasing unit count by 18%
- Project managed \$2.5M repositioning of 34-unit apartment building
- Negotiated leases and TI agreements for 100K sq ft commercial real estate portfolio

## EXPERIENCE

**2014 - 2017**

Los Angeles

● Chief of Staff and Executive Assistant General Manager

**Los Angeles Department of Water and Power**

- Managed eight distinct teams totaling 80+ employees and \$60M operational budget in a dual leadership capacity reporting directly to the General Manager (CEO)
- Led cross-departmental team that developed and secured approval of \$4.7B strategic investment plan with associated five-year budget and revenue milestones
- Secured approval through executive management and board of directors for \$150M+ of strategic investments in property, plant, and equipment
- Launched customer engagement website with new CRM tool resulting in 32% increase in engagement
- Represented LADWP at dozens of major forums and media interviews as spokesperson

**2009 - 2014**

Los Angeles, CA

● Director of City Services and Chief Legislative Deputy

**Los Angeles Mayor and City Council President Eric Garcetti**

- Managed portfolio of seven key agencies including LADWP, LADBS, and Public Works bureaus
- Collaborated with Mayor's economic development team to leverage infrastructure and utility policies to meet triple-bottom-line goals, stimulate the local economy, and create 10K private-sector jobs
- Member of transition team that established framework and structure of Mayors office, set first 100-day priorities, and made key administration hires and appointments
- Directed City Council proceedings for Council President supervising 1500+ pieces of proposed legislation

**2006 - 2008**

Washington, DC

● Legislative Assistant

**Congressmember Tom Lantos**

- Recruited 52 members of congress to create the "Bipartisan Congressional Task Force Against Anti-Semitism" as a permanent arm of the Congressional Human Rights Caucus
- Managed legislative portfolio including energy, natural resources, and environment for the then Chairman of the House Foreign Affairs Committee

## ADDITIONAL EXPERIENCE

**2015 - Present**

Los Angeles, CA

● Board Chair

**Holocaust Museum LA**

**2020 - Present**

Los Angeles, CA

● Commission President

**Los Angeles City Civil Service Commission**

**2018 - 2020**

Los Angeles, CA

● Commissioner

**Los Angeles Board of Police Commissioners Police Permit Review Panel**

## EDUCATION

**2017**

Los Angeles, CA

● Masters of Business Administration

**University of Southern California, Marshall School of Business**

- Management and Strategy focus

**2005**

Washington, DC

● Bachelors of Arts

**The George Washington University**

- Major: Public Policy Minor: Journalism
- Member of GWU Men's Ice Hockey Team



KAREN BASS  
MAYOR

January 2, 2025

Dear Mr. Lipa:

I am pleased to inform you that I am reappointing you to the Board of Civil Service Commissioners for the term ending June 30, 2029, subject to confirmation by the City Council.

To begin the reappointment process, please review, sign, and return the enclosed Remuneration Form and undated Letters of Separation **within one week** of receiving this letter. These documents are necessary to ensure the most efficient, open, and accountable city government possible.

As part of the reappointment process, Katy Yaroslavsky, your Councilmember, and Councilmember Tim McOsker, the Chair of the Personnel and Hiring Committee, may wish to meet with you to answer any questions they have. Our office will assist with arranging these meetings.

Should this apply to your commission, you will be receiving a packet from the City Ethics Commission containing information about the City's conflict of interest laws, and a copy of the State Form 700/Statement of Economic Interests. You are required to complete and return this form **within 21 days** of your nomination to the City Ethics Commission via the California Fair Political Practices Commission's eDisclosure website, or by mailing the forms to City Hall at 200 N. Spring Street, 24th Floor, Los Angeles, California 90012. Any inquiries regarding this form should be directed to Samantha Rodriguez at the City Ethics Commission by email at [samantha.rodriguez@lacity.org](mailto:samantha.rodriguez@lacity.org).

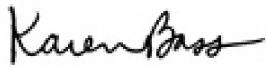
Additionally, you will be required to attend public meetings at City Hall where your reappointment will be considered. You will be hearing from our office and a City Council Clerk who will let you know when your reappointment will be considered by the Personnel and Hiring Committee. Sometime thereafter, you will be notified of the date when your reappointment will be presented to the full City Council. Immediately following the meeting, you will again be required to take the Oath of Office in the City Clerk's Office located in Room 395 of City Hall. If you require parking for these meetings, please contact my Commissions team by email at [myr-commissions@lacity.org](mailto:myr-commissions@lacity.org).

Mr. Guy Lipa  
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Per the City Charter, most commissioners must be registered voters of the City of Los Angeles, and must therefore reside within Los Angeles. If you move at any point during your term, or your contact information changes, please contact my Commissions team immediately at the email listed below. While we hope that you complete a successful term, if for some reason you intend to resign, please do so in writing to my Commissions team at [myr-commissions@lacity.org](mailto:myr-commissions@lacity.org).

Congratulations, and thank you for agreeing to serve the people of Los Angeles.

Sincerely,

A handwritten signature in black ink that reads "Karen Bass". The signature is written in a cursive, flowing style.

KAREN BASS  
Mayor

KB:lap

Attachment I  
Mr. Guy Lipa  
January 2, 2025

## **Nominee Check List**

### **I. Within 7 days:**

- Email the below completed documents, found on the last three pages of this letter, to: [myr-commissions@lacity.org](mailto:myr-commissions@lacity.org) OR mail them to:

Office of the Mayor  
Attn: Luz Portillo  
200 N. Spring Street, Room 303  
Los Angeles, CA 90012

- Remuneration Form
- Undated Separation Letters (2)

### **II. Before your appointment is heard in committee or full council (you will be contacted by the Clerk's Office with this date):**

- File the following forms with the City Ethics Commission. If you are required to file, you will receive these forms via email from that office. Be sure to take no more than 21 days to file, per City law.

- Statement of Economic Interest ("Form 700")  
*IMPORTANT:* The City Council will not consider your nomination until your completed form is reviewed by the Ethics Commission.
- CEC Form 60

### **III. The Mayor's Office will notify the below Councilmembers of your nomination, so that they may reach out to schedule a meeting with you should they wish.**

- Your City Councilmember Katy Yaroslavsky
- Councilmember Tim McOsker, Chair of the Council Committee considering your nomination

### **IV. Public Meetings at City Hall:**

- Personnel and Hiring Committee Hearing
- Full Council Hearing