



KAREN BASS
MAYOR

May 6, 2026

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

Honorable Members:

Subject to your confirmation, I have appointed Ms. Beatrice Hsu to the Los Angeles Board of Harbor Commissioners for the term ending June 30, 2029.

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

Ms. Hsu will fill the vacancy created by the departure of John Perez.

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

COMMISSION APPOINTMENT FORM

Name: Beatrice Hsu
Commission: Los Angeles Board of Harbor Commissioners
End of Term: 6/30/2029

Appointee Information

1. **Race:** API
2. **Gender:** female
3. **Council District and neighborhood of residence:** 4 - Central
4. **Are you a registered voter in the City of Los Angeles?** Yes
5. **Prior commission experience:**
6. **Highest level of education completed:** B.A., Political Science and B.A., History, Yale University
7. **Occupation/profession:** Founder & Principal, BCH Group
8. **Experience(s) that qualifies person for appointment:** See attached resume
9. **Purpose of this appointment:** Appointment
10. **Current composition of the commission (excluding appointee):**

Commissioner	APC	CD	Race	Gender	Term End
Yolanda De La Torre	Harbor	15	Latinx	F	6/30/2030
VACANT					6/30/2029
Lucille Roybal-Allard	Central	14	Latinx	F	6/30/2028
Ishmun Williams	Harbor	15	African American / Latinx	M	6/30/2026
Edward Renwick	West LA	11	Caucasian	M	6/30/2027

BEATRICE HSU

Professional Experience

BCH GROUP Founder & Principal <i>Independent Advisory Services-- Real Estate Strategy, Investments, Asset Management and Development</i>	Los Angeles, CA 2023-Present
BUILDERS ALLIANCE Founding CEO, Board Director <i>Startup of a private sector and philanthropy backed nonprofit organization to accelerate home rebuilding and community recovery following the January 2025 Los Angeles wildfires. Developed and launched first of its kind AI-enabled portal (www.builderalliancela.org) to empower property owners with direct access to transparently priced turnkey home options fit to their lot and needs.</i>	Los Angeles, CA 2025- Present
JAMES CAMPBELL COMPANY Independent Director <i>Board Member, Compensation Committee Member and Nominating Governance Committee Member for a Hawaii based, nationally diversified real estate company with over 22 million square feet of property and 2,300+ acres of land.</i>	Kapolei, HI 2024- Present
LOS ANGELES WORLD AIRPORTS Interim CEO <i>Interim Chief Executive for LAX International Airport and Van Nuys General Aviation Airport, a 24/7 enterprise with 3,500 employees, \$2B annual revenues, \$30B capital improvement plan. Member of CEO Search Committee, managed prior CEO offboarding, transition period and new CEO onboarding.</i>	Los Angeles, CA 2023-2024
BROOKFIELD PROPERTIES Executive Vice President, Development Senior Vice President, Development <i>Managed team and pipeline growth, integration and execution through multiple mergers and acquisitions. Oversight of \$3B West Coast multifamily and mixed-use commercial development pipeline including Type I and Type III urban infill projects and master planning/densification of underutilized regional shopping mall properties. Started as a project specific executive in Los Angeles and progressively increased scope and geography to management of regional development teams in Los Angeles, San Diego, San Francisco and Honolulu offices.</i>	Los Angeles, CA 2022 – 2023 2016 – 2021
RELATED CALIFORNIA Senior Vice President, Development & Forward Planning Vice President, Development <i>Pipeline planning, business development and project management for a full-service real estate firm specializing in urban infill development including affordable housing, mixed income housing, public-private projects, and commercial mixed-use development. Oversaw planning and entitlement of The Grand Avenue Project in DTLA, including Grand Park, The Emerson, The Broad, The Grand by Gehry. Developed 1,300 units of affordable and market rate housing.</i>	Los Angeles, CA 2013 – 2016 2005 – 2013
CITY OF LOS ANGELES Senior Legislative Deputy, LA City Councilmember & President Eric Garcetti <i>Staff Chair of the City Council's Housing, Community and Economic Development (HCED) committee, with oversight of City of LA's Community Redevelopment Agency, Housing Department, Community Development Department, Homeless Services Authority, and Housing Authority. Established City of LA's first \$100M Affordable Housing Trust Fund.</i>	Los Angeles, CA 2001 – 2005

Education

YALE UNIVERSITY, B.A., Political Science and B.A., History
CORO SOUTHERN CALIFORNIA, Fellow in Public Affairs
USC ROSS MINORITY PROGRAM IN REAL ESTATE

Government, Nonprofit & Industry Board Experience

Los Angeles World Airports

President | Public Safety Committee | Audit Committee | Board Member

City of Los Angeles Industrial Development Authority

Vice Chair | Board Member

Central City Association

Housing Land Use & Development Committee Chair

Planning Program Advisory Board of the USC Sol Price School of Public Policy

California Housing Consortium Board of Governors

Larchmont Charter Schools, Board of Directors

Real Estate Committee | Board member

Los Angeles Community College Foundation Board

Distinctions & Affiliations

Urban Land Institute, Multifamily Council

Los Angeles Mayor Eric Garcetti's Transition Team

Community Vision Award, Asian American Architects & Engineers Association

50 Women to Watch for Boards, 50/50 Women on Boards

50 Most Influential Women in LA Commercial Real Estate, Bisnow



KAREN BASS
MAYOR

May 6, 2026

Dear Ms. Hsu:

Congratulations! I am pleased to inform you of your appointment to the Los Angeles Board of Harbor Commissioners for the term ending June 30, 2029, subject to confirmation by the Los Angeles City Council.

On behalf of the people of Los Angeles, thank you for your willingness to serve. Our boards and commissions are a vital part of the City's governance, and your leadership and expertise will play an important role in shaping the future of Los Angeles.

To move forward, there are a few steps you must complete prior to the Council's consideration of your appointment. My Commission Affairs team has prepared an attached checklist with deadlines and submission instructions, and they are available to support you throughout the confirmation process.

Once again, congratulations, and thank you for your commitment to serve the people of Los Angeles.

Sincerely,

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

KAREN BASS
Mayor

KB:lap

Attachment I
Ms. Beatrice Hsu
May 6, 2026

Nominee Check List

I. Within 7 days of appointment:

- Submit the completed forms, found on the last three pages of this letter, to: 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)
- Schedule a fingerprinting appointment to complete your background check.
 - The Commissions team will connect you with the Personnel Background Unit.
- Complete and file a Statement of Economic Interests (Form 700).
- Submit the CEC Form 60 (Ethics Clearance Form) to the City Ethics Commission.
 - The City Council cannot act on your nomination until the Ethics Department receives and submits your filings.
 - Note: you will be required to submit the same forms again after you are sworn in

II. Council Member Meetings:

You may be asked to meet with Councilmembers prior to your hearings.

- Your City Councilmember Nithya Raman
- Councilmember Traci Park, Chair of the Council Committee, considering your nomination

III. Public Meetings at City Hall:

- Trade, Travel, and Tourism Committee Hearing
 - The Clerk's office will contact you once your item has been scheduled.
- Full Council Hearing and Oath of Office
 - The Clerk's office will contact you once your item has been scheduled.

V. Standing Requirements

- Notify the Commissions team of any changes in address or contact information.
- If you wish to resign, you must submit a resignation letter to myr-commissions@lacity.org.