



KAREN GULLEY

Managing Principal, Design

Karen has a talent for strategy and innovative problem solving that has been honed by 25 years of experience. Her skill with all facets of comprehensive planning and design for private and public sector clients expands the opportunities for creative solutions. She has led six general plans, including for the cities of La Palma, Rancho Cucamonga, and Temecula; more than forty specific plans, including the MCAS Tustin Specific Plan/Reuse Plan and Harmony Specific Plan for Lewis Corporation and the County of Orange; dozens of long-range conceptual plans for transit-readiness, and vision plans to reposition large areas within Carson, Yorba Linda, and Brea. Her deep understanding of the real estate and development fields inform all facets of her public-sector projects—master plans, transit plans, conceptual design studies and park plans, coding, design guidelines, and implementation programs.

Karen has extensive experience in developing community participation programs and facilitating public meetings and workshops. She is adept at establishing a rapport with her audience and communicating complex and often controversial issues clearly and accurately. She provides expertise in project visioning and implementation, project processing, negotiating conditions of approval, responding to political considerations, and handling communication between stakeholders.

As Principal, Karen is responsible for leading a team of people and projects within the Community Planning & Design Team and maintaining quality control. Karen's strengths include handling the day-to-day management of large project teams, where information sharing, issue management, problem solving, and policy development require extensive coordination. She is responsive to client needs and desires on a project, and is dedicated to ensuring that the project stays on track and within budget.

HIGHLIGHTS OF EXPERIENCE

TRANSIT PLANNING/TRANSIT-ORIENTED DEVELOPMENT

- » Metro Transit to Parks Strategic Plan | Los Angeles County CA
- » Metro Green Line Extension | Norwalk CA
- » West Carson Specific Plan | County of Los Angeles CA
- » Irwindale TOD Specific Plan | Irwindale CA
- » Morena Boulevard TOD Specific Plan | San Diego CA
- » Bellflower Station TOD Specific Plan | Bellflower CA
- » Bellflower Station Design Study | Bellflower CA

CORRIDOR PLANNING

- » Beach Boulevard Specific Plan | Anaheim, CA
- » Harbor Boulevard Specific Plan | Santa Ana CA
- » Midtown Corridor Specific Plan | Long Beach CA
- » Katella and Los Alamitos Boulevard Corridor Plan | Los Alamitos CA
- » Corridor revitalization: planning and implementation projects for the cities of Glendora, Covina, Azusa, San Dimas, Irwindale, and Chino as part of SCAG's Compass Blueprint Demonstration Program

EDUCATION

- » BA, Economics, University of California, Santa Cruz
- » Masters Program, Urban & Regional Planning, California State Polytechnic University, Pomona (all but thesis)

CERTIFICATIONS

- » Certificates from the International Association for Public Participation
 - Planning for Effective Public Participation
 - Strategies for Dealing with Opposition and Outrage in Public Participation

AFFILIATIONS

- » American Planning Association
- » Urban Land Institute
 - National Urban Revitalization Product Council
 - Women's Leadership Initiative for District Chapter

Team member since 1991



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INFILL & REDEVELOPMENT

- » Brea Core Visioning and Specific Plan | Brea CA
- » CollegeTown Specific Plan | Fullerton CA
- » Crafton Hills College Village Plan | Yucaipa CA
- » Mixed Use Overlay Zones | Anaheim CA
- » Stanton Plaza Specific Plan | Stanton CA
- » Prospect Village, Downtown Tustin Redevelopment | Tustin CA

URBAN PLANNING

- » Southeast Area Specific Plan | Long Beach CA
- » Advanced Technology Education Park (ATEP) Framework Plan | Tustin CA
- » Tustin Legacy Specific Plan Update | Tustin CA
- » Carson Vision Plan | Carson CA
- » Savi Ranch Vision Plan | Yorba Linda CA

COMPREHENSIVE PLANNING

- » WRCOG Economic Development and Sustainability Framework Plan | Western Riverside County CA
- » Rancho Cucamonga General Plan Update and EIR | Rancho Cucamonga CA
- » Economic Development Strategic Plan | San Bernardino County CA
- » Fontana General Plan Update & Zoning Code Consistency Program | Fontana CA
- » Temecula Inaugural General Plan Update and EIR | Temecula CA

LARGE-SCALE LAND PLANNING

- » MCAS Tustin Reuse Plan/Specific Plan | Tustin CA
- » Harmony Specific Plan | Highland CA
- » DeAnza Special Study, Mission Bay | San Diego CA
- » Kennecott Master Plan | Salt Lake County UT
- » Centennial Specific Plan, Tejon Ranch | Los Angeles County CA

PLAN IMPLEMENTATION

- » Tustin Legacy Master Developer | Tustin and Irvine CA
- » Villages of Columbus Planning & Entitlements, MCAS Tustin | Tustin CA
- » Moffett Meadows Design & Processing | Irvine CA

ARTICLES

- » "Repositioning Urban Corridors to Attract New Residential and Commercial Markets," Urban Land, 2010
- » "Sowing the Seeds of Regional Planning," Urban Land, 2007
- » "Reshaping the American Commercial Strip," Urban Design Group Journal, Winter 2003

SPEAKING

- » "Guiding Infill Development: What Planning Commissioners Need to Know" | OC Association of Planning Officials Forum, 2016
- » "Got a College? New Town/Gown/Industry Collaboration" | 2015 APACA State Conference; 2015 WRCOG Visioning Workshop
- » "Effective Elements of Corridor Planning" | APA San Diego Chapter, 2013

AWARDS

- » 2015 Transportation Planning Award of Merit, APACA Orange Section | Fullerton College Connector (Streetcar) Study
- » 2013 Best of the Best Award, ULI Orange County/Inland Empire | WRCOG Sustainability Framework
- » 2009 Compass Blueprint Achievement Award in Prosperity, SCAG | Coachella's South East SOI Sustainability Project