



Application for Appointment to Fill Vacancy
for Carlsbad City Council District 1

RECEIVED

AUG 10 2021

CITY OF CARLSBAD
CITY CLERK'S OFFICE

Applications must be received by Wednesday, Aug. 11, 2021 at 5 p.m. *MD 12:58p.m.*

ROV 3/13/1998

Requirements:

- Citizen of the United States
- Registered voter and resident of City of Carlsbad District 1
- Complete Form 700
- Attach a resume or professional biography

Personal Information

Name Karl A. Schwarm		Date of Birth:
Home Address		District Number 1 <i>MD</i>
City Carlsbad	ZIP 92008	
Home Phone	Mobile	
E-mail		
Occupation Retired		
Employer		
Employer Address		
City	ZIP	
Work Phone	Mobile	

Acknowledgements

Yes No

I am a resident of the City of Carlsbad District 1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I am a registered voter in Carlsbad.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I am a Citizens Academy graduate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I have sufficient time to devote to the responsibility of the position and will attend the required meeting(s) if I am appointed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I acknowledge that if appointed I will file necessary documents including a Form 700 Economic Disclosure Statement (a public record that will be posted on the City's website). I further agree to attend Ethics Training as required under the Political Reform Act and any other required trainings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Questions? Please call 760 434-2808 or email clerk@carlsbadca.gov

I acknowledge that if appointed to fill the District 1 Council seat for a term ending with the Nov. 2, 2022 election, I will not be eligible to run for that seat in the November 2022 election per Carlsbad Municipal Code section 2.04.110. I further agree to abide by the provisions of this code section as it exists at the time of my appointment.	<input checked="" type="checkbox"/>	
I am aware that this application is a public document.	<input checked="" type="checkbox"/>	

Please describe your professional experience and relevant experience.

I have over 20 years of experience in multiple aspects of municipal government. I spent five years working for the City of Vista California and fifteen years with the City of San Marcos California where I served as Director of Housing and Neighbor Services. Prior to starting my career in local government, I served eleven years on active duty with the United States Marine Corps. I retired from the Marine Reserves in 2003 at the rank of Lieutenant Colonel with a total 22 years of service to our Country. I have vast leadership experience in tactical, operational, and strategic operations both at the federal and local level. My areas of expertise in local government include housing, parking, code compliance, crime prevention, neighborhood revitalization, redevelopment, volunteer programs, contract services and several federal and state grant programs to include Community Development Block Grant, HOME and CalHOME. While serving as the Director of Housing and Neighborhood Services for the City of San Marcos I had leadership responsibility for day-to-day management and operations of the division to include project management, budgeting, scheduling, capital improvements, contract services, coordination with developers and customer service. I retired from the City of San Marcos in 2017 and joined Citygate as an associate in November of 2018.

Please describe your educational background.

I received my undergraduate education from California State University, Northridge, with a Bachelor of Arts degree in history. I also hold a Master's degree in human resource management from National University.

Please describe your current or past community involvement, including any service on boards, commissions or committees, with private or public agencies.

I have served as staff liaison to numerous boards and commissions while working for both the City of Vista and San Marcos. I am very familiar with the conduct, rules of order and function of said boards and commissions as well as the City Council. In addition, I also organized and lead community cleanup events in both Vista and in San Marcos. These annual neighborhood cleanups involved hundreds of volunteers painting homes and removing trash from over eleven different neighborhoods here in the north county. These cleanup events were a collaboration of both the public and private agencies. In addition, I have lived in Carlsbad's District 1 since 1992 and I have served on my neighborhood homeowners board of directors.

Please explain why you wish to be appointed to City Council
(attach a separate sheet if needed)

I've lived in this wonderful community of Carlsbad for almost 30 years and I believe it is time I step up and help out. I believe I can represent the wants and desires of the residents of District 1 and the city as a whole. I believe I would be a good addition to the current City Council in that I have a common sense approach to things and do not have political aspirations other than the betterment of the City of Carlsbad and the region. I have worked with both staff and councilmembers from our surrounding communities and have a good solid reputation. I believe I could step in fill the vacant seat for District 1, bringing a strong set of skills that would be an asset to the City.

Are you related to, employed by, or affiliated in any way with anyone on the City Council or City of Carlsbad staff members? If yes, please list member name(s).

No I am not related to, or employed by anyone on the City Council or City of Carlsbad staff member.

What would you like to accomplish as a council person if appointed?

Carlsbad has done an excellent job in providing a wide variety of housing. I would like to assist in furthering the production of more affordable housing, for all income levels, and work to see a reduction in the homeless population living on our streets and parks. I would also like to see the continued re-vitalization of downtown Carlsbad and surrounding areas while maintaining our coastal "City by the Sea" charm along with more historical preservation of our past.

In addition, I would like to start a recognition program for the companies and businesses that have made Carlsbad their home. As a long-time resident, I am always amazed at the diversity of businesses, both large and small, that I have found while wondering throughout the multiple business parks and commercial centers in town. Carlsbad is a great place to live, raise a family, and do business. One of the great things I love about Carlsbad is the strength and diversity of our business community.

And one last thing I would like to address if appointed to the City Council, review parking along Pacific Coast Highway between Tamarack and Cannon. During the summer months there is a lack of parking. The parking is taken up by out-of-town visitors (we love them, except when their RVs take up all the parking). The RVs are parked almost end to end, all day, along this stretch of beach. Reviewing and discussing parking options that would allow more access to one of the best family beaches in the world would also be one of my goals if appointed to the Council.

Please give examples of using collaboration to become successful.

One of the greatest examples of successful collaboration is the re-vitalizations of existing dilapidated properties or neighborhoods in need. The collaboration between the public and private sectors is key to a successful future in any city. Cities cannot go it alone in maintaining a robust and healthy community. I have led these kinds of collaborations in the past. The example is the Richmar Neighborhood in the City of San Marcos. The collaboration of all departments of the City along with the public and developers, allowed for the revitalization of an entire neighborhood; reducing crime, enhancing the quality of life of the residents with new housing, parks and infrastructure improvements.

What are the most pressing issues facing our community and how do you plan to address them?

The two greatest challenges facing not only Carlsbad, but the region as a whole, are the cost of housing and the rise of homelessness. The City of Carlsbad has done a commendable effort in creating access to both housing, and homeless services. Carlsbad has been on the forefront in the production of affordable housing in the coastal region of north county. I believe I can be a great resource in the efforts towards combating homelessness and the creation of more housing that is affordable to all income groups due to my background. Working together, we can build a Carlsbad where our children and grandchildren want to live, and more importantly, where they can afford to live.

Additional information or comments


Signature

By signing below, I declare under penalty of perjury under the laws of the State of California that the answers provided in this application are true and correct to the best of my knowledge.

First Name: **Karl**

Last Name: **Schwarm**

Signature: _____



Date: **August 10, 2021**

Signature

Completed applications must be received by the City Clerk's Office no later than Wednesday, Aug. 11 at 5 p.m. Once submitted, applications cannot be amended. Remember that you must answer all questions on this application, provide a resume or biography and submit a Form 700 to be considered for the appointment to the City Council District No. 1 office. Incomplete application packages will not be considered.

Option 1: Mail or drop off the signed paper copy of your completed application with resume or professional bio and Form 700 to:

City of Carlsbad
City Clerk's Office
1200 Carlsbad Village Drive
Carlsbad, CA 92008
(760) 434-2800

Postmarks are not accepted. Applications must be received by the City Clerk's Office by the due date.

Option 2: E-mail your completed application.

Sign, date and e-mail the application with your resume or professional bio and Form 700 to: clerk@carlsbadca.gov

STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Date Initial Filing Received
Filing Official Use Only

Please type or print in ink.

NAME OF FILER (LAST)	(FIRST)	(MIDDLE)
Schwarm	Karl	Andrew

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

City of Carlsbad

Division, Board, Department, District, if applicable

Your Position

District 1

Candidate

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____ Position: _____

2. Jurisdiction of Office (Check at least one box)

☐ State

☐ Judge, Retired Judge, Pro Tem Judge, or Court Commissioner
(Statewide Jurisdiction)

☐ Multi-County _____

☐ County of _____

☒ City of Carlsbad

☐ Other _____

3. Type of Statement (Check at least one box)

☐ **Annual:** The period covered is January 1, 2020, through December 31, 2020.

☐ **Leaving Office:** Date Left ____/____/____
(Check one circle.)

-or-

The period covered is ____/____/____, through December 31, 2020.

☐ The period covered is January 1, 2020, through the date of leaving office.

-or-

☐ The period covered is ____/____/____, through the date of leaving office.

☐ **Assuming Office:** Date assumed ____/____/____

☒ **Candidate:** Date of Election Appointment and office sought, if different than Part 1: _____

4. Schedule Summary (must complete) ► Total number of pages including this cover page: _____

Schedules attached

☐ **Schedule A-1 - Investments** – schedule attached

☒ **Schedule C - Income, Loans, & Business Positions** – schedule attached

☐ **Schedule A-2 - Investments** – schedule attached

☐ **Schedule D - Income – Gifts** – schedule attached

☒ **Schedule B - Real Property** – schedule attached

☐ **Schedule E - Income – Gifts – Travel Payments** – schedule attached

-or- ☐ **None - No reportable interests on any schedule**

5. Verification

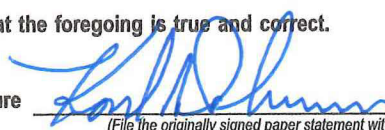
MAILING ADDRESS	STREET	CITY	STATE	ZIP CODE
(Business or Agency Address Recommended - Public Document)		Carlsbad	California	92008
DAYTIME TELEPHONE NUMBER		EMAIL ADDRESS		

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed August 10, 2021
(month, day, year)

Signature


(File the originally signed paper statement with your filing official.)

Print

Clear

SCHEDULE B
Interests in Real Property
(Including Rental Income)

CALIFORNIA FORM **700**
FAIR POLITICAL PRACTICES COMMISSION

Name

Karl A. Schwarm

► ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

6832 Camino de Amigo

CITY

Carlsbad

FAIR MARKET VALUE

☐ \$2,000 - \$10,000

☐ \$10,001 - \$100,000

☒ \$100,001 - \$1,000,000

☐ Over \$1,000,000

IF APPLICABLE, LIST DATE:

____/____/20 ____/____/20

ACQUIRED

DISPOSED

NATURE OF INTEREST

☒ Ownership/Deed of Trust

☐ Easement

☐ Leasehold

Yrs. remaining

☐ Other

Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

☐ \$0 - \$499

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☒ \$10,001 - \$100,000

☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☐ None

Jason and Justyna Conley

► ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

6484 Corte la Luz

CITY

Carlsbad

FAIR MARKET VALUE

☐ \$2,000 - \$10,000

☐ \$10,001 - \$100,000

☒ \$100,001 - \$1,000,000

☐ Over \$1,000,000

IF APPLICABLE, LIST DATE:

____/____/20 ____/____/20

ACQUIRED

DISPOSED

NATURE OF INTEREST

☒ Ownership/Deed of Trust

☐ Easement

☐ Leasehold

Yrs. remaining

☐ Other

Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

☐ \$0 - \$499

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☒ \$10,001 - \$100,000

☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☐ None

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE

TERM (Months/Years)

_____% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

☐ Guarantor, if applicable

NAME OF LENDER*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE

TERM (Months/Years)

_____% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

☐ Guarantor, if applicable

Comments:

Print

Clear

SCHEDULE C
Income, Loans, & Business
Positions
(Other than Gifts and Travel Payments)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name <u>Karl A. Schwarm</u>

1. INCOME RECEIVED	1. INCOME RECEIVED
NAME OF SOURCE OF INCOME <u>Citygate Associates, LLC.</u>	NAME OF SOURCE OF INCOME
ADDRESS (Business Address Acceptable) <u>600 Coolidge Dr., Folsom, CA 95630</u>	ADDRESS (Business Address Acceptable)
BUSINESS ACTIVITY, IF ANY, OF SOURCE <u>Consulting firm</u>	BUSINESS ACTIVITY, IF ANY, OF SOURCE
YOUR BUSINESS POSITION <u>Consultant</u>	YOUR BUSINESS POSITION
GROSS INCOME RECEIVED <input checked="" type="checkbox"/> No Income - Business Position Only	GROSS INCOME RECEIVED <input type="checkbox"/> No Income - Business Position Only
<input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000	<input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000
<input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000	<input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000
CONSIDERATION FOR WHICH INCOME WAS RECEIVED	CONSIDERATION FOR WHICH INCOME WAS RECEIVED
<input type="checkbox"/> Salary <input type="checkbox"/> Spouse's or registered domestic partner's income (For self-employed use Schedule A-2.)	<input type="checkbox"/> Salary <input type="checkbox"/> Spouse's or registered domestic partner's income (For self-employed use Schedule A-2.)
<input type="checkbox"/> Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.)	<input type="checkbox"/> Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.)
<input type="checkbox"/> Sale of _____ (Real property, car, boat, etc.)	<input type="checkbox"/> Sale of _____ (Real property, car, boat, etc.)
<input type="checkbox"/> Loan repayment	<input type="checkbox"/> Loan repayment
<input type="checkbox"/> Commission or <input type="checkbox"/> Rental Income, list each source of \$10,000 or more	<input type="checkbox"/> Commission or <input type="checkbox"/> Rental Income, list each source of \$10,000 or more
_____ (Describe)	_____ (Describe)
<input type="checkbox"/> Other _____ (Describe)	<input type="checkbox"/> Other _____ (Describe)

2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from a commercial lending institution, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*	INTEREST RATE	TERM (Months/Years)
_____ ADDRESS (Business Address Acceptable)	_____% <input type="checkbox"/> None	_____
_____ BUSINESS ACTIVITY, IF ANY, OF LENDER	SECURITY FOR LOAN	
_____ HIGHEST BALANCE DURING REPORTING PERIOD	<input type="checkbox"/> None <input type="checkbox"/> Personal residence	
<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> Real Property _____ Street address	
<input type="checkbox"/> \$1,001 - \$10,000	_____ City	
<input type="checkbox"/> \$10,001 - \$100,000	<input type="checkbox"/> Guarantor _____	
<input type="checkbox"/> OVER \$100,000	<input type="checkbox"/> Other _____ (Describe)	

Comments: No income received from Citygate Associates

Print

Clear

Karl Schwarm

Current Address

Carlsbad, CA 92008

Contact Information

Objective

Energetic, dependable and experienced professional seeking to assist with program development and delivery.

Highlights

Extensive neighborhood revitalization experience

Excellent interpersonal communication skills

Experienced in cost-benefit analysis

Affordable Housing development guru

Experience

Local Government, 1993-2017

City of Vista and San Marcos, CA

- Developed over 460 affordable housing units in San Marcos
- Revitalized an entire disadvantaged neighborhood through integrated services
- Provided customer service to the general public, elected officials and businesses
- Thorough knowledge of Federal HOME and CDBG programs
- Have working relationship with HUD, HCD, BIA and local housing developers
- Extensive presentation and public speaking experience
- Hands on experience in emergency situations and natural disasters
- Developed and expanded both Parking and Code Compliance programs for local city
- Last position was Director of Housing and Neighborhood Services

United States Marine Corps, 1983-2003

Worldwide service

- Commissioned Officer of Marines
- Proven combat leader; mission accomplishment orientated
- Extensive world travel; familiar with customs, culture and languages of various regions

Education

Masters, Human Resource Management, National University 1995

B.A., History, California State University, Northridge 1983