

## DIRECTOR of PREDEVELOPMENT – LUXURY HOUSING, PACIFIC PALISADES

### Overview of the Role

This position combines owner's representation, project management, and interior design leadership. The ideal candidate provides design guidance through daily project participation, formal design reviews, and oversight of all architectural and interior elements.

The role will interact with HNWs, celebrities and other notable figures, requiring a patient collaboration with internal stakeholders, external consultants, and ownership. The environment is highly collaborative, with an expectation to add measurable value and deliver world-class experiences in the luxury residential space.

*You will be the right hand to the CEO who is a widely recognized name in luxury hospitality and residential development industries with over 40 years of experience delivering exceptional projects to the Los Angeles market.*

Palisades Fires took away not only homes but memories and futures for thousands in the Palisades and Malibu areas of Southern California. The task of rebuilding is daunting. Navigating the complexities of insurance companies and not know where to start has been a monumental task for so many. Our client is providing a silver lining to that process by helping those trying to rebuild create a conceptual vision, design that vision, entitle, permit and then ...build it. They are a multi-dimensional team dedicated to rebuilding dreams in the Palisades.

This candidate should be highly experienced in the luxury residential arena that has overseen the full lifecycle of development projects—from concept and design through construction and FF&E installation. This individual serves as the owner's advocate, ensuring that every element of the project aligns with the luxury home's design vision, operational functionality, and financial objectives.

They act as a central liaison between the CEO, clients, architects, interior designers, procurement agents, and contractors—bridging creative direction with disciplined execution. This role demands deep expertise in both luxury residential architecture and interior design, exceptional communication skills. Experience stemming from a project management background in luxury hospitality is highly desired ( though not required).

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### Key Responsibilities

#### Design & Client Vision Integration

- Serve as the primary design and brand steward, ensuring that architectural and interior design concepts meet luxury residential standards and align with the client's identity.
- Participate in setting and maintaining the direction of brand design for new and existing projects.
- Provide design guidance and feedback during concept, schematic, and design development phases.

- Select, train, and manage interior design consultants, fostering a collaborative and innovative design culture.
- Conduct formal reviews of design documentation to ensure compliance with the client's vision, programmatic, and quality standards.
- Stay informed on global design trends, materials, and technologies, incorporating innovation and sustainability into project design.

### **Project Oversight**

- Act as the owner's representative on-site, overseeing project integrity, execution, and design implementation.
- Coordinate across architecture, interiors, and construction disciplines to maintain design continuity and execution excellence.
- Function as a project manager when required—guiding team activities, timelines, and deliverables.
- Develop and maintain liaisons with developers, architects, purchasing agents, and contractors.

### **Budget, Schedule & Procurement Management**

- Monitor budgets for construction to ensure financial discipline and value alignment.
- Review design and contractor invoices, vendor proposals, and change orders for accuracy and compliance.
- Oversee the procurement and installation of custom furnishings, lighting, art, and millwork to meet design intent and schedule.
- Use project management tools to track progress and report updates internally.
- Develop strategies to mitigate schedule and cost risks.

### **Quality Control & Field Coordination**

- Ensure that construction and design execution meet the craftsmanship and aesthetic expected in luxury residential.
- Oversee mockups, shop drawings, and submittals, ensuring quality and adherence to specifications.
- Conduct regular site inspections, progress reviews, and final installation walk-throughs.
- Gather field input for product development and ensure lessons learned inform future projects.

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## **Qualifications**

### **Educational Background**

- Bachelor's degree in Architecture, Interior Design, or Construction Management (advanced degree preferred).
- Interior Design license preferred.

### **Experience**

- 8+ years of combined experience in architecture, interior design, and project management within the luxury residential, hotel or resort sector.
- Proven record managing design coordination, FF&E procurement, and construction execution for luxury hospitality or luxury residential assets.

- Strong understanding of luxury design standards, design review processes, and project delivery.

### **Skills & Competencies**

- Strong business acumen and ability to align design with operational and financial goals.
- Exceptional interpersonal and client relationship management skills.
- Advanced knowledge of FF&E specification, AutoCAD, Bluebeam, Adobe Suite, and Microsoft Office tools.
- Excellent written and verbal communication; ability to present and defend design concepts to senior stakeholders.
- Strong organizational and time management abilities with the capacity to manage multiple concurrent projects.

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Gillian Executive Search – helping real estate developers, architects and construction management companies rebuild the Pacific Palisades after Palisades fires. Contact:

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