



# **CITY COUNCIL AGENDA REPORT**

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MEETING DATE: JULY 6, 2004

ITEM NUMBER:

**SUBJECT:** APPOINTMENTS TO FILL VACANCIES ON BRISTOL STREET MIXED-USE OVERLAY COMMITTEE

**DATE:** JUNE 22, 2004

**FROM:** DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** CLAIRE L. FLYNN, AICP, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT:** CLAIRE L. FLYNN, AICP (714) 754-5278

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## **RECOMMENDED ACTION:**

Pursuant to the Bristol Street Mixed-Use Overlay Committee's recommendation, appoint the following people to the Committee:

- Walt Davenport, Committee Member
- Michael Boudreaux, Committee Member
- Scott Clements, Committee Member
- Edward Morse, Alternate
- Sam Clark, Alternate

## **BACKGROUND:**

On September 16, 2002, Council directed staff to reconvene the Bristol Street Committee and initiate work on a land use analysis. The Committee would make recommendations for a mixed-use overlay zone in the Bristol Street corridor to City Council.

On November 3, 2003, staff and Shaheen Sadeghi, a Bristol Street Committee member, provided a visual presentation of key concepts of the mixed-use overlay plan. The study session provided an opportunity to give Council a status update on the Committee's progress. Council generally expressed interest in the concept of a mixed-use overlay zone, and provided feedback to the Committee to finalize the Concept Plan.

On February 2, 2004, City Council authorized the Bristol Street Committee to continue its work activity on the development of a mixed-use overlay plan for Bristol Street. City Council reviewed the Concept Plan and supported the development of a zoning ordinance for mixed-use development that could be applicable to other areas of the City (e.g. Westside).

## **ANALYSIS:**

### *Resignation of Committee Members*

After City Council's approval of the Concept Plan, the following Bristol Street Committee members resigned from the Committee: Paul Loubet, Patrick McDonough, and Gregory Butcher. These members had volunteered their time toward the approval of the Concept Plan. Due to other outside work and personal commitments, they were unable to continue participating on the Committee toward the next phase of the development of a Zoning Ordinance.

### *Applications Received*

On April 15, 2004, the City issued a press release seeking letters of interest from individuals who wish to serve on the Bristol Street Committee. Eleven applications were received for the three vacancies on the Committee from the following people:

1. Bob Augustine, Retired General Contractor and resident
2. Joshua F. Boyle, resident
3. Michael Boudreaux, Architect and Costa Mesa business owner
4. Corey "Jay" Chandler, resident
5. Sam Clark, resident
6. Scott Clements, background in real estate & mixed-use development
7. Walt Davenport, former Planning Commissioner
8. Luis Garcia, Financial Analyst/Consultant and resident
9. Edward Morse, Architect and Costa Mesa business owner
10. Vernon K. Taylor, member of Mixed-use Subcommittee of the Westside Revitalization Oversight Committee
11. Bob Wakeham, Construction Analyst and resident

### *Bristol Street Committee's Recommendation*

The Bristol Street Committee reviewed the applications and were impressed with a number of applicants. The Committee believed the strongest candidates to fill the vacancies had the following characteristics:

- Strong interest in volunteerism and developing a mixed-use ordinance.

- Knowledgeable of the Committee's work activities.
- Relevant professional background in land use planning, mixed-use development, construction.

Given that the development of a draft Zoning Ordinance is a highly technical, labor intensive work effort, the Committee strongly believed that a six member Committee would be very effective. This number of Committee members have worked well to date, and it was important to the Committee to continue the work effort with a small group of people with relevant background and professional experience.

At its meeting on June 16, 2004, the Committee unanimously recommended that Mike Boudreaux, Walt Davenport, and Scott Clements be appointed as new members and Edward Morse and Sam Clark be appointed as alternates.

### *Overall Work Program*

Once the vacancies on the Bristol Street Committee are filled, the Committee will continue its work activity towards the completion of the following program:

1. Staff/Committee conducts case studies of completed mixed-use developments in the following cities: Huntington Beach, Newport Beach, Dana Point, Laguna Beach, and Brea.
3. Staff/Committee completes environmental documentation for proposed mixed-use overlay zone, Zoning Ordinance, and General Plan amendment application (if applicable).
4. City organizes a community meeting for property owners in the overlay zone area.
5. Planning Commission reviews technical study, draft Zoning Ordinance, and General Plan amendment.
6. Planning Commission makes recommendation to City Council.
7. City Council adopts Zoning Ordinance and General Plan amendment for a mixed-use overlay zone.
8. In conjunction with the Westside Redevelopment Oversight Committee, staff evaluates the applicability of mixed-use overlay zone to West 19<sup>th</sup> Street.

### **ALTERNATIVES:**

City Council has the following available alternatives:

1. Pursuant to the Bristol Street Committee's recommendation, fill the three vacancies on the Committee with the following recommended applicants: Michael Boudreaux, Walt Davenport, and Scott Clements and assign Edward Morse and Sam Clark as an alternate members. This alternative will restore the members lost by recent resignations and allow the Committee to continue with its work activity.
2. Fill the three vacancies with other applicants. The Bristol Street Committee believes that the strongest candidates from the existing pool have been recommended as new members or alternates. The Committee would prefer that City Council allow another opportunity to seek new applicants if this alternative is selected.

**FISCAL REVIEW:**

Filling the vacancies on the Committee does not require fiscal review.

**LEGAL REVIEW:**

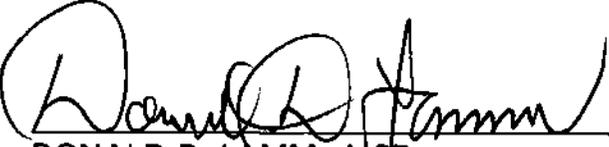
This action does not require legal review.

**CONCLUSION:**

The City received eleven applications from Costa Mesa residents, business owners, and interested parties to participate on the Bristol Street Committee. The Committee recommends the appointment of five new members to fill three vacancies on the Committee and two alternate positions. The new members will restore the Committee to a six-member Committee and allow continued work activity on the development of a mixed-use zoning ordinance.

  
\_\_\_\_\_  
CLAIRE L. FLYNN, AICP  
Associate Planner

  
\_\_\_\_\_  
R. MICHAEL ROBINSON, AICP  
Planning & Redev. Mgr.

  
\_\_\_\_\_  
DONALD D. LAMM, AICP  
Deputy City Mgr.-Dev. Svcs. Director

Attachment:            1. Press Release  
                              2. Committee Interest Forms from Applicants

File Name:

Date:

Time:

**Distribution:**

**City Manager  
City Attorney  
Bristol Street Mixed-Use Overlay Committee  
City Clerk  
Staff (4)  
File (2)**

**Interested Applicants**

**Attachment 1**

**Press Release**



**CITY OF COSTA MESA**  
CALIFORNIA 92626-4200  
P.O. BOX 1200

FROM THE OFFICE OF THE CITY MANAGER

**PRESS RELEASE**

**April 15, 2004**

**Costa Mesa, California - Bristol Street Committee Vacancies**

The City Council of the City of Costa Mesa is currently accepting letters of interest from individuals who wish to serve on the City's Bristol Street Mixed-Use Overlay Plan Committee. There are currently three vacancies on this Committee.

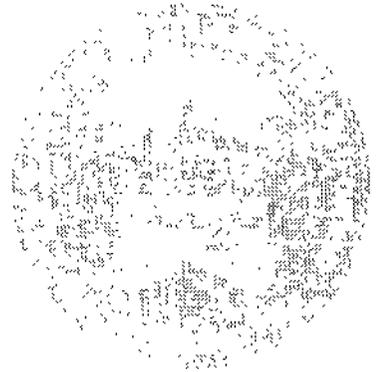
The Committee was authorized to continue work activities on the development of a mixed-use zoning ordinance in the Bristol Street study area. This ordinance would allow properties within the overlay zone to develop mixed-use projects (residential uses over ground-floor commercial uses). The goal is to develop a Zoning Ordinance for mixed-use development and establish a mixed-use overlay zone.

The Bristol Street Committee meets every second Tuesday of each month at 5:30-6:30 p.m. at City Hall.

Interested individuals are requested to complete a Committee Interest Form (available from the City Clerk's Office at City Hall or on the City website at [www.ci.costa-mesa.ca.us](http://www.ci.costa-mesa.ca.us)), OR a letter of interest, to the City Council, City Hall, P.O. Box 1200, Costa Mesa, California 92628-1200, by May 4, 2004. For further information, please contact Claire Flynn, Planning Division, at (714) 754-5278.

**Attachment 2**  
**Letters of Interest**

**City of Costa Mesa  
Committee/Board Interest Form**



Name: Bob Augustine

Address: 114 El Camino Drive

Costa Mesa, CA 92626

Phone: (Home) 714-557-5354 (Work) \_\_\_\_\_

Indicate the name of the Committee/Board you are interested in serving on:  
\_\_\_\_\_

City of Costa Mesa  
77 Fair Drive, Costa Mesa, CA 92626

Indicate why you wish to serve on this Committee/Board:

I am a retired general contractor of thirty-eight years experience, primarily in the public works sector. I look forward to the opportunity to perform my civic responsibility in the city in which I live, which is a perfect place to start.

Thank you,

Bob Augustine

RECEIVED  
CITY CLERK  
04 APR 30 AM 11:20  
CITY OF COSTA MESA  
BY \_\_\_\_\_

# City of Costa Mesa

## Committee/Board Interest Form

Name: MICHAEL BOUDREAU, AIA MORSE-BOUDREAU ARCHITECTS  
 Address: 1931A NEWPORT BLVD  
COSTA MESA, CA 92627  
 Phone (H): 949-488-9535 (W): 949-515-4870

Indicate the name of the Committee/Board you are interested in serving on:

BRISTOL STREET MIXED-USE OVERLAY PLAN COMMITTEE City of Costa Mesa  
777 Fair Drive, Costa Mesa, CA 92626

1. Indicate why you wish to serve on this Committee/Board.

I AM A COSTA MESA BUSINESS OWNER AND A RESIDENTIAL PROPERTY OWNER. OUR ARCHITECTURAL PRACTICE INCLUDES ADAPTIVE REUSE OF EXISTING BUILDINGS, AND WE ARE ENTHUSIASTIC PROponents OF MIXED USE URBAN NEIGHBORHOODS AS AN ALTERNATIVE TO CURRENT SINGLE USE ZONING IN EXISTING INDUSTRIAL AND COMMERCIAL AREAS OF THE CITY. IF DEVELOPED PROPERLY, MIXED USE NEIGHBORHOODS CAN PROVIDE AN ENRICHED URBAN LIFESTYLE AND REDUCE TRAFFIC. THEREFORE, I AM INTERESTED IN THE DIRECTION THE CITY WILL TAKE IN ADDRESSING THE REFURBISHMENT OF EXISTING INDUSTRIAL AND DETERIORATING COMMERCIAL AREAS OF THE CITY. THE PROPOSED MIXED USE OVERLAY PLAN HAS THE POTENTIAL TO OPEN THE DOOR TO REVITALIZATION OF AREAS SUCH AS BRISTOL STREET AND THE WEST SIDE. I BELIEVE MY BACKGROUND IN PLANNING AND DESIGN, FAMILIARITY WITH LOCAL CONDITIONS AND ISSUES, AND INTEREST IN MIXED USE WILL BE AN ASSET TO THE COMMITTEE. TO DATE, I HAVE ATTENDED EVERY COMMITTEE MEETING AND HAVE CONTRIBUTED SIGNIFICANTLY TO THE PROCESS. YOUR CONSIDERATION OF MY APPLICATION IS APPRECIATED.

*[Signature]* 3/10/04

2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on. A resume may also be attached to this form. This is strictly optional.

I AM A NCARB CERTIFIED AND CALIFORNIA LICENSED ARCHITECT WITH OVER 28 YEARS OF EXPERIENCE IN PLANNING AND DESIGN.

I AM A PROPERTY OWNER IN THE CITY OF COSTA MESA AND AM FAMILIAR WITH THE PLANNING APPROVAL PROCESS.

I KNOW THE BUILDING CODES, STANDARDS AND PRACTICES OF THE INDUSTRY, AND I AM FAMILIAR WITH THE CITY OF COSTA MESA GENERAL PLAN, ZONING ORDINANCE, TRAFFIC PATTERNS AND PROBLEMS.

I AM A LONG TIME RESIDENT OF ORANGE COUNTY AND UNDERSTAND THE GROWTH PATTERNS, HOUSING TRENDS, AND FINANCIAL ISSUES OF PROPERTY DEVELOPMENT.

I HAVE ATTENDED NUMEROUS CONFERENCES ON MIXED USE DEVELOPMENT, URBAN ENVIRONMENTS, AND ADAPTIVE REUSE OF BUILDINGS.

"Please note this document and information included herein becomes public information pursuant to the California Public Records Act and may be disclosed to the public upon request."

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

City of Costa Mesa  
Committee/Board Interest Form

Name : JOSHUA F BOYLE

Address: 278 E 16TH ST UNIT B

Phone : (949) 574-2545 (W)

Indicate the name of the Committee/Board you are interested in serving on:

DREXTEL ST PLANNING COMM.

City of Costa Mesa  
Post Office Box 1290  
Costa Mesa, CA 92626

1. Indicate why you wish you to serve on this Committee/Board

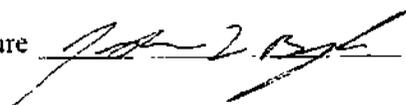
I LIKE THE IDEA OF RESIDENTIAL UNITS ABOVE COMMERCIAL UNITS  
THIS IS PRACTICAL ON A NUMBER OF LEVELS. I WOULD LIKE TO DO MY  
PART TO STOP SPRAWL IN ORANGE COUNTY AND POINT THE CITY AND COUNTY  
IN A MORE EFFICIENT DIRECTION.  
PERSONALLY, I WOULD LIKE TO EXPERIENCE, FIRST HAND, HOW PROJECTS IN THIS  
CITY GO FROM PAPER TO BACK.

2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on. A resume may also be attached to this form. This is strictly optional.

ALTHOUGH I HAVE NO EXPERIENCE ON ANY PREVIOUS BOARD OR PLANNING COMMISSION IN THE CITY, I HAVE LOGGED MANY HOURS IN PLANNING MEETINGS AND GENERAL MEETINGS FOR VARIOUS GROUPS AND POLITICAL CAMPAIGNS. I CONSIDER THIS EXPERIENCE A GREAT ASSET TO SERVING ON ANY PLANNING COMMISSION I HAVE LEARNED TO SPEAK AS CONCISELY AS POSSIBLE AND LISTEN INTENTLY TO EVERY VOICE AT THE TABLE.

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Signature



Date:

5/3/04

14

**City of Costa Mesa**  
**Committee/Board Interest Form**

Name: Corey "Jay" Chandler

Address: 1283 Conway Ave

Costa Mesa, CA 92626

Phone (H): 949-525-3470 (Cell) (W): 949-421-0355 x231

Indicate the name of the Committee/Board you are interested in serving on:

Bristol Street Committee

City of Costa Mesa  
77 Fair Drive, Costa Mesa, CA 92626

1. Indicate why you wish to serve on this Committee/Board:

Zoning is a tricky subject for a lot of people-- most people, and I would count myself among them, don't want to see Bristol Street in Costa Mesa to turn out looking like "Las Vegas West." There need to be concessions made to appease different interests, the same as in any multi-faceted situation. Additionally, I feel it's time for me to give something back to the community, and this seems to be a good place to start.

2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on. A resume may also be attached to this form. This is strictly optional.

I am experienced in working as part of a sales team. In college, I was heavily involved with student government, and sat on several committees relating to such disparate areas as bookstore management, faculty oversight, and traffic management. Past that, I served as a mediator in high school, and tend to be quite good at getting along with others.

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Signature: \_\_\_\_\_ Date: 4/19/2004

**City of Costa Mesa**  
**Committee/Board Interest Form**

Name: Scott Clements

Address: 1976 Kornat Drive

Costa Mesa, CA 92626

Phone (H): (714) 546-6376 (W): (949) 975-0223

Indicate the name of the Committee/Board you are interested in serving on:

Bristol Street Mixed-Use Overlay Plan Committee

City of Costa Mesa  
77 Fair Drive, Costa Mesa, CA 92626

1. Indicate why you wish to serve on this Committee/Board:

Costa Mesa is a great place to live, work and shop. "Place making" is the key to long-term success in making a mixed-use community desirable to both residents and shoppers. I can contribute substantially to our community by sharing the knowledge that I have gained through over two decades of investment real estate experience in mixed-use development in the western states. I have experienced first-hand what works and what presents the most difficult challenges.

I have observed the build-out of Costa Mesa with great interest during my 20 years as a resident. Most of these improvements have become valuable assets to our community and points of pride for our citizens. We have now reached the stage where the combination of population and retail demand provides sufficient critical mass to warrant the addition of mixed-use development that integrates retail, residential, and possibly other uses within the same or related structures. This would entail the natural progression of repositioning low-density uses to more vertically-efficient areas of our community.

I am very familiar with Bristol Street. I travel it at least twice every weekday back and forth to work. Bristol Street is a strong retail venue that serves to connect numerous residential neighborhoods to major retail and employment destinations. It is a logical option to create a mixed-use plan along this corridor.

I welcome the challenge to work with my fellow citizens to improve the City of Costa Mesa for residents and visitors alike.

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CITY OF COSTA MESA  
BY

2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on. A resume may also be attached to this form. This is strictly optional.

Mixed-use real estate development is a unique type of improvement that can be a valuable asset to a community when executed properly. Based on my personal experience, careful consideration must be given to a number of areas, including:

- Parking
  - Number of spaces
  - Joint use
  - Surface vs. structured
- Vehicle Traffic
  - Ingress/egress
  - Signalization
  - Signage
  - Impact on nearby businesses and residents
- Pedestrian Orientation
  - Friendly design criteria
  - Safety issues
  - Common areas/gathering places
  - Integration with existing businesses and residences
- Uses & Densities
  - Project's primary economic driver
  - Mixed uses that work together
  - Destination retail
  - Supporting retail
  - Height limitations
- Financial Feasibility
  - Impact on City of Costa Mesa

I have been involved in the implementation of mixed-use plans in such cities as Modesto, California, and Boise, Idaho. Modesto's Tenth Street Place received state and national recognition of excellence. Among others, the National League of Cities and the National Council for Urban Economic Development presented the city and my employer with their highest award. I served as project manager for the development which included a combination of entertainment, retail, office, and government center.

In Boise, Idaho, I have been involved at an executive level in the planning and implementation of a 14-acre mixed-use development. The site had formerly been used as rail-oriented storage and warehousing. Half of this 10-phase project is complete, including 299 residences, county court facilities, office space, and supporting retail spaces. The development required an integrated joint-use parking plan of underground, structured, and surface parking spaces. The project has required a coordinated effort of city, county, state, and private expertise.

A true team effort is required to create a successful mixed-use development. The City of Costa Mesa will need to take a "hands on" approach to ensure that the goals and guidelines that it develops will ultimately lead to success.

I have worked with development teams including land planners, architects, engineers, and city staff to plan and construct mixed-use projects. I am a team player and I understand the importance of focusing on the strategic objectives of the City. The formulation of a clear and detailed plan for the Bristol Street area will attract private development and bring the desired improvements to the district. Success on Bristol Street may then be carried over to other similar primary arterial streets within our great city.

Please see resume attached.

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Signature: 

Date: May 4, 2004



## **Jonathan Scott Clements**

Vice President, Development

### **Education**

Bachelor of Arts, University of Virginia

### **Professional Registrations**

Certified Public Accountant

### **Personal Profile**

Mr. Clements is primarily responsible for managing development of public/private, mixed-use ventures for the firm. He manages select development opportunities and is responsible for project oversight, the project management team and partner relations throughout all phases of Civic Partners' projects.

With over twenty-five years of experience in investment real estate, Mr. Clements applies his practical experience and analytical knowledge to the day-to-day affairs of development of urban, mixed-use projects.

Mr. Clements was formerly the managing director of an institutional real estate investment company prior to joining Civic Partners in 1990. Earlier in his career, Mr. Clements worked for Pacific Savings Bank, located in Southern California. As an officer of its wholly-owned subsidiary, PSB Realty, Mr. Clements was responsible for asset management, property acquisition and disposition.

Mr. Clements held similar positions with Balcor/American Express prior to his tenure with PSB Realty.

**City of Costa Mesa  
Committee/Board Interest Form Responses**

**1. Indicate why you wish to serve on this Committee/Board.**

I wish to serve on the Bristol Street Mixed-Use Overlay Plan Committee for two primary reasons. First and foremost I wish to serve the community I live in. I believe that any community will benefit from its citizens taking an active role in its development, operation, and maintenance. If people are needed to make the Mixed-Use Overlay Plan Committee a success I would like to serve. Secondly, I am very interested in the development of Mixed-Use planning. Being an Orange County native in my early adult years I am concerned with what appears to be diminishing land resources for residential development. I also recognize the importance of commercial development to the financial health of a city. Mixed-use development appears to be the wave of the future and I would like the opportunity to help make it a success for all parties involved.

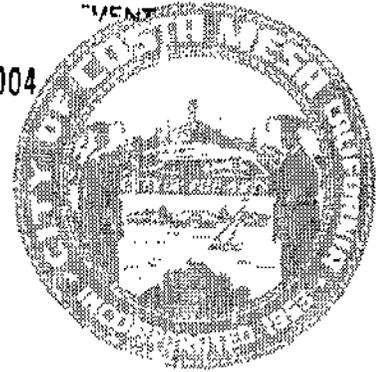
**2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on.**

During the years 1992 through 2000 I was professionally involved in a start up entertainment group called Plankeye, Inc. As a principal partner and director I oversaw the strategic planning and implementation of each segment of business: media production, merchandising, and live performance. In a relatively few years I gained a significant amount of experience relating to project development, negotiations, and problem-solving. In the last three years I have been working with Newport Beach based Lit.Econ, LLP as a financial analyst and consultant. At Lit.Econ we provide expert services to attorneys and their clients in matters of economic analysis, valuations, damages calculations, and forensic accounting.

**City of Costa Mesa**  
**Committee/Board Interest Form**

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT

MAY 03 2004



Name: SAM CLARK

Address: 3077 COOLIDGE  
COSTA MESA 92626

Phone: (Home) 714 979 4119 (Work) 949 649 1777

Indicate the name of the Committee/Board you are interested in serving on:

BUSINESS STREET OVERLAY

City of Costa Mesa  
77 Fair Drive, Costa Mesa, CA 92626

Indicate why you wish to serve on this Committee/Board:

I live and shop in the area. I believe that a mixed use of the area can bring needed revitalization. As a businessman and homeowner I think I understand the needs of the area. I think many of the business owners of the area are very receptive to a well thought out plan.

RECEIVED  
CITY CLERK  
04 MAY -3 PM 6:23  
CITY OF COSTA MESA  
BY \_\_\_\_\_

City of Costa Mesa  
Committee/Board Interest Form

Name : Walt Davenport

Address: 1888 Parkview Circle C.M. 92627

Phone : 949-645-6068 (W) same

Indicate the name of the Committee/Board you are interested in serving on:

Bristol Street Mixed Use Overlay Committee

City of Costa Mesa  
Post Office Box 1200  
Costa Mesa, CA 92628

1. Indicate why you wish you to serve on this Committee/Board

**My interest is based on a longtime interest in the planning process and in particular an interest in how mixed use development may potentially optimize the development/redevelopment of land which is in such short supply in Costa Mesa.**

2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on. A resume may also be attached to this form. This is strictly optional.

**My most relevant experience is 22+ years as a Costa Mesa Planning Commissioner during which time I worked extensively on General and Specific Plans as well as the full range of planning issues..**

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Signature: Walt Hayward Date: 4/28/04

City of Costa Mesa  
Committee/Board Interest Form

Name: EDWARD MORSE  
Address: 1931 A NEWPORT BLVD  
COSTA MESA, CA 92627  
Phone (H): 949-233-3943 (W): 949-515-4870

Indicate the name of the Committee/Board you are interested in serving on:  
BRISTOL STREET MIXED USE OVERLAY City of Costa Mesa  
77 Fair Drive Costa Mesa, CA 92626  
PLAN Committee

1. Indicate why you wish to serve on this Committee/Board:

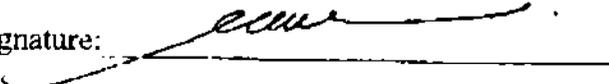
AS A BUSINESS OWNER IN COSTA MESA, I AM INTERESTED IN THE DEVELOPMENT OF THE CITY. AS AN ARCHITECT, I AM INTERESTED IN THE QUALITY OF OUR ENVIRONMENT AND THE SPACE WE LIVE AND WORK IN. THE OVERLAY COMMITTEE PROVIDES A CONDUIT FOR THESE GOALS. THE CITY HAS AN OPPORTUNITY TO CREATE MIXED USE AREAS THAT MAY ALLEVIATE VEHICULAR CONGESTION AND PROVIDE AN OPPORTUNITY FOR PEOPLE TO LIVE NEAR THEIR WORK PLACE. IT ALSO OFFERS AN OPPORTUNITY FOR THE CITY TO DEVELOP REGULATION THAT MAY BE FAR REACHING AND INNOVATIVE - CREATING A MODEL FOR FUTURE DEVELOPMENT. CREATIVE THINKING AND UTILIZATION OF THE CITY'S RESOURCES AND ENVIRONMENT WILL MAKE THIS COMMITTEE A VALUABLE ASSET TO CITY PLANNING.

em 3/10/04 (26)

- 2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on. A resume may also be attached to this form. This is strictly optional.

AS AN ARCHITECT I HAVE BEEN EDUCATED IN THE FIELD OF MASTER PLANNING AND OVERSEEING PUBLIC INTEREST. I UNDERSTAND SPATIAL REQUIREMENT AS THEY RELATE TO FUNCTIONAL USE, CIRCULATION AND ENVIRONMENTAL RESPONSE.

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Signature:  Date: 3/10/04

City of Costa Mesa  
Committee/Board Interest Form

Name : VERNON K TAYLOR

Address: (889 PARKVIEW CIRCLE, CM, 92627-4536

Phone : 949-646-1059 (W) —

Indicate the name of the Committee/Board you are interested in serving on:

BRISTOL ST. MIXED USE OVERLAY PLAN

City of Costa Mesa  
Post Office Box 1200  
Costa Mesa, CA. 92628

1. Indicate why you wish you to serve on this Committee/Board

I AM A MEMBER OF THE MIXED USE SUBCOMMITTEE OF THE WESTSIDE REVITALIZATION OVERSIGHT COMMITTEE (WROC). MY STUDY OF THE SUBJECT HAS MADE ME AN ADVOCATE OF THE VERTICAL MIXED USE CONCEPT, IF IT IS PROPERLY DESIGNED.

I WANT TO BE A LIAISON BETWEEN WROC & THIS COMMITTEE TO HELP DESIGN AN OVERLAY PLAN SUITABLE TO THE ENTIRE CITY, NOT JUST BRISTOL STREET. I UNDERSTAND THIS IS THE CITY'S CONCEPT ALSO, SO LOOK FORWARD TO PROVIDING MEANINGFUL ASSISTANCE.

2. Indicate any experience or qualifications you possess that might apply to the Committee/Board you are interested in serving on. A resume may also be attached to this form. This is strictly optional.

I AM A "GOAT HILLIAN" (PRE INCORPORATION RESIDENT), AS SUCH I HAVE A STRONG ATTACHMENT TO THE CITY AND A DESIRE TO ASSIST IN ITS GROWTH AND EVOLUTION. I AM NOW RETIRED SO HAVE THE TIME AVAILABLE TO SUPPORT THIS DESIRE.

I HAVE APPROXIMATELY 40 YEARS MANAGEMENT, LEADERSHIP AND ANALYTICAL EXPERIENCE. MY EDUCATION INCLUDES A MBA. I WAS DIRECTOR, TRAFFIC + TRAVEL, FLUOR DANIEL AND AM A RETIRED LT. COLONEL, U.S. ARMY RESERVES.

I WILL PROVIDE STRONG SUPPORT + ASSISTANCE FOR THE CREATION OF AN EFFECTIVE OVERLAY THAT IS BOTH ECONOMIC AND MEETS ALL LEGAL REQUIREMENTS.

"Please note this document and information included herein becomes public information pursuant to the California Public Records Act and may be disclosed to the public upon request."

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City of Costa Mesa  
Committee/Board Interest Form

RECEIVED  
CITY CLERK

Name: Bob WAKEHAM  
Address: 2482 BRITANNYWOOD LN  
COSTA MESA CA. 92647  
Phone: (Home) 949 646-5081 (Work) 949 575-0259

04 APR 21 AM 11:04  
CITY OF COSTA MESA  
BY \_\_\_\_\_



Indicate the name of the Committee/Board you are interested in serving on:

BRISTOL STREET MIXED-USE OVERLAY PLAN COMM.

City of Costa Mesa  
77 Fair Drive, Costa Mesa, CA 92626

Indicate why you wish to serve on this Committee/Board:

AS A RESIDENT OF THE CITY, I FEEL A RESPONSIBILITY  
TO HELP DETERMINE ITEMS THAT ARE IN THE BEST  
INTEREST OF THE CITY. MY EXPERIENCE AS A BUSINESS  
OWNER AND GENERAL ENGINEERING CONTRACTOR SHOULD  
BE AN ASSET TO THE COMMISSION.  
THANK YOU FOR YOUR CONSIDERATION.

# Bob Wakeham

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**Objective** Construction Analyst/Consultant

**Experience** Construction Consulting (Pacific Coast Consulting) 2003-Present

2001-2003 Griffith Co. Santa Ana

Estimator/Project Manager

1999-2001 Ortiz Enterprises

Estimator/ Project Manager

1976-1999 Wakeham Const., Wakeham-Baker Inc,  
W.R. Wakeham Constructors Inc.

Owner, President, Field Supt. Etc.

Held Class A General Engineering Contractor And Class B General Building Contractor. Specialized in Public Works for all levels of government.

Proficient in Microsoft Office, Primavera Sure Trac, Hard Dollar, Bid 2 Win, & Construction Link Software.