

#2

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, July 06, 2023 10:23:55 AM  
**Last Modified:** Thursday, July 06, 2023 10:34:02 AM  
**Time Spent:** 00:10:06  
**IP Address:** 104.34.7.154

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Page 1

**Q1**

Full Name:

Timothy L Starn

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

As a life long Costa Mesa resident and retiree from CMPD, I have extensive historical knowledge and inside perspective about our City. I would represent the greater good for our City and support the desires of our community with integrity and dedication.

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**Q4**

As a Commission member, what ideas or projects are of interest to you?

Balanced and targeted growth between business and residential development. Creating a community feeling that draws new families and businesses to our City.

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**Q5**

Optional Resume:

Costa%20Mes%20PC.doc (56KB)

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**Timothy L. Starn**

2737 Albatross Drive Costa Mesa, CA 92626

714.321.9229

tim.starn@yahoo.com

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<b>Objective</b>	Seeking Appointment to the Costa Mesa Planning Commission
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<b>Profile</b>	<p>Successful record of aviation business development. Goal oriented with strong ethics and leadership Highly organized, motivated, and detail-oriented. Proven ability to develop and close complex sales projects. Well established and highly respected in the aviation community. 31 years in law enforcement. 12 years of law enforcement/firefighting aviation management. 8 years of high-level sales experience.</p>
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<b>Education</b>	<p><b>Bachelor of Arts Degree in Business Management, Southern California College</b> <b>Kopp Consulting Business Development Course</b> <b>Gazelle Sales Training (Ballantree Consulting)</b> <b>Sherman Block Supervisory Leadership Institute</b> <b>West Point Leadership, Los Angeles Police Department</b> <b>Rotorcraft Commercial/CFI Certificate</b> <b>NTSB Investigation Course Certificate</b> <b>Train the Trainer, CA Peace Officer Standards &amp; Training</b> <b>Supervisory Certificate, CA Peace Officer Standards &amp; Training</b> <b>Advanced Management Certificate, CA Peace Officer Standards &amp; Training</b> <b>Executive Management Certificate, CA Peace Officer Standards &amp; Training</b> <b>FEMA Certificates IS-700 NIMS, ICS-100, ICS-200, ICS-300, ICS-400</b> <b>Current CPR, First Aid and AED Certificate</b></p>
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**Relevant Experience**

**Program Coordination**

- Managed business development, sales teams, and trade shows.
- Created new policies and standardized company operations.
- Generated a \$900MM pipeline.
- Experienced with Salesforce, Microsoft Word, Outlook, Excel, ZoHo, and PowerPoint.
- Managed Costa Mesa, Newport Beach and Santa Ana Police Department's aviation unit Airborne Law Enforcement Services (ABLE).
- Created professional service agreements, contracts, budgets, and billing for outside law enforcement agencies.
- Created city council reports, staff reports, board agendas, operations manuals, SMS, training manuals, mutual aid agreements, and business models for emergency services.
- Partnered with private businesses for R&D of law enforcement technology and created cooperative marketing strategies.
- Homeland Security Region 1A Board Member
- Airborne Public Safety Association (Formerly ALEA.) Professional Member (2002-present)
- Orange County Air Support OIC Chair (2009-2011)

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## Employment

### **Advanced Composite Structures VP of Global Sales**

*2020-Present*

Developed global sales.  
Developed sales team strategies.  
Created company CRM process.  
Managed key accounts.

### **ABLE Aviation Consultant (President)**

*2019-2020*

Establish CONUS and OCONUS government flight operations.  
Consult private operators with flight operations and SMS.

### **Infinity Helicopter Leasing-Uniflight (parent company Hawke Aerospace Holdings- HAH)**

*2014-2018*

#### **VP Sales & Marketing**

- Managed worldwide government and commercial sales.
- Generated new business and marketing strategies.
- Created capitol and operational lease contracts for government and commercial operators.
- Established flight departments for law enforcement agencies.
- Audited aviation operations for improved performance and reduced expenditures.

### **Costa Mesa Police Department Commander**

*2003-2014*

#### **Airborne Law Enforcement Services (A.B.L.E.),**

- Managed evolving multi-jurisdictional & cross function air unit with full and part-time police officers and supervisors from Costa Mesa, Newport Beach and Santa Ana (Orange County, CA).
- Partnered with city attorney's office to create policies, contracts, and legal documents.
- Worked with finance department for development of operating budgets, billing rates for contract cities, and equipment purchases.
- Successfully authored state and federal grants.
- Established employment agreements for contract labor.
- Negotiated multiple year contracts with outside vendors.

### **Traffic Motor Sergeant**

*2002-2003*

- Supervised traffic officers, administer problem oriented policing projects, wrote grants, and conducted recurrent training.

### **Police Corporal**

*1998-2002*

- Patrol division responsibilities, field training duties, P.O.S.T. trainer and community policing coordinator.

### **Police Officer**

*1988-1998*

- Patrol, Federal Task Force, Investigations, Special Enforcement Detail, Substation Supervisor, Citizen's Academy Coordinator, Helicopter Tactical Flight Officer, Senior Volunteer Supervisor, Bicycle Detail and Field Training Officer.

### **Westminster Police Department**

*1984-1988*

- Police officer
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**Memberships  
And Community  
Involvement**

Airborne Public Safety Association (formerly ALEA) Instructor and Corporate Member.  
Member International Association of Chief of Police (IACP)  
Member Helicopter Association International  
Member Association of Air Medical Services  
Member Helicopter Association International  
Member California Chiefs of Police  
Member Rock Harbor Church Costa Mesa Risk Management Team  
Costa Mesa Latino Business Council  
Costa Mesa Chamber of Commerce  
Costa Mesa Senior Center  
South Coast Metro Alliance  
Back Bay High School Mentor  
Estancia High School Mentor  
Newport Harbor High School Mentorship Program  
Costa Mesa Executive Club Chairman (2010-2014)

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**Honors &  
Awards**

Medal of Valor  
Class A, B, & C Commendations, Costa Mesa City Council/Police Department  
Employee of the Year, Costa Mesa City Council  
Life Saving Award, County of Orange  
Honored by the Orange County Fire Authority for 2007 Fire Season  
Los Angeles Joint Terrorist Task Force Law Enforcement Award  
10851 Award from Automobile Club of Southern California  
Airborne Law Enforcement Association, Western Region Award 2005 & 2009

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#6

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**Last Modified:** Sunday, July 16, 2023 1:22:37 AM  
**Time Spent:** 00:27:25  
**IP Address:** 107.184.189.150

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Page 1

**Q1**

Full Name:

Darrell Neft

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I would like to improve the environmental and social structure of the city. Reducing environmental impacts and improving social struction would make the our city and planet a healthier and safer place.

I am an Electrical Engineer and was a Union representative. My engineering background required classes in thermodynamics which is where energy use begins. On my job at Long Naval Shipyard, I designed electrical, light, and even a fire fighting system. As a Union representative for the International Federation of Professional and Technical Engineers I learned how to resolve people problems, negotiate, mediate, litigate, and influence legislation.

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**Q4**

As a Commission member, what ideas or projects are of interest to you?

I want to see projects minimize the energy and waste footprint on the city and society. We need projects planned to encourage social connection in the city and society. Improved social connection would reduce homelessness, drug addiction, mental illness, poor health, excessive use of transportation resources and facilities. These connections need to cross all age, ethnic, religious groups. Many of these objects can be accomplished by using local academic resources including sociologists and architects available at our universities and colleges.

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**Q5**

**Respondent skipped this question**

Optional Resume:

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#7

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**Last Modified:** Sunday, July 16, 2023 3:15:59 PM  
**Time Spent:** 00:09:50  
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Page 1

**Q1**

Full Name:

Karen Klepack

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I would like to leverage my decades long career in building codes, sustainability, and infrastructure to serve my city. Attached resume outlines an entire career of expertise in design and local government that will enable me to hit the ground running.

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**Q4**

As a Commission member, what ideas or projects are of interest to you?

Housing, sustainability, infrastructure, traffic mitigation.

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**Q5**

Optional Resume:

Karen%20Klepack%20Resume%20July%202023\_CM%20Ping.pdf (164.2KB)

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## KAREN KLEPACK

CELL: 949-910-3537 | EMAIL: KLK949@yahoo.com

### SUMMARY

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Engineering professional with 23 years of leadership in the energy industry, advocating for local, state, and federal policy changes, with expertise in sustainability, energy efficiency, and infrastructure projects. Seeking to advance Costa Mesa's legacy as a desirable place to live, work, and thrive for future generations.

### EXPERIENCE

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#### **SOUTHERN CALIFORNIA EDISON**, Rosemead, CA

*September 2006- Present*

##### **Senior Manager, Local Public Affairs (LPA) Operations**

- Lead a team responsible for ensuring the LPA senior leaders maintain operational effectiveness related to government relations and public affairs strategy, collaborating across the enterprise on complex escalated issues, as well as facilitating external engagement.
- Leading LPA's community resiliency and emergency response efforts for all electrical infrastructure hazards, including Public Safety Power Shutoffs (PSPS), wildfire response, wind and heat storms, and cybersecurity.
- Oversee local government franchise agreements, utility user taxes, business licenses, annexations, and incorporations.

##### **Senior Manager, Building Electrification and Codes & Standards**

- Progressed State and Federal building codes to advance market adoption of transportation and building decarbonization technologies, renewables, batteries, and grid harmonization of distributed energy resources.
- Worked closely with the CPUC and CEC to advance clean energy policy, develop new customer incentive programs, and ensure code compliance amongst a diverse set of stakeholders.

##### **Manager, Distributed Resource Program Management**

- Led a team responsible for program development and successful delivery of distributed generation programs.
- Secured resources to expedite battery storage incentives for customers impacted by fire and PSPS outages.

##### **Key Accounts Manager, New Construction, Residential, Commercial/Industrial, Indoor Agriculture**

- Customer service contact to mitigate escalated issues for residential, commercial, and industrial developers. Advise on planning, programs, and economic development for major new construction, including the Rams NFL Stadium, The Great Park, and the newly regulated cannabis cultivation industry upon passage of Prop 64.
- SCE awards for "Support of Local Planning, broadening strategic relationships with Transmission & Distribution (T&D)" and "Key input and expertise regarding T&D interconnection processes."
- Building Industry Association award for "Outstanding Leadership for the Betterment of Our Industry" for improving Distribution Planning process and customer service.

#### **SOUTHERN CALIFORNIA GAS COMPANY**, Los Angeles, CA

*May 2003 – September 2006*

##### **Senior Account Executive, Demand Side Management Programs**

- Exceeded departmental energy efficiency goals by >200%. Presented at technical conferences about changes to energy codes and state policy. Facilitated external training and technical oversight of program engineers.

#### **CONSTRUCTIVE TECHNOLOGIES GROUP**, Irvine, CA

*August 2000 – May 2003*

##### **Project Manager, Sustainability**

- Performed on-site energy audits, complex technical analysis, and financial feasibility of energy and environmental strategies for commercial/industrial, residential, public sector, governmental clients, and others.

### EDUCATION

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#### **MASTER OF BUSINESS ADMINISTRATION, ORGANIZATIONAL LEADERSHIP**

*August 2018*

Capstone: Developed Complete Business Plan for Affordable Zero Net Energy Multifamily Community, with short, medium, and long-term business objectives.

#### **BACHELOR OF SCIENCE, MECHANICAL ENGINEERING**

*April 2000*

Honors: Dean's List for Outstanding Scholastic Achievement, Minor in Mathematics

### BOARDS OF DIRECTORS

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**ORANGE COUNTY CONSERVATION CORPS**, Serve young, at-risk adults through training, employment, and educational programs that build self-sufficiency and benefit the community through conservation-driven projects.

**UNITED STATES GREEN BUILDING COUNCIL (USGBC) LA**, Transform Southern California's built environment into a more sustainable, resilient, and equitable region for all. Led working group for Leadership in Energy & Environmental Design (LEED) for Cities & Communities rating system; facilitated Costa Mesa's application for, and ultimate award of, a grant that resulted in Costa Mesa being the first city in California to achieve LEED Gold certification. Authored a blog for the USGBC website titled "Costa Mesa Leads the Golden State with a LEED for Cities Gold Certification."

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Page 1

**Q1**

Full Name:

Jene Rosado

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

My professional background for over 25 years is in both domestic & international Logistics. I'm sure some of my skills can be utilized in this arena and I'm happy to be of service to the city in an effort to get more involved with the community.

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**Q4**

As a Commission member, what ideas or projects are of interest to you?

This would be my first time getting involved in this program so I have ideas at this time. I am interested in Capital improvement plans, Affordable housing plans and Individual Projects are sounding most appealing.

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**Q5**

**Respondent skipped this question**

Optional Resume:

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#3

COMPLETE

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**Last Modified:** Thursday, July 06, 2023 3:31:18 PM  
**Time Spent:** 01:11:04  
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Page 1

**Q1**

Full Name:

David Jordan Smith

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

As an architect and designer of many projects in southern California (and across the nation), I have been interested in the efforts of Costa Mesa to create better neighborhoods and well developed facilities. I have been vocal and participated in many of the development processes in my SOBECA neighborhood as a resident of Costa Mesa, and as I have been currently functioning as a part time retired principal of my firm based in Irvine I find myself with time and motivation to help even further. Rather than a resume please visit our Westgroup Designs site to see what we have created and my qualifications - [www.westgroupdesigns.com](http://www.westgroupdesigns.com)

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**Q4**

As a Commission member, what ideas or projects are of interest to you?

As the main Project Manager of the JWA airport terminal C project and many other airport development projects, I have always been interested in Costa Mesa's relationship with the airport and its challenges with neighbors. I have also participated in Costa Mesa's first homeless shelter, Orange County's first homeless shelter and see the need for more facilities and advocacy in that area. Most importantly I am interested in neighborhood development that creates viable and safe areas in our city - the Randolph/Baker projects in my residential area were promoted by me, and the development of the SOBECA area is an important example of development that can be created in the City while preserving open space and parks.

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# David Jordan Smith

AIA, NCARB, CSI  
Principal

“It takes a good idea to begin a project. It takes a well-organized team to bring it to life.”

## About

As the Director of Operations, David resolves the complex interdependencies within multidisciplinary teams for the successful planning, design, and construction of challenging projects. Responsible for diverse, award-winning projects, David's superior organizational skills have enabled him to lead some of the largest and most difficult programs to successful completions by conscientiously documenting, managing, and controlling the scope, cost, and schedule of each project. An active Board Member of the Orange County Chapter of CSI and a Registered Architect in multiple states, David earned his Bachelor of Architecture and Bachelor of Environmental Engineering degrees from Auburn University.

David's professional role models include Caesar Pelli for his design excellence and Arthur Gensler for his management excellence. From a broader point of view, however, David's heroes consist of Elon Musk, his father, his two daughters and his wife, Kitty. When he isn't working, David enjoys playing piano, strumming his guitar, and singing to entertain himself as well as his daughters and grandchildren. An avid golfer, David hopes to one day play at premier golf courses throughout the world.

## Education

Bachelor of Architecture, Auburn University

Bachelor of Environmental Design, Auburn University

Building Sciences & Architectural Management, Auburn University

**Licensed Architect - CA# C20495**

**NCARB #43252**

**Certified Specification Writer**

NOTE: this is my resume page from Westgroup Designs, Inc. Please visit [www.westgroupdesigns.com](http://www.westgroupdesigns.com) for more information as to what we do and have done.

I have been a working architect for 43 years and I have been licensed in 8 different states with a national NCARB license. I have worked on and have been the principal project manager for many major southern California projects including but not limited to:

- Sea World of San Deigo – Anheuser Busch modernization of the park.
- San Diego International Airport Terminal 2 expansion.
- LAX United Terminal 8 expansion and modernization of terminals 6 and 7.
- LAX TBIT Security and Interior modernization.
- Denver International Airport.
- Riverside University Hospital and Medical Clinics.
- Bridges at Kraemer Place, Orange County's first homeless shelter.
- Riverside University Health System - Behavioral Health – Arlington Campuses.
- Downey Fire Stations (four)
- Orange County Fire Authority
- Newcomb Academy Middle School – Long Beach
- Pacifica and La Quita High Schools for Garden Grove
- Fillmore High School
- Ketchem Medical School
- Los Alamitos High School
- Improv Clubs, Nationwide
- Orange County Transportation Authority
- Costa Mesa Homeless Shelter Building evaluation.

#4

COMPLETE

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**Last Modified:** Friday, July 07, 2023 4:43:49 PM  
**Time Spent:** 00:09:46  
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Page 1

**Q1**

Full Name:

Syed Zia Hussain

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I am undergraduate BS in Urban Planning. I have conducted two research on Costa Mesa topic including walkability and housing. I run a meetup group named "Smart City Developers" and I recently registered it at Costa Mesa business licensing. The SCD does several events for the fresh graduates in the fields relating environmental design including field trips, regular general meetings, videography on architectural, and urban planning related topics. I have presented my research in OCC symposium 2019 and 2020, later presented to Malmo University, Sweden.

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**Q4**

As a Commission member, what ideas or projects are of interest to you?

I believe we need to work on making Costa Mesa children friendly which means more safer, greener, and easy connectivity between amenities and residency where not only adults benefit but also the kids. The kids need to get out from their computer, video games and cellphone world otherwise there is alot problem for the community.

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**Q5**

Optional Resume:

**URP%20Resume.pdf (269.3KB)**

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## Syed Zia Hussain

[Ziahussain2019@gmail.com](mailto:Ziahussain2019@gmail.com). Cell phone: 1-714-280-3730

### Education

**Cal Poly Pomona, California, United States.**

**May 2023**

Bachelor of Science in Urban and Regional Planning GPA 3.1

**Orange Coast College, California, United States.**

**Dec 2019**

Associate degree in Architecture

Associate Degree in Event Management

**GPA 3.36**

### Relevant Coursework

-**Senior Project** – Research on “Effects of High-Density residency on Walkability in 19<sup>th</sup> Street, Costa Mesa, CA.”

-**Social Justice in Planning** - Theories of social justice relevant to Urban and regional planning.

-**Policy Analysis for Planning** - Theories and methods for evaluating planning proposals and projects.

-**Introduction to Project Management** – Understands and practice the five fundamental steps for leading a project: Initiate, plan, execute, monitor & Control, and close. -

-**Regional Transportation Policy and Planning** - Understanding factors in land use, travel behavior, politics and finance that shape regional transportation policy choices.

- **Community Planning**: Final Project [McBride Park Impacts on the Youth Community Long Beach, California. - YouTube](#)

### Work Experience:

**Planning Aide Intern:**

**June 2022-July 2022**

Cal Poly Pomona Facility Planning and Management

- Record keeping, cold calls, drawing figure grounds, site analysis, printout architectural drawing, keeping files, report writing, and administrative work.

**Administrative Intern**

**Oct 2021- Feb 2022**

City of Tustin Department of Community Planning, Tustin, CA

- Review variance, condition permits, and design reviews, Quality control and update code files. Customer service and attend phone calls. Review General Plan, zoning, subdivision, and environmental review. Work as a team player in variety of projects and individually.

### Relevant Work Experience

**American Family Housing**– Outreach, public engagement and external presentations and contributed \$3000 for the project.

**McBride Park** - collaboratively with community members - [McBride Park Impacts on the Youth Community Long Beach, California. - YouTube](#)

**Awards and Recognitions:**

- Volunteered Researches on Walkability, Presented at OCC Symposium      Fall **2019 and 2020**.  
*"Effects of New High-Density Residency on Walkability in Costa Mesa, CA"*. Research on 3 new high-density residency sites and 3 old residency sites.

**Skills:**

**Computer:** MS office, Sketch up, Rhino and AutoCAD, Adobe Creative Suite, ArcGIS and InDesign, and Word Processing.

**Administration Skill:** Comfortable working in, group and individual setting, research, excellent customer service skills, and marketing and sales experience, organizational skills, general clerical tasks, data managing, data entry, report writing, and event management.

**Clubs and Organization:**

- Member of OC- American Planning Association.
- Member of Young Transportation Planners, LA, and American Planning Association.
- Member of ITE (Institute of Transportation Engineering Student Chapter CPP).
- Orange Coast College: Scholarship in Architecture, and member Architecture Club.

# #12

COMPLETE

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Thursday, July 20, 2023 1:23:45 PM  
**Time Spent:** 00:16:48  
**IP Address:** 70.95.247.69

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Page 1

## Q1

Full Name:

Aaron Snyder

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## Q2

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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## Q3

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I would like to serve on the planning commission to give back to the city. As a resident, I want to use my experience I have from my career to expeditiously approve both new residential and commercial buildings and homes to bring new community aesthetic and value to Costa Mesa.

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## Q4

As a Commission member, what ideas or projects are of interest to you?

New building developments in multi use and commercial zones. New multi family developments in those particular zones as well. Updating the zoning codes regarding noise and parking regulations in the West/Central areas of Costa Mesa. Updating wireless codes regarding macro wireless facilities and fiber optic cabling city wide. Enforcement of electric program for all gardening/maintenance equipment city wide regardless of zone type.

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## Q5

Optional Resume:

Aaron%20Snyder%20Resume%206.11.23.pdf (156.3KB)

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# Aaron Snyder

1300 Adams Ave, Apt 21E, Costa Mesa, Ca 92626 • Cell 909.568.4519 • asnyder271987@yahoo.com

## SUMMARY OF QUALIFICATIONS

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- 10 years of experience in the telecommunications, construction, and services industries
- Highly motivated and energetic professional, dedicated to understanding and meeting client needs
- Excellent understanding of the telecommunications industry project management tools, databases, processes, and techniques
- Proficient in Microsoft Office (including Word, Power Point and Excel)
- Exceptional focus, follow-through, and coordination skills
- Proven ability to develop and manage project schedules, while working with cross-functional teams to drive execution and achieve on-time project completion
- Exemplary, can-do, team-oriented leader with excellent interpersonal communication skills

## EXPERIENCE

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### **Crown Castle USA Inc, Irvine, Ca**

Site Acquisition Specialist – Real Estate & Service Delivery

July 2021-

- Led the entitlements phase for 5G macro upgrade projects for T-Mobile, Verizon, AT&T and Dish wireless facilities throughout Orange, Riverside, San Bernardino, San Diego, Los Angeles, Ventura, Santa Barbara, San Luis Obispo, Santa Clara and Sacramento Counties
- Managed the permitting processes for both administrative and eligible facilities request submittals for 450 wireless sites throughout 75 jurisdictions making up those projects in the California Market
- Negotiated both conditions of approval and lease agreements with jurisdictions where Crown Castle was permitting and developing wireless facilities
- Reviewed proposed site designs against existing wireless facility layouts to ensure the constructability of projects met wireless carriers' deployment schedules
- Ordered structural engineering documentation by working with both internal cross functional team members and outside engineering firms
- Coordinated the review and production of engineering drawings for both zoning and permitting submittals by working with Crown Castle team members and outside vendors
- Obtained land-owner authorizations and other real estate documentation (grant deeds, lease agreements) where necessary based on jurisdictional requirements as part of jurisdictions wireless approval processes
- Provided weekly updates to both upper management and carrier project teams through Crown Castle database reporting, carrier reporting systems and by attending weekly calls
- Analyzed jurisdictional timelines and permitting costs to create a jurisdictional strategy report for the local Crown Castle Site Acquisition team
- Re-developed the program to manage all permitting activities of wireless facilities on educational campuses where the Division of the State Architect had jurisdiction throughout the state of California
- Directly managed multiple vendors from San Diego to Sacramento County in the permitting of 140 macro wireless sites as part of the DSA program
- Was responsible for the use of funds for both zoning and permitting related costs for individual projects with modification costs between \$75,000 and \$135,000



**Sure-Site Consulting Group LLC, Irvine, Ca**  
Project Manager – Telecommunications

Apr 2021-July 2021

- Provided regional permitting consulting services to Crown Castle for small cell wireless facility deployments in the Pacific Northwest, Bay Area and San Diego Markets
- Managed the entitlements phase for an upgrade project for 24 Verizon 5G small cell wireless facilities in Mercer Island, Washington
- Reviewed the 24 site designs with Crown Castle cross functional teams to ensure the small cell wireless facility proposals met local jurisdiction requirements
- Analyzed how the project deployment was impacted by both jurisdictional permitting timelines and costs by providing a jurisdictional strategy report to local Crown Castle management
- Met with jurisdictional contacts to discuss the project, application requirements and processes to streamline both the application reviews and approvals
- Completed the administrative permit submittals for the 24 small cell wireless facilities and received all permit approvals making up the Mercer Island Verizon project
- Submitted the applications and received all permits for two separate Verizon 5G upgrade deployments totaling 35 small cell wireless facilities in the city of San Francisco
- Compiled all application material for the small cell wireless facilities and submitted them into the city of San Francisco Public Works Portal
- Held meetings with city staff to ensure the small cell applications were reviewed and permits were processed and approved per applicable telecommunications federal law
- Attended weekly meetings with Crown Castle upper management to provide updates on all project statuses
- Assisted with the re-permitting of 37 already constructed utility cabinets across San Diego County as a result of the enforcement of a new San Diego Gas & Electric (SDGE) utility standard
- Attended weekly deployment meetings to review new site locations for the utility cabinets
- Created a jurisdictional analysis reviewing both jurisdictional ordinance requirements and permitting costs across the 7 cities involved in the project for review by local Crown Castle management

**SBA Communications, Costa Mesa, CA**  
Site Development Specialist II – Network Services

Jan 2021 – Apr 2021

- Managed the entitlement phase of an 80 site T-Mobile 5G macro upgrade project throughout San Luis Obispo, Los Angeles, Riverside and Orange County
- Reviewed proposed site designs against existing macro facility layouts to ensure constructability of facilities met the project deployment schedule
- Initiated contract amendments in the SBA internal system by coordinating amongst cross functional departments such as RF, Implementation, Ops, Accounting, Legal and Marketing
- Coordinated the fielding of the upgrade sites by outside engineering vendors by issuing purchase orders, tracking progress and reporting updates in the SBA internal database
- Provided both jurisdictional and legal (as it pertains to telecommunications laws) insight to SBA team members in the review of both jurisdictional submittal packages and proposed wireless site designs
- Ordered both regulatory and structural engineering documentation by working with various outside vendors
- Provided weekly updates to both SBA upper management and T-Mobile regional teams through SBA database reporting
- Led the beginning phases of eligible facility requests (EFR) and administrative permit submittals to jurisdictions for the macro upgrade sites

**Crown Castle Fiber LLC, Irvine, CA**

Government Relations Project Manager – Network Real Estate

Jan 2016 - Nov 2020

- Completed 575 jurisdictional reviews for fiber and small cell wireless facility contract proposals in the Southern California market
- Fielded site locations for small cell wireless facilities with Crown Castle Radio Frequency (RF), fiber, power and construction team members
- Coordinated the submittal of encroachment, administrative and discretionary review type applications for more than 505 small cell wireless facilities throughout 65 jurisdictions in the Los Angeles, Orange County and San Diego areas
- Managed the jurisdictional submittal and approval process for 125 small cell wireless facilities in multiple cities throughout the Palos Verdes Peninsula
- Was responsible for the use of funds for permitting related costs for projects with operating budgets between \$750,000 and \$1.5 Million
- Analyzed how project deployments were impacted by both jurisdictional permitting timelines and costs by providing jurisdictional strategy reports to Crown Castle market management
- Managed Crown Castle employees who were part of the local permitting team in the preparation and submittal of discretionary review type applications for small cell wireless facilities
- Provided jurisdictional insight to Crown Castle team members during the design phase of projects; reviewed small cell wireless facility designs and applications for T-Mobile, Sprint, Verizon and AT&T projects in Los Angeles, Orange, and San Diego counties
- Teamed up with the Crown Castle Product Management & Development team in the design of alternative equipment configurations for small cell wireless facilities
- Organized construction of small cell wireless facilities by coordinating construction activities with both internal construction managers and external contractors
- Provided input to dozens of jurisdictions in the establishment of small cell wireless facility design guidelines and ordinances as an industry reference point
- Presented proposed small cell wireless facilities to planning commissions and city councils as part of the discretionary review process in such cities as Costa Mesa, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Laguna Beach, El Monte, Norwalk, and Torrance
- Assisted with the legal mediation and settlement between Crown Castle and the City of Torrance that resulted in the discretionary approval of small cell wireless facilities for Crown Castle
- Permitted multiple small cell wireless facilities as part of an existing settlement agreement between a local municipality and Crown Castle
- Trained fellow team members and managers in various telecommunications database tools
- Hosted weekly meetings with functional team members to discuss current project statuses
- Provided weekly project reports and updates to regional leadership including district Vice Presidents
- Grew business relationships with city staff at various levels (public works, planning, department heads) at jurisdictions in order to streamline Crown Castle's permitting efforts
- Provided informational sessions and town halls on both telecommunication designs and customer demand during city wireless ordinance developments
- Worked with multiple cities in the development of master license agreements in Los Angeles and Orange County for both fiber optics and small cell wireless facility deployments

**Crown Castle Fiber LLC, Irvine, CA**

Project Coordinator – Implementation

Feb 2013 - Jan 2016

- Led a cross-functional team as project coordinator for 750 constructed small cell wireless facilities throughout the Southern California market
- Managed project life cycles from contract execution to project completion in both internal and

external databases with a budget of over \$2.5 Million

- Led database training seminars for local market teams, regional management, and the national implementation team
- Managed and processed all invoices, purchase orders, and budgets through financial systems
- Developed working relationships with contractors and engineering firms by working closely with them throughout the construction of small cell wireless facilities
- Created weekly meetings to review both financial and construction related issues
- Implemented a region wide program for Network Operations acceptance of newly constructed small cell wireless facilities

## EDUCATION

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**San Diego State University, San Diego, CA**

Bachelor of Science in Business Administration, Emphasis in Marketing, School of Business

June 2010

# #13

COMPLETE

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Thursday, July 20, 2023 1:26:21 PM  
**Time Spent:** 04:24:37  
**IP Address:** 67.53.120.222

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Page 1

**Q1**

Full Name:

Jennifer Doane

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I have lived in Costa Mesa for 16 years. I bought my first house here and raising a family here. I want to know I did what I could to make my community better. I have been in the construction industry for 30 years and have worked on a variety of projects from residential to ground-up. I feel this puts me in a unique position to help shape our community.

---

**Q4**

As a Commission member, what ideas or projects are of interest to you?

I don't have one particular interest or project. I know how one project can affect a community. My goal would be to review each project objectively and use my experience to make the best possible decision for our community.

---

**Q5**

**Respondent skipped this question**

Optional Resume:

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#5

COMPLETE

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**Time Spent:** 00:38:11  
**IP Address:** 107.184.168.71

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Page 1

**Q1**

Full Name:

Jose Gomez

---

**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

---

**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I am very interested in the happenings of my community and I wish to serve to give myself and my fellow residents of my neighborhood and city a voice on the commission. Some of the qualifications I have is working with CMFBS (Costa Mesa For Better Streets), Newport Sunrise Rotary, and have interned/worked with many Costa Mesa political figures.

---

**Q4**

As a Commission member, what ideas or projects are of interest to you?

I am very interested in projects that concern walkability in our city as I am a big advocate of walkability. I am also just generally interested in any projects or ideas that affect my neighborhood as well as my city in general.

---

**Q5**

**Respondent skipped this question**

Optional Resume:

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#9

COMPLETE

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**Last Modified:** Tuesday, July 18, 2023 10:07:54 AM  
**Time Spent:** 00:08:07  
**IP Address:** 73.71.136.252

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Page 1

Q1

Full Name:

Wyatt Lin

---

Q2

Planning Commission

Indicate the name of the Commission you are interested in serving on:

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Q3

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

1. Passion for local community: I have a deep-rooted passion for Costa Mesa and a genuine desire to contribute to its growth and development. Serving on the Planning Commission allows me to actively participate in shaping the city's future and ensuring its long-term success.
  2. Knowledge of local issues: Being familiar with the unique challenges, opportunities, and needs of Costa Mesa gives me valuable insight as a Planning Commission member. My understanding of the local context can help make informed decisions that align with the community's vision and goals.
  3. Professional expertise: I have professional experience in fields such as urban planning, architecture, real estate development, environmental sustainability, or law, you can bring specialized knowledge to the Commission. My expertise can contribute to evaluating development proposals, assessing their impact, and ensuring compliance with relevant regulations and standards.
  4. Analytical and problem-solving skills: The Planning Commission deals with complex issues that require careful analysis and problem-solving. My ability to critically evaluate proposals, analyze data, and consider the long-term consequences of development decisions will be valuable in making informed recommendations
-

#### Q4

As a Commission member, what ideas or projects are of interest to you?

**Sustainable Development:** Promoting environmentally sustainable practices within the city can be a key focus. I am interested in initiatives such as incorporating green building standards, encouraging renewable energy adoption, promoting efficient land use, and enhancing recycling and waste management systems. Implementing sustainable development practices can not only benefit the environment but also contribute to the long-term resilience and livability of Costa Mesa.

**Community Revitalization:** Initiating projects that revitalize neighborhoods, enhance public spaces, and promote community engagement can be fulfilling. This could involve supporting initiatives such as creating parks and recreational areas, improving pedestrian and cycling infrastructure, revitalizing underutilized spaces, and encouraging local businesses. By fostering vibrant and inclusive communities, you can help strengthen social bonds and improve the overall quality of life for Costa Mesa residents.

**Affordable Housing:** Addressing the need for affordable housing can be a pressing concern in many communities, including Costa Mesa. I am interested in exploring strategies to increase the availability of affordable housing options, promote mixed-income developments, and support initiatives that address homelessness. Finding innovative solutions and collaborating with stakeholders can help ensure that Costa Mesa remains an accessible and inclusive place to live for people of diverse socioeconomic backgrounds.

---

#### Q5

Optional Resume:

**WL%20Resume%20CM%20planning.doc (54.5KB)**

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#### Q6

**Contact Information:**Note: This contact information will not be posted on the City's website or distributed to the public. However, this information is still subject to release pursuant to the California Public Records Act. Once appointed, Commission members must complete an Oath of Allegiance, administered by the City Clerk, required by Article XX, Section 3, of the Constitution of the State of California.

Name: **Wyatt Lin**

Address: [REDACTED]

City/Town: [REDACTED]

ZIP/Postal Code: [REDACTED]

Email Address: [REDACTED]

Phone (cell): [REDACTED]

---

#### Q7

Signature Required:

**By checking this box and typing my name below, I am electronically signing my application.**

---

#### Q8

Full Name:

Wyatt Lin

---

## Wyatt Lin

wyatt.lin@alumni.upenn.edu

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### EXPERIENCE

#### Fretted Cat Inc.

Costa Mesa, CA

*Real Estate Consultant and Licensed California Real Estate Broker*

3/2008 to present

- Advised clients on real estate investment opportunities, including property acquisition, leasing and management, and commercial loan financing.
- Conducted market research and analysis to identify value-added real estate opportunities.
- Negotiated and closed deals with property owners, landlords, and tenants.
- Collaborated with property management and leasing teams to ensure maximum returns on investments.
- Conducted financial/fiscal analysis and prepared grant submissions for various SF social equity grant recipients.
- Monitored complex grant programs and ensured compliance with grant requirements.

#### Sterling Bank & Trust

San Francisco, CA

*First Vice-President of Commercial Real Estate*

8/2006 to 2/2008

Underwrote and participated commercial real estate loans

- Perform underwriting on commercial real estate and construction loans in Northern and Southern California.
- Maintained and reviewed a portfolio of commercial real estate loans for structural analysis and credit risk rating.
- Developed relationships with a network of Bay Area banks to co-lend on TIC and commercial real estate properties.
- Sold \$20MM of construction real estate loans to smaller banks whereby receiving a 0.25% servicing fee premium.

#### United Commercial Bank

San Francisco, CA

*Vice-President of Commercial Real Estate*

1/2004 to 7/2006

Underwrote and participated commercial real estate loans

- Underwrote over \$100MM real estate loans in Northern & Southern California
- Performed cash flow valuation analysis on real estate properties and middle-market companies for debt service coverage ratios and leverage scenarios (LTV) other key financial ratios (A/R).
- Researched California real estate markets and other small manufacturing outsourcing export companies for critical success factors and key revenue growth drivers.

#### Vista Investments

San Diego, CA

*Vice-President of Real Estate Acquisitions*

1/1997 to 8/2001

- Responsible for sourcing and executing acquisitions of retail shopping centers and apartment buildings.
- Active in all aspects of investment process including evaluating investment opportunities, conducting due diligence, determining appropriate valuation and capital structure, and preparing internal investment memorandums.
- Acquired \$20MM portfolio of retail shopping centers from a REO division of United National Bank at 40% discount.
- Refinanced \$55MM in multi-family loans from 9.50% to 7.00%, resulting in annual interest savings of \$200K.

#### Bankers Trust

Los Angeles, CA

*Financial Analyst (M&A and Real Estate)*

5/1993 to 12/1996

Active Member in numerous transactions ranging from \$20MM to \$300MM for retail and industrial properties.

- Worked on leverage buyouts for financial sponsors considering potential acquisitions. Performed extensive due diligence and financial statement analysis including development of leveraged DCF model analysis, leveraged ratio analysis, and interest coverage ratio analysis.
- Analyzed proposed transactions based on pro forma/ projection modeling, optimal capital structure analysis, comparable mezzanine debt transactions and strategic considerations.
- Conducted demographic research, identified key credit risks and strengths, and drafted internal screening memorandums and capital commitment memorandums for potential transactions.

### EDUCATION

**University of Southern California, Marshall School of Business**

Los Angeles, CA

*Master of Business Administration: Real Estate Finance*

**University of Pennsylvania, Wharton School of Business**

Philadelphia, PA

*Bachelor of Science, Major: Real Estate Finance & Accounting*



#1

COMPLETE

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**Last Modified:** Wednesday, July 05, 2023 6:15:00 PM  
**Time Spent:** 00:16:41  
**IP Address:** 166.199.151.4

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Page 1

Q1

Full Name:

Hengameh Abraham

---

Q2

Planning Commission

Indicate the name of the Commission you are interested in serving on:

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Q3

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

As the advisory board to the City Council on all planning and development issues I would provide an honest and effective point of view given my experience in helping with various city projects since 2021.

I will assure that the general plan is implemented by reviewing development applications on a case-by-case basis without any bias or personal interest.

---

Q4

As a Commission member, what ideas or projects are of interest to you?

My main area of interest would be reviewing applications for businesses and making sure our city is always flourishing in helping their businesses.

---

Q5

Optional Resume:


20230705\_181403\_0000.PDF (733.4KB)

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# HENGAMEH ABRAHAM

## EDUCATOR

 2151 Orange Ave #D, Costa Mesa, CA 92627

 949-294-2584

 Abraham4cm@gmail.com



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### EDUCATION

Bachelor of Science in  
Health Sciences

California State University  
Fullerton | 2011

### SKILLS

- Basic computer literacy skills
- Organizational skills
- Strategic planning and scheduling skills
- Time-management skills
- Verbal and written communication skills

### VOLUNTEER HISTORY

- Costa Mesa Chamber of Commerce ambassador
- Neighborhood Initiative Trellis
- Lions Club
- Love Costa Mesa Day project leader

### REFERENCE

Sholeh Irons  
Doctor of Psychology  
949-413-0873  
Sholehrezvani@gmail.com

### EXPERIENCE

#### Educator: elementary & middle school

Free Society Academics- Costa Mesa  
August 2022 to present

#### Business Owner

House of Medicine & Abraham  
Consulting | 2017 - present

- Help colleagues and set up the office in a way that streamlines processes
- Sort and distribute correspondence as soon as possible
- Ensure information is accurate and valid by creating and updating records
- Plan and schedule meetings and appointments

#### Lead Pharmacy Technician

Walmart Pharmacy | 2009 - 2013

- Help colleagues and set up the office in a way that streamlines processes
  - Sort and distribute correspondence as soon as possible
  - Ensure information is accurate and valid by creating and updating records
-

#8

COMPLETE

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**Time Spent:** 00:03:46  
**IP Address:** 70.224.65.41

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Page 1

**Q1**

Full Name:

Donita Culbertson

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I am very concerned with the trajectory of my city and I'd like to provide solutions and listen to citizens with their thoughts.

---

**Q4**

As a Commission member, what ideas or projects are of interest to you?

Small business mainly....But also anything that will help us make our city safer and more prosperous.

---

**Q5**

**Respondent skipped this question**

Optional Resume:

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#10

COMPLETE

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**Last Modified:** Tuesday, July 18, 2023 12:21:36 PM  
**Time Spent:** 19:52:38  
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Page 1

**Q1**

Full Name:

Shayanne Wright

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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### Q3

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I have a deep Community Service, Project Management, and Entrepreneurship background. Combined with my public service experience, I believe I am the best candidate to serve on the Planning Commission.

My local government career began in 2022 when I ran for the Mesa Water Board. I garnered support from local grassroots organizations to county and statewide groups, but more importantly, I connected with approximately 2,000 Costa Mesa residents on the campaign trail.

We discussed overlooked local issues like transparency, community engagement, and public services. From there, I implemented a multi-channel campaign through in-person events, digital campaigns, and print communications, which resonated with thousands of voters.

During my ongoing tenure on the Parks and Community Services Commission, I have had the privilege of overseeing various projects, including facilitating public input on our successful community gardens and providing feedback on substantial initiatives such as the \$15 million in Capital Improvement Projects. What fills me with immense pride is the active engagement I fostered through social media, gathering invaluable community requests and recommendations, which assisted me in shaping our Commission recommendations to Council.

Throughout my time on PACS, I have honed my skills in navigating contentious discussions around priorities, offering constructive feedback on project management, and maintaining an objective and open-minded approach to address the ever-evolving needs of our community.

My time serving on the PACS commission has reaffirmed my possession of the necessary interpersonal and intellectual skills to excel as a strong Commissioner and instilled a deep sense of motivation in me that this work is impactful and contributes to positive change in our city.

In addition, I am a local business owner and run a software company called Office Otter. As the CEO of Office Otter, I wear many hats and lead a small team through product development, investor relations, customer success, marketing, and sales. Alongside my work at Office Otter, I offer consulting services to early-stage founders, providing expertise in product management, customer research, financial planning, and venture capital fundraising. One of the companies I consult for is a Costa Mesa-based clothing and e-commerce brand, where I serve as the CFO. There, I maintain our financial infrastructure and coordinate day-to-day finances and operations.

As a business owner and consultant to other local businesses, I understand the challenges and opportunities that small businesses face in today's ever-changing landscape. This experience gives me insight into local entrepreneurs' daily struggles, financial concerns, and regulatory hurdles.

This unique perspective would undoubtedly make me a robust Planning Commissioner, as I can empathize with the needs and aspirations of small business owners while making informed decisions that promote the health, safety, and well-being of our residents.

In my volunteer capacity, I hold the position of Vice Chair at the Costa Mesa Democratic Club, actively contributing to its mission and initiatives. Additionally, as a proud member of the 2023 Planning Committee for Love Costa Mesa Day, I assumed the role of business sponsor, securing support from local businesses for the event. I successfully garnered over \$60k in donations for the event and introduced Love Costa Mesa Day to numerous first-time local business sponsors.

I am also involved in mentorship and advisory roles through organizations like the Save Our Youth Center and the Women's Startup Lab. Within these organizations, I have had the opportunity to mentor and provide guidance to young women and female founders. I

## City of Costa Mesa Application for Commission

have spent most of my career working to advance women in STEM, a topic I am very passionate about. I have led training programs and boot camps for Female Founders, conducted research initiatives for empowering predominantly female portions of the workforce, and led keynotes globally on how we can uplift underrepresented groups in the private and public sectors, including in government and politics.

I believe these roles have well-prepared me to be a Commissioner, where I can deliver effectively on project evaluation, oversee collaboration between staff and residents, and uphold our government to the highest standards of integrity and creative problem-solving. In addition, I have firsthand experience in bettering systems from within through a data-driven approach and forging a path of accessibility to include all community stakeholders in important decisions.

---

**Q4**

As a Commission member, what ideas or projects are of interest to you?

## City of Costa Mesa Application for Commission

Over the past eight months, I have watched every Planning Commission meeting in person or through Youtube. The experience has been truly eye-opening, as I have become thoroughly acquainted with the various types of applications Planning regularly encounters, such as Measure Q and X applications, the Housing Element and reporting to HCD, small lot subdivisions, the Inclusionary Housing Ordinance discussions, the Pedestrian Master Plan, settling neighbors' privacy disputes regarding windows, General Plan language change recommendations, and much more. In doing this, I have gained a comprehensive understanding of the critical findings that fall within the commission's purview, challenging my ability to remain objective while identifying areas for improvement. This deep dive into the role's responsibilities has been invigorating, and I appreciate the commission's focused scope. Along this journey, I have gleaned invaluable insights from observing fellow Planning Commissioners, further fueling my passion for city planning, design, and policy.

Regarding projects, I am interested in the rezoning of our main corridors and upcoming housing initiatives such as the successful implementation of Measure K and the forthcoming acquisition of the FDC and community-input phase(s). I believe providing a wider variety of housing options for residents of different income levels is essential. I like the vision of adopting multi-use zoning to create vibrant neighborhoods with convenient access to retail and essential services. In tandem, I am passionate about protecting and expanding park and green spaces in these areas and continue identifying opportunities for equalizing park access for all residents.

As a local business owner, I am deeply committed to supporting small businesses in our city. As a Planning Commissioner, I would aim to make responsible decisions that protect local businesses from gentrification and displacement and to work collaboratively with City Council. I understand the challenges that small businesses face, having experienced them firsthand, and I believe in advocating for support and finding solutions to help them thrive amidst external pressures and economic changes.

I am also passionate about promoting active transportation, walkability, and bike-ability in Costa Mesa. We can design our city to better prioritize interconnectedness and safe travel routes for pedestrians, cyclists, and people with disabilities within project sites and adjacent areas. I will advocate for incorporating bicycle infrastructure and strengthening public transportation options to encourage alternative modes of transportation and reduce emissions and traffic congestion. I find immense inspiration in the dedication and efforts of our Active Transportation Committee and grassroots organizations like CMABS, and I eagerly anticipate collaborating with them. Additionally, I think it's important for Commissioners to attend community input meetings in the future to hear from residents and show our support for the future transportation projects that are to come.

While cannabis dispensary approval processes may not be my most immense interest, I am fully aware that it is a significant aspect of the role of a Planning Commissioner. I am committed to approaching these evaluations objectively, dedicating myself to refining and participating in the decision-making process fairly and unbiasedly.

More than a specific project, I am focused on bettering our processes and systems within the Planning Commission. In my career, I have worked with organizations of all sizes to streamline their processes and increase their digital accessibility to customers. For Planning, this includes optimizing our residents' experience, from participating in community feedback to public safety issues and even something as small as requesting permits.

I would like to see an increase in community engagement and input on all of these topics. As I learned in my campaign, it is not that city staff are not doing enough for residents, but rather residents are unaware of all that is available to them. Commissioners should always look for innovative ways to improve the quality of life for our residents and be proactive in including them in what we do.

More important than my interest in any specific topic, as a potential Planning Commissioner, I believe I possess several rare qualities that would make me highly effective in the role. My objective and emotionally mature demeanor enable me to make well-informed decisions while considering the community's needs and my fellow commissioners' opinions. I am a fast learner, already well-versed in the role's responsibilities and existing codes, and my open-mindedness allows me to approach new challenges with adaptability and enthusiasm. Additionally, I will work diligently to ensure that I can make you proud in my role as your Planning Commissioner.

"I would like to be remembered as someone who used whatever talent she had to do her work to the very best of her ability." -Ruth Bader Ginsburg



# #11

COMPLETE

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**Last Modified:** Tuesday, July 18, 2023 4:00:28 PM  
**Time Spent:** 02:06:58  
**IP Address:** 199.227.59.82

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Page 1

## Q1

Full Name:

John Raymond Razzano

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## Q2

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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### Q3

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I am writing to express my strong interest in serving on the Costa Mesa Planning Commission. The opportunity to contribute to the long-term growth and development of our community is both exciting and meaningful to me. While my background may differ from traditional urban planning, I believe that my analytical skills and qualifications can bring a unique perspective to the commission.

With my educational background in aerospace engineering and an MBA, I have developed a strong foundation in critical thinking, problem-solving, and data analysis. These skills are highly transferable to the field of urban planning, where complex issues require careful analysis and evidence-based decision-making. I am confident that my ability to assess information, identify trends, and evaluate potential impacts will be valuable assets in addressing the diverse challenges faced by the Planning Commission.

In my professional career, I have honed my analytical skills through various projects and responsibilities. As an aerospace engineer, I have dealt with intricate systems that require meticulous attention to detail and a comprehensive understanding of technical specifications. This experience has equipped me with the ability to comprehend complex information, navigate through intricate regulations, and make sound judgments based on available data.

Furthermore, my MBA education has provided me with a broad understanding of business principles, including financial analysis, risk management, and strategic planning. These skills can contribute to the commission's work in evaluating development proposals, assessing their financial feasibility, and ensuring alignment with the city's long-term vision.

While my background may not be conventional for a Planning Commission applicant, I firmly believe that my analytical mindset, problem-solving abilities, and dedication to community service make me a strong candidate. I am eager to apply my skills and contribute to the commission's efforts in making informed recommendations on planning applications and policy matters.

I am committed to serving the community and investing the necessary time and effort to fulfill the responsibilities of a Planning Commissioner. I recognize the significance of this position and the impact it can have on shaping the future of Costa Mesa. I am excited about the opportunity to work alongside fellow commissioners and collaborate with the City Council to ensure sustainable growth and the well-being of our community.

Thank you for considering my application. I would be happy to provide additional information or discuss any further qualifications that may be relevant to the commission's work.

---

## Q4

As a Commission member, what ideas or projects are of interest to you?

As a Commission member, several ideas and projects are of great interest to me. These include:

1. Adapting to the Impact of Measure K: I am particularly interested in addressing the impacts and opportunities presented by Measure K. I believe it is crucial to understand how this measure affects the city's development potential, infrastructure requirements, and overall community well-being. Collaborating with city officials, stakeholders, and residents, I would work towards finding innovative solutions that align with Measure K's objectives while ensuring responsible growth and development in Costa Mesa.
2. Planning with Respect to the OC Fairgrounds: The OC Fairgrounds hold significant importance as a community asset and an economic driver. I am keen on actively participating in discussions and planning processes related to the fairgrounds. This includes exploring opportunities to enhance its facilities, programming, and community engagement while carefully considering the fairgrounds' impact on traffic, nearby neighborhoods, and environmental sustainability. I believe in fostering partnerships with fairground management, neighboring cities, and community organizations to create a comprehensive and forward-thinking vision for the fairgrounds' future.
3. Maintaining Public Spaces: I strongly believe in the value of well-maintained public spaces as vital community assets. Costa Mesa's parks, green spaces, and recreational areas contribute to residents' quality of life and promote a sense of belonging. As a Commission member, I would prioritize the preservation, enhancement, and equitable distribution of public spaces throughout the city. This would involve collaborating with city departments, community organizations, and residents to ensure proper maintenance, accessibility, and programming that caters to the diverse needs and interests of Costa Mesa's population.
4. Responsibly Meeting the State's Expectation of Additional Housing: California's ongoing housing crisis presents both challenges and opportunities for Costa Mesa. I am deeply interested in addressing this issue by facilitating responsible and sustainable housing development in the city. I believe in striking a balance between meeting the state's expectations for increased housing supply while preserving the unique character of Costa Mesa and protecting the interests of existing residents. Through thoughtful land use planning, community engagement, and incentivizing affordable housing, I aim to contribute to the city's efforts in providing diverse housing options for all income levels.

In summary, my interests as a Commission member revolve around effectively managing the impact of Measure K, planning with respect to the OC Fairgrounds, maintaining and enhancing public spaces, and responsibly meeting the state's housing expectations. These projects align with my vision of a vibrant, inclusive, and sustainable Costa Mesa, and I am eager to contribute my skills, knowledge, and dedication to their successful implementation.

---

## Q5

Respondent skipped this question

Optional Resume:

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# #14

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, July 20, 2023 12:09:58 PM  
**Last Modified:** Thursday, July 20, 2023 3:03:17 PM  
**Time Spent:** 02:53:18  
**IP Address:** 216.194.106.230

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Page 1

**Q1**

Full Name:

Lindsay Hezmalhalch

---

**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

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**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

As a Commission member, I am particularly interested in projects and initiatives that prioritize responsible and sustainable development, enhance public spaces, and foster community engagement. Smart growth and mixed-use development hold significant appeal, as they can create vibrant neighborhoods and reduce commuting while promoting a more interconnected city. Additionally, I am keen on supporting affordable housing initiatives that cater to the diverse needs of our residents.

Sustainability is a critical aspect of my interest, and I advocate for projects that incorporate green infrastructure and energy-efficient practices. Transit-oriented development is also a priority, as it can alleviate traffic congestion and improve accessibility to public transportation.

Preserving Costa Mesa's rich history through historic preservation efforts is another area of focus for me, ensuring our city's unique character remains intact. Ultimately, I am committed to engaging with the community, seeking feedback, and collaborating with stakeholders to make well-informed decisions that benefit the entire city. My goal is to contribute my experience in real estate development and passion for placemaking to create a thriving, sustainable, and inclusive Costa Mesa for the present and future generations.

---

#### Q4

As a Commission member, what ideas or projects are of interest to you?

As a Commission member for the city of Costa Mesa, several ideas and projects are of great interest to me. These initiatives align with my background in real estate development and my passion for placemaking, aiming to enhance the city's overall livability, sustainability, and community engagement. Some key ideas and projects that pique my interest include smart growth and mixed-use development, public space enhancements, affordable housing initiatives, sustainable development, transit-oriented development, community engagement and collaboration, historic preservation, and inclusive and accessible design.

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#### Q5

Optional Resume:

**Resume-Lindsay-Hezmalhalch%20(1).pdf (453.7KB)**

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#### Q6

Contact Information: Note: This contact information will not be posted on the City's website or distributed to the public. However, this information is still subject to release pursuant to the California Public Records Act. Once appointed, Commission members must complete an Oath of Allegiance, administered by the City Clerk, required by Article XX, Section 3, of the Constitution of the State of California.

Name:	Lindsay Hezmalhalch
Address:	[REDACTED]
Address 2:	[REDACTED]
City/Town:	[REDACTED]
ZIP/Postal Code:	[REDACTED]
Email Address:	[REDACTED]
Phone (cell):	[REDACTED]

---

#### Q7

Signature Required:

**By checking this box and typing my name below, I am electronically signing my application.**

---

#### Q8

Full Name:

Lindsay Hezmalhalch

---

# Lindsay Hezmalhalch

Costa Mesa



[lindsayhez@gmail.com](mailto:lindsayhez@gmail.com)



7147428047



[linkedin.com/in/lindsay-hezmalhalch-4b8478b3](https://www.linkedin.com/in/lindsay-hezmalhalch-4b8478b3)

## Summary

Experienced Director Of Client Relations with a demonstrated history of working in the architecture & planning industry. Skilled in InDesign, Photoshop, Microsoft Word, Management, Teamwork, Leadership, and Networking. Strong marketing professional with a Bachelor's Degree focused in Digital Marketing from University of Arizona.

## Experience



### Vice President Marketing

WHA | Architects . Planners . Designers

Jul 2021 - Present (2 years 1 month)

Responsible for developing and executing creative ideas for the company's marketing strategy. Designs and manages WHA's digital marketing platforms including the website, blog, email marketing, and social media. Leads the execution of WHA's brand across events, digital campaigns, print, and presentations. In addition, oversees business development efforts and works closely with WHA's executives and management teams, meeting with potential clients and maintaining existing client relationships, and monitoring market trends.



### Marketing Coordinator

Canyon Hills Childcare

Jan 2018 - Present (5 years 7 months)



### Senior Associate, Director of Client Relations and Development

WHA | Architects . Planners . Designers

Jan 2016 - Jul 2021 (5 years 7 months)

## Education



### University of Arizona

Bachelor's Degree, Digital Marketing

2011 - 2015

Studying Digital Marketing and trained in socio-cultural issues such as data analysis, information management, and technical skills. Along with my degree in eSociety also known as Digital Marketing. I was one of the first to graduate with this degree from University of Arizona and helped create and shape the courses for this major. I have a minor in business administration and a knowledge of the historical capitalism and business in America.



### Lutheran High School of Orange County

High School

2007 - 2011

## **Skills**

Microsoft Office • Customer Service • Microsoft Excel • Management • Microsoft Word • PowerPoint  
• Public Speaking • Research • Project Management • Leadership

#15

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, July 20, 2023 3:01:32 PM  
**Last Modified:** Thursday, July 20, 2023 3:11:43 PM  
**Time Spent:** 00:10:10  
**IP Address:** 209.198.211.126

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Page 1

Q1

Full Name:

Phil Palisoul

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Q2

Planning Commission

Indicate the name of the Commission you are interested in serving on:

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Q3

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I am interested in being appointed to the Planning Commission of Costa Mesa. I have been a resident of Costa Mesa for over 13 years, and I am a father of two. I am passionate about our city, and I believe that my years of experience in development and construction would make me a valuable asset to the Planning Commission.

I have worked in the development and construction industry for over 15 years. During that time, I have worked on a variety of projects, including commercial, residential, and mixed-use developments. I have a deep understanding of the planning process, and I am familiar with the challenges and opportunities facing our city.

I am also a strong advocate for smart growth. I believe that Costa Mesa should continue to grow, but in a way that is sustainable and that preserves our quality of life. I am committed to working with the community to create a plan for our city's future that meets the needs of our residents, businesses, and visitors.

As a father of two, I am concerned about the quality of life for my children and future generations. I believe that Costa Mesa has a responsibility to be a leader in sustainability. I am committed to working with the Planning Commission to develop policies that will help us create more green areas, improve air quality, and create a more livable city for everyone.

I am confident that I have the skills and experience necessary to serve on the Planning Commission. I am a hard worker, and I am dedicated to public service. I am also a good listener, and I am always willing to consider different perspectives.

I am writing to ask for your support in my appointment to the Planning Commission. I believe that I can make a positive contribution to our city, and I am eager to work with you to ensure that Costa Mesa remains a desirable place to live for generations to come.

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#### Q4

As a Commission member, what ideas or projects are of interest to you?

Encourage the development of mixed-use zoning. This would allow for the development of housing, businesses, and other amenities in the same area. This would make it easier for people to live, work, and play in the same neighborhood, which would reduce traffic and make it easier for people to access the things they need.

Create more quality affordable housing units. This could be done by requiring developers to include a certain percentage of affordable units in new housing projects, or by providing subsidies to developers who build quality affordable housing.

Invest in public transportation. This would make it easier for people to get around without a car, which would reduce traffic and make it easier for people to access amenities that are not within walking distance.

Promote walkability. This could be done by making sure that streets are safe and walkable, and by providing more sidewalks and crosswalks.

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#### Q5

Optional Resume:

**PhilPalisoulResumeJuly2023.docx (39.9KB)**

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#### Q6

Contact Information:Note: This contact information will not be posted on the City's website or distributed to the public. However, this information is still subject to release pursuant to the California Public Records Act. Once appointed, Commission members must complete an Oath of Allegiance, administered by the City Clerk, required by Article XX, Section 3, of the Constitution of the State of California.

Name:

**Phil Palisoul**

Address:

[REDACTED]

City/Town:

[REDACTED]

ZIP/Postal Code:

[REDACTED]

Email Address:

[REDACTED]

Phone (cell):

[REDACTED]

---

#### Q7

Signature Required:

**By checking this box and typing my name below, I am electronically signing my application.**

---

#### Q8

Full Name:

Philip Richard Palisoul II

# PHIL R. PALISOUL

458 Flower Street – Costa Mesa CA 92687 • palisoul@gmail.com • 949-887-2954

## EXPERIENCED BUSINESS DEVELOPMENT AND PROJECT MANAGER

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### PROFESSIONAL EXPERIENCE

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#### Director, Development and Projects

**Omnia Pacific Construction, Orange, CA** <http://www.omniapacific.com> April 2019 to Present

- Increase sales from \$200,000 to over \$1.9 million in multi-family/retail/office projects
- Develop marketing strategy with Executive Team for company moving forward
- Create new relationships and foster existing relationships to drive sales
- Work with company President to identify new business opportunities and revenue streams
- Manage all projects from bid to completion to ensure satisfied clients and to create future opportunities
- Attend (in person and virtual) industry events as primary representative for company

#### Project Manager

**Jones Lang LaSalle, Irvine, CA** <http://www.jll.com/>

March 2018 to April 2019

- Manage multiple retail location developments throughout Southern California from project kickoff to close out
- Coordinate tenant improvement projects including selection of contractors at Manhattan Village Shopping Center
- Lead multiple construction teams to complete concurrent tenant improvement projects and new construction projects
- Develop project construction budgets and schedules to maximize profitability and pace of work
- Maintain excellent relationships between vendors, key stakeholders and the client

#### Managing Director/COO

**Gen Next, Newport Beach CA** <http://www.gennext.com>

November 2013 to March 2018

- Director level Manager overseeing remote team of Regional Directors focus on expansion across United States
- Directly responsible for increasing membership buy-in of C level executives into organization nationwide
- Responsible for routine updating and presentations to Board of Directors and key stakeholders
- Project Management in efficiency changes such as complete rollout of Salesforce CRM

#### Senior Project Manager

**Craig Realty Group, Newport Beach CA** <http://www.craigrealtygroup.com/>

January 2011 to November 2013

- Managed large expansion and development projects for Off-Price Retail Centers
  - Budgeted complete project – developed, monitored and controlled all budget aspects
- Managed entitlement process – worked to get all necessary permits and government approvals for zoning and municipalities
- Redeveloped and managed bid process for new construction projects including negotiations with General Contractors
- Project List: Woodburn Phase Four Development 78,000sf, Citadel Phase Four 60,000sf., preplanning and entitlement for Outlets at San Clemente, entitlement for Cabazon

## **Project Manager**

**Craig Realty Group, Newport Beach CA** <http://www.craigrealtygroup.com/>

March 2008 to January 2011

- Off-Price Retail Center Project Management and Development
  - Tenant improvement and property management
  - Managed various construction projects on site with subcontractors including roofing, fire and safety systems, parking lot replacements, etc.
  - Analyzed all bids and negotiated contracts with contractors on all projects
  - Project List: Managed leasing and tenant improvement for Green River property with 20 tenant spaces and approximately 176,000sf, Citadel Phase Three 77,000sf.

## **Construction Department Assistant**

**Craig Realty Group, Newport Beach CA** <http://www.craigrealtygroup.com/>

2006 to March 2008

- Off-Price Retail Center Construction Assistant
  - Effectively managed multiple retail and industrial centers including negotiating and writing leases
  - Signage review and approvals
  - Streamlined the bidding process to ensure more accurate hard bids and to meet budget targets

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## **EDUCATION**

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**Master's Degree in Business Administration, University of California at Irvine**

**2009**

- **Marketing Project Leader:** Verizon Wireless Integration Project: created the sales consolidation and implementation plan
- **Advanced Coursework included:** Project Management in a Changing Culture, Organizational Development, Technology in Project Management, Sustaining Output Methodology and Statistical Methodology in Project Management

**Bachelor of Arts Degree in International Relations, University of California at San Diego**

**2003**

- Captain of the Men's Varsity Crew Team

## **CONTINUING EDUCATION**

**PRESENT**

- **Project Management Professional Certification (in progress), Project Management Institute**
  - <http://www.pmi.org/Certification>

## **VOLUNTEER WORK**

**Salvation Army**, [www.salvationarmy.org](http://www.salvationarmy.org) - collection of food for families in need

**Toys for Tots**, [www.toysfortots.org](http://www.toysfortots.org) - collection of Christmas gifts for families in need

#17

COMPLETE

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Thursday, July 20, 2023 4:25:35 PM  
**Time Spent:** 00:05:53  
**IP Address:** 104.178.238.218

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Page 1

**Q1**

Full Name:

Noel D Perkins

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**Q2**

**Planning Commission**

Indicate the name of the Commission you are interested in serving on:

---

**Q3**

Indicate why you wish to serve on this Commission. Provide any experience or qualifications you may possess that you think would be beneficial to this Commission. A resume (optional) may be attached.

I am a lifelong costa mesa resident, with a background in public safety who would like to serve my community and see it move forward

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**Q4**

As a Commission member, what ideas or projects are of interest to you?

I feel costa mesa is and has always been a unique community, but it needs a general plan that will keep its uniqueness while serving all its citizens, as well as helping to encourage a thriving economy

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**Q5**

**Respondent skipped this question**

Optional Resume:

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