NOTICE TO THE PUBLIC – This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the City Clerk’s Office or on the City’s website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Each matter on the agenda, no matter how described, shall be deemed to include any appropriate motion, whether to adopt a minute motion, resolution, payment of any bill, approval of any matter or action, or any other action. Items listed as “for information” or “for discussion” may also be the subject of an “action” taken by the City Council at the same meeting.

Any written materials relating to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk’s Office, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the City Clerk’s Office at (562) 431-3538, extension 220, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the City Council on any item on the City Council Agenda will be called upon at the time the agenda item is called or during the City Council’s consideration of the item and may address the City Council for up to three minutes.

1. CALL TO ORDER

2. ROLL CALL
   Mayor Edgar
   Mayor Pro Tem Kusumoto
   Council Member Chirco
   Council Member Hasselbrink
   Council Member Murphy

3. CLOSED SESSION
   A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION/ADMINISTRATIVE PROCEDURE
      Government Code Section 54956.9(d)(2): one potential case relating to CalRecycle’s review of the City’s compliance with State recycling mandates.
B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Government Code Section 54956.9(d)(2): one potential case relating to Claim for Money Damages filed by attorney Joel W. Baruch, received December 26, 2017.

Regular session to begin approximately 6:00 p.m.

4. PLEDGE OF ALLEGIANCE
Mayor Edgar will lead the Pledge of Allegiance.

5. INVOCATION
Council Member Murphy will give the Invocation.

6. PRESENTATION
A. Presentation of a Certificate of Recognition to Nesi Stewart for Printmasters 10th Anniversary
B. Presentation of Certificates of Appointment to Newly Appointed Commissioners, Trisha Murphy, Parks, Recreation and Cultural Arts Commission and Antoinette West, Traffic Commission
C. Presentation by the Los Alamitos Senior Club Regarding Recent Activities

7. ORAL COMMUNICATIONS
At this time, any individual in the audience may come forward to speak on any item within the subject matter jurisdiction of the City Council. Remarks are to be limited to not more than five minutes per speaker.

8. COUNCIL ANNOUNCEMENTS
At this time, Council Members may also report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken except to provide Staff direction to report back or to place the item on a future Agenda.

ITEMS FROM THE CITY MANAGER

9. WARRANTS
Approve the Warrants for January 16, 2018, in the amount of $69,996.26 ratify the Warrants for December 19, 2017 to January 15, 2018, in the amount of $1,461,338.56, and authorize the City Manager to approve such expenditures as are legally due and within an unexhausted balance of an appropriation against which the same may be charged for the time period of January 17, 2018 to February 19, 2018.

ROLL CALL
Mayor Edgar
Mayor Pro Tem Kusumoto
Council Member Chirco
Council Member Hasselbrink
Council Member Murphy
10. CONSENT CALENDAR
All Consent Calendar items may be acted upon by one motion unless a Council Member requests separate action on a specific item.

A. Approval of Minutes (City Clerk)
Approve the Special and Regular City Council Minutes of December 18, 2017.

B. BKK Tolling Agreement (City Attorney)
Consideration of tolling agreement with BKK Working Group related to the BKK Corporation Landfill Facility in West Covina, California.

Recommendation: Approve the proposed tolling agreement and authorize the Mayor to execute the agreement on behalf of the City.

C. Modify Part-Time Salary Schedule Effective January 1, 2018 (Administrative Services)
This report is modifying the part-time salary schedule to include the part-time receptionist rate of pay.


D. Extension of Professional Services Agreement with Midori Gardens for Landscape Maintenance Services (Development Services)
Pending outcome of the Focused Organization Assessment, Staff is recommending extending the Midori Gardens contract to provide landscape maintenance services. The current Professional Services Agreement (PSA) expired on January 2, 2018, but can be extended by mutual agreement.

Recommendation: Authorize the Mayor to execute Amendment No. 2 of the PSA with Midori Gardens for Landscape Maintenance services.

E. Community Development Block Grant (CDBG) Project List for Fiscal Years 2018/2019 and 2019/2020 (Development Services)
This report sets forth a recommended project list for Fiscal Years 2018/2019 and 2019/2020 of the County’s Community Development Block Grant (CDBG) program and approval of the City’s participation in the program through an application due on January 17, 2018.

Recommendations:

2. Direct Staff to prepare applications for submittal to the County of Orange; and,

3. Authorize the City Manager to execute all CDBG program documents for Fiscal Years 2018/2019 and 2019/2020 and appropriate amendments, if any, as they become available.

F. **Extra Work Order for Electrical Conduit in Los Alamitos Boulevard Median Improvement Project (CIP No. 16/17-08)** (City Engineer)

This report recommends action to approve change order number three for the installation of an electrical conduit as part of the Los Alamitos Boulevard Median Improvement Project (CIP No. 16/17-08).

Recommendation: Authorize change order number three in the amount of $13,975 for the installation of an additional electrical conduit as required by Southern California Edison (SCE), while using a portion of the available construction contingency budget for the project.

11. **DISCUSSION ITEMS**

A. **Consideration of City Boards, Commissions, and Committees** (City Clerk)

At its special meeting of December 18, 2017, the City Council directed Staff to bring back an item for consideration of reducing the size of the Parks, Recreation, and Cultural Arts Commission. This item allows Council to discuss the Commissions and provide direction to Staff.

Recommendation: Discuss and direct Staff accordingly regarding the City Boards, Commissions, and Committees.

B. **Southern California Association of Governments (SCAG) 2018 Regional Conference and General Assembly** (City Clerk)

The Southern California Association of Governments (SCAG) Regional Conference and General Assembly will be held May 2-4, 2018, at the Renaissance Esmeralda Indian Wells resort and Spa. Each year, SCAG’s member cities select a Delegate and/or Alternate to represent their City and participate at the conference.

Recommendations:

1. Appoint a representative to attend and serve as the City’s Voting Delegate for the Southern California Association of Governments (SCAG) General Assembly; and,

2. Appoint a Council Member to attend and serve as the City’s Alternate Voting Delegate in the event of the Voting Delegate’s absence.
C. Receipt of reports prepared by Jones Lang LaSalle related to the Civic Center Properties (Development Services)

This staff report introduces the City Council to the Highest and Best Use (HABU) Study currently underway by Jones Lang LaSalle. The Study takes a look at the Civic Center properties. Two sub-studies were also completed by Jones Lang LaSalle including a Hotel Feasibility Report and a Property Condition Assessment.

Recommendations:

1. Receive and file; and,

2. Direct staff accordingly; and,

3. Schedule a future workshop on this topic.

12. ORDINANCE

A. Consideration of an Extension to the term of Interim Urgency Ordinance No. 2017-13 for a period of 10 months and 15 days (City Attorney)

The proposed measure would extend the term of Interim Urgency Ordinance No. 2017-13 for a period of 10 months and 15 days, restricting issuance of permits or other entitlements for new or expanded multiple-family residential uses in the City’s R-2 and R-3 Zoning Districts. Per Interim Urgency Ordinance No. 2017-13, all such multiple-family residential developments are prohibited unless applicants provide additional off-street guest parking as specified. Absent an extension, Interim Urgency Ordinance No. 2017-13 will expire on February 1, 2018.

Recommendations:

1. Adopt Interim Urgency Ordinance No. 2018-01 entitled, “An Interim Urgency Ordinance of the City Council of the City of Los Alamitos, California, extending for a period of 10 months and 15 days the effectiveness of interim urgency ordinance no. 2017-13, enacting PROVISIONAL off-street guest parking requirements for new or expanded multiple-family residential uses in the R-2 (Limited Multiple-Family) and R-3 (Multiple-Family) residential zoning districts pending review and possible amendment of the zoning code (4/5ths Vote Required)” by at least a four-fifths Roll Call Vote.

2. Receive and file the written report describing the measures taken by the City to address the conditions which led to the adoption of Interim Urgency Ordinance No. 2017-13 as required by Government Code Section 65858(d).

ROLL CALL

Mayor Edgar
Mayor Pro Tem Kusumoto
Council Member Chirco
Council Member Hasselbrink
Council Member Murphy
13. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.

Windmera Quintanar, CMC, City Clerk
Dated: January 10, 2018
CITY OF LOS ALAMITOS  
A/P Warrants  
January 16, 2018

To Approve

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To Ratify

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Subtotal    $1,461,338.56

Grand Total $1,531,334.82

Authorize the City Manager to approve such expenditures as are legally due and within an unexhausted balance of an appropriation against which the same may be charged for the time period January 17, 2018 to February 19, 2018.

Statement:

I hereby certify that the claims or demands covered by the forgoing listed warrants have been audited as to accuracy and availability of funds for payment thereof.

Certified by Maria-Luisa Valdez, Interim Administrative Services Director

this 9th day of January, 2018
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**UNDERGROUND SERVICE ALERT OF SO CAL**

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GRAND TOTAL: 531,596.94
1. **CALL TO ORDER**
   The City Council met in Regular Session at 5:04 p.m. Monday, December 18, 2017, in the Council Chamber, 3191 Katella Avenue, Mayor Hasselbrink presiding.

2. **ROLL CALL**
   Present: Council Members: Chirco, Kusumoto, Murphy, Mayor Pro Tem Edgar, Mayor Hasselbrink
   Absent: Council Members: None
   Present: Staff: Bret M. Plumlee, City Manager
   Chris Karrer, Police Captain
   Steven A. Mendoza, Development Services Director
   Emeline Noda, Recreation Manager
   Windmera Quintanar, CMC, City Clerk
   Maria-Luisa Valdez, Interim Administrative Services Director

3. **SPECIAL ORDERS OF THE DAY**
   A. **Interview Applicants for Commissions (City Clerk)**
      This report provided relevant information by which the City Council may appoint members to the Parks, Recreation, and Cultural Arts, Planning and Traffic Commissions.

      The City Council interviewed Parks, Recreation, and Cultural Arts Commission applicant Trisha Murphy.

      Applicant Dean Hill introduced himself. Council Member Murphy requested Incumbent Hill's interview be waived. Council consensus was reached to waive the interview.

      The City Council interviewed Planning Commission applicants: Larry Andrade, Victor Sofelkanik, and Antoinette West. Applicant James Lee was unavailable due to previously scheduled travel. Applicant West expressed interest in the Traffic Commission.

      Mayor Hasselbrink requested Council complete the Indications of Support. City Clerk Quintanar advised a motion and second would still be required for each applicant.

      City Clerk Quintanar stated there were five indications of support for Parks, Recreation, and Cultural Arts Commission Applicants Trisha Murphy and Dean Hill.
Motion/Second: Kusumoto/Murphy
Unanimously Carried: The City Council appointed Trisha Murphy and Dean Hill to the Parks, Recreation, and Cultural Arts Commission for a three-year term expiring December 2020.

City Clerk Quintanar stated there were five indications of support for Planning Commission applicants Larry Andrade and Victor Sofelkanik.

Motion/Second: Edgar/Murphy

City Clerk Quintanar stated there were two indications of support for Traffic Commission applicant Antoinette West.

Motion/Second: Edgar/Chirco

Mayor Pro Tem Edgar requested Council evaluate changing the Commissions from seven to five members. Mayor Hasselbrink expressed support for the item to be discussed on a future agenda.

City Clerk Quintanar questioned if Council would like to reopen recruitment for the vacant positions. Mayor Hasselbrink advised Council would evaluate the Commissions before reopening the recruitment.

4. **ADJOURNMENT**
The City Council adjourned at 5:40 p.m.

__________________________________________________________________________
Troy D. Edgar, Mayor

Attest:

__________________________________________________________________________
Windmera Quintanar, CMC, City Clerk
MINUTES OF THE CITY COUNCIL
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – DECEMBER 18, 2017

1. CALL TO ORDER
The City Council met in Regular Session at 6:04 p.m. Monday, December 18, 2017, in the Council Chamber, 3191 Katella Avenue, Mayor Hasselbrink presiding.

2. ROLL CALL

Present: Council Members: Chirco, Kusumoto, Murphy,
         Mayor Pro Tem Edgar, Mayor Hasselbrink

Absent: Council Members: None

Present: Staff: Bret M. Plumlee, City Manager
         Chris Karrer, Police Captain
         Steven A. Mendoza, Development Services Director
         Emeline Noda, Recreation Manager
         Windmera Quintanar, CMC, City Clerk
         Maria-Luisa Valdez, Interim Administrative Services Director

3. PLEDGE OF ALLEGIANCE
Mayor Pro Tem Edgar led the Pledge of Allegiance.

4. INVOCATION
Council Member Kusumoto will give the Invocation.

5. PRESENTATION

A. Presentations to Mayor Hasselbrink from Outside Agencies for her Service as Mayor

Presentations were made to Mayor Hasselbrink from the following individuals:

- Representative Mike Johnson, Assemblyman Travis Allen’s Office
- Representative Miles Bruner, Senator Janet Nguyen
- Congressman Alan Lowenthal’s Office presented by Mayor Pro Tem Edgar
- Representative Tim Whitaker, Orange County Supervisor Michelle Steele’s Office

B. Presentation of a Certificate of Appreciation to Gayla Greeley, Tri-Zone, for the Donation of a Bike Self-Service Station in Coyote Creek Park
Mayor Hasselbrink and the Council presented a Certificate of Appreciation to Gayla Greeley.
C. Presentation of Certificates of Appreciation to the Winter Wonderland Volunteers and Sponsors
Mayor Hasselbrink and the Council presented Certificates of Appreciation to Platinum Sponsors Pastor Jeff of Generations Church and Alan Ratman of Katella Deli, and Groups with 10 or more volunteers: Generations Church, Los Alamitos Youth Volunteer Program, and Casa Youth Leadership Program.

RECESS
The City Council took a brief recess at 6:15 p.m.

RECONVENE
The City Council reconvened in regular session at 6:35 p.m.

D. Presentation of a Plaque to Mark Chirco for his Service as a Parks, Recreation, and Cultural Arts Commissioner
Mayor Hasselbrink and Council presented a plaque to former commissioner Chirco.

E. Presentation of a Certificate of Appointment to Mark Chirco as the Newly Appointed Council Member
Mayor Hasselbrink and Council presented a Certificate of Appointment to Council Member Chirco. Council Member Chirco spoke briefly and introduced his family.

F. Presentation by Rich Kikuchi, Managing Partner of LSL, Regarding the Comprehensive Annual Financial Report (CAFR)
Mr. Kikuchi gave a PowerPoint presentation regarding the CAFR.

Council consensus was received to pull item 13C forward.

13. SPECIAL ORDERS OF THE DAY

C. City Council Reorganization (City Clerk)
This report provided relevant information for the City Council’s annual reorganization, by the election of Mayor and Mayor Pro Tem. The City’s Charter requires roll call votes be taken for the election of these two Officers.

Mayor Hasselbrink turned the meeting over to City Clerk Quintanar. City Clerk Quintanar opened the floor for nominations for the Office of Mayor.

Council Member Murphy nominated Council Member Edgar.

There being no further nominations, City Clerk Quintanar closed the floor for nominations for the Office of Mayor.

City Clerk Quintanar called for a roll call vote to appoint Council Member Edgar to the Office of Mayor.
ROLL CALL
Chirco       Aye
Edgar        Aye
Hasselbrink  Aye
Kusumoto     Aye
Murphy       Aye

City Clerk Quintanar advised the motion carried and turned the meeting over to Mayor Edgar.

Mayor Edgar opened the floor for nominations for the Office of Mayor Pro Tem.

Council Member Murphy nominated Council Member Kusumoto for the Office of Mayor Pro Tem.

There being no further nominations, Mayor Edgar closed the floor for nominations for the Office of Mayor Pro Tem.

Mayor Edgar called for a roll call vote to appoint Council Member Kusumoto to the Office of Mayor Pro Tem.

ROLL CALL
Chirco       Aye
Edgar        Aye
Hasselbrink  Aye
Kusumoto     Aye
Murphy       Aye

Mayor Edgar advised the motion carried.

Mayor Edgar thanked his colleagues and family for the appointment and spoke briefly regarding his goals for 2018.

Mayor Edgar pulled item 13B forward.

B. Presentations to Mayor Hasselbrink from the City Council for her Service as Mayor
Mayor Edgar presented a plaque to outgoing Mayor Hasselbrink and thanked her for her service as Mayor in 2017.

Mayor Edgar pulled item 13A forward.

A. Comments by Outgoing Mayor Hasselbrink
Council Member Hasselbrink spoke briefly regarding the accomplishments of 2017 and her tenure as Mayor.

RECESS
The City Council took a brief recess at 6:52 p.m.
RECONVENE
The City Council reconvened in regular session at 6:59 p.m.

6. ORAL COMMUNICATIONS
At this time, any individual in the audience may come forward to speak on any item within the subject matter jurisdiction of the City Council. Remarks are to be limited to not more than five minutes per speaker.

Mayor Edgar opened the meeting for Oral Communications.

Shelley Henderson, citizen, spoke in favor of item 10D.

Santa Claus spoke in favor of item 10D.

Monte Collins, owner of property on Cerritos Ave., spoke in opposition to item 12A and advised he was in the final stages of submitting his plans for the project to the City and this interim ordinance would require him to start over.

Lance Slimmer, representing Debbie Slimmer, spoke in opposition to item 12A and advised the project underway was a good fit for the community. He requested additional comments be allowed when the item was up for discussion.

Mayor Edgar closed the meeting for Oral Communications.

Mayor Edgar pulled items 9 and 10 forward.

9. WARRANTS
Motion/Second: Murphy/Chirco
Unanimously Carried: The City Council approved the Warrants for December 18, 2017, in the amount of $37,692.46 ratified the Warrants for November 21, 2017 to December 17, 2017, in the amount of $650,744.17, and authorized the City Manager to approve such expenditures as are legally due and within an unexhausted balance of an appropriation against which the same may be charged for the time period of December 19, 2017 to January 15, 2018.

ROLL CALL
Council Member Hasselbrink   Aye
Mayor Edgar               Aye
Council Member Chirco      Aye
Mayor Pro Tem Kusumoto    Aye
Council Member Murphy      Aye

10. CONSENT CALENDAR
All Consent Calendar items may be acted upon by one motion unless a Council Member requests separate action on a specific item.

Council Member Hasselbrink pulled items 10D and 10I.

Motion/Second: Murphy/Hasselbrink
Unanimously Carried: The City Council approved the following Consent Calendar items:

A. **Approval of Minutes** *(City Clerk)*
The City Council approved the Regular City Council Minutes of November 20, 2017 and the Special City Council Minutes of December 2, 2017.

B. **Adopt Ordinance No. 2017-11 – Regulations on Unmanned Aircraft Systems, or “Drones”, in City Limits** *(Police)*
At its regular meeting of November 20, 2017 the City Council introduced for first reading, read by title only, and waived further reading Ordinance No. 2017-08. This ordinance proposes an amendment to Title 8, Health and Safety, of the Los Alamitos Municipal code, by adding Chapter 8.52, Unmanned Aircraft Systems, regarding the use of unmanned aircraft systems (UAS) within city limits.

The City Council adopted Ordinance No. 2017-11, entitled “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AMENDING TITLE 8, HEALTH AND SAFETY, BY ADDING CHAPTER 08.52 OF THE LOS ALAMITOS MUNICIPAL CODE – UNMANNED AIRCRAFT SYSTEMS.”

C. **Adopt Ordinance No. 2017-12 – Removing References to Specific Fees** *(City Clerk)*
On July 31, 2017 the City Council adopted Resolution No. 2017-13 approving the Master Fee Schedule. Since adoption of the Master Fee Schedule, Staff has identified several sections of the Municipal Code that reference specific fees. On November 20, 2017 the City Council introduced for first reading, read by title only, and waived further reading of Ordinance No. 2017-12.

The City Council adopted Ordinance No. 2017-12, entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AMENDING THE LOS ALAMITOS MUNICIPAL CODE TO REMOVE VARIOUS REFERENCES TO SPECIFIC FEES AND REFER USERS TO THE MASTER FEE SCHEDULE ADOPTED BY CITY COUNCIL RESOLUTION”.

E. **Minimum Wage Increase Effective January 1, 2018** *(Administrative Services)*
This report addressed the state-wide minimum wage increase that becomes effective January 1, 2018.


F. **Fiscal Year 2016-17 Audit Reports** *(Administrative Services)*
The item for City Council consideration was receipt of the Fiscal Year 2016-17 audit reports.

G. Race on the Base Equipment (Recreation)
This item requested the City Council to authorize the City Manager to enter into a Professional Services Agreement with Big Top Rentals for the rental of necessary equipment for the 2018 Race on the Base.

The City Council authorized the City Manager to enter into a Professional Services Agreement with Big Top Rentals for rental equipment in an amount not to exceed $30,000.

H. Mobile Fleet Maintenance Services (Development Services)
This report requested approval to extend the services of Managed Mobile for Fleet Maintenance Services beyond the City Manager’s spending limit to provide more time to assess the needs of the department.

The City Council authorized the Mayor to execute Amendment No. 2 to the Professional Services Agreement with Management Mobile for Fleet Maintenance Services until June 30, 2018.

J. The League of California Cities’ 2018 Annual City Managers Department Conference (City Manager)
This report sought authorization for City Manager, Bret Plumlee to attend the 2018 League of California Cities Annual City Managers Department Conference.

The City Council authorized the City Manager to attend the conference and all associated travel expenses in an amount not to exceed $700.

K. Reject Bids for Community Center Roof Repair Project (CIP No. 17/18-02) (Development Services)
This report recommended rejection of bids for the construction of portions of the Community Center Roof Repair Project.

The City Council:

1. Rejected the bids for the construction of the Community Center Roof Repair Project (CIP No. 17/18-02); and,

2. Authorized Staff to re-advertise and solicit bid proposals. The project will be separated into two projects, one for the roof and one for the bathroom.

L. The League of California Cities’ 2018 Annual New Mayors and Council Members Academy (City Manager)
This report sought authorization for City Manager, Bret Plumlee to attend the 2018 League of California Cities Annual New Mayors and Council Member Academy.

The City Council authorized the City Manager to attend the conference and associated travel expenses in an amount not to exceed $1,475.
End of Consent Calendar

Items pulled from Consent Calendar

D. **Consideration of a Request From Mr. S. Claus for Variances from the City’s Municipal Code** (City Manager)

Mr. S. Claus has requested to waive permits required for operating aircraft and doing business within the City of Los Alamitos.

City Manager Plumlee summarized the Staff report.

Council Member Hasselbrink spoke in favor of the item and thanked her colleagues for allowing this opportunity for holiday cheer.

Motion/Second: Hasselbrink/Murphy

I. **Disposal of Surplus Equipment** (Development Services)

This report sets forth a recommendation to dispose of surplus equipment.

Council Member Hasselbrink spoke in favor of the item. She explained that the City would allow the cars to go to auction for a fraction of the blue book value.

Captain Karreer advised that the blue book value is based on regular retail use, and this Dodge Charger was used as an emergency vehicle with major modifications. It would not be cost effective to return the vehicle to retail value.

Motion/Second: Hasselbrink/Murphy
Unanimously Carried: The City Council declared the listed equipment as surplus and authorized its disposal in accordance with Los Alamitos Municipal Code, Section 2.60.020.

7. **COUNCIL ANNOUNCEMENTS**

At this time, Council Members may also report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken except to provide Staff direction to report back or to place the item on a future Agenda.

Council Member Murphy spoke regarding attendance at Congressman Lowenthal’s Garden Grove Office Grand Opening, Chamber breakfast, High School Choir Show, Winter Wonderland, Printmasters 10th Anniversary Dinner, and Commissioner Dinner.

Council Member Hasselbrink spoke regarding attendance at the Chamber breakfast, Winter Wonderland, participating in the interview panel for Military Academy selection, and requested the meeting be closed in honor of Carmen Dendekcer.
Council Member Chirco spoke regarding attendance at Winter Wonderland, the Commissioner Dinner, participating as a judge for the Holiday Decorating Contest, Printmasters 10th Anniversary Dinner and being sworn in as a Council Member. Mayor Pro Tem Kusumoto spoke regarding attendance at Winter Wonderland, Congressman Lowenthal’s Grand Opening of the Garden Grove Office, upcoming Orange County Mosquito and Vector Control District Trustee Meeting, and wished everyone a happy holiday.

Mayor Edgar thanked the newest five commissioners for the interest in serving the City, attendance at the Commissioner Dinner, and asked for and received an update on the Los Alamitos Blvd. Project.

8. ITEMS FROM THE CITY MANAGER
None.

11. DISCUSSION ITEMS

A. City Manager Performance Bonus and Amendment to Employment Agreement (City Attorney)
The City Council evaluated the City Manager’s performance during closed session on November 20, 2017 and provided direction to the City Attorney concerning the award of a performance based incentive bonus and an amendment to the City Manager Employment Agreement. Approval of the recommendation(s) set forth below shall constitute final action on the proposed compensation for the City Manager.

City Attorney Daudt summarized the Staff report.

Mayor Edgar opened the item for public comment. There being no one present wishing to speak, Mayor Edgar closed the item for public comment.

Motion/Second: Murphy/Kusumoto
Unanimously Carried: The City Council:


Pursuant to California Government Code section 54953(c)(3), an oral report summarizing the recommendation must be made in open session prior to the City Council taking final action on this item.
B. Los Alamitos Boulevard Median Improvement Project Viability of Modifying Existing Lane Configuration (Development Services)
This report discusses the viability of modifying the configuration of Los Alamitos Boulevard from two lanes in each direction to three lanes.

Development Services Director Mendoza summarized the staff report and answered questions from the City Council.

City Council and Staff discussed the following topics:

- Opportunity to study the Boulevard with three lanes
- Bond proceeds have been spent before the deadline
- Discussion needed with contractor to allow for a 4-6-month review period
- Concern for safety and increased traffic flow
- Mobility Element of General Plan would not be in compliance with Council’s adopted policy
- Unfortunate Measure M funds could not be used for the striping
- Approximately $15,000 for the median tree and $60-80,000 for the conduit has been estimated to be spent from the 10% contingency

Council Support was received to use the remaining reserves to study the feasibility of three lanes on Los Alamitos Blvd. up to the City Manager’s spending authority.

C. Los Alamitos Boulevard Streetlight Banner Program (Development Services)
This report provides the City Council with the opportunity to review and consider the guidelines for the Los Alamitos Boulevard Streetlight Banner Program initiated by the Parks, Recreation and Cultural Arts Commission.

Development Services Director Mendoza summarized the Staff report and answered questions from the City Council.

City Council and Staff discussed the following topics:

- Approval by Development Services Director with appeal to the City Council
- Support for the Parks, Recreation, and Cultural Arts (PRCA) Commission to review applications first
- Approval process would take longer if subjected to PRCA for approval
- Labor and resources to hang the banners would be incorporated into the fee to remain financially neutral to the City
- Possibility of a provision for municipal nonprofits for marketing
- Council consensus received to establish a fee structure
- Council Member Chirco advised he was on the Commission at the time this item came forward and the Commission had opted for Staff to be the approval point to decrease the burden and time consumption of the process
- Concern for banners in poor taste
• Applicants could be grouped together and taken to the commission together to speed up the process
• Approvals would be appealed to the Council
• Trial program to be reevaluated within the first couple of years

Council consensus was received to bring back a policy for adoption incorporating Council’s suggestions.

12. ORDINANCES

A. Consideration of an Interim Urgency Ordinance enacting provisional off-street guest parking requirements for new or expanded multiple-family residential uses in the R-2 (Limited Multiple-Family) and R-3 (Multiple-Family) Residential Zoning Districts pending Planning Commission review and possible amendment of the Los Alamitos Zoning Code

Mayor Pro Tem Edgar and Council Member Murphy are requesting consideration of an interim urgency ordinance to restrict the issuance of permits or other entitlements for new or expanded multiple-family residential uses in the City’s R-2 and R-3 Zoning Districts. Per the proposed interim urgency ordinance, all such multiple-family residential development would be prohibited unless applicants provide additional off-street guest parking as specified.

City Attorney Daudt summarized the Staff report and answered questions from the City Council.

Mayor Edgar opened the item for public comment.

Chris Felix, development company in Orange, spoke in opposition. He gave a brief overview of the projects his company has developed with strict rules that are enforced by onsite staff. He advised the development of this concept has been in the works for quite some time and he had been meeting with staff. The project had been delayed due to a City requirement for traffic study. He requested the item be postponed so they be allowed to finish their project and submit it to Staff. This item would require them to start from scratch.

Mayor Edgar closed the item for public comment.

City Council and Staff discussed the following topics:

• Concern regarding the density of Los Alamitos
• Lack of guest parking spaces and regulations requiring such
• Parking concerns are citywide and not specific to any project
• Concern for residential growth
• Support for Planning Commission reviewing the requirements

Monte Collins advised he has been working with Staff every day and the traffic study requirements has held up the completion of the project. He believed the parking issues could be due to the businesses. He reiterated the businesses
model he was working on would benefit the whole community and there would be onsite management.

City Council and Staff discussed the following topics:

- Support for allowing the Planning Commission to review the requirements Citywide and not focus on one particular development
- Concern for the ratio of parking spaces to guest spaces
- Parking concerns are citywide and a long term solution is needed

Mayor Pro Tem Kusumoto asked questions and received answers regarding Mr. Felix and Monte Collins project. He stated concern for aggregating the total number of parking spaces and advised he would not support this item.

Monte Collins stated his preference for the project to work its way through the Planning Commission. He briefly discussed various parking situations.

Council and Staff discussed the possibility of changing the ratio and that at this point it would be a substantive change. The proper action would be to direct staff to bring the item back with a revised ratio.

City Council and Staff discussed the following topics:

- This ordinance is citywide and not about a specific development
- Support for guest parking requirements on all City streets

Mayor Edgar called for the question.

Motion/Second: Murphy/Edgar
Carried 4/1 (Kusumoto cast the dissenting vote): The City Council adopted interim Urgency Ordinance No. 2017-13 entitled, “AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTED PURSUANT TO GOVERNMENT CODE SECTION 65858 ENACTING FOR A PERIOD OF 45 DAYS PROVISIONAL OFF-STREET GUEST PARKING REQUIREMENTS FOR NEW OR EXPANDED MULTIPLE-FAMILY RESIDENTIAL USES IN THE R-2 (LIMITED MULTIPLE-FAMILY) AND R-3 (MULTIPLE-FAMILY) RESIDENTIAL ZONING DISTRICTS PENDING REVIEW AND POSSIBLE AMENDMENT OF THE ZONING CODE” (4/5ths Vote Required)” by at least a four-fifths Roll Call Vote.

ROLL CALL
Mayor Edgar Aye
Mayor Pro Tem Kusumoto Aye
Council Member Chirco Aye
Council Member Hasselbrink Aye
Council Member Murphy Aye

13. SPECIAL ORDERS OF THE DAY
D. City Council Member Appointments/Reappointments as Representatives to other Agencies and City Committees  

(City Clerk)  
This report provided relevant information for the City Council's annual appointments/reappointments of Council Members as representatives to other Agencies. The City Council discussed appointments/reappointments regarding Representatives to Other Agencies.

Motion/Second:  
Unanimously Carried: The City Council

1. Made the following appointments/reappoints to Representatives to Other Agencies:

   Orange County Fire Authority  
   Delegate: Hasselbrink

   Orange County Sanitation District  
   Delegate: Murphy  
   Alternate: Kusumoto

   Orange County Mosquito and Vector Control District  
   Delegate: Chirco (Two Year Term)

   League of California Cities-State Division and City Selection Meeting  
   Delegate: Edgar  
   Alternate: Kusumoto

   Orange County Library Advisory Board  
   Delegate: Chirco  
   Alternate: Murphy

   West Cities Communications Center JPA Board  
   Delegate: Kusumoto  
   Alternate: Murphy

   Budget Standing Committee  
   Delegates: Hasselbrink and Chirco

   Zoning Code Update Committee  
   Delegates: Kusumoto and Chirco

3. Authorized the City Clerk to complete California Form 806, Agency Report of: Public Official Appointments and post on the City’s website.

14. CLOSED SESSION

City Attorney Daudt read the item aloud.

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: 1 potential case.

RECESS
The City Council recessed into Closed Session at 8:42 p.m.

RECONVENE
The City Council reconvened in regular session at 9:02 p.m.

City Attorney Daudt stated there was no reportable action.

15. ADJOURNMENT
The City Council adjourned at 9:02 p.m. in memory of Carmen Dundecker.

________________________________________
Troy D. Edgar, Mayor

Attest:

________________________________________
Windmera Quintanar, CMC, City Clerk
To: Mayor Troy D. Edgar & Members of the City Council

Via: Bret M. Plumlee, City Manager

From: Michael S. Daudt, City Attorney

Subject: BKK Tolling Agreement

Summary: Consideration of tolling agreement with BKK Working Group related to the BKK Corporation Landfill Facility in West Covina, California.

Recommendation: Approve the proposed tolling agreement and authorize the Mayor to execute the agreement on behalf of the City.

Background

The City received a letter from the BKK Working Group alleging that the City may be liable for costs incurred to respond to and clean up hazardous material disposed of at the now closed BKK Corporation Landfill Facility in West Covina, California.

Discussion

The BKK Working Group ("Working Group") is an association of private entities that have incurred costs in responding to and cleaning up hazardous material at the now closed BKK Corporation Landfill Facility, which accepted waste from about 1962 to 1987. The Working Group contends that the City is potentially liable for some of these costs. The City is being asked to enter into a tolling agreement, the effect of which would suspend any statutes of limitations applicable to the time in which the Working Group could file an action against the City. Unless earlier terminated, the tolling agreement would expire in September of 2020. The tolling agreement would provide all involved parties with additional time to explore the basis for any potential claims in order to facilitate settlement of any such claims without the need for expensive and protracted litigation. The tolling agreement does not constitute any admission of fact or liability.

Fiscal Impact

The tolling agreement will eliminate any immediate need to incur legal fees either defending or prosecuting claims between the City and the BKK Working Group related to the BKK Corporation Landfill Facility.
Submitted By:  Michael S. Daudt, City Attorney
Approved by:  Bret M. Plumlee, City Manager

Attachments:  
1. Letter from BKK Working Group, dated September 25, 2017
2. BKK Working Group Tolling Agreement
September 25, 2017

VIA REGULAR MAIL

Cary S. Reisman
City Attorney
City of Los Alamitos
Wallin, Kress, Reisman & Kranitz, LLP
2800 Twenty-Eighth Street, Suite 315
Santa Monica, CA 90405-6205

Re: BKK Landfill, West Covina, CA

Dear City Attorney Reisman:

This firm represents the BKK Working Group, an unaffiliated association of entities that has entered into a series of judicially-approved consent decrees with the California Department of Toxic Substances Control ("DTSC") to take certain limited actions at the Class I Landfill portion ("Class I Landfill") of the BKK Corporation Landfill Facility in West Covina, CA (the "Site"). The BKK Working Group has recently discovered information suggesting that City of Los Alamitos (hereinafter referred to as "you") disposed of waste at the Class I Landfill and may therefore be liable for necessary response actions and other costs incurred by the BKK Working Group under § 107(a) of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9607(a), and California Health and Safety Code § 25323.5. Enclosed with this letter is a Tolling Agreement relating to potential claims the BKK Working Group may have against you based on its work at the Class I Landfill.

The BKK Landfill and Response Actions

The BKK Site is an approximately 583-acre facility located at 2210 South Azusa Avenue, West Covina, California. The Site contains a closed hazardous waste Class I landfill, a closed Class III municipal solid waste landfill, and related facilities including a leachate treatment plant and a landfill gas collection system. The Class I Landfill is approximately 190 acres in size and accepted waste from roughly 1962 to 1987. In total, the Class I Landfill accepted approximately five million tons of liquid and solid hazardous wastes together with substantially greater amounts of municipal and commercial wastes. BKK Corporation is the owner and operator of the Class I and Class III landfills.

In October 2004, BKK Corporation announced that it could not continue to conduct post-closure care for the Class I Landfill after November 17, 2004. Consequently, DTSC engaged a contractor to
conduct emergency response activities and to operate and maintain the Class I Landfill’s critical equipment and systems. In December 2004, DTSC issued an “Imminent and Substantial Endangerment Determination and Order and Remedial Action Order” (“ISE Order”) to BKK Corporation and 50 other respondents, including former customers, who were alleged to be potentially responsible for conditions at the BKK Landfill. Some of these respondents are now members of the BKK Working Group. The ISE Order required the respondents to conduct operation and maintenance activities at the Class I Landfill and the leachate treatment plant.

In 2005, pursuant to several interim settlement agreements, the BKK Working Group began reimbursing DTSC for a portion of its response costs. In October 2005, the BKK Working Group and DTSC lodged a proposed Consent Decree with the Federal District Court for the Central District of California. That Consent Decree provided for the BKK Working Group to complete certain projects and perform operations at the BKK Class I Landfill and to pay for, and be released from, certain of DTSC’s response costs. It also provided for DTSC to dismiss, without prejudice, the ISE Order against the BKK Working Group members. The Court entered the Consent Decree on March 6, 2006. The BKK Working Group and DTSC next agreed to a Second Consent Decree, which was entered by the Court on August 10, 2010. The Second Consent Decree required the BKK Working Group to conduct additional investigation activities at the Class I Landfill. Finally, the BKK Working Group and DTSC agreed to a Third Consent Decree, which requires the BKK Working Group to conduct certain investigation activities at the Class I Landfill related to groundwater. The Federal District Court entered the Third Consent Decree on July 24, 2015 and the First Amended Third Partial Consent Decree on October 18, 2016. DTSC may conduct or compel additional actions at the BKK Class I Landfill, including actions to address groundwater contamination.

Additional information about the BKK Site may be found at:

https://dtsc.ca.gov/HazardousWaste/Projects/BKK.cfm and


Notice of Potential Liability

DTSC has documented the release or threatened release of hazardous substances, pollutants or contaminants at the Class I Landfill. DTSC spent and will spend public funds, and the BKK Working Group spent and will spend its funds, on actions to investigate and control such releases or threatened releases at the Class I Landfill. Under provisions of California’s Hazardous Substance Account Act ("HSAA"), Health and Safety Code sections 25300 et seq., including sections 25355.5(a) and 25358.3(a), DTSC may order potentially responsible parties ("PRPs") to perform response actions deemed necessary by DTSC to protect the public health, welfare or the environment. Also, under the HSAA and CERCLA, PRPs may be compelled to compensate DTSC or other parties, including but not limited to the BKK Working Group, for costs incurred in responding to any release or threatened release at the Class I Landfill. Such actions and costs may include, but are not limited to, expenditures for conducting daily maintenance of the Class I Landfill and associated systems, necessary repair work, monitoring and other post-closure activities, Engineering Evaluation/Cost Analyses, Remedial Investigation/Feasibility Studies, Remedial Design/Remedial Actions, groundwater cleanup and other investigative, planning, response oversight and enforcement activities. In addition, PRPs may be required to pay damages for injury to, destruction of, or loss of natural resources, including the cost of assessing such damages.
Shipping records maintained by DTSC and the BKK Corporation, as well as other business records maintained by the BKK Corporation, identify generators who arranged for the disposal of waste at the Class I landfill. Based on this information, the BKK Working Group believes that you are one of the generators that disposed of waste at the Class I landfill and therefore a PRP with respect to the Facility.

**Tolling Agreement**

The BKK Working Group has incurred response costs related to the BKK Class I Landfill, including but not limited to costs incurred pursuant to the three Consent Decrees. As a result, the BKK Working Group possesses claims against you for the recovery of response costs pursuant to CERCLA, the HSAA, and California common law. The BKK Working Group strongly prefers that any litigation be deferred until such time as a long-term settlement and enforcement approach has been developed for the Class I Landfill and that you and the other entities who arranged for the disposal of wastes have had the opportunity to participate in such a settlement. The BKK Working Group is working with DTSC on such an approach. The enclosed Tolling Agreement would toll, or stop, any statute of limitations applicable to potential claims that the BKK Working Group has against you—or that you have against the BKK Working Group—relating to the Site from the effective date of the Tolling Agreement through 60 days following the termination of the Tolling Agreement. The Tolling Agreement terminates on September 25, 2020. The Tolling Agreement also includes a "standstill" clause that will prohibit either the BKK Working Group or City of Los Alamitos from initiating litigation against the other for claims related to the Site for the duration of the Agreement. The Tolling Agreement does not constitute an admission of fact or of liability. It is simply intended to provide the parties with additional time to consider settlement options. Please give these matters your immediate attention.

**Information to Assist Responsible Parties**

Please sign and return both originals of the Tolling Agreement to the following address no later than November 17, 2017:

Marina Rodriguez  
Senior Paralegal  
Morgan Lewis & Bockius LLP  
300 South Grand Avenue, Suite 2200  
Los Angeles, CA 90071  
marina.rodriguez@morganlewis.com

Following receipt of both signed originals of the Tolling Agreement, the BKK Working Group will sign both originals and return one fully executed original to you at the above address or any other address you so designate.
Thank you for your attention to this matter. If you have any questions, please contact me at (213) 680-6427 or denise.fellers@morganlewis.com.

Sincerely,

[Signature]

Denise Gail Fellers
DGF
Enclosure
TOLLING AGREEMENT

This Tolling Agreement ("Agreement") is made and entered into by and between the BKK Working Group and City of Los Alamitos. The BKK Working Group is an unincorporated association of the entities identified in Exhibit A. Hereinafter, the BKK Working Group and City of Los Alamitos are singularly referred to as a "Party" and collectively referred to as the "Parties."

Recitals

A. The BKK Working Group has incurred environmental response costs in connection with the BKK Landfills in West Covina, California (the "Facility") pursuant to three judicially-approved Consent Decrees and six Interim Settlement Agreements between the BKK Working Group and the California Department of Toxic Substances Control ("DTSC").

B. The BKK Working Group has notified City of Los Alamitos that it may have legal liability based upon the disposal of waste material at the Facility under the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. §§ 9601, et seq.), the California Hazardous Substances Account Act (Cal. Health & Safety Code §§ 25300, et seq.), and/or common law. City of Los Alamitos denies such liability for purposes of this Agreement.

C. The Parties desire to toll any applicable statute of limitations governing claims that the Parties could assert against each other relating to the Facility in the manner set forth below.

Terms and Conditions

1. Tolled Claims. The Parties agree that all statutes of limitations and any other statute, law, rule or principle of equity of similar effect, including provisions under the California Government Claims Act, California Gov’t Code §§ 900-960.8 (collectively, "Statute of Limitations") applicable to any rights, claims, causes of action, counterclaims, crossclaims defenses, and claims act presentation regarding, based upon, or arising out of the disposal of waste material at the Facility, or the ownership or operation of the Facility which the BKK Working Group could assert against City of Los Alamitos, or which City of Los Alamitos could assert against the BKK Working Group as of the Effective Date ("Claims"), shall be tolled for the period between the Effective Date and the Termination Date, and this tolling period shall be excluded from all computations of any applicable period of limitations.

2. Waiver of Time-Related Defense. The Parties agree that they shall waive and shall not plead, assert, or otherwise raise any Statute of Limitations or any other time-related defense otherwise applicable to the Claims, to the extent such limitations period or other time-related defense is tolled by this Agreement, as a bar to or other limitation on any Claim.

3. Standstill. The BKK Working Group and City of Los Alamitos agree not to initiate litigation concerning the investigation, remediation, or the recovery of costs relating to the Facility against the other Party between the Effective Date and the Termination Date. However, this provision shall not preclude any Party from seeking information pursuant to the California Public Records Act ("PRA"), California Gov’t Code §§ 6250-6276.48 from another Party or a third Party relating to waste disposed at or liability associated with the Facility or from enforcing rights to such information under the PRA.
4. **Authorization.** Each of the undersigned certifies that he or she is fully authorized to enter into the terms and conditions of this Agreement and to legally bind such party to all terms and conditions of this document. This Agreement shall be binding upon the Parties, their successors and any additional entities who may join the BKK Working Group after execution of this Agreement.

5. **No Admission.** By entering into this Agreement, the Parties do not admit any fact nor assume any liability of any kind. Moreover, this Agreement may not be offered as evidence of an admission of such responsibility or liability in any court, administrative, alternative dispute resolution proceeding or legal proceeding, except as to enforce the standstill agreement and as to the issue of the tolling of any Statute of Limitations or any other time-related defense.

6. **No Resurrection of Claims.** The Parties agree that this Agreement shall not apply to any third party and shall not revive any rights, claims, causes of actions, counterclaims, crossclaims or defenses that are already barred by an applicable provision of law as of the Effective Date. Notwithstanding the above, this Agreement shall inure to the benefit of and be binding upon, any and all legal successors to or assigns of the Parties. Nothing expressed or implied in this Agreement is intended to confer on any person other than the Parties and their legal successors or assigns any rights or obligations under this Agreement.

7. **Counterparts.** This Agreement may be signed in counterparts by one or more of the Parties, and those counterparts when taken together shall have the same force and effect as if a single, original document had been signed by all the Parties.

8. **Termination.** The Termination Date of this Agreement shall be the earlier of: (a) three (3) years from the Effective Date or, (b) fifteen (15) days after any Party, in its sole discretion, gives written notification of termination to the other Party. Notwithstanding the termination of this Agreement, the Statute of Limitations shall remain tolled for an additional sixty (60) days following the Termination Date. This provision shall survive the termination of the Agreement.

9. **Preservation of Records.** The Parties shall preserve and maintain, during the term of the tolling period, and for a minimum of 90 days after termination of the tolling period, at least one legible copy of all documents and other materials subject to discovery under the Federal Rules of Civil Procedure and relating to waste disposal at the Facility, regardless of any document retention policy to the contrary.

10. **Entire Agreement.** This Agreement contains the entire agreement between the Parties, and no statement, promise, or inducement made by any Party to this Agreement that is not set forth in this Agreement shall be valid or binding, nor shall it be used in construing the terms of the Agreement as set forth herein.

11. **Modifications.** Any modifications to this Agreement must be in writing and signed by all Parties. The Parties acknowledge that this Agreement may be extended for such period of time as the Parties agree in writing.

12. **Effective Date.** The Effective Date of this Agreement shall be September 25, 2017.
IN WITNESS THEREOF, the Parties have executed this Agreement on the dates set forth below.

**BKK Working Group**

By: ___________________________ Date: _______________

Name: James J. Dragna, Esq. Title: Attorney for the BKK Working Group

**City of Los Alamitos**

By: ___________________________ Date: _______________

Print Name: ______________________ Title: ______________________

**CONTACT INFORMATION FOR CITY OF LOS ALAMITOS**

Name: ___________________________

Title: _____________________________

Company: _________________________

Address: __________________________

Phone: ____________________________

Email: ____________________________
Exhibit A

- American Honda Motor Co., Inc.
- Ameron International Corp.
- Anadarko E&P Onshore LLC
- Ashland Chemical Company
- Atlantic Richfield Company
- Azusa Land Reclamation, Inc.
- Baker Hughes Oilfield Operations, Inc.
- Baker Petrolite LLC
- Bayer Cropscience Inc.
- Big Heart Pet Brands
- The Boeing Company
- Chemical Waste Management, Inc.
- Chevron Environmental Management Company
- Chevron Marine LLC
- City Of Los Angeles, Acting By And Through The Los Angeles Department Of Water And Power
- ConocoPhillips Company
- Crosby & Overton, Inc.
- The Dow Chemical Company
- Ducommun Aerostructures, Inc.
- Essex Chemical Corporation
- ExxonMobil Corporation
- Filtrol Corporation
- Gemini Industries, Inc.
- General Dynamics Corporation
- General Latex and Chemical Corporation
- Hewlett-Packard Company
- Honeywell International Inc.
- Hugo Neu-Proler
- Huntington Beach Company
- Kal Kan Foods Inc.
- Lockheed Martin Corporation
- Mars, Inc.
- Montrose Chemical Corp. of California
- Mortell Company
- Morton International, Inc.
- National Steel And Shipbuilding Company
- Northrop Grumman Corporation
- Quemetco, Inc.
- Raytheon Company
- Rockwell Automation, Inc.
- Rohm & Hass Company
- Rohr, Inc.
- San Diego Gas & Electric Company
- Shell Oil Company
- Southern California Edison Company
- Southern California Gas Company
- The Procter & Gamble Manufacturing Company
- THUMS Long Beach Company
Todd Pacific Shipyards Corp.
Union Carbide Corporation
Union Pacific Railroad / Southern Pacific Transportation Company
Unisys Corporation
United States Steel Corporation
United Technologies Corporation
Univar USA, Inc.
USA Waste of California, Inc.
Van Waters & Rogers
Vigor Shipyards, Inc.
Waste Management Collection And Recycling, Inc.
Waste Management of California, Inc.
Waste Management Recycling and Disposal Services of California, Inc.
Western Waste Industries
Xerox Corporation
To: Mayor & Members of the City Council
Via: Bret M. Plumlee, City Manager
From: Maria-Luisa Valdez, Interim Administrative Services Director
Subject: Modify Part-Time Salary Schedule Effective January 1, 2018

Summary: This report is modifying the part-time salary schedule to include the part-time receptionist rate of pay.


Background/Discussion

On December 18, 2017, the City Council approved an amendment to the hourly rate schedule for part-time employees to implement the new Minimum Wage increases which went into effect January 1, 2018. That Resolution No. 2017-09 did not include the rate changes for the part-time receptionist position approved by Council July 2017. Resolution No. 2018-02 (Attachment 1) has been updated to include that position.

Fiscal Impact

Sufficient funds have been budgeted for Fiscal Year 2017/18.

Submitted By: Maria-Luisa Valdez, Interim Administrative Services Director
Approved By: Bret M. Plumlee, City Manager

Attachments: 1. Resolution No. 2018-02
2. Part-Time Salary Schedule effective January 1, 2018
RESOLUTION NO. 2018-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LOS ALAMITOS, CALIFORNIA, AMENDING THE
HOURLY RATE SCHEDULE EFFECTIVE JANUARY 1,
2018 AND REPEALING RESOLUTION NO. 2017-29

WHEREAS, the City of Los Alamitos hereby amends the hourly rate
schedule; and,

WHEREAS, the new hourly rate schedule will become effective January 1,
2018; and,

WHEREAS, this Resolution repeals Resolution No. 2017-29.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS
ALAMITOS DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Los Alamitos, California, finds
that the above recitals are true and correct.

SECTION 2. Amends the Hourly Rate Schedule effective January 1, 2018,
attached hereto as Exhibit A.

SECTION 3 The City Clerk shall certify as to the adoption of this
Resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of January, 2018.

________________________________
Troy Edgar, Mayor

ATTEST:

______________________________
Windmera Quintanar, CMC, City Clerk

APPROVED AS TO FORM:

______________________________
Michael S. Daudt, City Attorney
STATE OF CALIFORNIA )
COUNTY OF ORANGE    ) ss
CITY OF LOS ALAMITOS )

I, Windmera Quintanar, CMC, City Clerk, of the City of Los Alamitos, do hereby
 certify that the foregoing Resolution was adopted at a Regular meeting of the
 City Council held on the 16th day of January 2018, by the following vote, to wit:

AYES:        COUNCILMEMBERS:

NOES:        COUNCILMEMBERS:
ABSENT:      COUNCILMEMBERS:
ABSTAIN:     COUNCILMEMBERS:

_________________________________
Windmera Quintanar, CMC, City Clerk
## CITY OF LOS ALAMITOS
### HOURLY RATE SCHEDULE
**Effective January 1, 2018**

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<th>CLASS CODE</th>
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City of Los Alamitos

Agenda Report

To: Mayor Troy D. Edgar & Members of the City Council
Via: Bret M. Plumlee, City Manager
From: Steven A. Mendoza, Development Services Director
Subject: Extension of Professional Services Agreement with Midori Gardens for Landscape Maintenance Services

Summary: Pending outcome of the Focused Organization Assessment, Staff is recommending extending the Midori Gardens contract to provide landscape maintenance services. The current Professional Services Agreement (PSA) expired on January 2, 2018, but can be extended by mutual agreement.

Recommendation: Authorize the Mayor to execute Amendment No. 2 of the PSA with Midori Gardens for Landscape Maintenance services.

Background

The 2014/15 budget discussions yielded a question of how to provide additional maintenance to City sports fields and new park facilities while remaining within budget. The original proposal was to hire four (4) additional part time Maintenance Workers to assist with the added maintenance of the four (4) sports fields and Coyote Creek Park.

A hybrid approach to maintenance was approved at the November 17th, 2014 Council meeting. This hybrid approach entailed hiring one (1) part time Maintenance Worker for a three (3) year period along with contracting the general mowing of all City owned facilities, all parks (excluding McAuliffe Field), and all median islands and arterials.

The goal was to free up the City’s full time qualified Maintenance Workers to address the added maintenance. This hybrid system has been in effect since January 2, 2015 and has worked very well.

Discussion

Amendment 1 for Professional Services Agreement (PSA) between the City of Los Alamitos and Midori Gardens, has reached its expiration date of January 2, 2018. Staff
is pleased with the work, quality, and effectiveness of this contract. Midori Gardens has performed the standards of the contract.

Pending the outcome of the Focused Organizational Assessment being conducted, Staff finds it necessary to continue the services from Midori Gardens. Midori Gardens is offering a one year contract extension with no cost increase. Renewing the PSA, terminating on January 2, 2018, will allow the same Contractor to continue working the Hybrid maintenance approach.

Fiscal Impact

There is no added cost to the original contract of $61,332 as this is a budgeted item.

Submitted By: Steven A. Mendoza, Development Services Director
Approved By: Bret M. Plumlee, City Manager

Attachments:
1. Amendment No. 2 - PSA Extension between the City and Midori Gardens
2. Letter from Midori Gardens – request for extension
3. Amendment No. 1 - PSA Extension between the City and Midori Gardens
4. 2014 Contract between the City and Midori Gardens
AMENDMENT No. 2 TO PROFESSIONAL SERVICES AGREEMENT

City of Los Alamitos/Midori Gardens

This Amendment No. 2 to Professional Services Agreement ("Amendment") is made and entered into on this 16th day of January, 2018 by and between the City of Los Alamitos, a California charter city and municipal corporation, ("City") and, Managed Mobile, A California Corporation ("Contractor").

RE bâtAls

A. City and Contractor entered into that certain Professional Services Agreement for Park and Landscape Maintenance Services on January 02, 2015, which was subsequently amended on December 09, 2015 (the "Agreement"), which is incorporated herein by this reference.

B. City and Consultant desire to amend the Agreement to extend the term for one year, subject to the terms and provisions of this Amendment.

NOW, THEREFORE, City and Consultant mutually agree as follows:

1. Section 3.4 of the Agreement is hereby amended and restated in its entirety to read as follows:

   “3.4 Expiration Date: January 02, 2019”

2. Except as expressly modified above, all terms and conditions of the Agreement shall remain unchanged and in full force and effect.

3. The persons executing this Amendment on behalf of the parties hereto warrant that they are duly authorized to execute this Amendment on behalf of said parties and that by so executing the parties are formally bound to the provisions of this Amendment.
IN WITNESS WHEREOF, the Parties have executed and entered into this Amendment as of the date first written above.

“City”
City of Los Alamitos

By:_______________________________
Troy D. Edgar
Mayor

APPROVED AS TO FORM.

Woodruff, Spradlin & Smart, APC

By:_______________________________
Michael S. Daudt
City Attorney

ATTEST:

By:_______________________________
Windmera Quintanar, CMC
City Clerk

“Consultant”
Midori Gardens

By:_______________________________
Naga Hamamoto
President
December 14th, 2017

City of Los Alamitos

Attn: Steven Mendoza
Development Services Director

RE: Request for Contract Extension

Dear Steven,

Midori Gardens would like to submit our proposal to extend the current contract for Park and Landscape Maintenance Services. The current contract ends January 2, 2018. Midori Gardens submits for your consideration a contract extension for a one or two year term at the current annual amount.

Thank you again for your continued support and allowing Midori Gardens to provide landscape maintenance service to the City of Los Alamitos.

Regards,

Nelson Goodness

Nelson Goodness
Contracts Administrator
AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT
(City of Los Alamitos and Midori Gardens)

This Amendment No. 1 ("Amendment") to Professional Services Agreement ("Agreement") is made on this 2nd day of January, 2016, at Los Alamitos, California, by and between the City of Los Alamitos, a municipal corporation, 3191 Katella Ave., Los Alamitos, California 90720 ("City") and Midori Gardens, 3231 S. Main Street, Santa Ana, CA 92707 ("Contractor").

This "Amendment" modifies the original "Agreement" between the "City" and the "Contractor" dated January 2, 2016, in the following fashion:

"City" and "Contractor" desire to amend the "Agreement" by modifying Section 3.4 — Expiration Date of the "Agreement" to read as follows:

3.4 "Expiration Date": January 2, 2018.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"City"
City of Los Alamitos

By: ____________________________
Richard M. Murphy, Mayor
Date: 12/14/15

Attest:
By: ____________________________
Windmera Quintanar, City Clerk
Date: 12/14/15

Approved as to form:
By: ____________________________
Cary Reisman, City Attorney
Date: 12/14/15

"Consultant"
Midori Gardens

By: ____________________________
Naga Hamamoto, President
Date: 12/14/15

By: ____________________________
Naga Hamamoto, Vice President
Date: 12/14/15

Amendment No. 1 to PSA
Page 1 of 1
PROFESSIONAL SERVICES AGREEMENT  
(City of Los Alamitos/Midori Gardens.)

1. IDENTIFICATION

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of Los Alamitos, a California municipal corporation ("City") and Midori Gardens, a California Corporation ("Consultant").

2. RECITALS

2.1 City has determined that it requires the following professional services from a consultant: Park and Landscape Maintenance Services.

2.2 Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

3. DEFINITIONS

3.1 "Scope of Services": Such professional services as are set forth in Consultant's September 3, 2014 proposal to City attached hereto as Exhibit A and incorporated herein by this reference.

3.2 "Approved Fee Schedule": Such compensation rates as are set forth in Consultant's September 3, 2014 fee schedule to City attached hereto as Exhibit B and incorporated herein by this reference.

3.3 "Commencement Date": January 2, 2015

3.4 "Expiration Date": January 2, 2016

4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Expiration Date unless extended by written agreement of the parties or terminated earlier in accordance with Section 17 ("Termination") below.

5. CONSULTANT'S SERVICES

5.1 Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any
such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement. In no event shall the total compensation and costs payable to Consultant under this Agreement exceed the sum of Sixty-One Thousand Three Hundred Thirty Two Dollars ($61,332.00) unless specifically approved in advance and in writing by City.

5.2 Consultant shall obtain a City business license prior to commencing performance under this Agreement.

5.3 Consultant shall perform all work to the highest professional standards of Consultant’s profession and in a manner reasonably satisfactory to City. Consultant shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 et seq.).

5.4 During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute and (ii) City has not consented in writing to Consultant’s performance of such work.

5.5 Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Nelson Goodness shall be Consultant’s project administrator and shall have direct responsibility for management of Consultant’s performance under this Agreement. No change shall be made in Consultant’s project administrator without City’s prior written consent.

6.  **COMPENSATION**

6.1 City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept in full satisfaction for such services, payment in accordance with the Approved Fee Schedule.

6.2 Consultant shall submit to City an invoice, on a monthly basis or less frequently, for the services performed pursuant to this Agreement. Each invoice shall itemize the services rendered during the billing period and the amount due. City shall not withhold applicable taxes or other authorized deductions from payments made to Consultant.

6.3 Payments for any services requested by City and not included in the Scope of Services shall be made to Consultant by City on a time-and-materials basis using Consultant’s standard fee schedule. Consultant shall be entitled to increase the
fees in this fee schedule at such time as it increases its fees for its clients generally; provided, however, in no event shall Consultant be entitled to increase fees for services rendered before the thirtieth day after Consultant notifies City in writing of an increase in that fee schedule.

7. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material ("written products" herein) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

8. RELATIONSHIP OF PARTIES

Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant’s employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

9. CONFIDENTIALITY

All data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without prior written consent by City. City shall grant such consent if disclosure is legally required. Upon request, all City data shall be returned to City upon the termination or expiration of this Agreement.

10. INDEMNIFICATION

10.1 The parties agree that City, its officers, agents, employees and volunteers should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys’ fees, litigation costs, or any other cost arising out of or in any way related to the performance of this Agreement. Accordingly, the provisions of this indemnity provision are intended by the parties to be interpreted and construed to provide the City with the fullest protection possible under the law. Consultant acknowledges that City would not enter into this Agreement in the absence of Consultant’s commitment to indemnify and protect City as set forth herein.

10.2 To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and when the City requests with respect to a claim provide a deposit for the defense of, and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to
death or injury to any person, whether physical, emotional, consequential or otherwise, and injury to any property arising out of or in connection with Consultant's alleged negligence, recklessness or willful misconduct or other wrongful acts, errors or omissions of Consultant or any of its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage as is caused by the sole active negligence or willful misconduct of the City. Such costs and expenses shall include reasonable attorneys' fees due to counsel of City's choice, expert fees and all other costs and fees of litigation.

10.3 City shall have the right to offset against any compensation due Consultant under this Agreement any amount due City from Consultant as a result of Consultant's failure to pay City promptly any indemnification arising under this Section 10 and any amount due City from Consultant arising from Consultant's failure either to (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.

10.4 The obligations of Consultant under this Section 10 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

10.5 Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 10 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations from others as required herein, Consultant agrees to be fully responsible and indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant's subcontractors or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of City's choice.

10.6 City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

11. **INSURANCE**
11.1 During the term of this Agreement, Consultant shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with Consultant’s performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

11.1.1 Comprehensive General Liability Insurance with coverage limits of not less than One Million Dollars ($1,000,000) including products and operations hazard, contractual insurance, broad form property damage, independent consultants, personal injury, underground hazard, and explosion and collapse hazard where applicable.

11.1.2 Automobile Liability Insurance for vehicles used in connection with the performance of this Agreement with minimum limits of One Million Dollars ($1,000,000) per claimant and One Million dollars ($1,000,000) per incident.

11.1.3 Worker’s Compensation insurance as required by the laws of the State of California.

11.1.4 Professional Errors and Omissions Insurance with coverage limits of not less than One Million Dollars ($1,000,000).

11.2 Consultant shall require each of its subcontractors to maintain insurance coverage that meets all of the requirements of this Agreement.

11.3 The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least A: VII in the latest edition of Best’s Insurance Guide.

11.4 Consultant agrees that if it does not keep the aforesaid insurance in full force and effect, City may either (i) immediately terminate this Agreement; or (ii) take out the necessary insurance and pay the premium thereon at Consultant’s expense.

11.5 At all times during the term of this Agreement, Consultant shall maintain on file with City’s Risk Manager a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the City and its officers, employees, agents and volunteers as additional insureds. Consultant shall, prior to commencement of work under this Agreement, file with City’s Risk Manager such certificate(s).

11.6 Consultant shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages.

11.7 The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming City and its officers, employees,
agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days’ prior written notice to City. Consultant agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word “endeavor” with regard to any notice provisions.

11.8 The insurance provided by Consultant shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant’s insurance and shall not contribute with it.

11.9 All insurance coverage provided pursuant to this Agreement shall not prohibit Consultant, and Consultant’s employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against the City.

11.10 Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of City, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond in the amount of the deductible or self-insured retention to guarantee payment of losses and expenses.

11.11 Procurement of insurance by Consultant shall not be construed as a limitation of Consultant’s liability or as full performance of Consultant’s duties to indemnify, hold harmless and defend under Section 10 of this Agreement.

12. MUTUAL COOPERATION

12.1 City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant’s services under this Agreement.

12.2 If any claim or action is brought against City relating to Consultant’s performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

13. RECORDS AND INSPECTIONS

Consultant shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of three years after the expiration or termination of this Agreement. City shall have the right to access and examine such records, without charge, during
normal business hours. City shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

14. PERMITS AND APPROVALS

Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant’s performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

15. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant’s and City’s regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City

City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
Telephone: (562) 431-3538
Facsimile: (562) 493-0678

If to Consultant:

Midori Gardens
3231 S. Main Street
Santa Ana, CA 92707
Telephone: (714) 751-8792
Facsimile: (714) 751-4167

With courtesy copy to:
Cary S. Reisman
Los Alamitos City Attorney
Wallin, Kress, Reisman & Kranitz, LLP
2800 Twenty-Eight Street, Suite 315
Santa Monica, CA 90405-6201
Telephone: (310) 450-9582 x333
Facsimile: (310) 450-0506

16. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 9, Section 10, Paragraph 12.2 and Section 13 of this Agreement shall survive the expiration or termination of this Agreement.

17. TERMINATION

17.1. City may terminate this Agreement for any reason on five calendar days’ written notice to Consultant. Consultant may terminate this Agreement for any reason on
thirty calendar days' written notice to City. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

17.2 If City terminates this Agreement due to no fault or failure of performance by Consultant, then Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement.

18. GENERAL PROVISIONS

18.1 Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.2 In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability, medical condition or any other unlawful basis.

18.3 The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the section or paragraph thereof, as the case may be, and not such heading, shall control and govern in the construction of this Agreement. Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

18.4 The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing.

18.5 Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.6 Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter
existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies. If legal action shall be necessary to enforce any term, covenant or condition herein contained, the party prevailing in such action, whether reduced to judgment or not, shall be entitled to its reasonable court costs, including accountants’ fees, if any, and attorneys’ fees expended in such action. The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

18.7 If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

18.8 This Agreement shall be governed and construed in accordance with the laws of the State of California.

18.9 All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed by City and Consultant.

18.10 This Agreement is not subject to the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., or California Code of Regulations, Title 8, Section 16000, et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects.
TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"City"
City of Los Alamitos

By: Bré M. Plumlee, City Manager
Date: 12-16-14

"Consultant"
Midori Gardens

By: Naga Hamamoto, President
Date: 11-21-14

By: Al Gamañero, Vice President
Date: 11-21-14

Attest:

By: Windmear Quintanar, CMC, City Clerk
Date: 12/16/14

Approved as to form:

By: Cary S. Reisman, City Attorney
Date: 12-15-14
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFER NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

COVERAGE

PRODUCER
James G Parker Insurance Associates
License #0554959
P O Box 3947
Fresno, CA 93650

INSURED
Midori Gardens
3231 Main Street
Santa Ana, CA 92707

CERTIFICATE HOLDER
City of Alamitos
Public Works Department
Attn: Tony Brandyberry
3191 Katella Avenue
Los Alamitos, CA 90720

CONTACT NAME: Mary Amiri
PHONE: (661) 284-1708
FAX: (661) 284-5375
EMAIL: namiri@jgparker.com

INSURER(S) AFFORDING COVERAGE
- Argonaut Great Central
- Praetorian Insurance Company
- Cypress Insurance Company
- Parker Insurance

CERTIFICATE NUMBER: 14-15 GL BA WC XS

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

City of Alamitos and its officers, employees, agents and volunteers as are named as additional insured on a primary basis with respect to General Liability per forms AG CG 2010 BPN 0704 and respects to Business auto per form PICA2010 0507; Waiver of Subrogation coverage applies with respect to General Liability, Business Auto and Workers Compensation per forms CG2404 0509, PICA2404 0807 & C990410A.

CERTIFICATE HOLDER
(562) 493-1255 tbrandberry@cityoflosalam

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
James Parker III/TLS

© 1998-2010 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD
This certificate replaces the certificate issued on 11/20/14
THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

BLANKET, PRIMARY, OR NON-CONTRIBUTORY – AS REQUIRED BY WRITTEN CONTRACT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

<table>
<thead>
<tr>
<th>Policy Effective Date 6/1/2014</th>
<th>Policy Expiration Date 6/1/2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Named Insured Midori Gardens &amp; Midori Landscape Inc</td>
<td></td>
</tr>
</tbody>
</table>

If the required policy information is not shown above, it will be shown in the Declarations.

SCHEDULE

<table>
<thead>
<tr>
<th>Name Of Additional Insured Person(s) Or Organization(s):</th>
<th>Location(s) Of Covered Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Person or Organization:</td>
<td>Location:</td>
</tr>
<tr>
<td>Any person or organization with whom you agreed, because of a written “insured contract”, written agreement or permit, is an insured during the policy period.</td>
<td>Blanket as required by written “insured contract”.</td>
</tr>
<tr>
<td>City of Los Alamitos, its officers, employees, agents and volunteers</td>
<td>This insurance is excess over any other insurance available to the additional insured(s) as an insured whether primary, excess, contingent or on any other basis, unless a written “insured contract” or written agreement specifically requires that this insurance be either primary or non-contributing. This insurance applies as respects any claim, loss or liability allegedly arising out of the operations of the named insured, provided however that this insurance will not apply to any claim, loss or liability which is determined to be solely the result of the additional insured's negligence or solely the additional insured's responsibility.</td>
</tr>
</tbody>
</table>

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for ‘bodily injury’, “property damage” or “personal and advertising injury” caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;
B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

<table>
<thead>
<tr>
<th>Endorsement effective</th>
<th>06/01/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Named Insured</td>
<td>Midori Gardens</td>
</tr>
<tr>
<td>Countersigned by</td>
<td>(Authorized Representative)</td>
</tr>
<tr>
<td>PRAETORIAN INSURANCE COMPANY</td>
<td></td>
</tr>
</tbody>
</table>

WHO IS AN INSURED (under Section II—Liability Coverage, A.1) is amended to include as an "insured" the person or organization shown in the Schedule with respect to the operation, maintenance, or use of a covered "auto" you own if:

1) You are obligated to add that person or organization, as an additional insured to this policy by:
   a. an expressed provision of an "insured contract", or written agreement; or
   b. an expressed condition of a written permit issued to you by a governmental or public authority; and

2) The "bodily injury" or "property damage" is caused by an "accident" which takes place after:
   a. You executed the "insured contract" or written agreement; or
   b. The permit has been issued to you.

SCHEDULE

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Los Alamitos, its officers, employees, agents and volunteers</td>
<td></td>
</tr>
</tbody>
</table>

Blancket as required by an expressed provision of an "insured contract", or written agreement; or an expressed condition of a written permit issued to you by a governmental or public authority and effective during the policy period as stated on the policy declarations.
WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization: CITY OF LOS ALAMITOS, ITS OFFICERS, EMPLOYEES, AGENTS AND VOLUNTEERS

Blanket as required by written contract and effective during the policy period as stated on the policy declarations.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV — Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or 'your work' done under a contract with that person or organization and included in the 'products-completed operations hazard'. This waiver applies only to the person or organization shown in the Schedule above.
THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

City of Los Alamitos, its officers, employees, agents and volunteers

We waive any right of recovery we may have against any additional insured under Section II - Liability Coverage, A. Coverage, 1. Who is An Insured, c. because of payments we make for injury or damage, but only as respects loss arising out of the operation, maintenance or use of a covered "auto" you own pursuant to the provisions of the "insured contract", written agreement, or permit.
Midori Gardens and Midori Landscape Inc.

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA
BLANKET BASIS

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

The additional premium for this endorsement shall be 2.00% of the total policy premium otherwise due on such remuneration.
The minimum premium for this endorsement is $350.00.

Schedule

<table>
<thead>
<tr>
<th>Person or Organization</th>
<th>Job Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL ORGANIZATIONS FOR WHOM THE WAIVER OF SUBROGATION IS ISSUED</td>
<td>ALL CALIFORNIA OPERATIONS</td>
</tr>
</tbody>
</table>

City of Los Alamitos, its officers, employees, agents and volunteers

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 06/01/2014 Policy No. 3300067020-141 Endorsement No. 1
Insured MIDORI GARDENS INC Premium $

Insurance Company Cypress Insurance Company

Countersigned by

WC 99 04 10A
(Ed 07-07)
To: Mayor Troy D. Edgar & Members of the City Council

Via: Bret M. Plumlee, City Manager

From: Steven A. Mendoza, Development Services Director

Subject: Community Development Block Grant (CDBG) Project List for Fiscal Years 2018/2019 and 2019/2020

Summary: This report sets forth a recommended project list for Fiscal Years 2018/2019 and 2019/2020 of the County’s Community Development Block Grant (CDBG) program and approval of the City’s participation in the program through an application due on January 17, 2018.

Recommendations:


2. Direct Staff to prepare applications for submittal to the County of Orange; and,

3. Authorize the City Manager to execute all CDBG program documents for Fiscal Years 2018/2019 and 2019/2020 and appropriate amendments, if any, as they become available.

Background

The County changed their applications to a two-year cycle therefore staff is seeking Council approval for this item which supersedes the item approved by Council during their November meeting. The City annually files an application for Community Development Block Grant (CDBG) funds. In previous years, Staff would apply for funds to cover one year at a time, and therefore requested and received 2018-2019 project application approval in December 2017 from the Council. However, in this current application cycle, the County of Orange would like the City to apply for two years’ worth
of funding. City Council approval is now needed to apply for a two-year (2018/2019 & 2019/2020) project application. The previously approved resolution will be replaced by this two-year resolution, if approved.

The Block Grant monies are funding programs for neighborhood revitalization, economic development, improvement of community facilities, and infrastructure within low income census tracts, and can be used for Senior or ADA (Americans with Disabilities Act) projects as well. The County of Orange released a Notice of Funding Availability (NOFA) in December and accepts applications that are submitted by January 17, 2018. The City should receive notice of approval, if approved, in April 2018, with funds being available after July 2018.

Discussion

CDBG funds are often used to serve residents within a City’s low to moderate income target areas. Projects that fall within the parameters of ADA upgrades or Senior facilities are appropriate as well. Projects are more likely to receive funding if they can be completed within one year, provide a significant benefit to individuals served, and have leveraged funding. Funding priorities are shown in Table 1. The County will only accept “high priority needs level” projects for the next two years. The Staff recommended projects for these CDBG funds are noted below. Staff recommends approval for all of these projects for the applications.

<table>
<thead>
<tr>
<th>Projects</th>
<th>Approximate Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continued repair of lifted sidewalks throughout the City</td>
<td>Estimated construction cost $30,000</td>
</tr>
<tr>
<td>A 2015 ADA study was conducted by a consultant for the City. The report</td>
<td>Includes 10% City match</td>
</tr>
<tr>
<td>identified certain infrastructures that do not meet current ADA</td>
<td></td>
</tr>
<tr>
<td>standards. In this ADA study, there are sidewalk lifts and grade</td>
<td></td>
</tr>
<tr>
<td>problems in the City that have been identified for repair.</td>
<td></td>
</tr>
<tr>
<td>Removal and replacement of asphalt with Portland concrete in various</td>
<td>Estimated construction</td>
</tr>
<tr>
<td>sections of three alleys - These alleys are located in the</td>
<td></td>
</tr>
</tbody>
</table>

**TABLE 1**

<table>
<thead>
<tr>
<th>Community Need Type</th>
<th>Priority Needs Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>01 Acquisition of Real Property 570.261(a)</td>
<td>High</td>
</tr>
<tr>
<td>02 Disposition 570.261(b)</td>
<td>Medium*</td>
</tr>
<tr>
<td>03 Public Facilities and Improvements Needs 570.261(c)</td>
<td>Medium</td>
</tr>
<tr>
<td>03A Senior Centers</td>
<td>High</td>
</tr>
<tr>
<td>03B Handicapped Center</td>
<td>Medium</td>
</tr>
<tr>
<td>03C Homeless Facilities</td>
<td>High</td>
</tr>
<tr>
<td>03J Youth Centers</td>
<td>Medium</td>
</tr>
<tr>
<td>03E Neighborhood Facilities/Libraries</td>
<td>High</td>
</tr>
<tr>
<td>03F Parks and/or Recreational Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03G Parking Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03H Solid Waste Disposal Improvements</td>
<td>Medium</td>
</tr>
<tr>
<td>03I Flood Drain Improvements</td>
<td>High</td>
</tr>
<tr>
<td>03J Water/Sewer Improvements</td>
<td>High</td>
</tr>
<tr>
<td>03K Street Improvements</td>
<td>High</td>
</tr>
<tr>
<td>03L Sidewalks</td>
<td>High</td>
</tr>
<tr>
<td>03M Child Care Centers</td>
<td>Medium</td>
</tr>
<tr>
<td>03N Tree Planting</td>
<td>Medium</td>
</tr>
<tr>
<td>03O Fire Stations/Equipment</td>
<td>Medium</td>
</tr>
<tr>
<td>03P Health Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03Q Abused and Neglected Children Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03R Asbestos Removal</td>
<td>Low*</td>
</tr>
<tr>
<td>03S Facilities for AIDS Patients (not operating costs)</td>
<td>Medium</td>
</tr>
</tbody>
</table>
Apartment Row neighborhood, as well as along the back of commercial corridors (see approximate areas in blue on map below). These alleys lead to nearby shops and restaurants and provide access to the residents’ parked vehicles.

Street repair - Removal and replacement of sections of asphalt concrete, grind and overlay Noel Street, from Katella Avenue to Farquhar Avenue in the Apartment Row neighborhood. By reconstructing this street, it would make it easier for residents to travel to and from their residences.

Noel Street – Katella Avenue to Farquhar Avenue = $150,000
Includes 10% City match
Fiscal Impact

There is no fiscal impact to the City unless the County approves our application. Future expenditures of 10% matching funds -- cost depending on the projects selected above -- will be reflected in next year's annual Capital Improvement Plan budget. The matching funds will be drawn from Gas Tax and/or Measure M money.

Submitted By: Steven Mendoza, Development Services Director
Fiscal Impact Reviewed By: Maria-Luisa Valdez, Interim Admin. Services Director
Approved By: Bret M. Plumlee, City Manager

Attachment: 1. Resolution 2018-03
RESOLUTION NO. 2018-03


WHEREAS, it is the intent of the City of Los Alamitos to participate in the filing of an application with the County of Orange for a grant authorized under the Housing and Community Development Act of 1974; and,

WHEREAS, the Housing and Community Development Act of 1974, as amended, authorizes cities under 50,000 in population to enter into cooperation agreements with the County in which they are located for the purpose of undertaking essential community development activities.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Los Alamitos, California, finds that the above recitals are true and correct.

SECTION 2. Does hereby approve and adopt the City Staff selection of the following project funding requests and directs that an application reflecting these projects, as selected by City Staff, be submitted to the County of Orange:

<table>
<thead>
<tr>
<th>Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continued repair of lifted sidewalks throughout the City</td>
</tr>
<tr>
<td>A 2015 ADA study was conducted by a consultant for the City. The report identified certain infrastructure that does not meet current ADA standards. In this ADA study, there are sidewalk lifts and grade problems in the City that have been identified for repair.</td>
</tr>
<tr>
<td>Removal and replacement of asphalt with Portland concrete in various sections of three alleys - These alleys are located in the Apartment Row neighborhood, as well as along the back of commercial corridors (see approximate areas in blue on map below). These alleys lead to nearby shops and restaurants and provide access to the residents' parked vehicles.</td>
</tr>
</tbody>
</table>
Street repair - Removal and replacement of sections of asphalt concrete, grind and overlay Noel Street, from Katella Avenue to Farquhar Avenue in the Apartment Row neighborhood. By reconstructing this street, it would make it easier for residents to travel to and from their residences.

SECTION 3. Hereby authorizes the City Manager and/or the assignee(s) to execute in the name of the City of Los Alamitos the applications, the Standard Agreements, and all other documents required by the CDBG Program.

SECTION 4. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of January, 2018.
I, Windmera Quintanar, CMC, City Clerk, of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council held on the 16th day of January 2018, by the following vote, to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Windmera Quintanar, CMC, City Clerk
City of Los Alamitos

Agenda Report
Consent Calendar
January 16, 2018
Item No.: 10F

To: Mayor Troy D. Edgar & Members of the City Council
Via: Bret M. Plumlee, City Manager
From: David L. Hunt, City Engineer
Steven A. Mendoza, Development Services Director

Subject: Extra Work Order for Electrical Conduit in Los Alamitos Boulevard Median Improvement Project (CIP No. 16/17-08)

Summary: This report recommends action to approve change order number three for the installation of an electrical conduit as part of the Los Alamitos Boulevard Median Improvement Project (CIP No. 16/17-08).

Recommendation: Authorize change order number three in the amount of $13,975 for the installation of an additional electrical conduit as required by Southern California Edison (SCE), while using a portion of the available construction contingency budget for the project.

Background

At the City Council meeting of October 16, 2017, the Council approved an extra work order for the installation of approximately 1,000 feet of 3 inch conduit so that SCE can run their line from their vault to the service which will provide power to the lights and the sprinkler controllers.

Discussion

After partial boring and exposing of the SCE vaults, the contractors for this project GMC Engineering, Inc. discovered the following subsurface conditions at Catalina Street (E) that changed the scope of work for the proposed SCE conduit installation for meter pedestal LS2 and LS3. The conflicts consisted of:

- Connection at the existing vault (V5091042) – based on the SCE Inspector’s investigation, it appears that the proposed “window” for the conduit to enter the west side of the vault is not available. Therefore, the proposed conduit may need to be re-routed to enter the east side of the vault (see sketch below).
• LS2 conduit crossing Catalina Street (E) – there is only an 8 inch gap between the bottom of the existing water line and the top the existing concrete encased SCE lines, which is too tight for boring the new SCE conduit and does not provide the required 12 inch clearance. Therefore, this conduit will likely need to be installed by open trenching and concrete encasing.

The SCE Inspector discussed the above conditions with the SCE Planner to determine an acceptable solution. In the interest of time, the planner proposed to provide necessary red-lines for design changes on the current approved plan, as opposed to going through re-design. City Staff contacted the SCE Planner to discuss these issues and helped expedite design revisions.

The SCE planner, Contractors, Consultant and City Staff met at the jobsite on Wednesday, December 20, 2017, to get a better understanding of the problems and to work out the quickest and most cost effective solutions. Per the discussion which took place in the field, it was decided to access the vault from the eastside which will entail additional trenching. See exhibit below:

The additional work includes, the installation of an additional conduit to the vault, necessary trenching, backfilling and reconstruction of pavement structural sections, additional trenching and pavement reconstruction at the exposed east side of the vault for SCE contractors to access and connect to the system. The cost includes additional handholes, excavation, sawcut and export dump fees. The cost for this additional work is $13,975. The contractor was given the go ahead to complete the work with the intent to keep the project moving.
Fiscal Impact

On March 20, 2017, the City Council approved a total budget of $2,002,553. Included in that amount was a construction budget of $1,638,685, $200,000 for engineering invoices and inspection and project management, and a construction contingency budget of $163,868. On October 16, 2017, the City Council approved $75,000 to $95,000 to set aside from the contingency money for the purchase of a tree and to add the electrical conduit required by Edison. On December 18, 2017, the City Council permitted the City Manager to use $10,000 of the contingency to be used on engineering analysis. There is $58,868 in available contingency funds before this additional work is considered.

The extra work recommended in this staff report would use an additional $13,975 of the contingency fund.

Submitted By: Dave Hunt, City Engineer
Fiscal Impact Reviewed By: Maria-Luisa Valdez, Interim Administrative Services Director
Approved By: Bret M. Plumlee, City Manager
Summary: At its special meeting of December 18, 2017, the City Council directed Staff to bring back an item for consideration of reducing the size of the Parks, Recreation, and Cultural Arts Commission. This item allows Council to discuss the Commissions and provide direction to Staff.

Recommendation: Discuss and direct Staff accordingly regarding the City Boards, Commissions, and Committees.

Background

Chapters 2.30 to Chapter 2.40 of the Los Alamitos Municipal Code (LAMC) provide the general guidelines for City Boards, Commissions, and Committees. The City has Parks, Recreation, and Cultural Arts (PRCA) Commission (LAMC Chapter 2.36), Planning Commission (LAMC Chapter 2.38), and Traffic Commission (LAMC Chapter 2.40). Each commission meets once a month and consists of seven members that serve a three year term.

LAMC Chapter 2.64 also provides for a Personnel Appeals Commission that meets on an as needed basis and consists of five members. Any changes to the Commissions would require adoption of an Ordinance amending the LAMC.

Discussion

Commission recruitments are held once a year in November for interviews and appointments in December. New Commissioners take office at the January meeting. If a Commissioner resigns before the term has expired, special recruitments are held to fill the vacancies.
The attached Local Appointments List provides a summary of each Commission and its current members. The PRCA Commission has one vacancy due to Council Member Chirco being appointed to the City Council. Commissioners Carvajal and Jorge have terms that expired in December 2017. Commissioner Jorge is not interested in continuing to serve. The five member Personnel Commission and seven member Planning Commission are fully staffed. The Traffic Commission has one Commissioner, Dave Emerson, whose term expired December 2017 and is not interested in reapplying.

At this time Council can discuss how it would like to move forward. Considerations can include but are not limited to the number of Commissions, the size of each Commission, and future recruitments.

**Fiscal Impact**

None.

Submitted By: Windmera Quintanar, CMC, City Clerk  
Approved By: Bret M. Plumlee, City Manager

*Attachments:  1. Local Appointments List*
NOTICE IS HEREBY GIVEN that the City of Los Alamitos encourages residents to apply for positions on City Commissions, Boards and Committees. At the end of each year, the City releases a list of expiring appointed terms for the coming year, names of incumbents, and the dates of their appointments. The following is a complete list. Interested residents may contact the Office of the City Clerk for applications and additional information, (562) 431-3538, Ext. 220.

QUALIFICATIONS AND REQUIREMENTS: Members of the following Commissions and Boards shall be appointed, and shall be subject to removal, by motion of the City Council adopted by a majority vote. The members thereof shall be appointed from the qualified electors of the City for a term of three years, none of who shall hold any paid office or employment in the City government and shall serve until their respective successors are appointed and qualified. If a member of a Board or Commission is absent from three (3) consecutive meetings of such Board or Commission, unless by permission of such Board or Commission expressed in its official minutes, or is convicted of a crime involving moral turpitude, or ceases to be a qualified elector of the City, his/her office shall become vacant and shall be so declared by the City Council.

Planning Commissioners are designated “code filers” under California Government Code Section 87200. All other Boards/Commissions are designated “code filers” under the City’s Conflict of Interest Code (COIC). Financial disclosure must be made periodically on specific forms and become documents of public record.

PARKS, RECREATION & CULTURAL ARTS COMMISSION - This is a seven-member Commission, which meets on the first Wednesday of each month at 7:00 p.m. in the City Council Chamber, 3191 Katella Avenue, Los Alamitos. It is responsible for advising the City Council in all matters pertaining to public recreation and parks, including problems of development of recreation areas, facilities, programs and services and formulating policies on recreational services, and also programming yearly events within the community that promote fine arts.

<table>
<thead>
<tr>
<th>Members</th>
<th>First Appointed</th>
<th>Exp. Date</th>
<th>Residential Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pete Carvajal</td>
<td>February 2003</td>
<td>December 2017</td>
<td>Highlands</td>
</tr>
<tr>
<td>Emil Jorge</td>
<td>September 2014</td>
<td>December 2017</td>
<td>Highlands</td>
</tr>
<tr>
<td>Tanya Doby</td>
<td>December 2016</td>
<td>December 2019</td>
<td>Highlands</td>
</tr>
<tr>
<td>Steven Olveda</td>
<td>December 2016</td>
<td>December 2019</td>
<td>Old Town East</td>
</tr>
<tr>
<td>VACANT</td>
<td></td>
<td>December 2019</td>
<td>Highlands</td>
</tr>
<tr>
<td>Dean Hill</td>
<td>February 2017</td>
<td>December 2020</td>
<td>College Park North</td>
</tr>
<tr>
<td>Trisha Murphy</td>
<td>December 2017</td>
<td>December 2020</td>
<td></td>
</tr>
</tbody>
</table>

PERSONNEL APPEALS COMMISSION - This is a five-member Commission is appointed for a four-year term and meets on an as-needed basis. The Personnel Appeals Commission receives and hears appeals on personnel matters.

<table>
<thead>
<tr>
<th>Members</th>
<th>First Appointed</th>
<th>Exp. Date</th>
<th>Residential Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Lee</td>
<td>February 2003</td>
<td>December 2018</td>
<td>Carrier Row</td>
</tr>
<tr>
<td>Marilyn Bates</td>
<td>August 2012</td>
<td>August 2020</td>
<td>Greenbrook</td>
</tr>
<tr>
<td>Timothy Johnson</td>
<td>December 2016</td>
<td>December 2020</td>
<td>Apartment Row</td>
</tr>
<tr>
<td>Chuck Landon</td>
<td>August 2014</td>
<td>December 2020</td>
<td>Greenbrook</td>
</tr>
<tr>
<td>Cathie Salai</td>
<td>August 2008</td>
<td>August 2020</td>
<td>Greenbrook</td>
</tr>
</tbody>
</table>
PLANNING COMMISSION - This is a seven-member Commission that meets on the fourth Wednesday of each month at 7:00 p.m. in the Los Alamitos Council Chamber, 3191 Katella Avenue, Los Alamitos. The Planning Commission is responsible for recommendations and implementation of the City's General Plan and zoning ordinances, as well as review of development proposals.

<table>
<thead>
<tr>
<th>Members</th>
<th>First Appointed</th>
<th>Exp. Date</th>
<th>Residential Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary Anne Cuilty</td>
<td>December 2013</td>
<td>December 2018</td>
<td>Highland</td>
</tr>
<tr>
<td>Art DeBolt</td>
<td>January 2013</td>
<td>December 2018</td>
<td>Suburbia</td>
</tr>
<tr>
<td>Wendy Grose</td>
<td>January 2010</td>
<td>December 2018</td>
<td>Old Town West</td>
</tr>
<tr>
<td>Gary Loe</td>
<td>January 2010</td>
<td>December 2018</td>
<td>Highlands</td>
</tr>
<tr>
<td>John Riley</td>
<td>July 2009</td>
<td>December 2018</td>
<td>Country Squares</td>
</tr>
<tr>
<td>Larry Andrade</td>
<td>August 2015</td>
<td>December 2020</td>
<td>New Dutch Haven</td>
</tr>
<tr>
<td>Victor R. Sofelkanik</td>
<td>August 2000</td>
<td>December 2020</td>
<td>Greenbrook</td>
</tr>
</tbody>
</table>

TRAFFIC COMMISSION - This is a seven-member Commission that meets monthly on the second Wednesday of each month at 7:00 p.m. in the Los Alamitos Council Chamber, 3191 Katella Avenue, Los Alamitos. The Traffic Commission is responsible for reviewing complaints, requests or suggestions concerning traffic safety conditions and making recommendations to the City Council.

<table>
<thead>
<tr>
<th>Members</th>
<th>First Appointed</th>
<th>Exp. Date</th>
<th>Residential Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dave Emerson</td>
<td>January 2012</td>
<td>December 2017</td>
<td>Suburbia</td>
</tr>
<tr>
<td>Randall Hill</td>
<td>December 2016</td>
<td>December 2019</td>
<td>Highlands</td>
</tr>
<tr>
<td>Javier Mejia</td>
<td>January 2013</td>
<td>December 2019</td>
<td>Apartment Row</td>
</tr>
<tr>
<td>Daniel Patz</td>
<td>January 2013</td>
<td>December 2019</td>
<td>Greenbrook</td>
</tr>
<tr>
<td>Sallie Rodman</td>
<td>December 2016</td>
<td>December 2019</td>
<td>Highlands</td>
</tr>
<tr>
<td>Elliot Singer</td>
<td>December 2016</td>
<td>December 2019</td>
<td>Highlands</td>
</tr>
<tr>
<td>Antoinette West</td>
<td>December 2017</td>
<td>December 2020</td>
<td>Highlands</td>
</tr>
</tbody>
</table>

GC 54972
(01/04/18 wq)
City of Los Alamitos

Agenda Report  January 16, 2018
Discussion Items  Item No.: 11B

To:  Mayor Troy D. Edgar & Members of the City Council

Via:  Bret M. Plumlee, City Manager

From:  Windmera Quintanar, CMC, City Clerk

Subject:  Southern California Association of Governments (SCAG) 2018 Regional Conference and General Assembly

Summary:  The Southern California Association of Governments (SCAG) Regional Conference and General Assembly will be held May 2-4, 2018, at the Renaissance Esmeralda Indian Wells resort and Spa. Each year, SCAG’s member cities select a Delegate and/or Alternate to represent their City and participate at the conference.

Recommendations:

1. Appoint a representative to attend and serve as the City’s Voting Delegate for the Southern California Association of Governments (SCAG) General Assembly; and,

2. Appoint a Council Member to attend and serve as the City’s Alternate Voting Delegate in the event of the Voting Delegate’s absence.

Background

Southern California Association of Governments (SCAG) is the nation’s largest metropolitan planning organization, representing six counties, 191 cities and more than 18 million residents. SCAG undertakes a variety of planning and policy initiatives to encourage a more sustainable Southern California now and in the future.

At least once every year, SCAG convenes the General Assembly to bring together the official representatives of SCAG’s membership and help set the agency’s course for the coming year. The General Assembly is a forum where policy matters can be identified and addressed. A quorum of the General Assembly consists of official representation from one-third of the member cities and one-third of the member counties.

Each member county and each member city has one official representative and one alternate in the General Assembly, except the City of Los Angeles, which has three official representatives and three alternates due to its population size. Member cities...
and counties must communicate the names of their official representatives and alternates to SCAG within 45 days before the annual meeting of the General Assembly.

**Discussion**

One aspect of SCAG’s 2018 Regional Conference is the General Assembly where the membership considers and takes action on the Fiscal Year budget, SCAG Officers, and proposed amendments to the SCAG Bylaws. The conference will include keynote speakers and panel discussions, an Awards Luncheon, Sponsor’s reception and many excellent networking opportunities with fellow elected officials, VIPs and stakeholders from throughout Southern California.

In order to facilitate the conduct of business at the General Assembly Meeting, each City Council must designate a Voting Delegate and Alternate. Designation of the Delegate is consistent with SCAG’s Bylaws.

The Voting Delegate and Alternate must be registered to attend the conference. The City is currently a member of SCAG and therefore registration and one night’s accommodations are free for the City’s voting delegate.

**Fiscal Impact**

Attendance at the conference and one night’s accommodations are provided at no cost for the voting delegate. The adopted Travel Policy allows reimbursement for lodging, associated meals, and mileage reimbursement upon the submittal and approval of an expense report and documentary evidence. Sufficient funds are available in the City Council’s travel and training budget for anticipated costs associated with this conference.

Submitted By: Windmera Quintanar, CMC, City Clerk  
Fiscal Impact Reviewed By: Maria-Luisa Valdez, Interim Admin. Services Director  
Approved By: Bret M. Plumlee, City Manager

**Attachments:**  
1. SCAG Request Letter  
2. SCAG Annual Conference Information available online at:  
   http://www.scag.ca.gov/calendar/Pages/GA2018.aspx
Windy Quintanar

From: Rey-Chaput, Tess <REY@scag.ca.gov>
Sent: Thursday, December 21, 2017 5:13 PM
To: Windy Quintanar
Subject: SCAG 2018 Call for Resolutions and Bylaw Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

To All City and County Clerks:

Each year, your City Council/County Board appoints a Delegate and Alternate Representative to the Southern California Association of Governments (SCAG) General Assembly (GA). If you have not done so, please email me a copy of your City’s action or an excerpt from your meeting minutes regarding the appointment of your City Delegate/Alternate Representative.

However, if you have identified your City Delegate and Alternate Representative to the General Assembly, please send me the names of your Delegate/Alternate Representatives. In their capacity as the City’s Delegate Representative to SCAG’s General Assembly, they will have the opportunity to propose any policy matter for determination by the General Assembly in the form of a proposed Resolution and/or to propose revisions to the SCAG Bylaws. The deadline to submit proposed Resolutions and/or SCAG Bylaw revisions is no later than 3PM, Friday, February 2, 2018.

All proposed Resolutions and/or Bylaw revisions will be reviewed by SCAG Bylaws and Resolutions Committee and the Regional Council before being considered at the General Assembly meeting, scheduled for:

Date: Thursday, May 3, 2018
Time: 9AM
Location: Renaissance Resort & Spa, 44400 Indian Wells Lane, Indian Wells, CA 92210

If your participating City Delegate Representative will be attending the Regional Conference and General Assembly, they will receive a complimentary one-night hotel accommodation at the Renaissance Resort & Spa for the night of May 3.

Thank you for your attention and cooperation regarding this matter. We are looking forward to receiving the names of your City’s Representative to the General Assembly.

Sincerely
Tess

Tess Rey-Chaput, CMC
Office of Regional Council Support
Tel: (213) 236-1908
REY@scag.ca.gov

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017

f  t  l
Summary: This staff report introduces the City Council to the Highest and Best Use (HABU) Study currently underway by Jones Lang LaSalle. The Study takes a look at the Civic Center properties. Two sub-studies were also completed by Jones Lang La Salle including a Hotel Feasibility Report and a Property Condition Assessment.

Recommendations:

1. Receive and file; and,

2. Direct staff accordingly; and,

3. Schedule a future workshop on this topic.

Background

Since the Summer of 2016 the City of Los Alamitos has been working closely with Jones Lang LaSalle (JLL) to provide real estate and economic consultant services related to the Civic Center facilities. Thus far JLL has prepared a Highest and Best Use Study for the Civic Center along with two supplemental reports; a Hotel Feasibility Report and a Property Condition Assessment.

Staff is providing the collection of the three Reports to the Mayor and City Council for review and consideration.

Discussion

The City of Los Alamitos began to research a higher and better land use for the Katella fronted Civic Center properties in 2016 with seed monies provided by Lincoln
Properties. The City and Lincoln Properties had entered into an Exclusive Negotiation Agreement. On July 18, 2016 the City Council approved a Professional Services Agreement with Jones Lang LaSalle (JLL) to provide real estate and economic consultant services related to the disposition of city-owned property. The study was funded through a $50,000 deposit with Lincoln Properties in return for the Exclusive Negotiation Agreement (ENA) with the City. The study analyzed the highest and best use based on alternative development options for the City’s current Civic Center site. Alternative uses analyzed included retail, hotel and commercial office. The study also analyzed if the alternative uses generated sufficient future revenues to offset the cost of developing a new Civic Center. The key findings of the study found that a hotel would provide the highest fiscal benefit to the City. The excess land value and fiscal benefit associated with a hotel would offset a majority of the cost for new Civic Center facilities, at a net cost of approximately $3.468 million. Alternatively, if the City remained in its existing facilities, amounts would need to be spent on deferred maintenance, modernization and disability upgrades. The study was discussed with the Civic Center Ad Hoc Committee consisting of Council Member Kusumoto and Council Member Wilson. The Ad Hoc Committee requested funding for additional work to be performed by JLL.

When deliberating about the costs of facilities, it became apparent that the study lacked an important component of the analysis. The study lacks the true costs of occupancy to remain in the City’s existing facilities. This would include but not limited to deferred maintenance, modernization, and disability upgrades. Additional work related to Hotel Feasibility was also requested. The initial phase of HABU study was funded through a $50,000.00 deposit from Lincoln Properties in return for the Exclusive Negotiation Agreement (ENA) with the City.

Funding for the proposed additional task was provided by the City as the ENA with Lincoln Properties had expired.

<table>
<thead>
<tr>
<th>Task 1</th>
<th>Hotel Market and Feasibility Study</th>
<th>$25,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task 2</td>
<td>Analysis of cost to remain in existing facilities including existing conditions of Civic Center facilities, identifying areas requiring repair or corrective action due to deferred maintenance, evaluate the efficiency of the HVAC systems, development of spreadsheet containing Capital Expenditure Forecast for 10 years</td>
<td>$16,650.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,250.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$49,900.00</strong></td>
</tr>
</tbody>
</table>

The Ad Hoc Committee asked JLL to provide a proposal and pricing for additional tasks. JLL provided that proposal on July 11, 2017.

On July 31, 2017 the City Council approved the Approve Budget appropriation of $49,900.00, from the General Fund to the Development Services Department for implementation of the program for Fiscal Year 2017-2018; and, authorized the Mayor to
execute Amendment No. 1 to the Professional Services Agreement with Jones Lang LaSalle (JLL).

The two reports, along with the original HABU report are being presented to the full City Council. The subcommittee was disbanded during the December 18, 2017 City Council meeting.

Staff is seeking direction to hold a future City Council workshop where Jones Lang LaSalle will be available.

**Fiscal Impact**

There are no budgetary impacts in presenting these reports to City Council.

Submitted By: Steven A. Mendoza, Development Services Director
Approved By: Bret M. Plumlee, City Manager

Attachments: 1. Civic Center Highest and Best Use Study
2. Civic Center Highest and Best Use Study (Summary)
3. Civic Center Hotel Feasibility Study
4. Civic Center Property Condition Assessment
Los Alamitos Civic Center Site Analysis

April 26, 2017
Table of Contents

Civic Center Highest and Best Use

I. Executive Summary

II. Civic Center Alternative Development Scenarios
   a. Overview and Summary
   b. Scenario 1 – Develop All City Facilities on the Current Site
   c. Scenario 2 – Limited Development on Current Site and Lease Space
   d. Scenario 3 – Limited Development on Current Site and Purchase Space

III. Delivery Structures

IV. Appendix - Civic Center Highest and Best Use Analysis and Findings
   a. Overview and Summary
   b. Retail Use Details
   c. Hotel Use Details
   d. Office Use Details
SECTION I
Executive Summary
Executive Summary

Civic Center Site Analysis

Goals and Objectives

- The City of Los Alamitos (City) seeks to determine the highest and best use based on alternative development options for their current Civic Center site (Site). The Site is currently used by the City for operational and administrative needs, and the City seeks to determine if there are viable alternative uses for the Site.

- The City is interested in determining if there is sufficient future revenues generated by the Site to potentially lower or offset the cost of developing a new Civic Center at its current location.

- The City also retained JLL to analyze the cost savings of leasing or acquiring existing space to developing new. In addition, JLL estimated potential City revenues generated by private development on the Site to potentially reduce the cost of a new Civic Center.

Approach and Methodology

JLL developed independent financial models for each development alternative, for the Civic Center site, in order to evaluate the highest and best use for the site and potential values generated to the City by each use. Alternative uses analyzed included retail, hotel, and commercial office. Per the City’s request, we did not analyze residential uses.

JLL leveraged global experience and deep knowledge of the local real estate markets, as well as relied on third party data sources and information generally available to the public to provide accurate and reliable valuations. JLL’s market research is based on open-source and proprietary data from actual and pipeline transactions.

Inputs to the JLL financial models focus on key assumptions impacting development cost, revenues, operating expenses and potential City ground rents. All assumptions are based on current market statistics and do not represent a projection of demand. Therefore, there is potential for actual performance of the future projects to deviate from projections shown in this report.

This analysis represent a Rough Order of Magnitude (ROM) analysis of costs, revenues, and expenses in the very preliminary stages of a project when design and other requirements have yet to be fully defined and evaluated. ROM analysis assumes high-level estimates of development potential based on current zoning guidelines; development costs and financing based on industry standards, as well as revenue and expense estimates (e.g. rents, average daily room rates, etc.) based on market averages for similar product types.
Executive Summary
Civic Center Site Analysis

Key Findings

The City owns approximately 3.1-acres or 135,000 square feet of land at the intersection of Katella Ave. and Civic Center Dr. The City occupies approximately 49,000 square feet including open storage in several structures across the 3.1-acres. Based on an initial analysis conducted by the City and reviewed by JLL and its subconsultant architect Laura Blake Architecture, it would appear the City could accommodate all City functions in 33,000 square feet of future office space, allowing for a 10% growth factor, on a portion of the Site with the remaining land available for private development. JLL prepared three separate alternatives to evaluate the lowest cost to develop a new Civic Center for the City of Los Alamitos. The three alternatives include:

1. **Rebuilding all City Functions on the Existing City Site** – This scenario assumed that all City functions would be built on the existing site and any excess land would be used for private uses in order to generate additional proceeds and tax revenues to the City to offset the cost of developing the new facilities or to offset to cost of additional debt service payments. Based on our analysis it is estimated that the City functions would consume approximately 2.1-acres of the Site and 1-acre would be made available for private development;

2. **Partial New Development and Lease Space** – This scenario assumed the City will lease existing space within the City limits for most City functions with the exception of the Police Department and Parks and Recreation Department and develop new facilities for the Police and Parks and Recreation Departments on the Site. Based on our analysis it is estimated that the City functions would consume approximately 0.8-acres on the Site and 2.3-acres would be made available for private development. The City would then need to lease approximately 12,800 square feet of office and/or industrial space to accommodate the remaining City functions; and

3. **Partial New Development and Purchase Building(s)** – This scenario assumed the City will purchase an existing building(s) for most City functions with the exception of the Police Department and Parks and Recreation Department and develop new facilities for the Police and Parks and Recreation Departments on the Site. Based on our analysis it is estimated that the City functions would consume approximately 0.8-acres on the Site and 2.3-acres would be made available for private development. The City would then need to purchase approximately 12,800 square feet of office and/or industrial space to accommodate the remaining City functions.
Executive Summary

Civic Center – Site Overview

~3.1 acres total, 135,038 SF

Civic Center:

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Existing Bldg SF</th>
<th>Future Space Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teen Center</td>
<td>3,340 SF</td>
<td>3,674 SF</td>
</tr>
<tr>
<td>Community Center</td>
<td>8,430 SF</td>
<td>9,273 SF</td>
</tr>
<tr>
<td>Admin. Services</td>
<td>1,285 SF</td>
<td>1,414 SF</td>
</tr>
<tr>
<td>City Yard</td>
<td>18,470 SF (1)</td>
<td>4,398 SF Plus Open Storage</td>
</tr>
<tr>
<td>Garages</td>
<td>4,686 SF</td>
<td>- SF</td>
</tr>
<tr>
<td>Police</td>
<td>6,500 SF</td>
<td>7,150 SF</td>
</tr>
<tr>
<td>City Hall</td>
<td>2,400 SF</td>
<td>2,640 SF</td>
</tr>
<tr>
<td>City Hall #2</td>
<td>2,209 SF</td>
<td>2,430 SF</td>
</tr>
<tr>
<td>Council Chamber</td>
<td>1,800 SF</td>
<td>1,980 SF</td>
</tr>
<tr>
<td></td>
<td>49,120 SF</td>
<td>32,958 SF</td>
</tr>
</tbody>
</table>

(1) Includes Storage Yard SF

Parking

<table>
<thead>
<tr>
<th></th>
<th>100 Spaces</th>
<th>100 Spaces</th>
</tr>
</thead>
</table>

• Adjacent Uses
  - School
  - Future Retail Development (Village 605)
  - Institutional Office
  - Residential
JLL prepared three separate alternatives to evaluate the site requirements of a new Civic Center for the City of Los Alamitos and potential excess land to offset development costs. The three alternatives include:

1) Rebuilding all City functions on the existing City site;
2) Leasing existing space within the City limits for most City functions with the exception of the Police Department and Parks and Recreation Department; and
3) Purchasing an existing building(s) for most City functions with the exception of the Police Department and Parks and Recreation Department.

For both alternates #2 and #3 it was assumed that the Police and Parks and Recreation Departments would be built on the existing City site and the balance of the Site could be developed with private uses.
Executive Summary

Key Findings – Civic Center Development Options

JLL prepared three separate alternatives to evaluate the lowest cost to develop a new Civic Center for the City of Los Alamitos. The three alternatives include:

1) Rebuilding all City functions on the existing City site;
2) Leasing existing space within the City limits for most City functions with the exception of the Police Department and Parks and Recreation Department; and
3) Purchasing an existing building(s) for most City functions with the exception of the Police Department and Parks and Recreation Department.

For both alternates #2 and #3 it was assumed that the Police and Parks and Recreation Departments would be built on the existing City site and the balance of the Site could be developed with private uses.

The lowest net cost option was Scenario 3, the Purchase Option in which the City would seek to purchase existing space within the City limits. The estimated net costs under this scenario are $3.4M. Net costs reflect revenues from sale of excess land and additional fiscal benefits, such as increased property tax, transient occupancy tax, and sales tax depending on the land use. See Section II for additional details related to each of the three scenarios shown in the table above. Although Scenarios 2 and 3 represent the lowest cost options, these options could prove difficult given the limited inventory in the City that would meet the City’s space needs.

<table>
<thead>
<tr>
<th>Summary of Civic Center Development Cost Scenarios</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scenario 1</strong></td>
</tr>
<tr>
<td><strong>Build @ Existing Site</strong></td>
</tr>
<tr>
<td>Costs</td>
</tr>
<tr>
<td>Development Costs</td>
</tr>
<tr>
<td>Cost of Lease/Acquisition</td>
</tr>
<tr>
<td>Total Costs</td>
</tr>
<tr>
<td>Revenues</td>
</tr>
<tr>
<td>Excess Land Value (1)</td>
</tr>
<tr>
<td>Fiscal Benefit Values (1)</td>
</tr>
<tr>
<td>Total Revenues</td>
</tr>
<tr>
<td>Net Cost</td>
</tr>
</tbody>
</table>

(1) All Scenarios assumes Hotel Mid Scenario
Executive Summary

Key Findings – Civic Center Development Options

For each of the alternatives it was assumed that the City would issue a bond to cover costs of developing the new facilities or to acquire additional building(s).

JLL has assumed that the City would finance any new development. The amount financed would be the total development cost and/or any acquisition cost less proceeds generated from any excess City land.

JLL has assumed that the City could issue 25-year tax-exempt bond with an average interest rate of four (4) percent and cost of issuance, fees and prepaid interest of approximately fifteen (15) percent. Bond payments range from $883K for Scenario 1, $701K for Scenario 2 and $594K for Scenario 3.

Fiscal benefits do not exceed bond payments in Scenario 1, but would break even in year 25 for Scenario 2 and year 20 for Scenario 3.

<table>
<thead>
<tr>
<th>Scenario 1</th>
<th>Scenario 2</th>
<th>Scenario 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build @ Existing Site</td>
<td>Lease</td>
<td>Purchase</td>
</tr>
<tr>
<td><strong>Costs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dev Costs</td>
<td>$15,780,000</td>
<td>$8,531,000</td>
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<tr>
<td>Acquisition Costs/Lease costs</td>
<td>$0</td>
<td>$5,115,000</td>
</tr>
<tr>
<td>Total Costs</td>
<td>$15,780,000</td>
<td>$13,646,000</td>
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<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
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<tr>
<td>Excess Land Value (1)</td>
<td>($1,814,000)</td>
<td>($4,119,000)</td>
</tr>
<tr>
<td>Net Cost/Net Bond</td>
<td>$13,966,000</td>
<td>$9,527,000</td>
</tr>
<tr>
<td>Add Issuance costs &amp; fees (2)</td>
<td>$2,095,000</td>
<td>$1,429,000</td>
</tr>
<tr>
<td>Bond Par Value</td>
<td>$16,061,000</td>
<td>$10,956,000</td>
</tr>
<tr>
<td>Annual Payment (3)</td>
<td>$883,000</td>
<td>$701,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 3</td>
<td>$158,000</td>
<td>$368,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 10</td>
<td>$194,000</td>
<td>$452,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 20</td>
<td>$260,000</td>
<td>$608,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 25</td>
<td>$302,000</td>
<td>$704,000</td>
</tr>
</tbody>
</table>

(1) All Scenarios assumes Hotel Mid Scenario
(2) Assume issuance costs, fees & prepaid interest costs @ 15%
(3) Based on bond with 4% rate & 25 year amortization
Executive Summary

Summary and Conclusions

To determine the best future use of the Civic Center, the City should consider the following:

- Further refine City space needs to determine the actual amount of space needed to accommodate growth
- Determine the true cost of occupancy to remain on the Site in its current condition
- Update the program of requirements for all civic and public safety functions
- Analyze additional development and funding scenarios for the New Civic Center, including public-private partnerships
- Pre-solicitation marketing and industry outreach
- Develop solicitation for the new civic improvements and for lease or acquisition of space
- Develop program and performance criteria for new civic improvements
SECTION II
Alternative Civic Center Development Scenarios
Civic Center Alternatives Analysis
Civic Center Site – Summary of Development Options

The City owns approximately 3.1-acres or 135,000 square feet of land at the intersection of Katella Ave. and Civic Center Dr. The City occupies approximately 49,000 square feet including open storage in several structures across the 3.1-acres. Based on an initial analysis conducted by the City and reviewed by JLL and its subconsultant architect Laura Blake Architecture, it would appear the City could accommodate all City functions in 33,000 square feet of future office space, allowing for a 10% growth factor, on a portion of the Site with the remaining land available for private development.

JLL prepared three separate alternatives to evaluate the lowest cost to develop a new Civic Center for the City of Los Alamitos. The three alternatives include:

1. **Rebuilding all City Functions on the Existing City Site** – This scenario assumed that all City functions would be built on the existing site and any excess land would be used for private uses in order to generate additional proceeds and tax revenues to the City to offset the cost of developing the new facilities or to offset to cost of additional debt service payments. Based on our analysis it is estimated that the City functions would consume approximately 2.1-Acres of the site to develop new City facilities and 1-Acre would be made available for private development;

2. **Partial New Development and Lease Space** - This scenario assumed the City will lease existing space within the City limits for most City functions with the exception of the Police Department and Parks and Recreation Department and develop new facilities for the Police and Parks and Recreation Departments on the Site. Based on our analysis it is estimated that the City functions would consume approximately 0.8-acres on the Site and 2.3-acres would be made available for private development. The City would then need to lease approximately 12,800 square feet of office and/or industrial space to accommodate the remaining City functions; and

3. **Partial New Development and Purchase Building(s)** – This scenario assumed the City will purchase an existing building(s) for most City functions with the exception of the Police Department and Parks and Recreation Department and develop new facilities for the Police and Parks and Recreation Departments on the Site. Based on our analysis it is estimated that the City functions would consume approximately 0.8-acres on the Site and 2.3-acres would be made available for private development. The City would then need to lease approximately 12,800 square feet of office and/or industrial space to accommodate the remaining City functions.

The City could also consider a mixture of one or more of the alternative identified above. It is recommended that if the City were to consider a mixture of multiple alternatives, additional analysis should be conducted.
Civic Center Alternative Analysis

Civic Center Site – Summary of Development Options

**Scenario 1**
Scenario assumes development of all 32,958 SF Civic Center on the 3.1 acre site.
- Estimated construction costs is $15.7M
- Excess land of 43,559 SF expected to generate land value of $1.8M
- Fiscal benefits generates $1.9M in capitalized value
- Net development cost is estimated at $11.9M

**Scenario 2**
- Estimated construction costs are $8.5M
- The NPV of the leased office and industrial space is approximately $5.1M
- Excess land generates $4.1M in value
- Fiscal revenues generate $4.5M in value
- Net development and lease cost is estimated at $4.9M

**Scenario 3**
- Estimated construction costs are $9M
- The acquisition cost of the office and industrial space is $3.1M
- Excess land generates $4.1M in value
- Fiscal revenues generate $4.5M in value
- Net development and acquisition cost is $3.4M

**Mix of Acquisition**
- A scenario could also include the City purchasing and leasing space, depending on availability of space
Civic Center Alternative Analysis

Civic Center Site Alternatives – Summary of Findings

• For all alternatives it was assumed that the police station and recreation center would be redeveloped at the existing location.

• Excess land values were based on a mid-range hotel use which generated the highest combined land and fiscal revenues. (See Appendix)

• Scenario 3, with the City purchasing existing office/flex space and selling excess land, resulted in the lowest net development costs for a new Civic Center at approximately $3.4M versus developing all of the Civic Center at the Site at $11.9M.

• Scenarios 2 and 3 may be constrained by the amount of available space within the Los Alamitos City boundaries.

### Summary of Civic Center Development Cost Scenarios

<table>
<thead>
<tr>
<th></th>
<th>Scenario 1 Build @ Existing Site</th>
<th>Scenario 2 Lease</th>
<th>Scenario 3 Purchase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Costs</td>
<td>$15,780,000</td>
<td>$8,531,000</td>
<td>$9,077,000</td>
</tr>
<tr>
<td>Cost of Lease/Acquisition</td>
<td>$0</td>
<td>$5,115,000</td>
<td>$3,105,000</td>
</tr>
<tr>
<td>Total Costs</td>
<td>$15,780,000</td>
<td>$13,646,000</td>
<td>$12,182,000</td>
</tr>
<tr>
<td>Revenues</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Excess Land Value (1)</td>
<td>($1,814,000)</td>
<td>($4,119,000)</td>
<td>($4,119,000)</td>
</tr>
<tr>
<td>Fiscal Benefit Values (1)</td>
<td>($1,969,000)</td>
<td>($4,595,000)</td>
<td>($4,595,000)</td>
</tr>
<tr>
<td>Total Revenues</td>
<td>($3,783,000)</td>
<td>($8,714,000)</td>
<td>($8,714,000)</td>
</tr>
<tr>
<td>Net Cost</td>
<td>$11,997,000</td>
<td>$4,932,000</td>
<td>$3,468,000</td>
</tr>
</tbody>
</table>

(1) All Scenarios assume Hotel Mid Scenario
Scenario 1 – New Civic Center Development
Alternative Development Analysis

Scenario 1 – Civic Center Site Development

Key Assumptions:

• The proposed Civic Center will include all departments on site.

• Development will consist of a Civic Building, Police Dept building and a Park & Recreation building each 2 stories.

• Any excess land will be sold at highest and best use value.

• Costs and space requirements are preliminary estimates.

<table>
<thead>
<tr>
<th>Scenario 1 - Civic Center Development/Existing Site</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Area</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>On Site Development</strong></td>
</tr>
<tr>
<td>Police Dept</td>
</tr>
<tr>
<td>Civic Building</td>
</tr>
<tr>
<td>Park &amp; Recreation Dept</td>
</tr>
<tr>
<td>Subtotal</td>
</tr>
<tr>
<td><strong>Site Requirement</strong></td>
</tr>
<tr>
<td>Building Footprint</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Public Works Storage</td>
</tr>
<tr>
<td>Plaza</td>
</tr>
<tr>
<td>Storage/Other</td>
</tr>
<tr>
<td>Total Site Requirement</td>
</tr>
<tr>
<td><strong>Excess Land</strong></td>
</tr>
</tbody>
</table>
Alternative Development Analysis

Scenario 1 – Civic Center Site Development Costs

Development Cost Assumptions

• Total Development Cost is $15.7M or $479/SF
• Excess land value is $1.8M using hotel values
• Fiscal benefits estimated at $1.9M
• Net Development less value of excess land and fiscal benefits is $11.9M or $364/SF

<table>
<thead>
<tr>
<th>Scenario 1 - Net Development Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Costs</strong></td>
</tr>
<tr>
<td><strong>Direct Costs</strong></td>
</tr>
<tr>
<td>Shell Construction - Essential Services</td>
</tr>
<tr>
<td>Shell Construction - Civic Center Admin</td>
</tr>
<tr>
<td>Shell Construction - Public Works</td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td><strong>Total Direct Costs</strong></td>
</tr>
<tr>
<td><strong>Indirects</strong></td>
</tr>
<tr>
<td><strong>Total Development Costs (Rounded)</strong></td>
</tr>
</tbody>
</table>

| **Revenues**                        |
| (Less) Excess Land Value            | ($1,814,000) | ($55) Per SF GBA |
| (Less) Fiscal Benefits              | ($1,969,000) | ($60) Per SF GBA |
| **Net Development Cost**            | $11,997,000  | $364 Per SF GBA |
Alternative Development Analysis

Scenario 1 – Civic Center Site Fiscal Revenue Analysis

Key Assumptions:

- Excess land at 43,559 SF
- At an estimated density of 60 units/acre, the proposed hotel development will consist of 60 rooms with 33,000 SF of gross building area.
- Property tax value based on estimated net operating income of hotel capitalized at 7% with estimated assessed values from $13M to $10.8M. City’s portion of tax increment based on City’s portion of 1% tax rate at 10.9%. Annual property tax revenue range from $14K to $11K per year.
- Estimated Transient Occupancy Tax (TOT) based on Average Daily Rates from $120/night to $100/night with occupancy rates at 75%. Estimated annual TOT revenues based on the City’s TOT rate at 8% range from $157K/year to $131K/year.
- Residual land values based on land hotel land values ranging from $21/SF to $63/SF. (Please see appendix for hotel residual land value calculations)

Summary of Potential Fiscal Benefits - Excess Land Hotel

<table>
<thead>
<tr>
<th>Property Tax (Annual)</th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Assessed Value (1)</td>
<td>$13,009,000</td>
<td>$11,925,000</td>
<td>$10,841,000</td>
</tr>
<tr>
<td>Tax Rate @ 1%</td>
<td>$130,090</td>
<td>$119,250</td>
<td>$108,410</td>
</tr>
<tr>
<td>City's Portion @ 10.9%</td>
<td>$14,180</td>
<td>$12,998</td>
<td>$11,817</td>
</tr>
<tr>
<td>Capitalized @ 8%</td>
<td>$177,000</td>
<td>$162,000</td>
<td>$148,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transient Occupancy Tax (TOT)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Daily Rate</td>
<td>$120</td>
<td>$110</td>
<td>$100</td>
</tr>
<tr>
<td>Occupancy Rate</td>
<td>75%</td>
<td>75%</td>
<td>75%</td>
</tr>
<tr>
<td>Annual Room Revenue</td>
<td>$1,971,000</td>
<td>$1,806,750</td>
<td>$1,642,500</td>
</tr>
<tr>
<td>TOT @ 8% (Annual)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capitalized @ 8%</td>
<td>$1,971,000</td>
<td>$1,807,000</td>
<td>$1,643,000</td>
</tr>
</tbody>
</table>

| Total Capitalized Fiscal Benefits          | $2,148,000 | $1,969,000 | $1,791,000 |

(1) Assumes 7% cap rate

Summary of Land Values & Fiscal Benefits

| Total Capitalized Fiscal Benefits          | $2,148,000 | $1,969,000 | $1,791,000 |
| Residual Land Values                      | $2,726,000 | $1,814,000 | $902,000   |
| Total                                     | $4,874,000 | $3,783,000 | $2,693,000 |
Scenario 2 – Lease Space
Alternative Lease Options Analysis

Scenario 2 - Lease Option

Available Office Rental Space

- The availability of large blocks of office space in Los Alamitos is very limited. The Los Alamitos/Stanton Office market contains approximately 983,000 SF of office space which is less than 1% of the total Orange County office market at 125M SF

- JLL identified 6 available office/flex locations with rents ranging from $8/SF to $12/SF

- JLL identified 22 office lease comparables with rents ranging from $17.10/SF to $35/SF with a mean of $26/SF

- In addition, JLL identified off market properties in Los Alamitos that could be explored to determine if there is an opportunity for development or lease.

<table>
<thead>
<tr>
<th>Potential Off Market Opportunities in Los Alamitos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
</tr>
<tr>
<td>West Ed</td>
</tr>
<tr>
<td>Joint Forces Training Base</td>
</tr>
<tr>
<td>Arrowhead Products</td>
</tr>
<tr>
<td>Los Alamitos Vacant Lot</td>
</tr>
</tbody>
</table>
Alternative Lease Options Analysis

Scenario 2 - Lease Option – Industrial Space

- For the public works department, JLL reviewed available industrial spaces for lease in excess of 5,000 SF in the Los Alamitos and surrounding market area. Rents ranged from $.65/SF to $1.00/SF.

- Rents varied according to building class and space conditions.

<table>
<thead>
<tr>
<th>Building Address</th>
<th>PropertyType</th>
<th>City</th>
<th>Year Built</th>
<th>Parking Ratio</th>
<th>Avail Space (SF)</th>
<th>Asking Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>10960 Boatman Ave</td>
<td>Industrial</td>
<td>Stanton</td>
<td>1980</td>
<td>2.00</td>
<td>6,992</td>
<td>$0.85 IG</td>
</tr>
<tr>
<td>10535-10549 Humbolt St</td>
<td>Flex</td>
<td>Los Alamitos</td>
<td>1987</td>
<td>2.00</td>
<td>5,009</td>
<td>$1.00 IG</td>
</tr>
<tr>
<td>10851-10865 Portal Dr</td>
<td>Industrial</td>
<td>Los Alamitos</td>
<td>1978</td>
<td>2.00</td>
<td>5,000</td>
<td>$1.00 MG</td>
</tr>
<tr>
<td>11631 Seaboard Cir</td>
<td>Industrial</td>
<td>Stanton</td>
<td>1981</td>
<td>2.00</td>
<td>8,000</td>
<td>$0.85 NNN</td>
</tr>
<tr>
<td>11660 Western Ave</td>
<td>Industrial</td>
<td>Garden Grove</td>
<td>1978</td>
<td>2.93</td>
<td>6,832</td>
<td>$0.87 NNN</td>
</tr>
<tr>
<td>11081 Winners Cir</td>
<td>Industrial</td>
<td>Los Alamitos</td>
<td>1979</td>
<td>2.80</td>
<td>12,600</td>
<td>$0.65 MG</td>
</tr>
</tbody>
</table>
Alternative Lease Options Analysis

Scenario 2 - Lease Options – Los Alamitos Office Space

For the City administration space, JLL reviewed the Los Alamitos office market and the findings are as follows:

- JLL found no large blocks of available office space within the City of Los Alamitos.
- JLL identified only six office properties with large office space availability in the surrounding cities of Los Alamitos.
- Average asking rents ranged from $8.16/SF/NNN to $21/SF/NNN with available space ranging from 30,000 SF to 207,000 SF.

<table>
<thead>
<tr>
<th>Available Sites (Los Alamitos Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
</tr>
<tr>
<td>------------------------</td>
</tr>
<tr>
<td>Corporate Pointe</td>
</tr>
<tr>
<td>5551 Katella Ave.</td>
</tr>
<tr>
<td>Warland/Cypress Business Center</td>
</tr>
<tr>
<td>11552 Monarch St.</td>
</tr>
<tr>
<td>Warland/Cypress Business Center</td>
</tr>
<tr>
<td>12131 Western Ave.</td>
</tr>
</tbody>
</table>
Alternative Lease Option Analysis

Scenario 2 – Lease Option Site Analysis

Key Assumptions:

- The proposed Civic Center site will only include the police department and parks and recreation on site.
- City administration functions and public works will lease space in existing facilities within the City.
- Any excess land at the current Civic Center site will be sold at highest and best use value.
- Costs and space requirements are preliminary estimates.

<table>
<thead>
<tr>
<th>Scenario 2 - Civic Center Development/Lease Option</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Area</strong></td>
</tr>
<tr>
<td>135,038 SF</td>
</tr>
<tr>
<td>3.10 Acres</td>
</tr>
</tbody>
</table>

| **On Site Development**                           |
| Police Dept                                      |
| 7,150 SF                                         |
| Recreation Dept                                  |
| 12,947 SF                                        |
| Subtotal                                         |
| 20,097 SF                                        |

| **Site Requirement**                             |
| Building Footprint                               |
| 10,049 SF                                        |
| Parking                                          |
| 18,087 SF                                        |
| Plaza                                            |
| 0 SF                                             |
| Storage/Other                                    |
| 8,000 SF                                         |
| Total Site Requirement                           |
| 36,136 SF                                        |

| **Excess Land**                                   |
| 98,902 SF                                        |

| **Off-Site Acquisition/Lease**                    |
| City Administration (Office/Flex)                |
| 8,463 SF                                         |
| Public Works (Industrial)                        |
| 4,398 SF                                         |
| Subtotal                                         |
| 12,861 SF                                        |
Alternative Lease Option Analysis

Scenario 2 – Civic Center Site Development and Leasing Costs

Development & Lease Cost Assumptions
- Total On Site Development Cost is $8.5M or $259/SF
- The NPV Cost of the estimated lease is $5.1M or $155/SF
- Total Cost of Site development and lease obligations is $13.6M
- Excess land value is $4.1M with fiscal revenues estimated at $4.5M (Hotel)
- Net Development less land and fiscal revenues is $4.9M or $150/SF

<table>
<thead>
<tr>
<th>Scenario 2 - Summary Costs and Revenues (Lease Option)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direct Costs</strong></td>
</tr>
<tr>
<td>Shell Construction - Essential Services $3,217,500 $450 Per SF Police GBA</td>
</tr>
<tr>
<td>Shell Construction - Recreation Dept $1,942,050 $150 Per SF Admin GBA</td>
</tr>
<tr>
<td>Tenant Improvements $390,335 $12 Per SF total GBA</td>
</tr>
<tr>
<td>Other $1,914,000 $58 Per SF Total GBA</td>
</tr>
<tr>
<td><strong>Total Direct Costs</strong> $7,463,885 $226 Per SF Total GBA</td>
</tr>
<tr>
<td><strong>Indirects</strong> $1,067,000 $32 Per SF Total GBA</td>
</tr>
<tr>
<td><strong>Total Development Costs</strong> $8,530,885 $259 Per SF Total GBA</td>
</tr>
<tr>
<td>Add: NPV of Ofice and Industrial Lease $5,115,000 $155 Per SF Total GBA</td>
</tr>
<tr>
<td><strong>Total Development Costs</strong> $13,645,885 $414 Per SF Total GBA</td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
</tr>
<tr>
<td>(Less) Excess Land Value (Hotel) ($4,119,000) ($125) Per SF Total GBA</td>
</tr>
<tr>
<td>*(Less) Fiscal Revenues (Hotel) ($4,595,000) ($139) Per SF Total GBA</td>
</tr>
<tr>
<td><strong>Total Revenues</strong> $ (8,714,000) ($264) Per SF Total GBA</td>
</tr>
<tr>
<td><strong>Net Development Cost</strong> $ 4,931,885 $150 Per SF Total GBA</td>
</tr>
</tbody>
</table>
Alternative Lease Option Analysis

Scenario 2 – Civic Center Site Fiscal Revenue Analysis

Key Assumptions:

• Excess land at 98,902 SF or 2.27 acres

• At an estimated density of 60 units/acre, the proposed hotel development will consist of 140 rooms with 77,000 SF of gross building area.

• Property tax value based on estimated net operating income of hotel capitalized at 7% with estimated assessed values from $30.3M to $25.2M. City’s portion of tax increment based on City’s portion of 1% tax rate at 10.9%. Annual property tax revenue range from $33K to $27K per year.

• Estimated Transient Occupancy Tax (TOT) based on Average Daily Rates from $120/night to $100/night with occupancy rates at 75%. Estimated annual TOT revenues based on the City’s TOT rate at 8% range from $367K/year to $306K/year.

• Residual land values based on land hotel land values ranging from $21/SF to $63/SF. (Please see appendix for hotel residual land value calculations)

---

Summary of Potential Fiscal Benefits - Excess Land Hotel

<table>
<thead>
<tr>
<th>Property Tax (Annual)</th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Assessed Value (1)</td>
<td>$30,353,000</td>
<td>$27,824,000</td>
<td>$25,295,000</td>
</tr>
<tr>
<td>Tax Rate @ 1%</td>
<td>$303,530</td>
<td>$278,240</td>
<td>$252,950</td>
</tr>
<tr>
<td>City's Portion @ 10.9%</td>
<td>$33,085</td>
<td>$30,328</td>
<td>$27,572</td>
</tr>
<tr>
<td>Capitalized @ 8%</td>
<td>$414,000</td>
<td>$379,000</td>
<td>$345,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transient Occupancy Tax (TOT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Daily Rate</td>
</tr>
<tr>
<td>Occupancy Rate</td>
</tr>
<tr>
<td>Annual Room Revenue</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOT @ 8% (Annual)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capitalized @ 8%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Capitalized Fiscal Benefits</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Assumes 7% cap rate</td>
</tr>
<tr>
<td>$5,013,000</td>
</tr>
</tbody>
</table>

Summary of Land Values & Fiscal Benefits

| Total Capitalized Fiscal Benefits | $5,013,000 | $4,595,000 | $4,178,000 |
|----------------------------------|
| Residual Land Values |
| $6,190,000 | $4,119,000 | $2,049,000 |
| Total |
| $11,203,000 | $8,714,000 | $6,227,000 |
Scenario 3 – Purchase Space
Alternative Purchase Options Analysis

Scenario 3 - Purchase Option

For the City administration space, JLL reviewed the Los Alamitos office market and the findings are as follows:

- The market for large block office space in Los Alamitos is very small. The Los Alamitos/Stanton Office market contains only approximately 983,000 SF of office space which is less than 1% of the total Orange County office market at 125M SF
- JLL was not able to find any office buildings for sale in the City
- JLL identified 12 office sales comparables in Los Alamitos and surrounding market with prices ranging from $132/SF to $380/SF
- In the industrial market, JLL identified 12 sales comparables with prices ranging from $97/SF to $600/SF
- JLL identified two industrial buildings for sale within the City of Los Alamitos with prices ranging from $185 to $258/SF

### Available Industrial Space for Sale (Los Alamitos)

<table>
<thead>
<tr>
<th>Building Address</th>
<th>Property Type</th>
<th>City</th>
<th>Year Built</th>
<th>Asking Price</th>
<th>Building (SF)</th>
<th>Asking $/SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>11131 Winners Circle</td>
<td>Industrial</td>
<td>Los Alamitos</td>
<td>1979</td>
<td>$3,487,953</td>
<td>18,864</td>
<td>$185</td>
</tr>
<tr>
<td>11661 Winners Circle</td>
<td>Industrial</td>
<td>Los Alamitos</td>
<td>1981</td>
<td>$1,288,007</td>
<td>5,000</td>
<td>$258</td>
</tr>
</tbody>
</table>
Alternative Purchase Options Analysis

Scenario 3 - Purchase Option – Industrial Space

- JLL reviewed sales comparables in excess of 5,000 SF in the Los Alamitos and surrounding market area. Sales per SF ranged from $97/SF to $600/SF. The average sales price per SF was $213/SF.

- Sales prices varied according to building class, space conditions and lot size.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property City</th>
<th>Sale Price</th>
<th>Price Per SF</th>
<th>Bldg SF</th>
<th>Coverage</th>
<th>Land Area SF</th>
<th>Recording Date</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>4614 Lincoln Ave</td>
<td>Cypress</td>
<td>$4,500,000</td>
<td>$600</td>
<td>7,500</td>
<td>8%</td>
<td>94,089</td>
<td>7/17/2015</td>
<td>1963</td>
</tr>
<tr>
<td>8625 Central Ave</td>
<td>Stanton</td>
<td>$2,900,000</td>
<td>$296</td>
<td>9,806</td>
<td>34%</td>
<td>28,880</td>
<td>12/8/2015</td>
<td>1959</td>
</tr>
<tr>
<td>7541-7565 Industrial Way</td>
<td>Stanton</td>
<td>$2,060,000</td>
<td>$166</td>
<td>12,420</td>
<td>46%</td>
<td>27,007</td>
<td>3/30/2016</td>
<td>1968</td>
</tr>
<tr>
<td>6461 Global Dr</td>
<td>Cypress</td>
<td>$2,059,500</td>
<td>$165</td>
<td>12,479</td>
<td>52%</td>
<td>24,049</td>
<td>2/23/2015</td>
<td>1979</td>
</tr>
<tr>
<td>11072 Via El Mercado</td>
<td>Los Alamitos</td>
<td>$1,717,500</td>
<td>$255</td>
<td>6,732</td>
<td>44%</td>
<td>15,298</td>
<td>1/18/2017</td>
<td>1977</td>
</tr>
<tr>
<td>10742 Walker St</td>
<td>Cypress</td>
<td>$1,565,000</td>
<td>$218</td>
<td>7,190</td>
<td>28%</td>
<td>25,264</td>
<td>11/9/2015</td>
<td>1975</td>
</tr>
<tr>
<td>8131-8141 Monroe Ave</td>
<td>Stanton</td>
<td>$1,345,000</td>
<td>$97</td>
<td>13,900</td>
<td>68%</td>
<td>20,386</td>
<td>11/20/2015</td>
<td>1970</td>
</tr>
<tr>
<td>10563 Progress Way</td>
<td>Cypress</td>
<td>$1,320,000</td>
<td>$189</td>
<td>6,992</td>
<td>42%</td>
<td>16,801</td>
<td>5/3/2016</td>
<td>1979</td>
</tr>
<tr>
<td>10765 Noel St</td>
<td>Los Alamitos</td>
<td>$1,221,000</td>
<td>$212</td>
<td>5,750</td>
<td></td>
<td></td>
<td>5/23/2016</td>
<td>1986</td>
</tr>
<tr>
<td>8101 Monroe Ave</td>
<td>Stanton</td>
<td>$1,070,550</td>
<td>$183</td>
<td>5,850</td>
<td>53%</td>
<td>11,051</td>
<td>11/13/2015</td>
<td>1963</td>
</tr>
<tr>
<td>7581 Industrial Way</td>
<td>Stanton</td>
<td>$1,025,000</td>
<td>$139</td>
<td>7,350</td>
<td>54%</td>
<td>13,503</td>
<td></td>
<td>1972</td>
</tr>
<tr>
<td>8046 Main St</td>
<td>Stanton</td>
<td>$800,000</td>
<td>$145</td>
<td>5,507</td>
<td>53%</td>
<td>10,454</td>
<td>3/11/2016</td>
<td>1951</td>
</tr>
</tbody>
</table>
Alternative Purchase Option Analysis

Scenario 3 – Purchase Existing Space Option

**Key Assumptions:**

1. The proposed Civic Center site will only include facilities for the police department and parks and recreation on site.
2. The City would seek to identify space within the City limits to purchase an existing building(s) for City administration functions and public works.
3. Any excess land at the current Civic Center will be sold or leased at highest and best use value.
4. Costs and space requirements are preliminary estimates.

---

<table>
<thead>
<tr>
<th>Scenario 3 - Civic Center Development/Purchase Option</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Area</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>On Site Development</strong></td>
</tr>
<tr>
<td>Police Dept</td>
</tr>
<tr>
<td>Recreation Dept</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
</tr>
<tr>
<td><strong>Site Requirement</strong></td>
</tr>
<tr>
<td>Building Footprint</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Plaza</td>
</tr>
<tr>
<td>Storage/Other (1)</td>
</tr>
<tr>
<td><strong>Total Site Requirement</strong></td>
</tr>
<tr>
<td><strong>Excess Land</strong></td>
</tr>
<tr>
<td><strong>Off-Site Acquisition/Purchase</strong></td>
</tr>
<tr>
<td>City Administration (Office/Flex)</td>
</tr>
<tr>
<td>Public Works (Industrial)</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
</tr>
</tbody>
</table>
Alternative Purchase Option Analysis

Scenario 3 – Civic Center Site Development and Acquisition Costs

Development & Acquisition Cost Assumptions

- Total Development Cost is $9M or $275/SF
- The Estimated Cost of Acquisition for the office and industrial space is estimated at $3.1M or $94/SF
- Excess land value is $4.1M and fiscal benefits estimated at $4.5M
- Net Development less value of excess land is $3.4M or $105/SF

### Scenario 3 - Development & Acquisition Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Direct Costs</th>
<th>Indirects</th>
<th>Total Direct Costs</th>
<th>Total Development Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell Construction - Essential Services</td>
<td>$3,217,500</td>
<td></td>
<td>$450 Per SF Police GBA</td>
<td></td>
</tr>
<tr>
<td>Shell Construction - Recreation Dept</td>
<td>$1,942,050</td>
<td></td>
<td>$350 Per SF Admin GBA</td>
<td></td>
</tr>
<tr>
<td>Tenant Improvements</td>
<td>$824,650</td>
<td></td>
<td>$25 Per SF Total GBA</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$1,957,000</td>
<td></td>
<td>$59 Per SF Total GBA</td>
<td></td>
</tr>
<tr>
<td><strong>Total Direct Costs</strong></td>
<td>$7,941,000</td>
<td>$1,136,000</td>
<td>$241 Per SF Total GBA</td>
<td></td>
</tr>
<tr>
<td><strong>Indirects</strong></td>
<td></td>
<td></td>
<td>$34 Per SF Total GBA</td>
<td></td>
</tr>
<tr>
<td><strong>Total Development Costs</strong></td>
<td>$9,077,000</td>
<td></td>
<td>$275 Per SF Total GBA</td>
<td></td>
</tr>
<tr>
<td>Add: Acquisition Cost for Office and Industrial</td>
<td>$3,105,000</td>
<td></td>
<td>$94 Per SF Total GBA</td>
<td></td>
</tr>
<tr>
<td><strong>Total Development Costs</strong></td>
<td><strong>$12,182,000</strong></td>
<td></td>
<td><strong>$370 Per SF Total GBA</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Revenues**

- (Less) Excess Land Value (Hotel) ($4,119,000) ($125) Per SF Total GBA
- *(Less) Fiscal Revenues (Hotel) ($4,595,000) ($139) Per SF Total GBA

**Total Revenues** ($8,714,000) ($264) Per SF Total GBA

**Net Development Cost** $3,468,000 $105 Per SF Total GBA
Alternative Purchase Option Analysis

Scenario 3 – Civic Center Site Fiscal Revenue Analysis

**Key Assumptions:**

- Excess land at 98,902 SF or 2.27 acres
- At an estimated density of 60 units/acre, the proposed hotel development will consist of 140 rooms with 77,000 SF of gross building area.
- Property tax value based on estimated net operating income of hotel capitalized at 7% with estimated assessed values from $30.3M to $25.2M. City’s portion of tax increment based on City’s portion of 1% tax rate at 10.9%. Annual property tax revenue range from $33K to $27K per year.
- Estimated Transient Occupancy Tax (TOT) based on Average Daily Rates from $120/night to $100/night with occupancy rates at 75%. Estimated annual TOT revenues based on the City’s TOT rate at 8% range from $367K/year to $306K/year.
- Residual land values based on land hotel land values ranging from $21/SF to $63/SF. (Please see appendix for hotel residual land value calculations

### Summary of Potential Fiscal Benefits - Excess Land Hotel

<table>
<thead>
<tr>
<th>Property Tax (Annual)</th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Assessed Value (1)</td>
<td>$30,353,000</td>
<td>$27,824,000</td>
<td>$25,295,000</td>
</tr>
<tr>
<td>Tax Rate @ 1%</td>
<td>$303,530</td>
<td>$278,240</td>
<td>$252,950</td>
</tr>
<tr>
<td>City's Portion @ 10.9%</td>
<td>$33,085</td>
<td>$30,328</td>
<td>$27,572</td>
</tr>
<tr>
<td>Capitalized @ 8%</td>
<td>$414,000</td>
<td>$379,000</td>
<td>$345,000</td>
</tr>
</tbody>
</table>

### Transient Occupancy Tax (TOT)

<table>
<thead>
<tr>
<th>Average Daily Rate</th>
<th>$120</th>
<th>$110</th>
<th>$100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy Rate</td>
<td>75%</td>
<td>75%</td>
<td>75%</td>
</tr>
<tr>
<td>Annual Room Revenue</td>
<td>$4,599,000</td>
<td>$4,215,750</td>
<td>$3,832,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOT @ 8% (Annual)</th>
<th>$367,920</th>
<th>$337,260</th>
<th>$306,600</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capitalized @ 8%</td>
<td>$4,599,000</td>
<td>$4,216,000</td>
<td>$3,833,000</td>
</tr>
</tbody>
</table>

**Total Capitalized Fiscal Benefits**

<table>
<thead>
<tr>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,013,000</td>
<td>$4,595,000</td>
<td>$4,178,000</td>
</tr>
</tbody>
</table>

(1) Assumes 7% cap rate

### Summary of Land Values & Fiscal Benefits

<table>
<thead>
<tr>
<th>Total Capitalized Fiscal Benefits</th>
<th>$5,013,000</th>
<th>$4,595,000</th>
<th>$4,178,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residual Land Values</td>
<td>$6,190,000</td>
<td>$4,119,000</td>
<td>$2,049,000</td>
</tr>
<tr>
<td>Total</td>
<td>$11,203,000</td>
<td>$8,714,000</td>
<td>$6,227,000</td>
</tr>
</tbody>
</table>
SECTION III
Delivery Structures
## Comparing P3 Alternatives

### Development Assessment Matrix

<table>
<thead>
<tr>
<th>OPTION 1</th>
<th>OPTION 2</th>
<th>OPTION 3</th>
<th>OPTION 4</th>
<th>OPTION 5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design, Bid, Build</strong></td>
<td><strong>Design Build</strong></td>
<td><strong>CM at Risk</strong></td>
<td><strong>P3 - DB Lease/leaseback</strong></td>
<td><strong>P3- DBFOM</strong></td>
</tr>
<tr>
<td><strong>Risk</strong></td>
<td>High</td>
<td>High</td>
<td>Medium</td>
<td>Med- Low</td>
</tr>
<tr>
<td>City retains all the risk for design, construction, operations &amp; maintenance</td>
<td>City retains all the risk for design, construction, operations &amp; maintenance</td>
<td>City retains all the risk for design &amp; Operations. Developer retains cost and schedule risk for construction</td>
<td>City retains risk for design, &amp; Operations. Developer retains construction-cost and schedule risk. No payment until delivered</td>
<td>Developer retains risk for cost, schedule of design, construction, operations &amp; maintenance. Payment deductions for non-performance</td>
</tr>
<tr>
<td><strong>Innovation Opportunity</strong></td>
<td>Low, developer deliver exactly what the City specifies, no leveraging of trades</td>
<td>Medium, opportunity for innovation between design and builder</td>
<td>Medium, opportunity for innovation between design and builder</td>
<td>Medium, opportunity for innovation between design and builder</td>
</tr>
<tr>
<td>Financing is on the books and impacts bonding capacity</td>
<td>Financing is on the books and impacts bonding capacity</td>
<td>Financing is on the books and impacts bonding capacity</td>
<td>Lease structure does not require debt issuance. Can be off balance sheet</td>
<td>Financing can be structured in a variety of ways, but does create long term financial obligation</td>
</tr>
<tr>
<td><strong>Financial Impact</strong></td>
<td>City knows exactly what it wants, has funding capacity, is not in hurry and has resources to oversee every step</td>
<td>City knows generally what it wants, has funding capacity, speed is important and has some resources to oversee every step</td>
<td>City knows generally what it wants, needs alternative financing, and wants to transfer cost and schedule risk</td>
<td>City wants to lower life cycle costs, transfer cost, schedule, construction and O&amp;M risk. Can also provide alternative financing</td>
</tr>
<tr>
<td><strong>Best used when</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City knows generally what it wants, has funding capacity, is not in hurry and has resources to oversee every step</td>
<td>City knows generally what it wants, has funding capacity, speed is important and has some resources to oversee every step</td>
<td>City knows generally what it wants, needs alternative financing, and wants to transfer cost and schedule risk</td>
<td>City wants to lower life cycle costs, transfer cost, schedule, construction and O&amp;M risk. Can also provide alternative financing</td>
<td></td>
</tr>
</tbody>
</table>
Thank you
Appendix

SITE HIGHEST AND BEST USE ANALYSIS
Highest and Best Uses Analysis
Existing City Site

Highest and Best Use Approach and Methodology

In order to evaluate the potential highest and best use for the existing City site, JLL first assumed that the entire site was free and clear and could be utilized entirely for private market rate uses and no City uses would be included on the site. The analysis does not take into account the cost associated with relocating or building the new Civic Center. The purpose of the highest and best use analysis is to determine the uses that would be most profitable should the site be developed with private uses. Our analysis examined several major factors to determine the potential highest and best use including:

1) What was legally allowed to be developed on the site – JLL worked with City staff to understand what would be legally allowed to be developed on the site under the current zoning.

2) What was physically possible to fit on the site – JLL analyzed the site square footage and took into account the size and shape to estimate the developable footprint and supporting surface parking necessary for each potential use. JLL used industry benchmarks to determine the appropriate size and/or square footage of each use.

3) What typical market rate revenue and expense would be for each of the potential private uses.

The net result was the to estimate the potential residual land value the City could hypothetically realize should the site be sold to a developer and developed entirely with private uses.

Based on this analysis JLL also examined the resulting fiscal benefits such as additional property taxes, transient occupancy tax, and/or sales taxes which could be generated by each potential private use.

The following pages present the results of JLL's highest and best use analysis. This analysis is for illustrative purposes and used to inform our analysis in Section III of the report where JLL examined three separate alternative for new City facilities and any potential residual land value and fiscal benefit the City could recognize under each those alternative.
Executive Summary
Key Findings – Highest and Best Use Summary

Retail Alternative
• A 40,500 retail center development would generate the highest land values from $4.8M to $7.5M.
• Adjacent land developer may pay premium for adjacent site.
• Fiscal benefits generated on site range from $1.8M to $2.3M.

Hotel Alternative
• Site could accommodate a 150-room Mid-range hotel.
• ADR estimated at $100 to $120 with a 75% occupancy factor.
• Residual land values could range from $2.7M to $8.4M.
• Fiscal benefits generated on site range from $5.6M to $6.7M.

Office Alternative
• Office is not a feasible use with current market conditions. Office use would generate a negative residual land value range from negative $7.4M to negative $10.8M.
• City’s portion of property tax generated from site is estimated at $370K.

Mix of Uses Alternative
• A scenario could also include a developer combining retail with office but JLL does not believe that to be a feasible with current office market conditions and costs.
Retail
Highest and Best Use Analysis
Civic Center – U.S Retail Market Snapshot

Retail volumes declined in 2016, with a noticeable drop in portfolio transactions. Political and economic uncertainties led to slowed investment in 2016, decreasing by 18.7 percent from 2015, in line with other real estate sectors. Though volume is down, leasing fundamentals remain strong and a strong pipeline of transactions is expected to come to market in the first half of 2017.

Shopping center liquidity in growing markets remained strong, despite the overall decline in volume. While investors await Trophy product, they are looking to well-located shopping centers, where there is a wider selection of desirable assets supported by strong demographics. This theme has persisted over the past five years, and investors are likely to continue expanding their scope of viable shopping center markets.

U.S. Retail investment

<table>
<thead>
<tr>
<th>Investments (FY, billions of $US)</th>
<th>FY investment sale growth (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$64.3</td>
<td>-18.7%</td>
</tr>
</tbody>
</table>

Average cap rate (%)  12-month change in cap rate (bp)

- 4.4%  -37

Retail cap rates compress in 2016, with primary market cap rates down by 37 basis points year-over-year

U.S. Retail property market

| 12-month change in total vacancy (bps) | 12-month net absorption (as a % of inventory)
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>0.6%</td>
<td>2.8%</td>
</tr>
</tbody>
</table>

| 12-month completions (as a % of inventory) | 12-month rent growth (p.s.f.)
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>1.0%</td>
</tr>
</tbody>
</table>
The site could accommodate approximately 40,500 SF of gross retail space plus associated parking. This use would compliment the proposed retail development on adjacent site.

Based on expected ROI requirements, the City’s potential land values could range from approximately $7.4M to $4.8M annually.

<table>
<thead>
<tr>
<th>Retail Site Assumptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Area</td>
</tr>
<tr>
<td>FAR</td>
</tr>
<tr>
<td>Total Retail SF</td>
</tr>
<tr>
<td>Parking @</td>
</tr>
<tr>
<td>5 /1,000</td>
</tr>
<tr>
<td>Parking SF</td>
</tr>
<tr>
<td>Site Required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residual Land Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
</tr>
<tr>
<td>Gross Square Feet</td>
</tr>
<tr>
<td>Total Development Cost</td>
</tr>
<tr>
<td>Net Operating Income</td>
</tr>
<tr>
<td>Target ROI @</td>
</tr>
<tr>
<td>Warranted Investment</td>
</tr>
<tr>
<td>Residual Land Value</td>
</tr>
<tr>
<td>$/SF Site</td>
</tr>
</tbody>
</table>
Highest and Best Use Analysis

Civic Center – Potential Retail Fiscal Benefits

- In addition to estimated land values, JLL projected potential fiscal benefits of development.

- Property Tax – JLL estimated potential AV using a capitalization rate of 5% for the proposed retail use. Annual property tax revenues is estimated at $24K annually or a capitalized value of $302K at 8%.

- Sales Tax - JLL projected sales ranging from $300 to $400 per SF. At the City’s 1%, estimated sales tax revenues are estimated at $123K - $164K annually or a capitalized value range of $1.5M to $2.0M.

- Combined – Combine land values and fiscal benefits for the retail scenario ranges from $6.6M to $9.8M.

### Summary of Potential Fiscal Benefits

<table>
<thead>
<tr>
<th></th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Assessed Value (1)</td>
<td>$22,140,000</td>
<td>$22,140,000</td>
<td>$22,140,000</td>
</tr>
<tr>
<td>Tax Rate @ 1%</td>
<td>$221,400</td>
<td>$221,400</td>
<td>$221,400</td>
</tr>
<tr>
<td>City's Portion @ 10.9%</td>
<td>$24,133</td>
<td>$24,133</td>
<td>$24,133</td>
</tr>
<tr>
<td>Capitalized @ 8%</td>
<td>$302,000</td>
<td>$302,000</td>
<td>$302,000</td>
</tr>
<tr>
<td><strong>Total Capitalized Fiscal Benefits</strong></td>
<td><strong>$2,352,000</strong></td>
<td><strong>$2,095,750</strong></td>
<td><strong>$1,839,500</strong></td>
</tr>
</tbody>
</table>

### Summary of Residual Land Values & Fiscal Benefits

<table>
<thead>
<tr>
<th></th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Capitalized Fiscal Benefits</td>
<td>$2,352,000</td>
<td>$2,095,750</td>
<td>$1,839,500</td>
</tr>
<tr>
<td>Residual Land Values</td>
<td>$7,469,000</td>
<td>$6,050,000</td>
<td>$4,833,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$9,821,000</strong></td>
<td><strong>$8,145,750</strong></td>
<td><strong>$6,672,500</strong></td>
</tr>
</tbody>
</table>

(1) Assumes 5% cap rate
Hotel
Per STR, Midscale market area showed 5 years of consecutive ADR growth while occupancy remains healthy at 80% as of 2016. Midscale ADR for 2016 were $109/night with occupancy at 80%.

(1) Midscale hotels typically include Best Western, La Quinta, and Extended Stay America
Based on comparable developments, JLL assumed a low rise, midscale hotel development on the 3.1 acre site.

A hotel of approximately 190 rooms, plus 190 parking spaces would appear to fit on the site.

Based on STR, JLL projected an ADR ranging from $100 to $120.

Residual land values, using a Return on Investment (ROI) of 9%, produces residual land values from $2.7M to $8.4M.

### Hotel Site Assumptions

| Land Area | 135,038 |
| FAR       | 0.77    |
| Total Hotel GBA | 104,500 |
| Average Room Size (1) | 550 |
| Average Number of Rooms | 190 |
| Footprint | 26,125  |
| Parking @ 1 Per room | 190 |
| Parking SF Per Space | 350 SF 66,500 |
| Site Required | 92,625 |

(1) Include Average Room size plus interior common space, back of house and building core

### Summary of Potential Residual Land Value

<table>
<thead>
<tr>
<th>Hotel</th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Rooms</td>
<td>190</td>
<td>190</td>
<td>190</td>
</tr>
<tr>
<td>ADR</td>
<td>$120</td>
<td>$110</td>
<td>$100</td>
</tr>
<tr>
<td>Occupancy Rate</td>
<td>75%</td>
<td>75%</td>
<td>75%</td>
</tr>
<tr>
<td>NOI</td>
<td>$2,884,000</td>
<td>$2,643,000</td>
<td>$2,403,000</td>
</tr>
<tr>
<td>ROI</td>
<td>9%</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>Warranted Investment</td>
<td>$33,924,000</td>
<td>$31,097,000</td>
<td>$28,270,000</td>
</tr>
<tr>
<td>(Less) Development Costs</td>
<td>($25,473,000)</td>
<td>($25,473,000)</td>
<td>($25,473,000)</td>
</tr>
<tr>
<td>Residual Land Value</td>
<td>$8,451,000</td>
<td>$5,624,000</td>
<td>$2,797,000</td>
</tr>
<tr>
<td>$/SF</td>
<td>$63</td>
<td>$42</td>
<td>$21</td>
</tr>
</tbody>
</table>
In addition to estimated land values, JLL projected potential fiscal benefits of development.

Property tax – JLL estimated potential AV using a capitalization rate of 7% for the proposed hotel use. Annual property tax revenues ranged from $37K - $44K annually or a capitalized value range of $468K to $561K.

Based on STR, JLL projected an ADR ranging from $100 to $120 with occupancy rate of 75%. Estimated Transient Occupancy Tax (TOT) revenues are estimated at $416K - $499K annually or a capitalized value range of $5.2M to $6.2M.

Combined – Combine land values and fiscal benefits for the hotel scenario ranges from $8.4M to $15.2M.

### Summary of Potential Fiscal Benefits

<table>
<thead>
<tr>
<th>Property Tax (Annual)</th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Assessed Value (1)</td>
<td>$41,200,000</td>
<td>$37,757,000</td>
<td>$34,329,000</td>
</tr>
<tr>
<td>Tax Rate @ 1%</td>
<td>$412,000</td>
<td>$377,570</td>
<td>$343,290</td>
</tr>
<tr>
<td>City's Portion @ 10.9%</td>
<td>$44,908</td>
<td>$41,155</td>
<td>$37,419</td>
</tr>
<tr>
<td>Capitalized @ 8%</td>
<td>$561,000</td>
<td>$514,000</td>
<td>$468,000</td>
</tr>
<tr>
<td>TOT @ 8% (Annual)</td>
<td>$499,000</td>
<td>$458,000</td>
<td>$416,000</td>
</tr>
<tr>
<td>Capitalized @ 8%</td>
<td>$6,237,500</td>
<td>$5,725,000</td>
<td>$5,200,000</td>
</tr>
<tr>
<td>Total Capitalized Fiscal Benefits</td>
<td>$6,798,500</td>
<td>$6,239,000</td>
<td>$5,668,000</td>
</tr>
</tbody>
</table>

(1) Assumes 7% cap rate

### Summary of Residual Land Values & Fiscal Benefits

| Total Capitalized Fiscal Benefits             | $6,798,500    | $6,239,000    | $5,668,000    |
| Residual Land Values                         | $8,451,000    | $5,624,000    | $2,797,000    |
| Total                                        | $15,249,500   | $11,863,000   | $8,465,000    |
Office
For the 4th quarter of 2016, average asking rent in Orange for office space was $2.68/SF, Class A $3.02/SF, and Class B $2.43/SF per JLL Research.

For the 4th quarter of 2016, direct vacancy for all office space was 11.3%, Class A was 11.7% and 10.3% for Class B per JLL Research.

The Site would support a Class B office building.

Average asking rents for Central Suburban Class B and Class C rents range from $1.56/SF to $2.19/SF.
Comparable Office Lease Space

• JLL identified twenty two (22) comparable Class B and C buildings in the Los Alamitos submarket which includes Seal Beach and Cypress.

• Average asking rents ranged from $17.1/SF to $35/SF with available space ranging from approximately 14,000 SF to 150,000 SF. The median rent was $22.91/SF.

• All buildings were built between 1950 and 2001.

<table>
<thead>
<tr>
<th>Comparable Group Summary Stats*</th>
<th>Low</th>
<th>Mean</th>
<th>Median</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Asking Rent/SF ($)</td>
<td>17.10</td>
<td>26.36</td>
<td>22.91</td>
<td>35.00</td>
</tr>
<tr>
<td>Current Vacancy Rate (%)</td>
<td>0%</td>
<td>23.1</td>
<td>9.0</td>
<td>97.1</td>
</tr>
<tr>
<td>Operating Expenses/SF ($)</td>
<td>2.33</td>
<td>7.97</td>
<td>5.78</td>
<td>14.22</td>
</tr>
<tr>
<td>Property Size (SF)</td>
<td>14,040</td>
<td>59,477</td>
<td>40,000</td>
<td>150,411</td>
</tr>
<tr>
<td>Real Estate Taxes/SF</td>
<td>0.8</td>
<td>2.44</td>
<td>2.24</td>
<td>4.13</td>
</tr>
<tr>
<td>Year Built</td>
<td>1950</td>
<td>1983</td>
<td>1984</td>
<td>2001</td>
</tr>
</tbody>
</table>
# Highest and Best Use Analysis

## Civic Center Site – Office (New Development) Summary and Assumptions

- Site size 3.1 acres with surface parking for market rate tenants
- Office rents estimated from at $2.50/SF (full service gross) – B/C Class
- 10% vacancy rate at stabilization
- Operating expenses at $8/SF
- Total development cost of $34.6M ($346/GSF) at 100,000 SF
- Warranted Investment based on a ROI range from 7% to 8%
- Project appears infeasible with negative land values on all scenarios

### Office - New Development

<table>
<thead>
<tr>
<th></th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Office Rent per SF (FSG)</strong></td>
<td><strong>$2.50</strong></td>
<td><strong>$2.50</strong></td>
<td><strong>$2.50</strong></td>
</tr>
<tr>
<td><strong>Stabilized NOI</strong></td>
<td><strong>$1,900,000</strong></td>
<td><strong>$1,900,000</strong></td>
<td><strong>$1,900,000</strong></td>
</tr>
<tr>
<td><strong>ROI</strong></td>
<td><strong>7.00%</strong></td>
<td><strong>7.50%</strong></td>
<td><strong>8.00%</strong></td>
</tr>
<tr>
<td><strong>Warranted Investment Range</strong></td>
<td><strong>$27,143,000</strong></td>
<td><strong>$25,333,000</strong></td>
<td><strong>$23,750,000</strong></td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>($34,609,000)</strong></td>
<td><strong>($34,609,000)</strong></td>
<td><strong>($34,609,000)</strong></td>
</tr>
<tr>
<td><strong>Residual Land Value</strong></td>
<td><strong>($7,466,000)</strong></td>
<td><strong>($9,276,000)</strong></td>
<td><strong>($10,859,000)</strong></td>
</tr>
</tbody>
</table>
Highest and Best Use Analysis
Civic Center – Potential Office Fiscal Benefits

- In addition to estimated land values, JLL projected potential fiscal benefits of development.

- Property tax – JLL estimated potential AV using a capitalization rate of 6% for the proposed office use. Annual property tax revenues is estimated at $29K annually or a capitalized value $370K.

- Combined – Combine land values and fiscal benefits for the office scenario ranges from negative $7M to $10.4M.

<table>
<thead>
<tr>
<th>Summary of Potential Fiscal Benefits</th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Tax (Annual)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estimated Assessed Value (1)</td>
<td>$27,143,000</td>
<td>$27,143,000</td>
<td>$27,143,000</td>
</tr>
<tr>
<td>Tax Rate @ 1%</td>
<td>$271,430</td>
<td>$271,430</td>
<td>$271,430</td>
</tr>
<tr>
<td>City's Portion @ 10.9%</td>
<td>$29,586</td>
<td>$29,586</td>
<td>$29,586</td>
</tr>
<tr>
<td>Capitalized Value @ 8%</td>
<td>$370,000</td>
<td>$370,000</td>
<td>$370,000</td>
</tr>
<tr>
<td>(1) Assumes 6% cap rate</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Summary of Residual Land Values &amp; Fiscal Benefits</th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capitalized Value @ 8%</td>
<td>$370,000</td>
<td>$370,000</td>
<td>$370,000</td>
</tr>
<tr>
<td>Residual Land Values</td>
<td>($7,466,000)</td>
<td>($9,276,000)</td>
<td>($10,859,000)</td>
</tr>
<tr>
<td>Total</td>
<td>($7,096,000)</td>
<td>($8,906,000)</td>
<td>($10,489,000)</td>
</tr>
</tbody>
</table>
The following is a summary of the residual land values in addition to fiscal benefits:

- Hotels produced the highest combined land values and fiscal benefits to the City with a range of approximately $8.4M to $15.2M
- Retail generated the second highest combined totals with a range from $6.6M to $9.8M
- Office generated the lowest combined totals with a range from negative $7M to negative $10.4M

### Combined Residual Land Value & Fiscal Benefits - Civic Center

<table>
<thead>
<tr>
<th></th>
<th>High</th>
<th>Mid</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Retail Land Values</strong></td>
<td>$7,469,000</td>
<td>$6,050,000</td>
<td>$4,833,000</td>
</tr>
<tr>
<td><strong>Retail Fiscal Benefits</strong></td>
<td>$2,352,000</td>
<td>$2,095,750</td>
<td>$1,839,500</td>
</tr>
<tr>
<td><strong>Total Retail</strong></td>
<td>$9,821,000</td>
<td>$8,145,750</td>
<td>$6,672,500</td>
</tr>
<tr>
<td><strong>Hotel Land Values</strong></td>
<td>$8,451,000</td>
<td>$5,624,000</td>
<td>$2,797,000</td>
</tr>
<tr>
<td><strong>Hotel Fiscal Benefits</strong></td>
<td>$6,798,500</td>
<td>$6,239,000</td>
<td>$5,668,000</td>
</tr>
<tr>
<td><strong>Total Hotel</strong></td>
<td>$15,249,500</td>
<td>$11,863,000</td>
<td>$8,465,000</td>
</tr>
<tr>
<td><strong>Office Land Values</strong></td>
<td>($7,466,000)</td>
<td>($9,276,000)</td>
<td>($10,859,000)</td>
</tr>
<tr>
<td><strong>Office Fiscal Benefits</strong></td>
<td>$370,000</td>
<td>$370,000</td>
<td>$370,000</td>
</tr>
<tr>
<td><strong>Total Office</strong></td>
<td>($7,096,000)</td>
<td>($8,906,000)</td>
<td>($10,489,000)</td>
</tr>
</tbody>
</table>
Los Alamitos Civic Center Site Analysis

April 26, 2017
Executive Summary
Civic Center Site Analysis

Goals and Objectives

• The City of Los Alamitos (City) seeks to determine the highest and best use based on alternative development options for their current Civic Center site (Site). The Site is currently used by the City for operational and administrative needs, and the City seeks to determine if there are viable alternative uses for the Site.

• The City is interested in determining if there is sufficient future revenues generated by the Site to potentially lower or offset the cost of developing a new Civic Center at its current location.

• The City also retained JLL to analyze the cost savings of leasing or acquiring existing space to developing new. In addition, JLL estimated potential City revenues generated by private development on the Site to potentially reduce the cost of a new Civic Center.

Approach and Methodology

JLL developed independent financial models for each development alternative, for the Civic Center site, in order to evaluate the highest and best use for the site and potential values generated to the City by each use. Alternative uses analyzed included retail, hotel, and commercial office. Per the City’s request, we did not analyze residential uses.

JLL leveraged global experience and deep knowledge of the local real estate markets, as well as relied on third party data sources and information generally available to the public to provide accurate and reliable valuations. JLL’s market research is based on open-source and proprietary data from actual and pipeline transactions.

Inputs to the JLL financial models focus on key assumptions impacting development cost, revenues, operating expenses and potential City ground rents. All assumptions are based on current market statistics and do not represent a projection of demand. Therefore, there is potential for actual performance of the future projects to deviate from projections shown in this report.

This analysis represent a Rough Order of Magnitude (ROM) analysis of costs, revenues, and expenses in the very preliminary stages of a project when design and other requirements have yet to be fully defined and evaluated. ROM analysis assumes high-level estimates of development potential based on current zoning guidelines; development costs and financing based on industry standards, as well as revenue and expense estimates (e.g. rents, average daily room rates, etc.) based on market averages for similar product types.
Executive Summary

Civic Center Site Analysis

Key Findings

The City owns approximately 3.1-acres or 135,000 square feet of land at the intersection of Katella Ave. and Civic Center Dr. The City occupies approximately 49,000 square feet including open storage in several structures across the 3.1-acres. Based on an initial analysis conducted by the City and reviewed by JLL and its subconsultant architect Laura Blake Architecture, it would appear the City could accommodate all City functions in 33,000 square feet of future office space, allowing for a 10% growth factor, on a portion of the Site with the remaining land available for private development.

JLL prepared three separate alternatives to evaluate the lowest cost to develop a new Civic Center for the City of Los Alamitos. The three alternatives include:

1. **Rebuilding all City Functions on the Existing City Site** – This scenario assumed that all City functions would be built on the existing site and any excess land would be used for private uses in order to generate additional proceeds and tax revenues to the City to offset the cost of developing the new facilities or to offset to cost of additional debt service payments. Based on our analysis it is estimated that the City functions would consume approximately 2.1-acres of the Site and 1-acre would be made available for private development;

2. **Partial New Development and Lease Space** – This scenario assumed the City will lease existing space within the City limits for most City functions with the exception of the Police Department and Parks and Recreation Department and develop new facilities for the Police and Parks and Recreation Departments on the Site. Based on our analysis it is estimated that the City functions would consume approximately 0.8-acres on the Site and 2.3-acres would be made available for private development. The City would then need to lease approximately 12,800 square feet of office and/or industrial space to accommodate the remaining City functions; and

3. **Partial New Development and Purchase Building(s)** – This scenario assumed the City will purchase an existing building(s) for most City functions with the exception of the Police Department and Parks and Recreation Department and develop new facilities for the Police and Parks and Recreation Departments on the Site. Based on our analysis it is estimated that the City functions would consume approximately 0.8-acres on the Site and 2.3-acres would be made available for private development. The City would then need to purchase approximately 12,800 square feet of office and/or industrial space to accommodate the remaining City functions.
### Executive Summary

**Civic Center – Site Overview**

~3.1 acres total, 135,038 SF

**Civic Center:**

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Existing Bldg SF</th>
<th>Future Space Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teen Center</td>
<td>3,340 SF</td>
<td>3,674 SF</td>
</tr>
<tr>
<td>Community Center</td>
<td>8,430 SF</td>
<td>9,273 SF</td>
</tr>
<tr>
<td>Admin. Services</td>
<td>1,285 SF</td>
<td>1,414 SF</td>
</tr>
<tr>
<td>City Yard</td>
<td>18,470 SF (1)</td>
<td>4,398 SF Plus Open Storage</td>
</tr>
<tr>
<td>Garages</td>
<td>4,686 SF</td>
<td>- SF</td>
</tr>
<tr>
<td>Police</td>
<td>6,500 SF</td>
<td>7,150 SF</td>
</tr>
<tr>
<td>City Hall</td>
<td>2,400 SF</td>
<td>2,640 SF</td>
</tr>
<tr>
<td>City Hall #2</td>
<td>2,209 SF</td>
<td>2,430 SF</td>
</tr>
<tr>
<td>Council Chamber</td>
<td>1,800 SF</td>
<td>1,980 SF</td>
</tr>
<tr>
<td></td>
<td>49,120 SF</td>
<td>32,958 SF</td>
</tr>
</tbody>
</table>

Parking: 100 Spaces 100 Spaces

(1) Includes Storage Yard SF

- **Adjacent Uses**
  - School
  - Future Retail Development (Village 605)
  - Institutional Office
  - Residential
Executive Summary

Key Findings – Civic Center Site Overview

JLL prepared three separate alternatives to evaluate the site requirements of a new Civic Center for the City of Los Alamitos and potential excess land to offset development costs. The three alternatives include:

1) Rebuilding all City functions on the existing City site;

2) Leasing existing space within the City limits for most City functions with the exception of the Police Department and Parks and Recreation Department; and

3) Purchasing an existing building(s) for most City functions with the exception of the Police Department and Parks and Recreation Department.

For both alternates #2 and #3 it was assumed that the Police and Parks and Recreation Departments would be built on the existing City site and the balance of the Site could be developed with private uses.

<table>
<thead>
<tr>
<th>Summary of Civic Center Development Site Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scenario 1</strong></td>
</tr>
<tr>
<td><strong>Site Area</strong></td>
</tr>
<tr>
<td>SF</td>
</tr>
<tr>
<td>Acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>On-Site Development</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Dept</td>
</tr>
<tr>
<td>Civic Building</td>
</tr>
<tr>
<td>Park &amp; Recreation Dept</td>
</tr>
<tr>
<td>Total Civic Center</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Site Requirement</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Footprint</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Public Works Storage</td>
</tr>
<tr>
<td>Plaza</td>
</tr>
<tr>
<td>Storage/Other</td>
</tr>
<tr>
<td>Total Site Requirement</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Excess Land</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>43,559</td>
</tr>
</tbody>
</table>
Executive Summary

Key Findings – Civic Center Development Options

JLL prepared three separate alternatives to evaluate the lowest cost to develop a new Civic Center for the City of Los Alamitos. The three alternatives include:

1) Rebuilding all City functions on the existing City site;

2) Leasing existing space within the City limits for most City functions with the exception of the Police Department and Parks and Recreation Department; and

3) Purchasing an existing building(s) for most City functions with the exception of the Police Department and Parks and Recreation Department.

For both alternates #2 and #3 it was assumed that the Police and Parks and Recreation Departments would be built on the existing City site and the balance of the Site could be developed with private uses.

The lowest net cost option was Scenario 3, the Purchase Option in which the City would seek to purchase existing space within the City limits. The estimated net costs under this scenario are $3.4M. Net costs reflect revenues from sale of excess land and additional fiscal benefits, such as increased property tax, transient occupancy tax, and sales tax depending on the land use. See Section II for additional details related to each of the three scenarios shown in the table above. Although Scenarios 2 and 3 represent the lowest cost options, these options could prove difficult given the limited inventory in the City that would meet the City’s space needs.

### Summary of Civic Center Development Cost Scenarios

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Build @ Existing Site</th>
<th>Lease</th>
<th>Purchase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Costs</td>
<td>$15,780,000</td>
<td>$8,531,000</td>
<td>$9,077,000</td>
</tr>
<tr>
<td>Cost of Lease/Acquisition</td>
<td>$0</td>
<td>$5,115,000</td>
<td>$3,105,000</td>
</tr>
<tr>
<td>Total Costs</td>
<td>$15,780,000</td>
<td>$13,646,000</td>
<td>$12,182,000</td>
</tr>
<tr>
<td>Revenues</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Excess Land Value (1)</td>
<td>($1,814,000)</td>
<td>($4,119,000)</td>
<td>($4,119,000)</td>
</tr>
<tr>
<td>Fiscal Benefit Values (1)</td>
<td>($1,969,000)</td>
<td>($4,595,000)</td>
<td>($4,595,000)</td>
</tr>
<tr>
<td>Total Revenues</td>
<td>($3,783,000)</td>
<td>($8,714,000)</td>
<td>($8,714,000)</td>
</tr>
<tr>
<td>Net Cost</td>
<td>$11,997,000</td>
<td>$4,932,000</td>
<td>$3,468,000</td>
</tr>
</tbody>
</table>

(1) All Scenarios assumes Hotel Mid Scenario
Executive Summary
Key Findings – Civic Center Development Options

For each of the alternatives it was assumed that the City would issue a bond to cover costs of developing the new facilities or to acquire additional building(s).

JLL has assumed that the City would finance any new development. The amount financed would be the total development cost and/or any acquisition cost less proceeds generated from any excess City land.

JLL has assumed that the City could issue 25-year tax-exempt bond with an average interest rate of four (4) percent and cost of issuance, fees and prepaid interest of approximately fifteen (15) percent. Bond payments range from $883K for Scenario 1, $701K for Scenario 2 and $594K for Scenario 3.

Fiscal benefits do not exceed bond payments in Scenario 1, but would break even in year 25 for Scenario 2 and year 20 for Scenario 3.

### Overview of Civic Center Development Bond Scenarios

<table>
<thead>
<tr>
<th></th>
<th>Scenario 1 Build @ Existing Site</th>
<th>Scenario 2 Lease</th>
<th>Scenario 3 Purchase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Costs</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dev Costs</td>
<td>$15,780,000</td>
<td>$8,531,000</td>
<td>$9,077,000</td>
</tr>
<tr>
<td>Acquisition Costs/Lease costs</td>
<td>$0</td>
<td>$5,115,000</td>
<td>$3,105,000</td>
</tr>
<tr>
<td><strong>Total Costs</strong></td>
<td>$15,780,000</td>
<td>$13,646,000</td>
<td>$12,182,000</td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Excess Land Value (1)</td>
<td>$(1,814,000)</td>
<td>$(4,119,000)</td>
<td>$(4,119,000)</td>
</tr>
<tr>
<td><strong>Net Cost/Net Bond</strong></td>
<td>$13,966,000</td>
<td>$9,527,000</td>
<td>$8,063,000</td>
</tr>
<tr>
<td>Add Issuance costs &amp; fees (2)</td>
<td>$2,095,000</td>
<td>$1,429,000</td>
<td>$1,209,000</td>
</tr>
<tr>
<td><strong>Bond Par Value</strong></td>
<td>$16,061,000</td>
<td>$10,956,000</td>
<td>$9,272,000</td>
</tr>
<tr>
<td><strong>Annual Payment (3)</strong></td>
<td>$883,000</td>
<td>$701,000</td>
<td>$594,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 3</td>
<td>$158,000</td>
<td>$368,000</td>
<td>$368,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 10</td>
<td>$194,000</td>
<td>$452,000</td>
<td>$452,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 20</td>
<td>$260,000</td>
<td>$608,000</td>
<td>$608,000</td>
</tr>
<tr>
<td>Net Fiscal Benefits Year 25</td>
<td>$302,000</td>
<td>$704,000</td>
<td>$704,000</td>
</tr>
</tbody>
</table>

(1) All Scenarios assumes Hotel Mid Scenario
(2) Assume issuance costs, fees & prepaid interest costs @ 15%
(3) Based on bond with 4% rate & 25 year amortization
To determine the best future use of the Civic Center, the City should consider the following:

- Further refine City space needs to determine the actual amount of space needed to accommodate growth
- Determine the true cost of occupancy to remain on the Site in its current condition
- Update the program of requirements for all civic and public safety functions
- Analyze additional development and funding scenarios for the New Civic Center, including public-private partnerships
- Pre-solicitation marketing and industry outreach
- Develop solicitation for the new civic improvements and for lease or acquisition of space
- Develop program and performance criteria for new civic improvements
I. Executive Summary
Engagement & Scope of Work

Engagement
JLL Hotels and Hospitality Group ("JLL") was engaged by the City of Los Alamitos ("Client") to conduct a market feasibility and financial analysis for the Proposed Los Alamitos Select-Service Hotel ("Proposed Hotel") located in Los Alamitos, California. The Proposed Hotel is envisioned to be a 150-room upscale, select-service hotel. Specifically, JLL assessed market conditions in Los Alamitos and the broader Los Angeles/Long Beach/Anaheim market and produced pro-forma financial projections for the Proposed Hotel.

Scope of Work

Market Research
✓ Completed a thorough examination of the site and surrounding area.
✓ Obtained site-specific information to evaluate the physical and locational characteristics of the Proposed Project.
✓ Conducted an overview of the general conditions of the subject market focusing on trends considered most pertinent to the development of the Proposed Hotel.
✓ Completed a supply and demand analysis including:
  ✓ Researched any other projects proposed for the area, such as major leisure, entertainment, office or retail developments that would stimulate demand.
  ✓ Evaluated the nature and status of lodging projects under construction, proposed or merely rumored expected to enter the market.
  ✓ Provided an indication of the current accommodated and latent demand and the need to add a new hotel to the overall market.
  ✓ Analyzed supply and demand fundamentals directly influencing the prospective performance of the proposed hotel.

Recommended Programming and Positioning
✓ Defined and inspect competitive hotels
✓ Detailed physical facilities of competitive hotels including guestroom size, guestroom mix, meeting space, F&B facilities, fitness facilities, and other physical improvements.
✓ Discussed optimal size and positioning of the Proposed Hotel.

Market Analysis and Financial Analysis
✓ Forecasted future hotel occupancy and rates for the competitive market based on prevailing and forecasted economic trends impacting supply and demand in the area.
✓ Developed estimates of medium and long-term market share and OCC, ADR and RevPAR yield expectations for the proposed hotel.
✓ Compiled benchmark-operating ratios from our in-house database and third party sources for comparable properties.
✓ Developed pro-forma operating projections based on the benchmark statistics, projected hotel top line performance, expenses and profitability.
✓ Projected the residual land value for the Proposed Hotel given hotel investors’ anticipated return requirements and the cash flow projections for the Proposed Hotel.
Executive Summary: Market Overview

- Los Angeles County, otherwise referred to as the Los Angeles-Long Beach-Glendale Metropolitan Division, has a population of approximately 10.2 million people. It is part of the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, the nation’s second largest metropolitan area and the world’s 13th largest metropolitan area. In the past 80 years, Los Angeles County has evolved into a large commercial and industrial powerhouse, making it the 20th largest economy in the world, powered by international trade, manufacturing, tourism, entertainment, technology, and professional services.

- The Subject Site is located in Los Alamitos, approximately 7 miles northeast of Long Beach, 9 miles west of Anaheim, and 19 miles south of Downtown Los Angeles. The Subject Site is located in the Orange County Northwest/Fullerton lodging tract.

- Los Angeles International Airport ("LAX"), John Wayne Airport ("SNA"), and Long Beach Municipal Airport ("LGB") provide excellent airlift capacity to the greater Los Angeles area, offering hundreds of flights every day to major and secondary domestic and international destinations. Los Angeles International Airport is the seventh busiest airport in the world with 80.9 million passengers in 2016. John Wayne Airport served 10.5 million passengers and Long Beach Municipal Airport served 2.9 million passengers in 2016. The Subject Site is located approximately 4 miles east of Long Beach Municipal Airport, approximately 21 miles northeast of Los Angeles International Airport and 15 miles northwest of John Wayne Airport.

- As the world’s entertainment industry headquarters, Los Angeles is the fourth largest domestic tourism market in the United States, and the region is the second most prominent US destination for international travelers. One of the reasons for the success of Los Angeles as a visitor destination is the diverse array of attractions that the region offers. Amusement parks, museums, retail, entertainment industry and world-famous beaches are all popular visitor destinations.

- According to the Los Angeles Tourism & Convention Board, Los Angeles welcomed 47.3 million visitors in 2016, an increase of 4.0% over 2015, breaking visitation records for the sixth consecutive year. Of the 47.3 million visitors, approximately 85.0% or 40.2 million visitors were domestic overnight visitors. In 2016, Los Angeles welcomed nearly 7 million international visitors, which was a 3.5% increase over 2015. The fastest growing overseas feeder market was China, with Los Angeles becoming the first ever U.S. city to welcome more than 1 million visitors from China.
Executive Summary: Hotel Programming & Positioning

- **Rooms:** The Proposed Hotel is planned to feature 150 guestrooms. A hotel of this size is consistent with the Proposed Hotel’s anticipated select-service positioning, whereas a hotel that is appreciably larger than 150 guestrooms may require full-service amenities in order to drive demand. We understand that the Subject Site is sufficiently large to accommodate a select-service hotel of this size.

- **Food and Beverage:** JLL recommends a lounge and grab & go concept for the Proposed Los Alamitos Select-Service Hotel rather than a formal three-meal restaurant given typically challenged profitability for the latter concept at hotels that lack local, walk-in demand or large conference facilities. This recommendation is consistent with the Proposed Hotel’s anticipated select-service positioning.

- **Meeting Space:** JLL assumes that the Proposed Hotel will feature approximately 2,000 square feet of meeting space, or 13 square feet of meeting space per room. This amount of meeting space is on par with other select-service hotels in the area, as shown in the table below.

- **Other Amenities:** Additionally, the Proposed Hotel is anticipated to include a fitness center, swimming pool, business center, and surface parking facilities.

- **Positioning:** JLL recommends that the Proposed Hotel feature upscale, select-service positioning given that demand for full-service amenities in the Proposed Hotel’s suburban location is expected to be relatively limited and considering relatively low construction costs and relatively high profitability for this product as compared to full-service hotels. Examples of potential branding options are illustrated below.

### Potential Upscale, Select Service Brands

<table>
<thead>
<tr>
<th>Hotel Name</th>
<th>Rooms</th>
<th>Meeting Space (Sq. Ft.)</th>
<th>Meeting Space Per Room (Sq. Ft.)</th>
<th>Restaurant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hyatt House Cypress Anaheim</td>
<td>142</td>
<td>800</td>
<td>6</td>
<td>No</td>
</tr>
<tr>
<td>Courtyard Cypress Anaheim Orange County</td>
<td>180</td>
<td>4,000</td>
<td>22</td>
<td>Yes</td>
</tr>
<tr>
<td>Residence Inn Cypress Los Alamitos</td>
<td>155</td>
<td>2,734</td>
<td>18</td>
<td>No</td>
</tr>
<tr>
<td>Hampton Inn Los Angeles Orange County Cypress</td>
<td>110</td>
<td>750</td>
<td>7</td>
<td>No</td>
</tr>
<tr>
<td><strong>Avg.</strong></td>
<td><strong>147</strong></td>
<td><strong>2,071</strong></td>
<td><strong>13</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: Smith Travel Research
Executive Summary: Proforma

- Presented below is a summary of the 5-year proforma for the Proposed Studio City Hotel.
- **Occupancy & ADR:** With respect to occupancy, the Proposed Hotel is anticipated to penetrate the market at 90% in 2020 (Year 1) with 83.4% occupancy, and stabilize at 100% penetration with 86.6% occupancy in 2022 (Year 3). Given the Proposed Hotel’s comparable room count, positioning, and location with respect to the competitive set properties, its stabilized occupancy is expected to be in line with that of the competitive set. In terms of ADR performance, the Proposed Hotel is expected to penetrate the market at 95% in 2020 (Year 1) with an ADR of $153. At stabilization or Year 3, we anticipate the Proposed Hotel will penetrate the market at 105% with an ADR of $180. While the Proposed Hotel’s initial lack of an established customer base and reputation in the market is expected to result in a small ADR discount relative to the competitive set in Year 1, the Proposed Hotel is expected to establish its presence in the market over time and ultimately achieve a small premium relative to the competitive set given its brand new rooms product.
- **Gross Operating Profit (“GOP”) and Net Operating Income (“NOI”):** We forecast GOP margin at the Proposed Hotel to be approximately 44.1% in Year 1, and stabilize at 52.1% in Year 3. Comparable properties have achieved GOP margins of 43.5% to 58.2%. We believe the optimal GOP margin for the Proposed Hotel given its positioning, number of rooms, market mix is around the lower-50% range given its high level of ADR. For NOI margin, we forecast 27.8% in Year 1, and stabilizing at 35.4% in Year 3.

### Proposed Los Alamitos Select-Service Hotel

<table>
<thead>
<tr>
<th>Historical Operating Performance</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy</td>
<td>75.0%</td>
<td>81.6%</td>
<td>86.6%</td>
<td>86.6%</td>
<td>86.6%</td>
<td>86.6%</td>
</tr>
<tr>
<td>Average Daily Rate</td>
<td>153.36</td>
<td>166.27</td>
<td>179.82</td>
<td>185.22</td>
<td>190.77</td>
<td>196.50</td>
</tr>
<tr>
<td>% Change</td>
<td>8.4%</td>
<td>8.1%</td>
<td>3.0%</td>
<td>3.0%</td>
<td>3.0%</td>
<td>3.0%</td>
</tr>
<tr>
<td>RevPAR</td>
<td>115.06</td>
<td>135.62</td>
<td>155.70</td>
<td>160.37</td>
<td>165.16</td>
<td>170.14</td>
</tr>
<tr>
<td>% Change</td>
<td>17.9%</td>
<td>14.8%</td>
<td>3.0%</td>
<td>3.0%</td>
<td>3.0%</td>
<td>3.0%</td>
</tr>
<tr>
<td>Total Operating Revenue</td>
<td>6,852,276</td>
<td>8,023,182</td>
<td>9,178,419</td>
<td>9,453,772</td>
<td>9,762,864</td>
<td>9,762,864</td>
</tr>
<tr>
<td>Gross Operating Profit</td>
<td>3,022,800</td>
<td>3,899,444</td>
<td>4,780,078</td>
<td>4,923,480</td>
<td>5,089,578</td>
<td>5,223,320</td>
</tr>
<tr>
<td>EBITDA</td>
<td>2,042,847</td>
<td>2,826,546</td>
<td>3,615,084</td>
<td>3,727,727</td>
<td>3,860,443</td>
<td>3,963,508</td>
</tr>
<tr>
<td>EBITDA Less Replacement Reserve</td>
<td>1,905,801</td>
<td>2,585,851</td>
<td>3,247,947</td>
<td>3,349,576</td>
<td>3,469,929</td>
<td>3,562,328</td>
</tr>
<tr>
<td>Adj. EBITDA/Room</td>
<td>12,705</td>
<td>17,239</td>
<td>21,653</td>
<td>22,331</td>
<td>23,133</td>
<td>23,749</td>
</tr>
<tr>
<td>Adj. EBITDA Margin</td>
<td>27.8%</td>
<td>32.2%</td>
<td>35.4%</td>
<td>35.4%</td>
<td>35.5%</td>
<td>35.5%</td>
</tr>
</tbody>
</table>
Executive Summary: Investment Analysis

- The following table summarizes the projected cash flows associated with the development of the Proposed Los Alamitos Select Service Hotel. Specifically, JLL has assumed total development costs, excluding land, of $200,000 per key. A development budget of this amount is likely sufficient to construct an upscale, select service hotel in the Orange County market given JLL’s analysis of total development budgets for comparably positioned hotels. JLL further assumed a terminal capitalization rate of 8.0% and closing costs of 1.0%.

- The aforementioned assumptions imply an unlevered IRR of 14% for the Proposed Hotel but do not account for land acquisition costs. An unlevered IRR of 14% is generally considered sufficient to support select-service hotel development in Orange County in the current market environment. Assuming that a hotel investor requires an unlevered rate of return in the amount of 11.0% in order to pursue a new select service hotel development project, then the value accorded to the land underlying the Proposed Hotel is estimated at approximately $3.8 million, or about $25,000 per key. Notably, this estimate is highly sensitive to our assumption with respect to total projected construction costs as well as hotel investors’ return requirements.

- Based upon its research and analysis, JLL projects that the development of a select-service hotel at the subject site is financially feasible and that the availability of the subject site for hotel development will, therefore, generate serious interest among select-service hotel developers. JLL notes, however, that this conclusion assumes that hotel development costs, excluding land, are not expected to exceed to $200,000 per key and that land acquisition costs are not expected to exceed approximately $25,000 per key.

<table>
<thead>
<tr>
<th>Proposed Los Alamitos Select-Service Hotel Investment Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key Hotel Development Assumptions</strong></td>
</tr>
<tr>
<td><strong>Development Costs (Excluding Land)</strong></td>
</tr>
<tr>
<td>150</td>
</tr>
</tbody>
</table>

| **Key Valuation Assumptions** |
| Percent |
| Terminal Cap Rate | 8.0% |
| Closing Costs | 1.0% |

<table>
<thead>
<tr>
<th>Phases</th>
<th>Planning / Entitlements</th>
<th>Construction / Entitlements</th>
<th>Construction</th>
<th>Operating Year 1</th>
<th>Operating Year 2</th>
<th>Operating Year 3</th>
<th>Operating Year 4</th>
<th>Operating Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td>2017</td>
<td>2018</td>
<td>2019</td>
<td>2020</td>
<td>2021</td>
<td>2022</td>
<td>2023</td>
<td>2024</td>
</tr>
<tr>
<td>Total Development Costs</td>
<td>$(9,000,000)</td>
<td>$(21,000,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Projected Hotel Net Operating Income</td>
<td>$1,905,801</td>
<td>$2,585,851</td>
<td>$3,247,947</td>
<td>$3,349,576</td>
<td>$3,469,929</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel Net Reversion Value</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$44,083,809</td>
</tr>
<tr>
<td>Unlevered Cash Flow</td>
<td>$(0)</td>
<td>$(9,000,000)</td>
<td>$(21,000,000)</td>
<td>$1,905,801</td>
<td>$2,585,851</td>
<td>$3,247,947</td>
<td>$3,349,576</td>
<td>$(47,553,738)</td>
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<tr>
<td>Projected Unlevered IRR</td>
<td>14%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: JLL
II. Subject Site Overview
Subject Site Location

The Proposed Hotel is planned to be located at the northwest intersection of Oak Street and Katella Avenue in Los Alamitos, CA. The approximate street address for the Proposed Hotel is 3191 Katella Ave, Los Alamitos, CA 90720. The Subject Site is 2 miles east of California State University Long Beach, 19 miles south of Downtown Los Angeles, and 9 miles west of Disneyland Resorts.

Source: Google Maps
## SWOT Analysis

### STRENGTHS
- Close proximity to numerous demand generators, including California State University Long Beach (2 miles away), Disneyland Resort (9 miles away), and Los Alamitos Race Course (1 mile away)
- Close proximity to Long Beach Municipal Airport (4 miles away) as well as Los Angeles International Airport (21 miles away), the seventh busiest airport in the world
- Strong positioning immediately adjacent to the Los Angeles lodging market, which sustained the highest rate of RevPAR growth (+10.8%) among the 25 largest lodging markets in the United States in 2016
- Attractive site with close proximity to I-605 as well as strong access and visibility given its location along Katella Avenue, the primary thoroughfare in Los Alamitos

### WEAKNESSES
- While proximate to significant demand generators in nearby Long Beach and Garden Grove/Anaheim, Los Alamitos does not currently feature a large, established lodging market; rate and occupancy potential may be somewhat discounted as a result and the ramp-up period for the Proposed Hotel may be longer as well
- Given lower corporate demand in Los Alamitos than other larger LA office markets, the Proposed Hotel’s midweek and shoulder season occupancy rates may be negatively impacted
- The Proposed Hotel may be encumbered by collective bargaining agreement terms which would increase labor costs

### OPPORTUNITIES
- L.A. lodging market visitation volumes continue to post strong growth and ranking among the top ten U.S. lodging markets in terms of RevPAR
- Lack of true competitive hotels in Los Alamitos and a limited number of competitive hotels in nearby Cypress, which is located further from I-605 and Long Beach than the subject property
- Potential for additional mixed-use development at the subject site and other properties in its vicinity may provide additional demand generators for the Proposed Hotel as well as enhance the appeal of the surrounding neighborhood

### THREATS
- New hotels under construction and in planning stages, which may outweigh induced demand in the future, leading to lackluster absorption of new rooms; although limited new supply is in the pipeline for the Los Alamitos/Cypress area, the wider Los Angeles/Long Beach market is expected to realize substantial growth in hotel rooms supply during the next few years
- Risk of the Proposed Hotel opening at the tail end of the current up-cycle
III. Los Angeles/Long Beach/Anaheim Market Overview
Los Angeles/Long Beach/Anaheim Market Overview

- Los Angeles County, otherwise referred to as the Los Angeles-Long Beach-Glendale Metropolitan Division, has a population of approximately 10.2 million people. It is part of the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, the nation’s second largest metropolitan area and the world’s 13th largest metropolitan area. In the past 80 years, Los Angeles County has evolved into a large commercial and industrial powerhouse, making it the 20th largest economy in the world, powered by international trade, manufacturing, tourism, entertainment, technology, and professional services.

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Los Angeles Economic Demographics

- Los Angeles County, otherwise referred to as the Los Angeles-Long Beach-Glendale Metropolitan Division, has a population of approximately 10.2 million people. It is part of the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, the nation’s second largest metropolitan area and the world’s 13th largest metropolitan area. In the past 80 years, the county has evolved into a large commercial and industrial powerhouse, making it the 20th largest economy in the world, powered by international trade, manufacturing, tourism, entertainment, technology and professional services.

- The Real Gross Metropolitan Product (“GMP”) of the Los Angeles-Long Beach-Glendale was estimated at $631.6 billion as of 2016, representing 3.2% growth from 2015. Total employment was 4.4 million persons, an improvement of 2.0% over 2015. The unemployment rate for the area decreased to 5.0% in 2016, compared to 6.7% in 2015.

- Between 2017 to 2019, GMP is forecasted to increase at the compound average annual rate of 2.5% and median household income is forecasted to increase at the compound annual rate of 3.9% over the same horizon, well above the anticipated underlying rate of inflation.

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>551.5</td>
<td>557.9</td>
<td>567.3</td>
<td>578.8</td>
<td>591.0</td>
<td>611.9</td>
<td>Gross metro product (C$B)</td>
<td>631.6</td>
<td>648.1</td>
<td>666.8</td>
<td>680.4</td>
<td>689.6</td>
<td>700.6</td>
<td></td>
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<tr>
<td>1.9</td>
<td>1.2</td>
<td>1.7</td>
<td>2.0</td>
<td>2.1</td>
<td>3.5</td>
<td>% change</td>
<td>3.2</td>
<td>2.6</td>
<td>2.9</td>
<td>2.0</td>
<td>1.3</td>
<td>1.6</td>
<td></td>
</tr>
<tr>
<td>3,923.5</td>
<td>3,947.4</td>
<td>4,035.8</td>
<td>4,112.5</td>
<td>4,187.5</td>
<td>4,275.8</td>
<td>Total employment (ths)</td>
<td>4,361.5</td>
<td>4,424.8</td>
<td>4,493.9</td>
<td>4,551.6</td>
<td>4,571.7</td>
<td>4,568.0</td>
<td></td>
</tr>
<tr>
<td>-1.4</td>
<td>0.6</td>
<td>2.2</td>
<td>1.9</td>
<td>1.8</td>
<td>2.1</td>
<td>% change</td>
<td>2.0</td>
<td>1.5</td>
<td>1.6</td>
<td>1.3</td>
<td>0.4</td>
<td>-0.1</td>
<td></td>
</tr>
<tr>
<td>12.4</td>
<td>12.1</td>
<td>10.8</td>
<td>9.7</td>
<td>8.2</td>
<td>6.7</td>
<td>Unemployment rate (%)</td>
<td>5.0</td>
<td>5.1</td>
<td>5.1</td>
<td>5.0</td>
<td>5.4</td>
<td>6.0</td>
<td></td>
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<tr>
<td>3.1</td>
<td>5.8</td>
<td>6.9</td>
<td>-0.3</td>
<td>5.9</td>
<td>5.6</td>
<td>Personal income growth (%)</td>
<td>4.2</td>
<td>5.3</td>
<td>5.6</td>
<td>5.5</td>
<td>5.2</td>
<td>4.4</td>
<td></td>
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<tr>
<td>54.3</td>
<td>53.5</td>
<td>53.9</td>
<td>54.7</td>
<td>56.6</td>
<td>59.1</td>
<td>Median household income ($ ths)</td>
<td>62.3</td>
<td>64.5</td>
<td>67.1</td>
<td>69.6</td>
<td>72.0</td>
<td>74.1</td>
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</tr>
<tr>
<td>9,826</td>
<td>9,897</td>
<td>9,970</td>
<td>10,045</td>
<td>10,109</td>
<td>10,170</td>
<td>Population (ths)</td>
<td>10,231</td>
<td>10,297</td>
<td>10,362</td>
<td>10,426</td>
<td>10,487</td>
<td>10,546</td>
<td></td>
</tr>
<tr>
<td>0.4</td>
<td>0.7</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.6</td>
<td>% change</td>
<td>0.6</td>
<td>0.6</td>
<td>0.6</td>
<td>0.6</td>
<td>0.6</td>
<td>0.6</td>
<td></td>
</tr>
<tr>
<td>-0.1</td>
<td>-0.1</td>
<td>3.8</td>
<td>5.8</td>
<td>2.2</td>
<td>-4.4</td>
<td>Net migration (000)</td>
<td>-5.5</td>
<td>-2.2</td>
<td>-2.8</td>
<td>-5.6</td>
<td>-8.9</td>
<td>-10.3</td>
<td></td>
</tr>
<tr>
<td>2,384</td>
<td>2,275</td>
<td>2,675</td>
<td>3,839</td>
<td>4,586</td>
<td>4,638</td>
<td>Single-family permits</td>
<td>4,765</td>
<td>6,150</td>
<td>7,147</td>
<td>7,743</td>
<td>7,398</td>
<td>7,553</td>
<td></td>
</tr>
<tr>
<td>4,876.0</td>
<td>7,620.0</td>
<td>8,690.0</td>
<td>10,937.0</td>
<td>13,073.0</td>
<td>18,625.0</td>
<td>Multifamily permits</td>
<td>14,890.2</td>
<td>12,389.9</td>
<td>11,864.8</td>
<td>11,547.4</td>
<td>10,927.5</td>
<td>11,609.4</td>
<td></td>
</tr>
<tr>
<td>231</td>
<td>221</td>
<td>221</td>
<td>245</td>
<td>275</td>
<td>293</td>
<td>FHFA house price (1995Q1=100)</td>
<td>313</td>
<td>328</td>
<td>344</td>
<td>356</td>
<td>370</td>
<td>389</td>
<td></td>
</tr>
</tbody>
</table>

Source: Moody’s Analytics
Los Angeles Top Employers

- California is the headquarters for 53 Fortune 500 companies, only trailing New York’s 54 companies. Three of these Fortune 500 companies hold headquarters within the Los Angeles city limits: Aecom, CBRE Group Inc., and Reliance Steel & Aluminum Co.

- In addition to corporate headquarters, Los Angeles is a leading place of location for a host of industries; including, aerospace & defense, bioscience, fashion & apparel, hospitality & tourism, entertainment & media, and logistics, among many others.

- Growing in popularity, Silicon Beach is located on the coast north of Los Angeles International Airport to the Santa Monica Mountains, and is home to more than 500 technology startup companies.


- Top employers in Los Angeles are presented in the following table.

### Los Angeles-Long Beach-Glendale Employers

<table>
<thead>
<tr>
<th>Employer</th>
<th>Total Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of California Los Angeles</td>
<td>44,744</td>
</tr>
<tr>
<td>Kaiser Permanente</td>
<td>35,771</td>
</tr>
<tr>
<td>University of Southern California</td>
<td>18,629</td>
</tr>
<tr>
<td>Northrop Grumman Corp.</td>
<td>17,000</td>
</tr>
<tr>
<td>Target Corp.</td>
<td>15,000</td>
</tr>
<tr>
<td>Kroger Co.</td>
<td>13,500</td>
</tr>
<tr>
<td>Providence Health Systems</td>
<td>13,000</td>
</tr>
<tr>
<td>Bank of America Corp.</td>
<td>13,000</td>
</tr>
<tr>
<td>Albertsons/Vons/Pavilions</td>
<td>11,701</td>
</tr>
<tr>
<td>AT&amp;T</td>
<td>11,700</td>
</tr>
<tr>
<td>United Parcel Service Inc.</td>
<td>10,768</td>
</tr>
<tr>
<td>The Home Depot U.S.A. Inc.</td>
<td>10,600</td>
</tr>
<tr>
<td>The Boeing Co.</td>
<td>10,500</td>
</tr>
<tr>
<td>Cedars-Sinai Medical Center</td>
<td>10,250</td>
</tr>
<tr>
<td>Walt Disney Co.</td>
<td>10,200</td>
</tr>
<tr>
<td>Wells Fargo &amp; Co.</td>
<td>9,282</td>
</tr>
<tr>
<td>ABM Industries Inc.</td>
<td>8,500</td>
</tr>
<tr>
<td>California Institute of Technology</td>
<td>8,100</td>
</tr>
<tr>
<td>FedEx Corp.</td>
<td>7,700</td>
</tr>
<tr>
<td>Edison International</td>
<td>7,650</td>
</tr>
</tbody>
</table>

Source: Moody’s Analytics
Airport Overview

- Los Angeles International Airport ("LAX"), John Wayne Airport ("SNA"), and Long Beach Municipal Airport ("LGB") provide excellent airlift capacity to the greater Los Angeles area, offering hundreds of flights every day to major and secondary domestic and international destinations. The Subject Site is located approximately 21 miles to the southeast of LAX, approximately 4 miles to the east of LGB and 15 miles to the northwest of SNA.

- Los Angeles International Airport is the seventh busiest airport in the world with 80.9 million passengers in 2016. John Wayne Airport served 10.5 million passengers, and Long Beach Municipal Airport served 2.9 million passengers in 2016. All three airports sustained strong increases in passenger activity in 2016; total passenger volume increased at LAX, LGB, and SNA by 8.0%, 13.0%, and 4.6%, respectively, reflecting strong economic growth in the Los Angeles metropolitan area.

- Passenger volume at LAX has increased steadily in recent years. The number of passengers accommodated at the airport increased from 56.5 million passengers in 2009 to 80.9 million passengers in 2016, representing average annual growth of 5.3% over the course of the seven-year period. Domestic and international passenger activity have contributed equally to the airport’s overall growth with international passenger volume achieving average annual growth of 6.0% and domestic passenger volume rising at an average annual growth rate of 5.0% since 2009. This strong growth trajectory has continued into 2017 with August’s year-to-date total passenger volume increasing 4.9% compared with August 2016 year-to-date figures.

- The following graph provides the historical trends in domestic and international passengers from 1997 through August 2017.

![Los Angeles International Airport Statistics](image)
Tourism Overview and Visitor Profile

- Los Angeles is the fourth largest domestic tourism market in the United States, and the region is the second most prominent US destination for international travelers. According to the Los Angeles Tourism & Convention Board, the leisure and hospitality industry employed 532,000 in 2016, representing year-over-year employment growth of 4.4%.

- According to the Los Angeles Tourism & Convention Board, Los Angeles welcomed 47.3 million visitors in 2016, an increase of 4.0% over 2015. Of the 47.3 million visitors, approximately 85.0% or 40.2 million visitors were domestic overnight visitors.

- In 2016, Los Angeles welcomed nearly 7 million international visitors, which was a 3.5% increase over 2015. The fastest growing overseas feeder market was China, with Los Angeles becoming the first ever U.S. city to welcome more than 1 million visitors from China. Mexico, China, and Canada were responsible for 3.5 million international visitors in 2016. According to the United Nations World Tourism Organization, Chinese travelers are the world’s fastest growing tourism market, and are the top source of tourism spending in the world.

- Total visitors spending in 2016 was $29.9 billion, which resulted in total economic impact of $33.6 billion, according to the Los Angeles Tourism & Convention Board.

- The chart below provides the historical trends in visitation from 2010 to 2016.
Area Demand Generators

- **California State University Long Beach**: The third largest campus of the 23-school California State University system, California State University Long Beach is one of the largest universities in the state, with enrollment of more than 37,000 students. The university is located two miles west of the Subject Site.

- **Port of Long Beach**: The second-busiest container port in the U.S., the Port of Long Beach, occupies 3,200 acres of land, facilitates more than $100 billion in trade, and employs more than 300,000 people. Located 10 miles southwest of the Subject Site, more than $5 billion in state and local tax revenue is generated via the Port of Long Beach.

- **Knott's Berry Farm**: Knott’s Berry Farm is a 160-acre amusement park located in Buena Park. Featuring 35 rides, it employs approximately 10,000 seasonal and full-time employees. Located 5 miles northeast of the Subject Site, the park is known for its historical rides and the annual Knott’s Scary Farm during the fall season.

- **Disneyland Resort**: Hosting nearly 18 million guests in 2016, Disneyland Resort is located in Anaheim and is home to two theme parks, three hotels, shopping/dining, and an entertainment complex. Disney recently announced investment of approximately $1 billion will be made on the park in coming years through the addition of attractions, a new parking structure, and infrastructure improvements, as well as a new luxury hotel. The park is located 9 miles east of the Subject Site.

- **Los Alamitos Race Course**: Located in Cypress, the track has the distinction of hosting four quarter horse races with purses greater than $1 million, more than any other track in the U.S. Notably, the track received considerable publicity when the owner of California Chrome, the winner of the 2014 Kentucky Derby and Preakness Stakes, moved training facilities to Los Alamitos. The track is located 1 mile east of the Subject Site.

- **Aquarium of the Pacific**: Situated on the water in close proximity to the Long Beach Convention Center, the aquarium features more than 11,000 animals with focus being on animals and seascapes of the Pacific Ocean. More than 1.6 million people visit the aquarium annually, making it the fourth most-visited aquarium in the country. The aquarium is located in close proximity to the Port of Long Beach, approximately 8 miles southwest of the Subject Site.

- **Joint Forces Training Base**: Occupying approximately 1,400 acres in Los Alamitos, the Joint Forces Training Base originally opened in 1942 as the Naval Air Station Los Alamitos in order to train fighter pilots during World War II. Today, the Joint Forces Training Base provides a location for military training, equipment storage, and emergency services, and it offers the only military airfield in the greater Los Angles and Orange County region, the Los Alamitos Military Airfield. More than 700 military, civilian, and contract personnel are employed full-time at the base, and approximately 3,000 Guardsmen and reservists, many of which are non-local and require hotel accommodations for which the government offers reimbursement, routinely conduct training exercises there. In addition to supporting military and emergency services, the Joint Forces Training Base also houses the USA Water Polo National Training Center and the 900-seat Liberty Theater, which accommodates performances as well as large conferences and meetings. The Joint Forces Training Base is located approximately 2.5 miles east of the subject site.
Area Demand Generators

- Port of Long Beach
- Los Alamitos Race Course
- Aquarium of the Pacific
- California State University Long Beach
- Knott’s Berry Farm
- Disneyland Resort
IV. Lodging Market Overview
Los Angeles Lodging Market Overview

- The Los Angeles lodging market, consisting of approximately 102,000 rooms across more than 1,000 hotels, has performed well following downturns with a RevPAR CAGR of 8.9% from 1995 to 2000, 9.1% from 2002 to 2007, and 9.9% from 2010 to 2016. The Los Angeles lodging market has experienced only a moderate increase in room supply with an addition of approximately 13,000 rooms since 2008, representing approximately 13% of the current market inventory. The Proposed Hotel would be technically located within the Anaheim/Santa Ana lodging market but is situated along its border with the Los Angeles lodging market.

- In 2016, the Los Angeles lodging market achieved RevPAR growth of 10.8%, making it the only market among the top 25 lodging markets in the U.S. to achieve double-digit RevPAR growth for the year. Occupancy increased 2.3% to 81.3% in 2016, while ADR increased 8.5% to $172. Los Angeles significantly outperformed the rest of the nation with total U.S. RevPAR growth amounting to 3.2% in 2016.

![Los Angeles Long Beach, CA Lodging Market Performance 1991 - YTD August 2017](chart)
Anaheim/Santa Ana Lodging Market Overview

- Located directly adjacent to the Los Angeles lodging market, the Anaheim/Santa Ana lodging market has enjoyed similarly strong RevPAR growth in recent years. Between 2010 and 2016, the market achieved average annual RevPAR growth of 7.7%. Most recently, occupancy growth remained essentially flat in 2016 as the market neared its structural occupancy rate ceiling and the market absorbed new supply, but ADR growth remained strong at 4.7%. As of August 2017, year-to-date occupancy growth amounted to -0.6%, and ADR growth stood at 4.0%, resulting in year-to-date RevPAR growth of 3.4%. This rate of RevPAR growth remains above the national average of 2.7%.
New Supply Overview

- Although we have taken reasonable steps to investigate proposed hotel projects and their status, given the nature of real estate development, it is difficult to determine with certainty every hotel that will be opened in the future, or what their marketing strategies and effect on the market will be. Depending on the outcome of current and future projects, the performance of the Proposed Hotel and the overall market may be positively or negatively affected. The table below summarizes known hotel projects in the new supply pipeline for the Orange County Northwest/Fullerton, CA, and Long Beach, CA, lodging markets; planned hotels that are expected to be potentially competitive with the Proposed Hotel are highlighted.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>City</th>
<th>State</th>
<th>Tract</th>
<th>Room Count</th>
<th>Projected Opening</th>
<th>Project Phase</th>
<th>Chain Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hampton Inn Long Beach Airport</td>
<td>Long Beach</td>
<td>CA</td>
<td>Long Beach, CA</td>
<td>143</td>
<td>Dec-2017</td>
<td>In Construction</td>
<td>Upper Midscale Chains</td>
</tr>
<tr>
<td>Homewood Suites Long Beach Airport</td>
<td>Long Beach</td>
<td>CA</td>
<td>Long Beach, CA</td>
<td>98</td>
<td>Dec-2017</td>
<td>In Construction</td>
<td>Upscale Chains</td>
</tr>
<tr>
<td>Hampton Inn &amp; Suites Buena Park</td>
<td>Buena Park</td>
<td>CA</td>
<td>Orange County Northwest/Fullerton, CA</td>
<td>102</td>
<td>Feb-2018</td>
<td>In Construction</td>
<td>Upper Midscale Chains</td>
</tr>
<tr>
<td>Hilton Buena Park</td>
<td>Buena Park</td>
<td>CA</td>
<td>Orange County Northwest/Fullerton, CA</td>
<td>175</td>
<td>May-2018</td>
<td>In Construction</td>
<td>Upper Upscale Chains</td>
</tr>
<tr>
<td>Rodeway Inn</td>
<td>Long Beach</td>
<td>CA</td>
<td>Long Beach, CA</td>
<td>16</td>
<td>Oct-2018</td>
<td>Final Planning</td>
<td>Economy Chains</td>
</tr>
<tr>
<td>aloft Buena Park</td>
<td>Buena Park</td>
<td>CA</td>
<td>Orange County Northwest/Fullerton, CA</td>
<td>149</td>
<td>Feb-2019</td>
<td>Final Planning</td>
<td>Upscale Chains</td>
</tr>
<tr>
<td>Staybridge Suites Long Beach Airport</td>
<td>Long Beach</td>
<td>CA</td>
<td>Long Beach, CA</td>
<td>125</td>
<td>Jun-2019</td>
<td>Planning</td>
<td>Upscale Chains</td>
</tr>
<tr>
<td>Cambria hotels &amp; suites Long Beach</td>
<td>Long Beach</td>
<td>CA</td>
<td>Long Beach, CA</td>
<td>189</td>
<td>Jul-2019</td>
<td>Planning</td>
<td>Upscale Chains</td>
</tr>
<tr>
<td>Residence Inn Anaheim Brea</td>
<td>Brea</td>
<td>CA</td>
<td>Orange County Northwest/Fullerton, CA</td>
<td>147</td>
<td>Jul-2019</td>
<td>Final Planning</td>
<td>Upscale Chains</td>
</tr>
<tr>
<td>Fairfield Inn Anaheim Los Alamitos</td>
<td>Los Alamitos</td>
<td>CA</td>
<td>Orange County Northwest/Fullerton, CA</td>
<td>108</td>
<td>Aug-2019</td>
<td>Final Planning</td>
<td>Upper Midscale Chains</td>
</tr>
<tr>
<td>Courtyard Anaheim Brea</td>
<td>Brea</td>
<td>CA</td>
<td>Orange County Northwest/Fullerton, CA</td>
<td>112</td>
<td>Oct-2019</td>
<td>Final Planning</td>
<td>Upscale Chains</td>
</tr>
</tbody>
</table>

Total 1,364

Source: Smith Travel Research
VI. Hotel Programming & Positioning
**Client Programming**

- **Rooms:** The Proposed Hotel is planned to feature 150 guestrooms. A hotel of this size is consistent with the Proposed Hotel’s anticipated select-service positioning, whereas a hotel that is appreciably larger than 150 guestrooms may require full-service amenities in order to drive demand. We understand that the Subject Site is sufficiently large to accommodate a select-service hotel of this size.

- **Food and Beverage:** JLL recommends a lounge and grab & go concept for the Proposed Los Alamitos Select-Service Hotel rather than a formal three-meal restaurant given typically challenged profitability for the latter concept at hotels that lack local, walk-in demand or large conference facilities. This recommendation is consistent with the Proposed Hotel’s anticipated select-service positioning.

- **Meeting Space:** JLL assumes that the Proposed Hotel will feature approximately 2,000 square feet of meeting space, or 13 square feet of meeting space per room. This amount of meeting space is on par with other select-service hotels in the area, as shown in the table below.

- **Other Amenities:** Additionally, the Proposed Hotel is anticipated to include a fitness center, swimming pool, business center, and surface parking facilities.

- **Positioning:** JLL recommends that the Proposed Hotel feature upscale, select-service positioning given that demand for full-service amenities in the Proposed Hotel’s suburban location is expected to be relatively limited and considering relatively low construction costs and relatively high profitability for this product as compared to full-service hotels. Examples of potential branding options are illustrated below.

### Potential Upscale, Select Service Brands

<table>
<thead>
<tr>
<th>Hotel Name</th>
<th>Rooms</th>
<th>Meeting Space (Sq. Ft.)</th>
<th>Meeting Space Per Room (Sq. Ft.)</th>
<th>Restaurant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hyatt House Cypress Anaheim</td>
<td>142</td>
<td>800</td>
<td>6</td>
<td>No</td>
</tr>
<tr>
<td>Courtyard Cypress Anaheim Orange County</td>
<td>180</td>
<td>4,000</td>
<td>22</td>
<td>Yes</td>
</tr>
<tr>
<td>Residence Inn Cypress Los Alamitos</td>
<td>155</td>
<td>2,734</td>
<td>18</td>
<td>No</td>
</tr>
<tr>
<td>Hampton Inn Los Angeles Orange County Cypress</td>
<td>110</td>
<td>750</td>
<td>7</td>
<td>No</td>
</tr>
</tbody>
</table>

**Select-Service Competitive Set Meeting Space and Restaurant Summary**

<table>
<thead>
<tr>
<th>Hotel Name</th>
<th>Rooms</th>
<th>Meeting Space (Sq. Ft.)</th>
<th>Meeting Space Per Room (Sq. Ft.)</th>
<th>Restaurant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hyatt House Cypress Anaheim</td>
<td>142</td>
<td>800</td>
<td>6</td>
<td>No</td>
</tr>
<tr>
<td>Courtyard Cypress Anaheim Orange County</td>
<td>180</td>
<td>4,000</td>
<td>22</td>
<td>Yes</td>
</tr>
<tr>
<td>Residence Inn Cypress Los Alamitos</td>
<td>155</td>
<td>2,734</td>
<td>18</td>
<td>No</td>
</tr>
<tr>
<td>Hampton Inn Los Angeles Orange County Cypress</td>
<td>110</td>
<td>750</td>
<td>7</td>
<td>No</td>
</tr>
<tr>
<td><strong>Avg.</strong></td>
<td><strong>147</strong></td>
<td><strong>2,071</strong></td>
<td><strong>13</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: Smith Travel Research
While there are presently no competitive upscale, select-service hotels in Los Alamitos, CA, there are several hotels that feature midscale to upscale, select-service positioning in neighboring Cypress, CA, which is located immediately east of the subject site. JLL reviewed the characteristics of the hotels in this nearby area in order to select a competitive set for the Proposed Hotel. The Los Alamitos and neighboring Cypress lodging markets are expected to share demand generators and feature similar market dynamics.

Given the Proposed Los Alamitos Select-Service Hotel’s anticipated upscale, select-service positioning, JLL chose a competitive set (“comp set”) based on their demand generators, amenity offerings, upper midscale to upscale positioning, as well as proximity to the Proposed Hotel. The adjacent table lists the competitive set hotels analyzed by JLL. The location of each property relative to the Proposed Hotel is shown on the adjacent map.

The competitive set is comprised of upscale, select-service hotels with the exception of the Hampton Inn Los Angeles Orange County Cypress, which features midscale, select-service positioning (designated by STR). All of the competitive set properties are located in the Orange County Northwest / Fullerton, CA, lodging submarket within close proximity of Katella Avenue. A review of the competitive set’s lodging performance is presented on the next slide.

<table>
<thead>
<tr>
<th>Hotel Name</th>
<th>Location</th>
<th>Competitive Rooms</th>
<th>Open Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hampton Inn Los Angeles Orange County Cypress</td>
<td>Cypress, CA</td>
<td>110</td>
<td>6/1/2006</td>
</tr>
<tr>
<td>Courtyard Cypress Anaheim Orange County</td>
<td>Cypress, CA</td>
<td>180</td>
<td>10/1/1988</td>
</tr>
<tr>
<td>Hyatt House Cypress Anaheim</td>
<td>Cypress, CA</td>
<td>142</td>
<td>2/1/1991</td>
</tr>
<tr>
<td>Residence Inn Cypress Los Alamitos</td>
<td>Cypress, CA</td>
<td>155</td>
<td>11/1/2002</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>587</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: STR
Proposed Primary Competitive Set Lodging Performance

- **Supply:** Throughout the historical period reviewed, new competitive supply has been relatively limited given high barriers to new development as well as a lack of available land. The competitive set has not seen an increase in rooms supply during the last five years.

- **Occupancy:** The competitive set has achieved strong occupancy growth in recent years, rising from 73.3% in 2011 to 86.6% in 2016. However, occupancy growth has slowed recently as the market's occupancy rate appears to be nearing its structural ceiling. In 2016, occupancy growth remained essentially flat at -0.1%, and as of July 2017, year-to-date occupancy growth amounted to 1.5%.

- **ADR:** The competitive set has achieved steady rate growth in recent years; the average annual growth rate amounted to 5.6% between 2011 and 2016. While occupancy growth has slowed recently, ADR growth has remained strong. In 2016, ADR increased 7.4%, and as of July 2017, year-to-date ADR growth stood at 6.5%. As the market appears to have reached its structural occupancy ceiling, ADR growth is expected to remain strong during the next several years.

<table>
<thead>
<tr>
<th>Competitive Set Performance</th>
<th>Historical Operating Performance</th>
<th>Historical YTD Operating Performance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Competitor Set</td>
<td>73.3%</td>
<td>87.6%</td>
</tr>
<tr>
<td>% Change</td>
<td>4.1%</td>
<td>3.2%</td>
</tr>
<tr>
<td>Average Daily Rate (USD)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Competitor Set</td>
<td>104.85</td>
<td>138.10</td>
</tr>
<tr>
<td>% Change</td>
<td>4.1%</td>
<td>8.0%</td>
</tr>
<tr>
<td>RevPAR (USD)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Competitor Set</td>
<td>76.82</td>
<td>120.99</td>
</tr>
<tr>
<td>% Change</td>
<td>8.4%</td>
<td>11.5%</td>
</tr>
</tbody>
</table>

Competitive set includes: Hampton Inn Los Angeles Orange County Cypress (110 rooms), Courtyard Cypress Anaheim Orange County (180 rooms), Hyatt House Cypress Anaheim (142 rooms), Residence Inn Cypress Los Alamitos (155 rooms).


Source: STR, JLL
VII. Hotel Financial Projections
Comparable Operating Statements
•

Based on available resources in our database, we have compiled comparable operating statements for upscale, select-service hotels in the Los Angeles and
Anaheim lodging markets. Net Operating Income margin for the comparable properties ranged from 32.2% to 40.2%, with the average being 36.6%.

Proposed Los Alamitos Select-Service Hotel Comparable Operating Performance
All Values In (USD)

OPERATING REVENUE

Hotel A

Hotel B

Hotel C

Hotel D

Hotel E

Hotel F

Hotel G

Ratio

PAR

POR

Ratio

PAR

POR

Ratio

PAR

POR

Ratio

PAR

POR

Ratio

PAR

POR

Ratio

PAR

POR

Ratio

PAR

POR

99.2%

52,504

170.37

92.1%

35,436

125.82

95.9%

41,427

148.73

92.8%

39,214

141.41

95.9%

58,280

171.57

98.3%

51,542

173.49

98.6%

49,718

163.50

Food & Beverage Revenue

0.3%

157

0.51

6.7%

2,577

9.15

3.0%

1,298

4.66

5.9%

2,495

9.00

3.2%

1,958

5.76

0.9%

479

1.61

0.6%

315

1.04

Other Operated Departments Revenue

0.5%

282

0.92

1.2%

462

1.64

0.2%

105

0.38

0.3%

126

0.46

0.0%

21

0.06

0.1%

63

0.21

0.2%

83

0.27

0.5%

218

0.78

0.7%

291

1.05

0.8%

476

1.40

0.7%

361

1.22

0.7%

333

1.10

100.0%

52,944

171.80

100.0%

38,474

136.61

100.0%

43,177

155.02

100.0%

42,252

152.36

100.0%

60,741

178.82

100.0%

52,444

176.53

100.0%

50,444

165.89

Rooms Expenses

21.9%

11,512

37.36

19.4%

6,891

24.47

18.0%

7,452

26.75

19.7%

7,738

27.90

22.1%

12,881

37.92

19.3%

9,951

33.50

20.9%

10,384

34.15

Food & Beverage Expenses

59.0%

93

0.30

68.4%

1,763

6.26

141.6%

1,839

6.60

105.1%

2,621

9.45

47.5%

930

2.74

36.2%

174

0.58

51.5%

162

0.53

Other Operated Departments Expenses

21.4%

60

0.20

45.8%

212

0.75

61.5%

65

0.23

84.6%

107

0.39

277.8%

174

0.58

88.9%

74

0.24

22.0%
78.0%

11,665
41,278

37.85
133.94

23.0%
77.0%

8,859
29,615

31.46
105.16

22.0%
78.0%

9,484
33,694

34.05
120.97

25.1%
74.9%

10,602
31,660

38.23
114.17

22.7%
77.3%

13,818
46,923

40.68
138.14

19.7%
80.3%

10,306
42,139

34.69
141.84

21.1%
78.9%

10,620
39,824

34.93
130.96

Administrative & General

7.3%

3,863

12.53

8.5%

3,288

11.68

8.0%

3,452

12.39

9.9%

4,194

15.12

7.4%

4,469

13.16

12.6%

6,625

22.30

12.8%

6,477

21.30

Sales & Marketing

5.4%

2,863

9.29

6.9%

2,654

9.42

9.5%

4,081

14.65

10.6%

4,466

16.10

6.4%

3,867

11.38

5.6%

2,938

9.89

5.5%

2,750

9.04

5.3%

2,282

8.19

5.1%

2,155

7.77

4.8%

2,916

8.58

5.9%

3,090

10.40

5.9%

2,981

9.80
5.48

Rooms Revenue

Miscellaneous Income

Total Operating Revenue
DEPARTMENTAL EXPENSES

Total Departmental Expenses
Total Departmental Income
UNDISTRIBUTED EXPENSES
Information & Telecommunication

Franchise Fee
Property Operations and Maintenance (POM)

4.0%

2,125

6.90

2.9%

1,115

3.96

3.1%

1,355

4.86

3.3%

1,398

5.04

2.1%

1,252

3.69

3.2%

1,694

5.70

3.3%

1,667

Utilities

3.1%

1,633

5.30

2.9%

1,103

3.91

3.3%

1,444

5.18

2.5%

1,058

3.82

2.5%

1,524

4.49

3.1%

1,639

5.52

2.7%

1,361

4.48

19.8%
58.2%

10,480
30,798

34.01
99.94

21.2%
55.8%

8,154
21,462

28.95
76.20

29.2%
48.8%

12,629
21,065

45.34
75.63

31.4%
43.5%

13,282
18,379

47.89
66.27

23.1%
54.2%

14,028
32,895

41.30
96.84

30.5%
49.9%

15,979
26,160

53.79
88.06

30.2%
48.7%

15,245
24,583

50.14
80.84

Total Undistributed Expenses
Gross Operating Profit
Management Fee

7.0%

3,706

12.02

7.0%

2,692

9.56

3.0%

1,298

4.66

3.0%

1,272

4.59

3.0%

1,825

5.37

3.0%

1,576

5.31

3.0%

1,514

4.98

51.2%

27,093

87.91

48.8%

18,763

66.62

45.8%

19,774

70.99

40.5%

17,117

61.72

51.2%

31,077

91.49

46.9%

24,583

82.75

45.7%

23,069

75.87

Property Taxes

4.7%

2,500

8.11

2.7%

1,026

3.64

5.0%

2,169

7.79

3.0%

1,272

4.59

7.0%

4,238

12.48

3.8%

1,993

6.71

5.4%

2,713

8.92

Insurance

1.2%

661

2.15

1.4%

558

1.98

1.1%

484

1.74

1.3%

534

1.93

1.0%

594

1.75

1.6%

861

2.90

1.3%

676

2.22

Income Before Non-Operating Income & Expenses
NON-OPERATING INCOME & EXPENSES

Rent

0.0%

8

0.03

0.1%

38

0.14

0.1%

63

0.19

6.0%

3,173

10.30

4.8%

1,859

6.60

6.1%

2,653

9.53

4.3%

1,825

6.58

8.1%

4,902

14.43

5.4%

2,854

9.61

6.7%

3,384

11.13

45.2%

23,919

77.62

44.0%

16,910

60.04

39.6%

17,113

61.44

36.2%

15,291

55.14

43.1%

26,175

77.06

41.4%

21,729

73.14

39.0%

19,681

64.72

Replacement Reserve (FF&E)

5.0%

2,649

8.60

5.0%

1,923

6.83

4.0%

1,726

6.20

4.0%

1,689

6.09

4.0%

2,427

7.14

5.0%

2,625

8.84

5.0%

2,523

8.30

Other Income

1.9%

1,024

3.32

4.2%

1,628

5.78

4.7%

2,048

7.35

5.8%

2,466

8.89

2.9%

1,776

5.23

3.4%

1,764

5.94

2.3%

1,176

3.87

40.2%

21,270

69.02

39.0%

14,987

53.21

35.6%

15,387

55.24

32.2%

13,602

49.05

39.1%

23,748

69.91

36.4%

19,111

64.33

34.0%

17,162

56.44

Total Non-Operating Income & Expenses
EBITDA

EBITDA Less Replacement Reserve

28


Penetration Analysis: Summary Projections

- Utilizing the local competitive market historic performance, JLL has projected the top-line performance for the Proposed Los Alamitos Select-Service Hotel using a market penetration analysis.

- Occupancy: The local competitive market is expected to experience a moderate decline in occupancy from approximately 87% in 2016 to 83% in 2020 due to the anticipated opening of the Fairfield Inn Anaheim Los Alamitos during the summer of 2019. However, the market is expected to absorb the new supply as demand growth allows for a return in the competitive set’s occupancy rate to approximately 87% by 2022. The Proposed Hotel is anticipated to penetrate the market at 90% in 2020 (Year 1) with 83.4% occupancy, and stabilize at 100% penetration with 86.6% occupancy in 2022 (Year 3). Given the Proposed Hotel’s comparable room count, positioning, and location with respect to the competitive set properties, its stabilized occupancy is expected to be in line with that of the competitive set.

- ADR: Given compressed occupancy rates in the local market and lack of competitive supply growth prior to the expected opening of the Fairfield Inn Anaheim Los Alamitos in 2019, the primary competitive set is expected to enjoy strong rate ADR growth of 6.5% in 2017 and 4.0% in 2018, followed by inflationary ADR growth of approximately 3% per year beginning in 2019. The Proposed Hotel is expected to penetrate the market at 95% in 2020 (Year 1). At stabilization or Year 3, we anticipate the Proposed Hotel will penetrate the market at 105% with an ADR of $180. While the Proposed Hotel’s initial lack of an established customer base and reputation in the market is expected to result in a small ADR discount relative to the competitive set in Year 1, the Proposed Hotel is expected to establish its presence in the market over time and ultimately achieve a small premium relative to the competitive set given its brand new rooms product.

<table>
<thead>
<tr>
<th>Competitive Set Performance</th>
<th>Historical Operating Performance</th>
<th>Forecasted Operating Performance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Los Alamitos Select-Service Hotel</td>
<td>75.0%</td>
<td>81.6%</td>
</tr>
<tr>
<td>Competitive Set</td>
<td>73.3%</td>
<td>76.3%</td>
</tr>
<tr>
<td>Index (MPI)</td>
<td>0.90</td>
<td>0.96</td>
</tr>
</tbody>
</table>

| Average Daily Rate (USD)   | Proposed Los Alamitos Select-Service Hotel | 153.36 | 166.27 | 179.82 | 185.22 | 190.77 | 196.50 |
|                           | Competitive Set                         | 104.85 | 109.17 | 113.10 | 119.68 | 127.96 | 137.38 | 146.31 | 152.16 | 156.73 | 161.43 | 166.27 | 171.26 | 176.40 | 181.69 | 187.14 |
|                           | Index (ARI)                             | 0.95 | 1.00 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 |

| RevPAR (USD)              | Proposed Los Alamitos Select-Service Hotel | 115.06 | 135.62 | 155.70 | 160.37 | 165.16 | 170.14 |
|                          | Competitive Set                         | 76.82 | 83.25 | 85.68 | 96.70 | 110.91 | 118.91 | 128.54 | 133.68 | 134.51 | 134.57 | 141.27 | 148.29 | 152.74 | 157.30 | 162.04 |
|                          | Index (RGI)                             | 0.86 | 0.96 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 | 1.05 |

**Competitive set includes:** Hampton Inn Los Angeles Orange County Cypress (110 rooms), Courtyard Cypress Anaheim Orange County (180 rooms), Hyatt House Cypress Anaheim (142 rooms), Residence Inn Cypress Los Alamitos (155 rooms).

**New Supply includes:** Fairfield Inn Anaheim Los Alamitos (108 rooms; Aug 2019).

Source: STR, JLL
Proforma Assumptions

- Based on our review of various performance metrics from the hotel benchmarks previously presented in this report as well as Client’s programming of the Proposed Los Alamitos Select-Service Hotel, JLL also utilized the following assumptions in producing a 5-year Proforma of the Proposed Hotel. Based on the anticipated development timeline provided by the Client, Year 1 begins on January 1, 2020 and Year 3 is a stabilized year of operations in 2022.

- **Rooms**: We have projected rooms revenue per the previously outlined occupancy and ADR projections. For departmental expenses, comparable benchmarking of hotels in the Los Angeles market shows a rooms expense range of approximately $24 to $38 per occupied room in 2020 dollars. We have projected rooms cost per occupied room at $36 per occupied room in Year 1 (2020) and assumed inflationary growth in rooms expenses on a per occupied room basis going forward. Our rooms expense assumption is in line with the benchmarks reviewed.

- **F&B**: Given the Proposed Hotel’s anticipated select-service positioning, food and beverage operations are anticipated to be relatively limited. We have projected food and beverage revenue at $10 per occupied room in 2020 and assumed inflationary growth of approximately 3% per year on a per occupied room basis thereafter. We have projected expenses at 98% in Year 1 with improvement to 95% by Year 3, at which time stabilization is assumed. Our assumptions with respect to food and beverage revenues and expenses are in line with the benchmarks reviewed.

- **Other Operated Departments**: This department includes telephone, laundry, retail, and other miscellaneous revenues. We have forecast $2.00 POR in Year 1 and assumed inflationary growth on a per occupied room basis thereafter. We have further assumed an expense margin of 80% for this revenue stream throughout our projected term. This level of other operated departments revenue and expense is consistent with the Proposed Hotel’s select-service positioning as well as the benchmarks reviewed.

- **Miscellaneous Income**: This category consists mainly of revenue from cancellation fees and attrition, and by definition, there are no expenses associated with this income. We have projected miscellaneous income in the amount of $1.00 per occupied room and assumed inflationary growth of 3.0% per year on a per occupied room basis thereafter. This level of income is in line with the benchmarks reviewed.
• **Undistributed Expenses**: Undistributed expenses at the comparable benchmarks ranged from 19.8% to 31.4% of total revenues or $8,200 to $16,000 per available room (“PAR”) in 2020 dollars. We forecast total undistributed expenses to be 27.4% of total revenues or $12,500 PAR in Year 1, and stabilize at 22.1% of total revenues or $13,500 PAR in Year 3. Our projection for the Proposed Hotel's undistributed expenses is towards the lower end of the benchmarks reviewed given that we have assumed that the Proposed Hotel will be brand managed, and therefore, it will not incur franchise fees.

• **Gross Operating Profit (“GOP”)**: We forecast GOP margin at the Proposed Hotel to be around 44.1% in Year 1, and stabilize at 52.1% in Year 3. Comparable properties have achieved GOP margins of 43.5% to 58.2%. We believe the optimal GOP margin for the Proposed Studio City Hotel given its positioning, number of rooms, and market mix is around the lower-50% range.

• **Management Fee**: Management fee is assumed at 7.0% of total revenues at the Proposed Los Alamitos Select-Service Hotel, which is aligned to industry standards for brand managed hotels. We have forecast 7.0% of total revenues for management fee throughout the projection period.

• **Real Estate Taxes**: Real estate taxes have been estimated at 1.1% of the Proposed Hotel's estimated “as completed” value in Year 1 given its projected cash flow and current investor expectations with regard to discount rates and residual capitalization rates. We have assumed real estate taxes to grow annually at a rate of 2.0%.

• **Insurance**: Based on comparable benchmarking, we forecast insurance expense at $650 PAR for Year 1, increasing thereafter by the rate of inflation.

• **FF&E Reserve**: We have assumed FF&E Reserve based on a sliding scale of 2.0% of total revenues in Year 1, 3.0% of total revenues in Year 2, 4.0% of total revenues in Year 3 and beyond.
### Proposed Los Alamitos Select-Service Hotel Pro-Forma

#### All Values In (USD'000)

<table>
<thead>
<tr>
<th>Period Ending</th>
<th>December 31</th>
<th>December 31</th>
<th>December 31</th>
<th>December 31</th>
<th>December 31</th>
</tr>
</thead>
<tbody>
<tr>
<td>Days Open in Period</td>
<td>366</td>
<td>365</td>
<td>365</td>
<td>365</td>
<td>366</td>
</tr>
<tr>
<td>Available Hotel Rooms</td>
<td>150</td>
<td>150</td>
<td>150</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>Available Room Nights</td>
<td>54,900</td>
<td>54,900</td>
<td>54,900</td>
<td>54,900</td>
<td>54,900</td>
</tr>
<tr>
<td>Occupied Room Nights</td>
<td>41,191</td>
<td>44,658</td>
<td>47,406</td>
<td>47,406</td>
<td>47,530</td>
</tr>
<tr>
<td>Occupancy</td>
<td>75.0%</td>
<td>81.6%</td>
<td>86.6%</td>
<td>86.6%</td>
<td>86.6%</td>
</tr>
<tr>
<td>Average Daily Rate</td>
<td>153.36</td>
<td>166.27</td>
<td>179.82</td>
<td>185.22</td>
<td>190.77</td>
</tr>
<tr>
<td>RevPAR</td>
<td>115.06</td>
<td>139.82</td>
<td>159.70</td>
<td>160.37</td>
<td>165.16</td>
</tr>
</tbody>
</table>

#### OPERATING REVENUE

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rooms Revenue</td>
<td>6,317</td>
<td>92.2%</td>
<td>42,112</td>
<td>103.36</td>
</tr>
<tr>
<td>Food &amp; Beverage Revenue</td>
<td>412</td>
<td>6.0%</td>
<td>2,746</td>
<td>10.00</td>
</tr>
<tr>
<td>Other Operated Departments Revenue</td>
<td>82</td>
<td>1.2%</td>
<td>549</td>
<td>2.00</td>
</tr>
</tbody>
</table>
| Miscellaneous Income
| 41 | 0.6% | 275 | 1.00 |
| **Total Operating Revenue** | 6,852 | 100.0% | 45,852 | 166.36 |

#### DEPARTMENTAL EXPENSES

<table>
<thead>
<tr>
<th>Department</th>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rooms Expenses</td>
<td>1,483</td>
<td>23.5%</td>
<td>9,886</td>
<td>36.00</td>
</tr>
<tr>
<td>Food &amp; Beverage Expenses</td>
<td>404</td>
<td>6.8%</td>
<td>2,691</td>
<td>9.80</td>
</tr>
<tr>
<td>Sales &amp; Marketing</td>
<td>555</td>
<td>8.7%</td>
<td>3,700</td>
<td>13.47</td>
</tr>
<tr>
<td>Property Operations and Maintenance (POM)</td>
<td>270</td>
<td>3.9%</td>
<td>1,800</td>
<td>6.55</td>
</tr>
<tr>
<td>Utilities</td>
<td>240</td>
<td>3.5%</td>
<td>1,600</td>
<td>5.83</td>
</tr>
<tr>
<td><strong>Total Departmental Expenses</strong></td>
<td>1,952</td>
<td>28.5%</td>
<td>13,016</td>
<td>47.40</td>
</tr>
</tbody>
</table>

#### UNDISTIBUTED EXPENSES

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative &amp; General</td>
<td>662</td>
<td>9.7%</td>
<td>4,414</td>
<td>10.07</td>
</tr>
<tr>
<td>Information &amp; Telecommunication</td>
<td>150</td>
<td>2.2%</td>
<td>1,000</td>
<td>3.64</td>
</tr>
<tr>
<td>Sales &amp; Marketing</td>
<td>555</td>
<td>8.1%</td>
<td>3,700</td>
<td>13.47</td>
</tr>
<tr>
<td>Property Operations and Maintenance (POM)</td>
<td>270</td>
<td>3.9%</td>
<td>1,800</td>
<td>6.55</td>
</tr>
<tr>
<td><strong>Total Undistributed Expenses</strong></td>
<td>1,877</td>
<td>27.4%</td>
<td>12,514</td>
<td>45.57</td>
</tr>
</tbody>
</table>

#### Income Before Non-Operating Income & Expenses

<table>
<thead>
<tr>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,543</td>
<td>37.1%</td>
<td>16,954</td>
<td>61.74</td>
</tr>
</tbody>
</table>

#### NON-OPERATING INCOME & EXPENSES

<table>
<thead>
<tr>
<th>Income</th>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>403</td>
<td>5.9%</td>
<td>2,685</td>
<td>9.78</td>
</tr>
<tr>
<td>Insurance</td>
<td>98</td>
<td>1.4%</td>
<td>650</td>
<td>23.7</td>
</tr>
<tr>
<td><strong>Total Non-Operating Income &amp; Expenses</strong></td>
<td>500</td>
<td>7.3%</td>
<td>3,335</td>
<td>12.15</td>
</tr>
</tbody>
</table>

#### EBITDA

<table>
<thead>
<tr>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,043</td>
<td>29.8%</td>
<td>13,619</td>
<td>49.60</td>
</tr>
</tbody>
</table>

#### Replacement Reserve (FF&E)

<table>
<thead>
<tr>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>137</td>
<td>2.0%</td>
<td>914</td>
<td>3.33</td>
</tr>
</tbody>
</table>

#### EBITDA Less Replacement Reserve

<table>
<thead>
<tr>
<th>Amount</th>
<th>Ratio</th>
<th>PAR</th>
<th>POR</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,906</td>
<td>27.8%</td>
<td>12,705</td>
<td>46.27</td>
</tr>
</tbody>
</table>

1. USALI 11th Edition refers to "Rentals & Other Income" as "Miscellaneous Income"  
2. USALI 11th Edition refers to "Fixed Charges" as "Non-Operating Income & Expenses"  
3. USALI 11th Edition refers to "NOI" as "EBITDA"  
4. USALI 11th Edition refers to "Adj. NOI" as "EBITDA Less Replacement Reserve"
VII. Hotel Investment Analysis
Unlevered IRR Projection

The following table summarizes the projected cash flows associated with the development of the Proposed Los Alamitos Select Service Hotel. Specifically, JLL has assumed total development costs, excluding land, of $200,000 per key. A development budget of this amount is likely sufficient to construct an upscale, select service hotel in the Orange County market given JLL’s analysis of total development budgets for comparably positioned hotels. JLL further assumed a terminal capitalization rate of 8.0% and closing costs of 1.0%.

The aforementioned assumptions imply an unlevered IRR of 14% for the Proposed Hotel but do not account for land acquisition costs. An unlevered IRR of 14% is generally considered sufficient to support select-service hotel development in Orange County in the current market environment.

### Proposed Los Alamitos Select-Service Hotel
Investment Summary

<table>
<thead>
<tr>
<th>Key Hotel Development Assumptions</th>
<th>Keys</th>
<th>Cost Per Key</th>
<th>Sq. FT.</th>
<th>Cost Per Sq. Ft.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Costs (Excluding Land)</td>
<td>150</td>
<td>$200,000</td>
<td>86,250</td>
<td>$350.00</td>
<td>$30,000,000</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Key Valuation Assumptions</th>
<th>Percent</th>
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<tr>
<td>Terminal Cap Rate</td>
<td>8.0%</td>
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<tr>
<td>Closing Costs</td>
<td>1.0%</td>
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<tr>
<th>Phase</th>
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<th>Construction / Entitlements</th>
<th>Construction</th>
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<td>2017</td>
<td>2018</td>
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<td>2021</td>
<td>2022</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Development Costs</td>
<td>($9,000,000)</td>
<td>($21,000,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Projected Hotel Net Operating Income</td>
<td>$1,905,801</td>
<td>$2,585,851</td>
<td>$3,247,947</td>
<td>$3,349,576</td>
<td>$3,469,929</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hotel Net Reversion Value</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$44,083,809</td>
</tr>
<tr>
<td></td>
<td>Unlevered Cash Flow</td>
<td>($0)</td>
<td>($9,000,000)</td>
<td>($21,000,000)</td>
<td>$1,905,801</td>
<td>$2,585,851</td>
<td>$3,247,947</td>
<td>$3,349,576</td>
</tr>
</tbody>
</table>

Projected Unlevered IRR 14%

Source: JLL
Residual Land Value

- Assuming that a hotel investor requires an unlevered rate of return in the amount of 11.0% in order to pursue a new select service hotel development project, then the value accorded to the land underlying the Proposed Hotel is estimated at approximately $3.8 million, or about $25,000 per key. Notably, this estimate is highly sensitive to our assumption with respect to total projected construction costs as well as hotel investors’ return requirements. To the extent construction costs, including hard and soft costs as well as FF&E, exceed $200,000 per key, the projected residual land value may be substantially lower; and in the event that the aforementioned costs fall materially below $200,000 per key, then the projected residual land value may be materially higher.

<table>
<thead>
<tr>
<th>Discount Rate</th>
<th>Land Value</th>
<th>Per Key</th>
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<tbody>
<tr>
<td>12.0%</td>
<td>$2,400,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>11.5%</td>
<td>$3,100,000</td>
<td>$20,667</td>
</tr>
<tr>
<td>11.0%</td>
<td>$3,800,000</td>
<td>$25,333</td>
</tr>
<tr>
<td>10.5%</td>
<td>$4,500,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>10.0%</td>
<td>$5,200,000</td>
<td>$34,667</td>
</tr>
</tbody>
</table>

Source: JLL
VIII. Appendix
Assumptions and Limiting Conditions

This report has been completed with the following general assumptions and limiting conditions:

1. As in all studies of this type, the estimated results are based upon competent and efficient management and presume no significant changes in the economic environment from that as set forth in these reports. Since our forecasts are based on estimates and assumptions which are subject to uncertainty and variation, we do not represent them as results which will actually be achieved.

2. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

3. It is assumed that there are no hidden or unapparent conditions of the properties, subsoil or structures that render them more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

4. It is assumed that the properties are in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated.

5. It is assumed that the properties conform to all applicable zoning and use regulations and restrictions.

6. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained.

7. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the success of the property. The projections are predicated on the assumption that there is no such material on or in the properties unless noted in an Environmental study prepared by a qualified 3rd party.

8. Possession of this report, or copies thereof, does not carry with it the right of publication.

9. The consultant, by reason of these reports, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

10. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the consultant, or the firm with which the consultant is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the consultant.
Contacts

Andrea Grigg  
Hotels & Hospitality Group  
Executive Vice President  
Strategic Advisory & Asset Management  
andrea.grigg@am.jll.com

Kent Michels  
Hotels & Hospitality Group  
Vice President  
Strategic Advisory & Asset Management  
kent.michels@am.jll.com

www.jll.com/hospitality
December 15, 2017

Mr. Steven A. Mendoza  
Development Services Director  
City of Los Alamitos  
3191 Katella Avenue  
Los Alamitos, CA  90720

E-mail: smendoza@cityoflosalamitos.org

Re: Property Condition Assessment and Report  
City of Los Alamitos Civic Center Campus  
3191 Katella Avenue  
Los Alamitos, CA  90720

Dear Mr. Mendoza:

Enclosed is the report of the conditions observed during our site visit to the referenced property on October 2, 2017. Ricardo Flores, Senior Vice President, Construction, served as the Project Manager, doing fieldwork and editing the report.

Thank you for selecting JLL as your consultant on this project. If you have any questions, please call.

Very truly yours,

JONES LANG LASSALLE AMERICAS, INC. (“JLL”)

Ricardo Flores  
Senior Vice President, Construction  
Project and Development Services

RF:rf  
Enclosure

cc: Mike Wong  
Daniel Walker  
Manny P. Kratsios  
Edward J. Bellavigna
PROPERTY CONDITION ASSESSMENT

REPORT OF

CITY OF LOS ALAMITOS CIVIC CENTER CAMPUS

Located At

3191 KATELLA AVENUE
LOS ALAMITOS, CALIFORNIA

December 15, 2017

Prepared For

CITY OF LOS ALAMITOS
3191 KATELLA AVENUE
LOS ALAMITOS, CA 90720

Prepared By

JONES LANG LASALLE AMERICAS, INC.
515 SOUTH FLOWER STREET, SUITE 1300
LOS ANGELES, CALIFORNIA 90071-2252

M&H JOB: 25-191E
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<td></td>
<td>7. Plumbing</td>
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<td>8. Electrical</td>
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</tr>
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<td></td>
<td>9. Life Safety</td>
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<td></td>
<td>10. Sustainability</td>
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<td>11. ADA Compliance</td>
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<td>VIII</td>
<td>ATTACHMENTS</td>
<td>31</td>
</tr>
</tbody>
</table>
SECTION I - IDENTIFICATION

Project Name: City of Los Alamitos Civic Center

Location: 3191 Katella Avenue
Los Alamitos, CA 90720

Report Prepared For: City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
Mr. Steven Mendoza
Development Services Director
Phone: 562.431.3538 x 300
E-mail: smendoza@cityoflosalamitos.org

Site Visit and Report By: Ricardo Flores
Senior Vice President, Construction
Phone: 212.239.6320
E-mail: ricardo.flores@am.jll.com
JLL

Garry Auerbach
Mechanical Engineer
Innovative Engineering Group

Present During Visit: Steve Mendoza
Development Services Director
City of Los Alamitos

Date of Site Visit: October 2, 2017
SECTION II – OBJECTIVE

The purpose of the on-site evaluation and document review is to assess the general physical condition of the property as it currently exists. This report provides a narrative and photographic description of the building, as well as a listing of any deficiencies which were noted during our site visit.

Any deficiencies that were noted during the site visit are presented, along with an estimate of the costs required to correct these deficiencies. **Immediate Cost** expenditures are items we feel mandate repair or correction as soon as reasonably possible. They indicate deficiencies which may be in violation of codes, which may pose a danger to public safety, or which, if not corrected, may lead to further deterioration of the property or significantly impact marketability or habitability.

**Anticipated Replacement** costs estimates are based on industry accepted service life of major building components and are included for those components that appear to be functioning adequately at this time but will reach or exceed their published anticipated life span within 10 years. These items should be undertaken on a priority basis taking precedence over routine preventive maintenance work.

**ADA Costs** are related to accessibility to the building for persons with disabilities in accordance with Title III of the federally enacted ADA legislation, dated July 26, 1990.
SECTION III – PROCEDURES AND LIMITATIONS

JLL performed on-site evaluations on October 2, 2017 to assess the present condition of the property. Steven Mendoza, Development Services Director, met with our team for a discussion of building history. Mr. Mendoza then escorted us on an observation tour of the property to evaluate the systems in place.

Construction documents were requested but we were informed that these did not exist. This report is, however, primarily based on observations made during our site visit, and from information and documentation obtained from persons familiar with the project. Section VI contains a listing of materials reviewed.

In addition to the on-site observation, the Building Department of the city of Los Alamitos and the Orange County Fire Department, were contacted and requested to review their records and inform us of any outstanding violations against the building.

The square foot areas used in the following sections are as supplied by the management’s representatives and public records. Field measurement is not included in the scope of our services.

The cost estimates presented in this report are engineering estimates and are not bid prices. The estimates represent our opinion of the amount of current U.S. dollars it should take to have the work accomplished by union labor.

An ADA review was provided by the city of Los Alamitos, and at the city’s request, the report and costs are included in this report. JLL assumes no liability for the findings of the client’s ADA consultant.
The opinions and recommendations described in this report are based upon the observations made at the time of our visit. Since there are inherently concealed and/or unknown conditions that exist within buildings, we have had to rely upon discussions with persons familiar with the daily operation and maintenance of facilities. Nothing in this report is meant to warrant or guarantee the performance or condition of any property component. JLL assumes no liability for items not disclosed to us at the time of our on-site visit; in any event, liability is expressly limited to the fee paid for our services.

Some equipment observed was not operating during our visit due to seasonal requirements or building demand. No attempt was made to operate the equipment as the facility was occupied and appropriate climate control was required. In the case of idle machinery or equipment, our opinions were formed by interviewing available personnel and reviewing any maintenance records and service contracts presented to us.

Possession of this report does not imply the right to publication, nor may it be used for any purpose by anyone but the City of Los Alamitos without the prior written consent and approval of JLL, and in any event, only in its entirety. Should the report be used in connection with a sales transaction, parties to such a transaction, other than the city of Los Alamitos are not entitled to rely upon the information contained within the report, except as a preliminary source of data. Such parties are responsible for their own independent professional due diligence.

It is not the intent of JLL to assume any part of the design responsibility but, rather, to report our findings to the City of Los Alamitos to whom this report is addressed.

JLL assumes no liability regarding insect infestations, asbestos audits, microbial contaminants, hazardous or toxic material monitoring, surveying, or reporting and cannot be responsible for the work or opinions of other independent consultants engaged to do so.
SECTION IV - SUMMARY

Project Scope

The subject project consists of the city of Los Alamitos Civic Center Campus, consisting of 8 buildings totaling 49,120 sq. ft.

The buildings included in this assessment are: City Hall, Council Chambers, Police Department, Administration Offices, Broadcast, Community Center, Youth Center and Garage/Storage.

The Civic Center buildings are single story (except for the Community Center, which has a partial 2nd story). Most of the buildings were constructed in 1976. The Administration Office building was reportedly constructed in 2005.

The buildings are heated and cooled with package and split system HVAC units. The buildings are not fire sprinklered. Protection is provided via portable fire extinguishers and on and off site fire hydrants.

Project Condition

The buildings are in poor to fair condition, and the property and buildings exhibit deferred maintenance.

The asphalt paved parking lots exhibit alligatoring and cracking and localized repairs will be needed prior to application of a slurry seal coat.

The building exteriors with cement plaster finishes should be painted. The concrete tile roofing has reached its useful service life and replacement is anticipated together with ‘flat roof’ elements.

The exposed framing at roof trellises, and roof eaves exhibit deterioration due to exposure to the elements. A qualified contractor should inspect the exposed framing and replace/repair deficient members.

Most HVAC units have or will reach their useful life expectancy within the 10 year term. Replacement of HVAC units is anticipated.

The facility lacks emergency exit lighting. It would be prudent to install emergency lighting battery packs at building exits.
**Property Maintenance**

Property maintenance has been poor and the property exhibits deferred maintenance. Costs to mitigate deferred maintenance are included in our capital expenditure chart.

**Accessibility**

Our scope of services did not include an ADA Assessment. The City of Los Alamitos provided us with an ADA Study prepared by Disability Access Consultant (DAC LLC), which is attached to this report.

**Violation Status**

The campus is owned by the city of Los Alamitos. Mr. Mendoza reported no known Building or Fire Code violations recorded against the campus.

**Project Costs**

Equipment deficiencies and estimated costs for work required immediately and within the next year, along with ADA compliance work, are itemized in Section VII - "Recommendations and Estimated Costs."

The following table summarizes those estimated costs:

<table>
<thead>
<tr>
<th>Cost Estimate Category</th>
<th>Total</th>
<th>Major Component of Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$500,400</td>
<td>Deferred maintenance and replacement of emergency systems</td>
</tr>
<tr>
<td>Year 1 – 10</td>
<td>$1,419,475</td>
<td>Replace roofing and HVAC Systems</td>
</tr>
<tr>
<td>ADA</td>
<td>$1,594,102</td>
<td>Costs per city of Los Alamitos ADA Consultant</td>
</tr>
<tr>
<td></td>
<td><strong>$3,513,977</strong></td>
<td>Total Anticipated Costs</td>
</tr>
</tbody>
</table>

**Capital Expenditure Forecast** over a 10-year term is calculated at $1,419,475 ($2.89/sq. ft./yr.) uninflated and $1,550,288 ($3.16/sq. ft./yr.) inflated.
SECTION V - PROJECT DESCRIPTION AND CONDITIONS

A. Overall Project

Building Type
The Civic Center campus is comprised of 8 buildings and common parking lots. The City Hall, Police Department and Council Chambers buildings, are single story, of concrete masonry and wood framed roof structure. The Administration offices consist of 4 pre-manufactured trailers that have been joined together. The TV Studio building is a single story wood framed building that appeared to have been originally constructed as a single family residence. The Youth Center and Community Buildings are wood-framed buildings. The Youth Center is single story, while the Community Building has a partial 2nd floor. A wood-framed garage structure was constructed on top of a 6’ high concrete masonry fence. The buildings (except for the carport) are heated and cooled with package and split system HVAC units. There are no fire sprinkler systems serving the campus buildings.

Built-Circa
1976 (approximately)

Legal Description
Unknown

Last Renovation
1978 – Enlarged City Hall by enclosing a breezeway between the City Hall and Police Department buildings

2005 – Constructed the Administrative Offices

Total Sq. Ft.
According to city representatives the facility totals 49,120 sq. ft., as shown in the following table:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth Center</td>
<td>3,340</td>
</tr>
<tr>
<td>Community Center</td>
<td>8,430</td>
</tr>
<tr>
<td>Finance</td>
<td>1,285</td>
</tr>
<tr>
<td>Garages</td>
<td>4,686</td>
</tr>
<tr>
<td>Police</td>
<td>6,500</td>
</tr>
<tr>
<td>City Hall</td>
<td>2,400</td>
</tr>
<tr>
<td>City Hall 2 (Administration)</td>
<td>2,209</td>
</tr>
<tr>
<td>Council Chamber</td>
<td>1,800</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>30,650</strong></td>
</tr>
<tr>
<td>City Yard</td>
<td>18,470</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>49,120</strong></td>
</tr>
</tbody>
</table>

General Breakdown
of Floor Uses

The facility is a Civic Center campus consisting of a City Hall offices, administration offices, Police Department, City Council chambers, a Community Center and Youth Center. The Los ALTV Station building is presently unoccupied.

Building Height

The maximum building height appears to be 25’ at the Community Building.

Special Features

None

Design Team

Unknown. It was reported that there are no plans for this facility.

B. Site

Size/Layout

The irregular shaped site was reported as 3-acres, and is bound by Katella Ave., to the south, Oak St., to the east; The Oak Middle School campus is situated north of the property. A shared driveway, named Civic Center Drive is situated at the western end of the site. A commercial building site to the west, shares the Civic Center Drive access road.

The site layout is as follows: The City Hall, Council Chambers and Police Department are situated at the southern end of the site, arranged in a “U” shape configuration. The three buildings were constructed as separate buildings, joined by the roof structure. A 1978 expansion joined the City Hall to the Police Department building. Situated in the center of the courtyard formed by the U shaped layout is the administration building and entrance deck.

The property situated at the southeastern corner of the complex (southwest corner of Katella Ave. and Oak St.) is not a part of this review. It is an approximately one acre site, occupied by the Rossmor/Los Alamitos Sewer District and the local Chamber of Commerce is owned by others. The northern portion of this property is leased to the city of Los Alamitos, as parking for police vehicles.

The Los ALTV Station building is situated north of the Chamber of Commerce building and faces Oak Street.

The Community Center is situated northwest of the TV Station building, and the Youth Center building is situated at the
northern end of the site. Both the Community and Youth Center buildings face Oak St.

The maintenance yard and Carport/Storage building are situated in the portion of land situated between the Administration Offices and the Community Center.

**Easements/Encroachments**

An ALTA survey was requested to determine whether the site contained easements. We were informed that an ALTA Survey was not available, and we are unaware whether there are easements on this property.

**Flood Zone**

According to a flood map posted at City Hall, the property is located in Flood Zone X500 - Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. An area inundated by 0.2% annual chance flooding.

**Geological Hazards**

UBC Seismic Zone 4

**Service Utilities**

All utilities are located underground, as follows:

<table>
<thead>
<tr>
<th>Utility</th>
<th>Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>Southern California Edison</td>
</tr>
<tr>
<td>Gas</td>
<td>Southern California Gas</td>
</tr>
<tr>
<td>Water</td>
<td>Golden State Water</td>
</tr>
<tr>
<td>Storm Drains</td>
<td>City of Los Alamitos</td>
</tr>
<tr>
<td>Sanitary Sewers</td>
<td>Rossmoor/Los Alamitos</td>
</tr>
<tr>
<td>Telecommunications</td>
<td>Spectrum</td>
</tr>
</tbody>
</table>

**Storm and Sanitary Systems**

Storm water from the buildings and site flows to on site catch basins, and is then directed to the municipal storm sewer system.

Sanitary waste flows by gravity to the municipal sanitary sewer system.

**Underground Irrigation System**

Provided at planted areas surrounding the buildings and at parking lot planter islands.
<table>
<thead>
<tr>
<th><strong>Site Lighting</strong></th>
<th>Pole-mounted site lighting at the parking lots. Building mounted light fixtures illuminating breezeways and exterior areas.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Access</strong></td>
<td>The southwest parking lot, fronting Katella Ave. is entered from the shared driveway (Civic Center Drive) via a driveway approach at the western end of the site. The northeast parking lot off Oak St, is accessed via two driveway approaches. The carport/storage building, north of the City Hall building, is accessed via a driveway that enters the site off Oak St. that parallels the south end of the Los ALT Station building.</td>
</tr>
<tr>
<td><strong>Paving</strong></td>
<td>Asphalt pavement is provided at the parking lots. The driveway that accesses the carports/storage structure utilizes both asphalt and concrete paving</td>
</tr>
<tr>
<td><strong>Sidewalks</strong></td>
<td>Concrete sidewalks provided.</td>
</tr>
<tr>
<td><strong>Curbing</strong></td>
<td>Concrete</td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td>Lawns with trees at street frontages; trees, plants and shrubs surrounding the buildings and in traffic islands throughout the parking lot.</td>
</tr>
<tr>
<td><strong>Retaining Walls</strong></td>
<td>None.</td>
</tr>
<tr>
<td><strong>No. of Parking Spaces</strong></td>
<td>Our field count revealed that the site contains 70 parking spaces distributed as follows: 42 parking spaces (including 2 accessible parking spaces) at the western parking lot (facing Katella Ave; 22 parking spaces (including 1 van accessible parking space) located at the eastern parking lot (facing Oak St.); and 16 parking spaces situated in the maintenance yard situated between the carport/storage shed and the Community Center building. Additionally, the city leases parking spaces for police vehicles from the neighboring property owner situated east of the Civic Center campus.</td>
</tr>
<tr>
<td><strong>Loading Docks</strong></td>
<td>None provided. Deliveries are made to the various building entrances.</td>
</tr>
<tr>
<td><strong>Compactors</strong></td>
<td>None. Trash enclosures are provided at the southwestern parking lot, maintenance yard and near the Community Center. Republic Trash collects refuse at the property.</td>
</tr>
<tr>
<td><strong>Site Amenities</strong></td>
<td>None</td>
</tr>
</tbody>
</table>
Signage

Monument “Civic Center” signage is located at the southern lawn. Monument directional signage is situated at the City Hall courtyard, in between the Council Chambers and City Hall buildings.

Condition

Overall, the site is in poor to fair condition. The asphalt paved parking lots and driveways at the southwestern end of the site and at the maintenance yard exhibit deterioration such as alligatoring and cracking and damage due to tree roots. Localized repairs will be needed to repair deficiencies, and once performed, the asphalt pavement should be coated with a slurry seal and restriped. The parking lot east of the Community Center is in fair condition, and should be seal coated and restriped twice within the 10 year term.

Damaged walks were observed at the western court between the Council Chambers and City Hall buildings, and at pathways near the Youth Center and Community Center buildings. The damaged concrete should be removed and replaced.

Landscaping and irrigation appears to be in good condition. Site lighting and drainage seem adequate.

C. Building Description

1. Structure

Structural drawings were not available for review. Foundation is assumed to consist of continuous reinforced concrete footings at perimeter walls and interior bearing walls. Reinforced concrete spread footings are assumed at exterior columns. A slab on grade of unspecified thickness and reinforcing was observed at the ground level.

The roof structures and floor structure, at the Community Building appear to be supported on interior and exterior bearing walls.

City Hall, Council Chambers and Police Department – The buildings, although appearing to be 3 separate buildings, are joined together by the roof structure. The gabled roof structures consist of solid sheathed decking, installed over wood framing members. Perimeter wall construction consists of concrete masonry units of unknown reinforcement. Interior walls appear to be constructed with 2x – wood studs.
Lateral loads are resisted with horizontal diaphragms at the roof; and by the masonry walls, transferring lateral loads to the foundations.

Los ALTV Station Building – Shed roof consisting of a solid sheathed deck installed over wood rafters, supported on exterior and interior 2x stud framed walls.

Lateral loads are resisted with the horizontal roof diaphragm, and vertical perimeter walls, which appear to be braced. Lateral loads are then transferred to the foundation.

Community Center/Service Yard and Youth Center: The buildings are of similar design, consisting of gabled roof structures (solid wood decking over wood trusses), and at the Community Center, a floor system consisting of solid wood sheathing over wood trusses). The floor and roof framing systems are supported by the perimeter and interior bearing walls, constructed with 2x wood stud framing.

Lateral loads are resisted with the horizontal roof diaphragm, and vertical perimeter and interior bearing walls, which appear to be braced. Lateral loads are then transferred to the foundation.

Carport Structure: Roof structure consisting of solid sheathed roof deck installed over 2x roof rafters. The sides and rear of the structure utilize 2x wood stud wall framing constructed over a 6’ high concrete masonry wall of unknown reinforcement. The open end utilizes a 4x wood beam supported on wood posts spaced approximately 9’ on center.

A partial storage platform is constructed inside the southern end of the structure with solid sheathed decking installed over 2x – joists, supported at one end, on the masonry wall, and on a floor beam spanning approximately 9’ o/c supported on 4x4 wood posts.

Lateral loads are resisted through the roof diaphragm, transferring loads to the perimeter wood framed and masonry walls, and in turn, to the foundation.

Administration Offices: This building was constructed with four side by side pre-manufactured modular buildings, constructed on a concrete pier foundation system. It is assumed that lateral loads are transferred from the roof diaphragm, to the perimeter walls, and then, to the pier foundation system.
<table>
<thead>
<tr>
<th>Condition</th>
<th>Most structural components are concealed by architectural finishes, including the underside of the roof and floor structures, and floor slabs. Where visible, no signs of structural overstress were observed or pointed out with the foundations or superstructure of the building.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Exterior</td>
<td></td>
</tr>
<tr>
<td>Façade/Wall Section</td>
<td>City Hall, Police Department and Council Chambers – Exposed concrete block wall units. The longitudinal ends of these buildings have a breezeway consisting of a solid roof supported on concrete columns. The breezeway structure extends outside the boundaries of the buildings along the southwestern end of the site, utilizing an open trellis roof structure supported on concrete columns. Community Center and Youth Center – Cement plaster finishes over wood framed construction consisting of 2x- studs. Los ALTV Station Building – Wood siding and stone veneer finishes over wood framed construction consisting of 2x- studs. Carport/Storage Building – Wood siding finishes over wood framed construction consisting of 2x- studs, constructed over a 6’ high concrete block wall. Administration Office – Of prefabricated building construction</td>
</tr>
<tr>
<td>Windows</td>
<td>Windows are either fixed or operable sliding, single-glazed in aluminum frames.</td>
</tr>
<tr>
<td>Window Cleaning Equipment</td>
<td>None. Window washing is performed manually.</td>
</tr>
<tr>
<td>Doors</td>
<td>Exterior doors are generally aluminum and glass construction to match windows, either hinged or sliding. Other doors are wood or metal service doors.</td>
</tr>
<tr>
<td>Weatherproofing/Sealants</td>
<td>Neoprene gaskets at windows and at window frames adjoining the exterior wall finishes.</td>
</tr>
<tr>
<td>Condition</td>
<td>Overall, the exterior wall systems appear to be in poor to fair condition.</td>
</tr>
</tbody>
</table>
The exterior finishes (cement plaster) of the Community and Youth Centers have stains, weathering and these buildings should be painted. Prior to painting any cracks, plaster deficiencies should be repaired and patched. Adjacent screens window trim, and other features attached to the exteriors should be repaired.

The exterior of the Los ALTV Station building requires repairs/replacement of exterior paneling and replacement of a side door. Once repairs are made, the building should be painted.

The exteriors of the City Hall, Police Station and Council Chambers buildings have masonry finishes. Items that will need to be repaired and painted are the building eaves, and the open trellis members at the breezeways surrounding the buildings. Many of the breezeway members exhibit deteriorated and/or missing framing members, and eaves have exposed rafter tails and fascia boards that have deteriorated as well. These members should be repaired and/or replaced.

The exteriors of the Administration office building consist of wood siding. No deficiencies were observed. The building should be repainted within the 10-year term.

Additionally, deteriorated siding was observed at the carport/storage building, the deficient siding should be replaced, prior to painting the exterior walls.

Most buildings, as noted in our commentary of the City Hall, Police Station and Council Chambers, have roof eaves with exposed rafter tails and fascia boards that have deteriorated. The damaged eaves should be repaired/replaced, and once repairs are completed, the eaves should be painted. This activity should be performed whenever the buildings are painted.
3. Roof

Description

The roof at the City Hall, Police Department and Council Chambers building connects the 3 buildings, and consists of a hip-style concrete tile roof, over solid wood sheathing. Storm water drains off the roof edges.

The roofs at the Community Center and Youth Center buildings are gabled and provided with concrete tile roofing, installed over a solid wood deck. The buildings have mechanical wells for HVAC units. Two mechanical wells are provided at the Community Center building, and one well is provided at the Youth Center Building. The wells have built up membranes (pea gravel aggregate is used at the eastern mechanical well) at the Community Center building and a single ply PVC roof membrane at the Youth Center building. Storm water drains off the sloping tile roofs. Storm water at the mechanical wells are directed to internal roof drains.

The roofs at the Carport/Storage, Administration Offices and the TV Station buildings consists of a built up roof with a solid wood deck. A wood framed screen has been built over the roof of the TV Station building, to conceal rooftop HVAC equipment.

Access to the roof of the City Hall, Police Department and Council Chambers, the Administrative Offices and the TV Station buildings is by portable ladders. Access to the Community Center mechanical wells is via internal ladders and roof hatches. Access to the Youth Center building’s mechanical well is by an internal metal ladder and a side door.

Condition

Generally the campus’ roof membrane is in fair condition with most roofs having reached their useful service life, and phased replacement of the roofing membranes is anticipated over the 10-year term. Although replacement of most roofs can be deferred, the roof membrane of the Los ALTV Station building, should be replaced in the immediate term, including removal and reconstruction of the rooftop screen.

Replacement of roofing should consist of removal of existing roofing, repair/replacement of damaged roof decking, improving HVAC unit platforms. And replacing the roof hatches at the Community Center building.
On the immediate term, a qualified roofing contractor should inspect the roofing and provide necessary repairs to membrane to prevent leaks, and to clean the roof of debris that could clog roof drains. Additionally, yearly preventive roof maintenance should be provided.

4. Interior Construction and Finishes

Overview

Council Chambers Building – The building houses a Lobby, a public meeting area, and a private conference room. Finishes include tile flooring at the Lobby, and carpet flooring at the remainder of the building interiors. Wall finishes include paneling, painted gypsum wallboard and painted masonry. Ceilings consist of painted gypsum wallboard.

Men and Women single accommodation restrooms are provided at this building that are accessed from the exterior breezeway at the east end of the building. Finishes consist of ceramic tile at floor and walls and a painted gypsum wallboard ceilings. Fixtures include wall hung lavatories, floor mounted water closets and a wall hung urinal at Men’s room. The restrooms have accessibility features. Mechanical closet is located at the north end of the building.

City Hall Building – The building houses a reception area, a public counter and Development, Planning and Building Department open areas. Private offices for managers and a lunch/break room are situated along the northern and eastern ends of the building. Finishes consist of mostly carpet flooring (tile used at Lunch Room), painted gypsum wallboard and masonry walls and acoustic tile ceilings. The lunch room has a stained wood cabinet with laminate plastic countertop and a stainless steel sink.

Men and Women restrooms are provided inside the building. Finishes consist of ceramic tile at floors and walls, and painted gypsum wallboard ceilings. Fixtures include floor mounted water closets, wall mounted lavatories, and a wall mounted urinal at Men’s room. Metal partitions are also provided. The restrooms are not accessible to people with disabilities.
Police Department Building – The building houses a Lobby/Reception; Police Chief’s Office, Captain’s Offices, Detective Bureau, Conference Room, Holding Cells, Break Room.

Finishes consist mainly of carpet, VCT and tile flooring, painted gypsum wallboard walls and suspended T grid acoustical tile ceilings. The Break Room has a kitchenette with stained wood cabinets, a laminate plastic counter top and a stainless steel sink.

The building houses single accommodation restrooms and Men/Women locker rooms, and also lockers for evidence storage. Finishes utilize ceramic tile floors. Walls are either finished with ceramic tile or have painted gypsum wallboard walls, and ceiling finishes are painted gypsum wallboard walls. Fixtures are floor mounted water closets; wall mounted lavatories at single accommodation restrooms. A ceramic tile countertop with china bowl sinks is installed at Men’s Locker Room. A granite countertop with china bowl sinks is installed at Women’s Locker room. A wall mounted urinal is provided at Men’s Locker. The locker rooms have ceramic tile-lined shower stalls. Only the recently completed Women’s Locker room is accessible to persons with disabilities. The other facilities are either not accessible or are partially accessible.

Carport/Storage Building - The interiors are unfinished.

Los ALTV Station Building: The facility appears to have been a single family residence at one time. Building interiors consist of a TV Studio, and office/meeting rooms. Finishes consist of carpet flooring, painted gypsum wallboard and wood paneled walls; and walls and painted textured ceiling finishes.

There are two bathrooms, one of which has a ceramic tile-lined shower. Porcelain water closets are provided, together with a wall hung lavatory and a cultured marble countertop with a unibowl sink set in a stained wood cabinet. Floor covering consists of ceramic tile and/or VCT flooring. The restrooms are not accessible to persons with disabilities.

Community Center Building – The ground floor has two assembly rooms, each with a kitchen, reception area, offices, craft room, and maintenance offices. Mezzanines are provided accessed from the reception lobby and from the maintenance shop.
Finishes consist of VCT flooring at Assembly Rooms, and kitchens, carpet flooring at offices and mezzanine. The reception area and craft room has ceramic tile flooring. Finishes typically utilize painted gypsum wallboard walls. Ceilings, except for the Assembly Rooms, have either painted gypsum wallboard or glue-on acoustical tile ceilings. The Assembly Rooms and mezzanine have exposed structure ceilings.

There are two sets of Men/Women restrooms (4 total). Finishes consist of ceramic tile flooring and wall wainscots; and painted gypsum wallboard walls and ceilings. Two of the restrooms are single accommodation, with floor mounted water closets and wall mounted sinks. The other two restrooms, reportedly remodeled 10-years ago, are for multiple users, with wall mounted water closets and porcelain sinks set in granite countertops. Urinals, where provided are wall mounted. The restrooms are accessible to persons with disabilities.

A large overhead metal roll up door connects the adjoining assembly rooms. One of the assembly rooms (the larger one) has a folding partition that when open, divides the room into two separate rooms.

The Kitchen at the larger assembly room is a commercial type kitchen, with stainless steel equipment, including a commercial type hood.

The kitchen at the smaller assembly room resembles a residential type kitchen with melamine cabinets, Corian countertops and residential type appliances (refrigerator range and hood), and a stainless steel sink.

The Maintenance shop/service yard houses a paint booth and a garage on the ground floor and PW offices at the mezzanine. Walls have painted gypsum wallboard walls and ceilings have either painted gypsum wallboard or exposed structure ceilings.

**Youth Center** – The building houses a reception area, offices, Assembly Room, and Kitchen, food storage area.

Finishes consist of VCT and/or carpet flooring, and painted gypsum wallboard walls. Ceiling finishes are either painted gypsum wallboard, suspended T grid ceilings with acoustical tiles, and/or exposed structure ceilings.
The Kitchen has melamine cabinets, and laminate plastic countertops, with a built in stainless steel sink. The kitchen has no stove.

The rest rooms have floor mounted water closets, wall mounted sinks and urinals at Men’s room. Metal partitions are provided at water closet stalls. Finishes consists of ceramic tile floors and wall wainscots, and painted gypsum wallboard walls and ceilings. The restrooms are not fully accessible, although grab bars are provided at toilet stalls.

Administration Offices – The building (a prefabricated trailer) houses a reception area, conference room, city employee offices and a Break Room with a kitchenette. Finishes consist of carpet flooring (VCT at Breakroom); manufactured panel walls and a suspended T grid ceiling. The kitchenette has stained wood cabinets with a laminate plastic countertop, and a stainless steel sink.

Single accommodation restrooms serve this building, containing a floor mounted water closet and wall mounted sink. Finishes consist of VCT flooring, FRP wall wainscots, over manufactured panel walls and suspended T grid ceiling with acoustical tiles. The restrooms are accessible to persons with disabilities.

A raised deck with an accessible ramp and composite deck planks surrounds the Administration building.

Fire Stairs

There is a wood framed stair at the Community Center building that leads to the mezzanine.

Service Areas

Mechanical spaces generally have exposed concrete flooring, and exposed structure ceilings. Walls have gypsum board finishes.

Special Features

None

Sound Insulation

Unable to verify, as the insulation is concealed within the building’s finishes.

Condition

Generally, building interiors (except for the Los ALTV Station building), are in fair condition. The interiors of the City Hall, Police Department and Community buildings are in fair condition and any improvements should be undertaken by property maintenance.
The interiors of the Los ALTV Station building is in poor condition, with the effects of water infiltration evident throughout walls and ceilings, including finishes. The building interior finishes should be removed and replaced.

The interiors of the Community Center and Youth Center buildings require repairs such as replacement of rest room doors at the Community Center, and replacement of kitchen counters at the Youth Center.

5. **Vertical Transportation**

*Overview*

There are no vertical transportation systems at this facility.

6. **HVAC**

*Overall System*

Split system units with pad mounted compressors and interior forced air furnaces at the City Hall, Police Department and Council Chambers building; wall mounted package units at the Administration building; and rooftop packaged units at the Community Center, Youth Center and Los ALTV Station buildings.

*Air Conditioning Units & Heating*

The campus buildings are heated and cooled by a combination of package and split system units, roof, wall and or floor mounted, with concealed ceiling or roof mounted ducts.

*Capacity*

The rooftop units provide a total of approximately 104-tons of cooling to the campus building interiors, at a rate of 1-ton of cooling per 472 sq. ft. of floor area, which is marginal.

*Fans*

Exhaust fans are provided at restrooms and bathrooms.

*Control Systems*

Wall mounted thermostats control the HVAC systems.

*Condition*

The mechanical systems at the various campus buildings have reached or will reach their useful life expectancy within the 10 year term and replacement is anticipated. Roof mounted ducting, should be inspected and damaged sections should be replaced.
### 7. Plumbing

**Storm and Sanitary Sewers**

Storm water is collected by roof drains which flow through internal leaders, discharging at grade, and/or spilling over the roof edges and directed by sheet flow to the on-site storm drainage system, discharging into the municipal system.

Sanitary waste generally flows by gravity to the campus’ buildings main sewer connections.

**Water Services**

Metered municipal water service lines supply the campus buildings.

**Water Pipe Material**

Water piping, where observed is copper.

**Gas Service**

Provided and metered by Southern California Gas.

**Domestic Water Heaters**

Gas and electric water heaters observed at the various campus buildings, with sizes ranging from 20 to 40 gallons.

**Condition**

The plumbing systems for the campus buildings appear to be in fair condition. Replacement of water heaters, and upgrade of existing sinks, faucets and water closets (to water saver type fixtures) is anticipated over the 10-year term.

### 8. Electrical

**Main Service**

Electrical power is provided by 120/208-v, 3-phase, 4-wire service. Access to all switchgear was not available.

**Capacity**

Unable to determine.

**Wiring**

Reportedly copper is used throughout the campus buildings.

**Emergency Power**

Emergency (back-up) power to the Police department building is currently provided by a 30 KW generator. It was reported that the generator was converted from diesel to natural gas. Emergency exit lighting was not provided at the campus buildings.

**Lighting**

Surface mounted or recessed fluorescent lighting provided throughout the campus buildings.
9. Life Safety

**Sprinklers**

None provided.

**Fire Standpipe**

None provided.

**Fire Alarm System**

None provided.

**Fire Extinguishers**

Provided throughout the campus buildings

**Egress Lighting**

Egress lighting was not observed.

**Condition**

Fire extinguishers were observed throughout the campus buildings. Their charges are current

Provide a fire alarm system (including but not limited to smoke detectors, pull stations, strobos, etc.) and emergency exit lighting systems throughout the campus buildings.
10. Sustainability

**General**
Lawn sprinklers are controlled with timers. Photocells are provided for site and bollard lighting.

**Energy Management**
HVAC units are controlled by thermostats.

**Energy Consumption**
Utility bills were not available for our review.

**Condition**
Energy conservation measures are below average for this type of construction. Replacement of plumbing fixtures and light fixtures is anticipated to meet current energy codes.

11. ADA Compliance

**General Overview & Priorities**
The City of Los Alamitos commissioned an ADA Survey prepared by Disability Access Consultant (DAC LLC), which was provided for us to include as an attachment to this report. The costs for the ADA compliance are included in the 10-year capital expenditures chart.

**Building Conditions**
Overall, the campus is not in full compliance with the requirements of the ADA. The city of Los Alamitos provided us with a detailed list of requirements recommended by their consultant, Disability Access Consultant (DAC LLC) who has estimated the cost to bring the campus into compliance, at $1,594,102. For an itemized description of the ADA upgrades recommended, please refer to the attachment section of this report.
### 12. Applicable Code and Violation Status

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy Classification</td>
<td>B Occancy for the Civic Center uses A-3 Occupancy for the Community and Youth Center</td>
</tr>
<tr>
<td>Construction Type</td>
<td>V-N (assumed)</td>
</tr>
<tr>
<td>Zoning</td>
<td>CF – Community Facility</td>
</tr>
<tr>
<td>Certificate of Occupancy</td>
<td>Requested, but not available</td>
</tr>
<tr>
<td>Violations Status</td>
<td>The campus is the Civic Center for the city of Los Alamitos. Mr. Mendoza reported no known building or fire code violations against this facility.</td>
</tr>
</tbody>
</table>
SECTION VI - DOCUMENTS AND CERTIFICATIONS

The following documents were reviewed:

1. City Hall Campus Map dated June 24, 2005
2. Partial Plan for City Hall Expansion dated August 1978

The following documents were requested but were not available for review:

1. Certificate of Occupancy for the Civic Center Campus buildings
2. Construction Plans for the various Civic Center Campus buildings
3. ALTA Survey
4. Roof Survey
5. Inventory of Mechanical Equipment
SECTION VII - RECOMMENDATIONS AND ESTIMATED COSTS

We have prepared a 10-year chart to include columns for Immediate Costs. The costs listed in the Immediate column are items we feel require repair or correction as soon as reasonably possible. They indicate deficiencies that are in violation of codes, which pose a danger to public safety, or which if not corrected, will lead to further deterioration of the property.

Recommended costs estimates for work not required by agencies or codes, but which in our opinion, represent expenditures necessary in the context of prudent property management or suggestions for property enhancement, will be incorporated into the 10-Year Capital Expenditure Forecast.

All estimated costs are engineering estimates and not bid prices. Costs are in current U.S. dollars. We have not estimated for build-out of any commercial tenant space(s) or apartment modernizations. Maintenance-type deficiencies that in-house personnel and/or current Service Contractors should address appear without estimates.
<table>
<thead>
<tr>
<th>Building Component</th>
<th>AVG EUL (Yr)</th>
<th>EFF AGE (Yr)</th>
<th>RUL Life</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost ($)</th>
<th>Cost Est.</th>
<th>Immediate Costs</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
<th>YEAR 10</th>
<th>TOTAL ($)</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Repair alligatoring and cracks at the asphalt paved parking areas at the southwestern and maintenance yard parking areas. Localized repairs will be needed to repair deficient areas, including damage caused by roots. Following repairs the parking areas should be coated with slurry seal and striping.</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>28,000</td>
<td>0.3</td>
<td>6000</td>
<td>6000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>The asphalt pavement at the southwestern, maintenance yard and northeastern parking lots should be sealcoated and striping every 3 years</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>40,000</td>
<td>0.18</td>
<td>7200</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>7,200</td>
<td>0</td>
<td>0</td>
<td>7,200</td>
<td>0</td>
<td>0</td>
<td>7,200</td>
<td>0</td>
<td>21,600</td>
</tr>
<tr>
<td>Replace damaged sidewalks and pathways at the project site</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>3,200</td>
<td>15</td>
<td>49500</td>
<td>49500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Exterior</td>
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</tr>
<tr>
<td>Repair wood siding and exposed roof eaves, which exhibit wood deterioration, including replacement of a damaged exterior door at Los ALTV Station building and paint exterior walls</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>1,600</td>
<td>10</td>
<td>16000</td>
<td>16000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>8,000</td>
</tr>
<tr>
<td>Painting of exterior walls at the Los ALTV building should be performed every 5 years</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>1,600</td>
<td>3</td>
<td>4000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Patch exterior cement plaster at Youth Center building, and paint exterior walls. Painting should be performed in 5-year cycles</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>3,500</td>
<td>3</td>
<td>10500</td>
<td>0</td>
<td>10,500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>10,500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>21,000</td>
</tr>
<tr>
<td>Patch exterior cement plaster at Community Center building, and paint exterior walls. Painting should be performed in 5-year cycles</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>8,000</td>
<td>3</td>
<td>24000</td>
<td>0</td>
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<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>48,000</td>
</tr>
<tr>
<td>Repair, replace damaged and missing framing members at eaves and breezeways of the City Hall, Police Department and Council Chambers buildings</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>LS</td>
<td>1</td>
<td>75,000</td>
<td>75000</td>
<td>75,000</td>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Replace wood siding and roof eaves at the airport building. Paint siding</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>600</td>
<td>5</td>
<td>3000</td>
<td>3,000</td>
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<td>0</td>
<td>3,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Building Component</td>
<td>AVG Age (Yr)</td>
<td>EFF Age (Yr)</td>
<td>RUL Life</td>
<td>Unit</td>
<td>Quantity</td>
<td>Unit Cost ($)</td>
<td>Cost Est. Costs</td>
<td>Immediate Costs</td>
<td>YEAR 1 2018</td>
<td>YEAR 2 2019</td>
<td>YEAR 3 2020</td>
<td>YEAR 4 2021</td>
<td>YEAR 5 2022</td>
<td>YEAR 6 2023</td>
<td>YEAR 7 2024</td>
<td>YEAR 8 2025</td>
<td>YEAR 9 2026</td>
<td>YEAR 10 2027</td>
<td>TOTAL ($)</td>
<td>Note</td>
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<td>----------</td>
<td>------</td>
</tr>
<tr>
<td>Roof</td>
<td>25</td>
<td>41</td>
<td>2</td>
<td>SF</td>
<td>25,000</td>
<td>20</td>
<td>500000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>500,000</td>
<td>Replace</td>
</tr>
<tr>
<td>The concrete tile roofing at the City Hall, Police Department and Council Chambers building has reached and exceeded its useful service life expectancy, and replacement is anticipated over the 10-year term. Cost includes repair/replacement of potentially damaged roof framing members encountered upon removal of existing roofing.</td>
<td>25</td>
<td>41</td>
<td>3</td>
<td>SF</td>
<td>15,000</td>
<td>20</td>
<td>500000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>300,000</td>
<td>Replace</td>
</tr>
<tr>
<td>The concrete tile roofing at the Community Center building has reached and exceeded its useful service life expectancy, and replacement is anticipated over the 10-year term. Cost includes repair/replacement of potentially damaged roof framing members encountered upon removal of existing roofing.</td>
<td>25</td>
<td>41</td>
<td>3</td>
<td>SF</td>
<td>6,000</td>
<td>20</td>
<td>120000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>120,000</td>
<td>Replace</td>
</tr>
<tr>
<td>The concrete tile roofing at the Teen Center building has reached and exceeded its useful service life expectancy, and replacement is anticipated over the 10-year term. Cost includes repair/replacement of potentially damaged roof framing members encountered upon removal of existing roofing.</td>
<td>15</td>
<td>41</td>
<td>3</td>
<td>SF</td>
<td>1,500</td>
<td>5</td>
<td>7500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>7,500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The single ply membrane roof at the Teen Center building has reached and exceeded its useful service life expectancy, and replacement is anticipated. Cost includes repair/replacement of potentially damaged roof framing members encountered during removal of existing roofing.</td>
<td>20</td>
<td>10</td>
<td>10</td>
<td>SF</td>
<td>1,000</td>
<td>5</td>
<td>5000</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>5,000</td>
</tr>
<tr>
<td>Replace roofing membrane at the TV Station Building. Demolish and replace the rooftop screen. Cost includes repair/replacement of potentially damaged roof framing members encountered during removal of existing roofing.</td>
<td>15</td>
<td>41</td>
<td>2</td>
<td>EA</td>
<td>1500</td>
<td>3600</td>
<td>0</td>
<td>0</td>
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<td>3,000</td>
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<tr>
<td>Remove and replace two roof hatches at the Community Center building. Ashphalt and rebind the rooftop screen. Cost includes repair/replacement of potentially damaged roof framing members encountered during removal of existing roofing.</td>
<td>15</td>
<td>41</td>
<td>1</td>
<td>SF</td>
<td>2,000</td>
<td>12.5</td>
<td>25000</td>
<td>0</td>
<td>25,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>25,000</td>
</tr>
<tr>
<td>Remove and replace built up roof membrane installed at the Administration Building's flat roof.</td>
<td>15</td>
<td>10</td>
<td>5</td>
<td>SF</td>
<td>2,400</td>
<td>5</td>
<td>12000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>12,000</td>
<td>0</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Building Component</td>
<td>AVG EUL (Yr)</td>
<td>EFF AGE (Yr)</td>
<td>RUL Life</td>
<td>Unit</td>
<td>Quantity</td>
<td>Unit Cost ($)</td>
<td>Immediate Costs</td>
<td>YEAR 1</td>
<td>YEAR 2</td>
<td>YEAR 3</td>
<td>YEAR 4</td>
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<td>YEAR 6</td>
<td>YEAR 7</td>
<td>YEAR 8</td>
<td>YEAR 9</td>
<td>YEAR 10</td>
<td>TOTAL ($)</td>
<td>Note</td>
<td></td>
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</tr>
<tr>
<td>Remove and replace built up roof membrane at the airport building’s “flat” roof. Cost includes repair/replacement of potentially damaged roof framing members encountered upon removal of existing roofing.</td>
<td>15</td>
<td>41</td>
<td>1</td>
<td>SF</td>
<td>2,000</td>
<td>7.5</td>
<td>15000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>15,000</td>
<td>Replace</td>
<td></td>
</tr>
<tr>
<td>A qualified roofing contractor should inspect the roofing at the various buildings and perform immediate repairs such as patching cracks, clearing roof drains etc.</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>LS</td>
<td>1</td>
<td>15000</td>
<td>15000</td>
<td>15000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Replace</td>
<td></td>
</tr>
<tr>
<td>A qualified roofing contractor should be retained to provide preventive roof maintenance to the various campus roofs.</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>50,000</td>
<td>0.1</td>
<td>5000</td>
<td>0</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
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<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td>50,000</td>
<td>Maintain</td>
<td></td>
</tr>
</tbody>
</table>

**Interiors**

The interior of the TV Station building has deteriorated due to water infiltration and being unoccupied. Restoring the building interiors will most likely include removal and replacement of roof, ceiling and floor finishes. Cost does not include replacement of furnishings and equipment.

<p>| HVAC | Replace split system HVAC units at the City Hall building. | NA | NA | NA | Tons | 15 | 2250 | 33750 | 0 | 0 | 33,750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33,750 | Replace |
| HVAC | Replace split system HVAC units at the Police Department building. | NA | NA | NA | Tons | 12 | 2250 | 27000 | 0 | 0 | 27,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,000 | Replace |
| HVAC | Replace split system HVAC units at the Council Chambers building. | NA | NA | NA | Tons | 8 | 2250 | 16875 | 0 | 0 | 16,875 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,875 | Replace |
| HVAC | Replace the wall mounted package HVAC units at the Administration Office building. | NA | NA | NA | Tons | 8 | 1750 | 14000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,000 | Replace |
| HVAC | Replace the rooftop packaged HVAC unit at the TV Station building. Repair/replace exposed ducts as needed. | NA | NA | NA | LS | 1 | 15000 | 15000 | 15000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Replace |
| HVAC | Replace the rooftop packaged HVAC units at the Community Center building. Repair/replace exposed ducts as needed. | NA | NA | NA | Tons | 45 | 1750 | 78750 | 0 | 0 | 78,750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78,750 | Replace |
| HVAC | Replace the rooftop packaged HVAC units at the Youth Center building. Repair/replace exposed ducts as needed. | NA | NA | NA | Tons | 12 | 1750 | 21000 | 0 | 0 | 0 | 0 | 0 | 0 | 21,000 | 0 | 0 | 0 | 0 | 0 | 0 | 21,000 | Replace |</p>
<table>
<thead>
<tr>
<th>Building Component</th>
<th>AVG EUL (Yr)</th>
<th>EFF AGE (Yr)</th>
<th>RUL Life</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost ($</th>
<th>Cost Est.</th>
<th>Immediate Costs</th>
<th>YEAR 1 2018</th>
<th>YEAR 2 2019</th>
<th>YEAR 3 2020</th>
<th>YEAR 4 2021</th>
<th>YEAR 5 2022</th>
<th>YEAR 6 2023</th>
<th>YEAR 7 2024</th>
<th>YEAR 8 2025</th>
<th>YEAR 9 2026</th>
<th>YEAR 10 2027</th>
<th>TOTAL ($)</th>
<th>Note</th>
</tr>
</thead>
<tbody>
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<td>Electrical</td>
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<td>NA</td>
<td>NA</td>
<td>LS</td>
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<td>30000</td>
<td>30000</td>
<td>0</td>
<td>6000</td>
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<td>6000</td>
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<td>6000</td>
<td>6000</td>
<td>6000</td>
<td>30,000</td>
<td>Replace</td>
</tr>
<tr>
<td>Plumbing</td>
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<td>NA</td>
<td>NA</td>
<td>EA</td>
<td>8</td>
<td>1000</td>
<td>8000</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>16,000</td>
</tr>
<tr>
<td>Life Safety</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>SF</td>
<td>2</td>
<td>50000</td>
<td>100000</td>
<td>100000</td>
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<td>Upgrade</td>
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<td>Upgrade</td>
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<td>EA</td>
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<td>Sub totals</td>
<td>500,400</td>
<td>93,500</td>
<td>600,625</td>
<td>412,250</td>
<td>167,200</td>
<td>52,000</td>
<td>39,500</td>
<td>12,200</td>
<td>9,000</td>
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<td>24,200</td>
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<td>Inflation</td>
<td>1.03</td>
<td>1.06</td>
<td>1.09</td>
<td>1.13</td>
<td>1.16</td>
<td>1.19</td>
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<td>Totals</td>
<td>96,300</td>
<td>635,200</td>
<td>450,477</td>
<td>188,185</td>
<td>60,282</td>
<td>47,183</td>
<td>15,904</td>
<td>11,401</td>
<td>11,743</td>
<td>32,525</td>
<td>1,550,288</td>
</tr>
</tbody>
</table>

| Total Sq.Ft.      | 49,120    |              |         |      |          |            |         |                | Uninflated  | $2.89       | $2.89       | $2.89       | $2.89       | $2.89       | $2.89       | $2.89       | $2.89       | $2.89       | $2.89       | $2.89      |
|                   |           |              |         |      |          |            |         |                | Inflated    | $3.16       | $3.16       | $3.16       | $3.16       | $3.16       | $3.16       | $3.16       | $3.16       | $3.16       | $3.16       | $3.16      |

December 15, 2017
City of Los Alamitos Civic Center

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25-191E - Page 30
SECTION VIII - ATTACHMENTS

1. Location Map

2. Site Plan

3. 1978 Expansion of City Hall

4. ADA Survey, prepared by Disability Access Consultant (DAC LLC) as provided by the City of Los Alamitos

5. Photographs taken October 2, 2017
## Summary of Civic Center only

<table>
<thead>
<tr>
<th>Row Labels</th>
<th>Sum of Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Hall &amp; Council Chamber - 3191 Katella Avenue Los Alamitos, CA 90720</td>
<td>571,166.00</td>
</tr>
<tr>
<td>City Owned Parking Lot - 10902 Pine Street Los Alamitos, CA 90720</td>
<td>670.00</td>
</tr>
<tr>
<td>Community &amp; Youth Center - 10911 Oak Street Los Alamitos, CA 90720</td>
<td>466,748.00</td>
</tr>
<tr>
<td>LATV Studio - 10909 Oak Street Los Alamitos, CA 90720</td>
<td>174,562.00</td>
</tr>
<tr>
<td>Police Department - 3201 Katella Avenue Los Alamitos, CA 90720</td>
<td>380,956.00</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>1,594,102.00</strong></td>
</tr>
</tbody>
</table>
Modify the restroom or space for a doorway to accommodate an individual using a wheelchair. At least door opening $11,900.00 ADA.

Modify the restroom or space for a storage space to accommodate an individual using a wheelchair. At least storage space $11,900.00 ADA.

Provide a storage space or a storage area for an individual using a wheelchair. At least storage space $11,900.00 ADA.

Remove a wall, fence or other obstruction that limits access to a restroom, or space for a restroom, or storage area for a restroom. At least storage space $11,900.00 ADA.

Provide a storage space or a storage area for a restroom or space for a restroom. At least storage space $11,900.00 ADA.

Provide a storage space or a storage area for a restroom or space for a restroom. At least storage space $11,900.00 ADA.

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Provide a storage space or a storage area for a restroom or space for a restroom. At least storage space $11,900.00 ADA.

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Provide a storage space or a storage area for a restroom or space for a restroom. At least storage space $11,900.00 ADA.

Provide a storage space or a storage area for a restroom or space for a restroom. At least storage space $11,900.00 ADA.
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<th>Path</th>
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<th>Sidewalk</th>
<th>Wheelchair</th>
<th>Notes</th>
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<tr>
<td>11B</td>
<td>From I-6</td>
<td>Laurel  &amp; Alpine</td>
<td>11B</td>
<td>Hall</td>
<td>Fire Hall</td>
<td>Walking</td>
<td>accessible</td>
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<td>ADA</td>
<td>403.3</td>
<td>+2.08</td>
<td>CA</td>
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</tbody>
</table>
City Hall

The height of the counter or desk does not comply with accessibility requirements. The replacement cost is $3,500.00 ADA.

Provide proper chair or stool for the required height.

Widen the interior door to at least 36 inches.

Provide clear access to the primary means of egress.

Provide Means of Egress Information in both English and Spanish.

Provide compliant counter $3,500.00 ADA.

Provide comply with the area requirements. The required area is 35.50 square inches.

Provide the required area for the reception counter. At least 42.00 inches. Normally.

Provide a compliant counter $3,500.00 ADA.

Provide compliant counter $3,500.00 ADA.

Provide compliant counter $3,500.00 ADA.

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Watch The toilet of Commander Toilet meets inches inches in 20.25

Any distance a center Relocate A Avenue

located inches inches 42.00

The minimum distance to the nearest inches inches

inches required the nearest inches

the maximum from the nearest inches inches

The minimum distance to the nearest inches inches

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The following table contains the height requirements for doors, including the required clearances and heights for accessible doors.

<table>
<thead>
<tr>
<th>Building</th>
<th>层数</th>
<th>Door Type</th>
<th>Height Requirement</th>
<th>Clearance Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alamitos, CA 3191</td>
<td>1st Floor</td>
<td>Men's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
</tr>
<tr>
<td>Katella Avenue, 90720 175406</td>
<td>1st Floor</td>
<td>Men's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
</tr>
<tr>
<td>Katella Hall, 90720 173334</td>
<td>1st Floor</td>
<td>Men's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
</tr>
<tr>
<td>Katella Hall, 90720 173639</td>
<td>1st Floor</td>
<td>Men's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
</tr>
<tr>
<td>Alamitos, CA 307, 404</td>
<td>1st Floor</td>
<td>Women's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
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<tr>
<td>Katella Hall, 90720 173371</td>
<td>1st Floor</td>
<td>Women's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
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<tr>
<td>Katella Hall, 90720 173406</td>
<td>1st Floor</td>
<td>Women's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
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<tr>
<td>Katella Hall, 90720 173545</td>
<td>1st Floor</td>
<td>Women's Restroom</td>
<td>79.50 inches</td>
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<tr>
<td>Katella Hall, 90720 173687</td>
<td>1st Floor</td>
<td>Women's Restroom</td>
<td>79.50 inches</td>
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<tr>
<td>Katella Hall, 90720 173727</td>
<td>1st Floor</td>
<td>Women's Restroom</td>
<td>79.50 inches</td>
<td>80.00 inches</td>
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</table>

For these doors, the clearance requirement at the bottom of the door is 0.50 inches. The design of the doors is compliant with the requirements set by the Americans with Disabilities Act (ADA). The costs for installing these doors are estimated to be $2,000.00 per door.
The pathway from the ADA accessible route to the near parking area is compliant.

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<table>
<thead>
<tr>
<th>Room</th>
<th>Location</th>
<th>Counter</th>
<th>Break/Conference Room</th>
<th>Youth Room</th>
<th>Source</th>
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</thead>
<tbody>
<tr>
<td>228</td>
<td>Alamitos, CA</td>
<td>904, 11B</td>
<td>3.75 feet</td>
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<td>30.50 inches</td>
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<td>9.00 feet</td>
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</tbody>
</table>

**Counter not compliant in inches:**
- 3.25 inches
- 6.13 inches
- 7.00 inches

**Knee clearance:**
- 25.50 inches
- 32.00 inches
- 27.62 inches

**Required installation:**
- 25.00 inches
- 27.00 inches
- 25.00 inches

**Hardware costs:**
- ADA accessible hardware: $1,750.00

**Doors requirements:**
- Doors must comply with the Americans with Disabilities Act (ADA) standards.**

**Entrance Door:**
- Required to be at least 36 inches wide and have a minimum height of 80 inches.

**Source:**
- Doors Council
- LATV
- CA 11B

**Amenities:**
- Hall Width
- Door Opening Width
- Door Width
- Door Clear
- Sink Clear
- Sink Height
- Door Clear
- Counter Height
- Door Clear
- Door Clear
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Opening door required. 27.50 degrees. At CA minimum
Widen opening clear the hardware $1,750.00 ADA

Katella AvenueLos Alamitos, CA

Next to toilet, the height from floor to the seat shall be 15.37 inches. Adjust or modify the seat height to the

Findings
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Katella</td>
<td>205, 308, 309</td>
<td>Exterior</td>
<td>Yes</td>
<td>51.50 inches Make to 228, 67.62 inches Make to 205, 48.00 inches Make to 1008.2.3</td>
<td>51.50 inches Make to 228, 67.62 inches Make to 205, 48.00 inches Make to 1008.2.3</td>
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</tr>
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<td>Interior</td>
<td>Yes</td>
<td>51.50 inches Make to 228, 67.62 inches Make to 205, 48.00 inches Make to 1008.2.3</td>
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</tbody>
</table>

**Notes:**
- All International code requirements are found in the ADA code handbook. Non-compliant items are noted with "XXX."
Page 1

Stairs

1. No detectable striping on each tread of the stairway.

2. None

3. ADA - detectable striping that is parallel to the handrail

4. Above

5. No

6. Findings

City Council

Detectable striping of tread on stairway in the width chamber.

From nose 90720 172889 Stairs Exterior Stairs 1

No stairway. None Found:

1. Tread

2. Each

3. Tread

4. Above

5. Add

6. inches

7. 504.4.1

8. Slip

9. Stair

10. $900.00 ADA

11. Noses

12. Handrail

13. Hardware

14. parallel

15. Handrail

16. inches

17. 404.2.7

18. Notes

19. Turning

20. Diameter. ADA
City: Alamitos, CA

Lock: 

- Handled:
  - with Latch Non Hardware
  - Non Latch Hardware

Restroom hardware:

- Accessible
- Not accessible

Provide hardware:

- Door
- Non door

Set $800.00 ADA

Office Single

- Knob Non
- Studio

Replace hardware:

- Lever
- Center Back
- Studio

Above

- Studio
- Community Center

Findings
Property Name: Alamitos

Address: 11360 Alamitos, CA 90720

Street Location: Los Alamitos

Park Name: None

Activity Room: Locker Room

Type of Activity: None

Description: None

Tables: At least 5% of the tables are accessible (each) $500.00 ADA compliant

Restrooms: 213

Type: Grab bars

Height: 36.75 inches +0.75

Restroom for seniors

Seating: Provided

Accessible: N/A

Number of seats: Provided

Wheelchair accessible: Provided

Number of wheelchair accessible seats: Provided

Location: Provided

Vehicle accessible: Provided

Number of accessible parking spaces: Provided

Accessible: Provided

Number of accessible parking spaces: Provided

Identification: Provided

Room: Locker Room

Entrance: No

Activity Room: None

Activity Center: None

Mobility: None

Total: $0.00

Floor / Location: None

Seating: Provided

Accessible: N/A

Number of seats: Provided

Wheelchair accessible: Provided

Number of wheelchair accessible seats: Provided

Location: Provided

Vehicle accessible: Provided

Number of accessible parking spaces: Provided

Accessible: Provided

Number of accessible parking spaces: Provided

Identification: Provided

Room: Not provided

Entrance: No

Activity Room: None

Activity Center: None

Mobility: None

Total: $0.00
The document contains various paragraphs related to different projects and specifications, including:

1. Community Center:
   - Height of Restroom Mirror: 40.00 inches
   - Height of Restroom Mirror: 30.00 inches
   - Height of Restroom Mirror: 21.00 inches

2. Alamitos Ave:
   - Height of Restroom Mirror: 30.00 inches
   - Height of Restroom Mirror: 21.00 inches

3. Northamerica Ave:
   - Height of Restroom Mirror: 30.00 inches
   - Height of Restroom Mirror: 21.00 inches

4. Center Park:
   - Height of Restroom Mirror: 30.00 inches
   - Height of Restroom Mirror: 21.00 inches

5. Latv St:
   - Height of Restroom Mirror: 30.00 inches
   - Height of Restroom Mirror: 21.00 inches

6. Alamitos Ave:
   - Height of Restroom Mirror: 30.00 inches
   - Height of Restroom Mirror: 21.00 inches

7. Alamitos Ave:
   - Height of Restroom Mirror: 30.00 inches
   - Height of Restroom Mirror: 21.00 inches

The text also includes references to ADA compliance and various measurements for mirrors and surfaces, including edge heights and reflective surfaces.
Alamitos, designated to have the following

1) The door has a clear opening dimension of 36" x 80" as measured with the door fully opened. The door has a latch. The latch must be a quick-release latch. The door must not be held open by any type of automatic holding device. The door must not operate under a closing force greater than 5 pounds. The door must not have any appendages that interfere with the clear opening.

2) The door must be compliant with the ADA Standards for Accessible Design. The door must be compliant with the ADA Standards for Accessible Design.

3) The door must be compliant with the ADA Standards for Accessible Design. The door must be compliant with the ADA Standards for Accessible Design.

4) The door must be compliant with the ADA Standards for Accessible Design. The door must be compliant with the ADA Standards for Accessible Design.

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40) The door must be compliant with the ADA Standards for Accessible Design. The door must be compliant with the ADA Standards for Accessible Design.
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<th>Location</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Type</th>
<th>Description</th>
<th>Height</th>
<th>Compliance</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above</td>
<td>Katella</td>
<td>10911 Katella Ave in Los Alamitos</td>
<td>Katella</td>
<td>CA</td>
<td>90720</td>
<td>173086</td>
<td>Restrooms</td>
<td>308.5</td>
<td>Restroom is not at correct height. Relocate to height +2.00 inches.</td>
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<td>Below</td>
<td>Katella</td>
<td>10911 Katella Ave in Los Alamitos</td>
<td>Katella</td>
<td>CA</td>
<td>90720</td>
<td>173124</td>
<td>Restrooms</td>
<td>308.5</td>
<td>Restroom is not at correct height. Relocate to height +3.00 inches.</td>
<td></td>
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</table>
There is no signage. None found.

Community Center

Los Alamitos, CA

Signage

Museum

Unisex Room

Restroom

Identification

There is gender of identification. Signage not required.

Signage

Museum

Alamitos Avenue

Stancio

Unisex Room

Restroom

Identification

None found.

Signage

Museum

Unisex Room

Restroom

Identification

There is no signage. None found.

Signage

Museum

Unisex Room

Restroom

Identification

None found.

Signage

Museum

Unisex Room

Restroom

Identification

None found.

Signage

Museum

Unisex Room

Restroom

Identification

None found.

Signage

Museum

Unisex Room

Restroom

Identification

None found.

Signage

Museum

Unisex Room

Restroom

Identification

None found.

Signage

Museum

Unisex Room

Restroom

Identification

None found.
Museum Boulevard 90720 174751 Signage Interior Main Signage There is no signage. Entry and exit signage at the center of the door are in excess of 72 in. in height. See ADA. Male signage has tactile line at base of sign. Female signage has tactile line at base of sign. See ADA.

Museum Boulevard 90720 174757 Room is no room. See ADA.

Museum Boulevard 90720 174732 Restrooms Interior Unisex There is no signage on the latch of the door. See ADA.

Museum Boulevard 90720 173714 Signage Exterior Right There is no signage. See ADA.

Museum Boulevard 90720 174194 Signage Exterior Of Right There is no signage. See ADA.

Museum Boulevard 90720 174205 Restrooms International Symbol of Access There is no signage. See ADA.

Museum Boulevard 90720 174216 Restrooms International Symbol of Access There is no signage. See ADA.

Museum Boulevard 90720 174086 Signage Exterior Katella Avenue Los Alamitos, CA 10911 ‐ 11062 ‐ 11062 ‐ Bloomfield Street Los Alamitos 90720 174206 Restrooms International Symbol of Access There is no signage. See ADA.

Museum Boulevard 90720 174218 Restrooms International Symbol of Access There is no signage. See ADA.

Museum Boulevard 90720 174443 Police Department Los Alamitos, CA 3201 ‐ 3201 ‐ 3201 ‐ Department Avenue Katella Avenue Los Alamitos, CA 90720 174321 Signage Interior Watch Tower Entrance There is no signage. See ADA.

Museum Boulevard 90720 174406 Restrooms International Symbol of Access There is no signage. See ADA.
**Police Department - Los Alamitos, CA**

**Signage**

- **Entrance**:
  - There is signage indicating the location of the restrooms.
  - None of the signs on the restrooms are required to be gender-neutral.
  - Signs are not compliant with the Americans with Disabilities Act.

- **Identification**:
  - No identification signage is required.

- **Signage Installation**:
  - Above Install signage $158.00.
  - Signs are not compliant with the Americans with Disabilities Act.

- **Additional Information**:
  - No other signs are identified as accessible.
  - Signs are not compliant with the Americans with Disabilities Act.

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<td>Must be able to support a load of 60 kilograms.</td>
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<td>To be accessible, entrances must be no more than 1.00 inches from the nearest grab bar.</td>
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<td>Restrooms must have 34.00 inches of clearance in the maximum height and 28.00 inches of clearance in the recommended height.</td>
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<td>Doors must meet the height requirements of the Department of Justice.</td>
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Notes: From drop green that slopes continues for each trail.

- **Spalled**: Concrete or asphalt cross slope greater than 2.0%.
- **Notes**: Cross slope not compliant that volts continues for each trail.

### Trail: Exterior Coyote Creek Bike Trail

**Coyote Creek Park & Bike Trail**

**Coyote Creek Los Alamitos, CA**

**Segment 11**

**4300 – To 3990 Feet**

**Slope Cross**: Concrete/Asphalt

1. **Spalled**: 2.08 percent

### Trail: Exterior Coyote Creek Bike Trail

**Coyote Creek Park & Bike Trail**

**Coyote Creek Los Alamitos, CA**

**Segment 15**

**4523 – To 5555 Feet**

**Slope Cross**: Concrete/Asphalt or slope greater than 2.0%.

**Notes**: Cross slope not compliant that volts continues for each trail.

### Trail: Exterior Coyote Creek Bike Trail

**Coyote Creek Park & Bike Trail**

**Coyote Creek Los Alamitos, CA**

**Segment 18**

**4682 – To 4308 Feet**

**Slope Cross**: Spalled: Concrete

1. **Spalled**: 6.70 percent

**Notes**: Cross slope not compliant that volts continues for each trail.
1. Monument signage at entrance court

2. View of Council Chambers building
3. Entrance to Council Chambers building

4. Council Chambers
5. Restroom doors at Council Chambers building

6. Typical of 2 – Public restroom at Council Chambers building
7. Water heater at Chamber Council building

8. View of western parking lot
9. Damaged pavement at entrance to western parking lot

10. ADA parking stall at western parking lot
11. Access ramp from western parking lot to entrance court

12. Landscaping along southern boundary
13. Damaged sidewalk at southern end

14. Southern breezeway at City Hall building
15. Damaged rafter tails at breezeway

16. View of City Hall building, southern façade
17. Entrance to City Hall

18. Interior of City Hall
19. City Hall restroom

20. HVAC units at City Hall
21. Western end of Police Department

22. Eastern and southern facades of Police Department building and carports
23. Damaged sidewalk near Police Department

24. Entrance to Police Department
25. Reception at Police Department

26. Corridor at Police Department building
27. Police Chief’s office

28. Police Chief’s restroom
29. Lavatory at Police Department

30. View of records room at Police Department
31. View of conference room at Police Department

32. View of holding cells
33. Kitchenette at Police Department

34. Breezeway at Police Department’s western end. Note missing trellis beams
35. Police Departments emergency generator, and HVAC units at western patio

36. Electrical service at Police Department
37. Water heater serving Police Department

38. Leased parking lot at neighboring property used to park Police Department vehicles
39. Northern end of City hall and carport building

40. View of carport building, looking east
41. Interior of carport stall and storage

42. Damaged fascia board at carport eave
43. Administration Building

44. Reception at Administration Building
45. Offices at Administration Building

46. Kitchen at Administration Building
47. Restroom at Administration Building

48. Eastern entrance to service yard
49. Driveway and parking lot at service yard

50. Canopy at former fuel station
51. Los ALTV station building

52. Eastern and northern facades of Los ALTV station building
53. Interior of Los ALTV station

54. Green Room at Los ALTV station
55. Typical restroom at Los ALTV station

56. Damaged ceiling at Los ALTV station
57. Roof and equipment screens at Los ALTV station

58. Rooftop equipment and screen at Los ALTV station
59. Eastern parking lot

60. View of Community Center building
61. Reception at Community Center

62. Activity Room at Community Center
63. Activity Room at Community Center

64. Small kitchen at Community Center
65. Commercial kitchen at Community Center

66. Restroom at Community Center
67. Single accommodation restroom at Community Building

68. Rooftop equipment at Community Buildings
69. Gas pipe supplying rooftop units at Community Building

70. Roof access hatch at Community Center building
71. Rooftop equipment at Community Center building

72. Youth Center’s main facade
73. Side and rear façade at Youth Center

74. Cracked sidewalks at Youth Center
75. Play Area

76. Reception at Youth Center
77. Activity Room at Youth Center

78. Kitchenette at Youth Center
79. Restroom at Youth Center

80. Rooftop equipment at Youth Center
City of Los Alamitos

Agenda Report

January 16, 2018

Ordinance Item No.: 12A

To: Mayor Troy D. Edgar & Members of the City Council

Via: Steven Mendoza, Development Services Director

From: Michael S. Daudt, City Attorney

Subject: Consideration of an Extension to the term of Interim Urgency Ordinance No. 2017-13 for a period of 10 months and 15 days

Summary: The proposed measure would extend the term of Interim Urgency Ordinance No. 2017-13 for a period of 10 months and 15 days, restricting issuance of permits or other entitlements for new or expanded multiple-family residential uses in the City’s R-2 and R-3 Zoning Districts. Per Interim Urgency Ordinance No. 2017-13, all such multiple-family residential developments are prohibited unless applicants provide additional off-street guest parking as specified. Absent an extension, Interim Urgency Ordinance No. 2017-13 will expire on February 1, 2018.

Recommendations:


2. Receive and file the written report describing the measures taken by the City to address the conditions which led to the adoption of Interim Urgency Ordinance No. 2017-13 as required by Government Code Section 65858(d).

Background

Interim Urgency Ordinance No. 2018-01 would extend the effective term of Interim Urgency Ordinance No. 2017-13 for a period of ten (10) months and fifteen (15) days. The City Council approved Interim Urgency Ordinance No. 2017-13 on December 18, 2017, restricting new or expanded multiple-family residential uses in the City’s R-2 and R-3 Zoning Districts, for a period of forty-five (45) days. Rather than implementing a total...
ban, Interim Urgency Ordinance No. 2017-13 allows for the approval and construction of new or expanded multiple-family residential uses in the R-2 and R-3 Zoning Districts provided that applicants meet or exceed the following provisional off-street guest parking requirements:

<table>
<thead>
<tr>
<th>Description of Use</th>
<th>Required Number of Spaces</th>
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<tbody>
<tr>
<td>Residential</td>
<td></td>
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<tr>
<td>R-2 limited multiple-family</td>
<td>A minimum of 0.33 unassigned guest spaces per unit</td>
</tr>
<tr>
<td>R-3 multiple-family</td>
<td>A minimum of 0.33 unassigned guest spaces per unit</td>
</tr>
</tbody>
</table>

**Discussion**

Pursuant to Government Code Section 65858, the term of Interim Urgency Ordinance No. 2017-13, which will otherwise expire on February 1, 2018, may now be extended for an additional period of ten (10) months and fifteen (15) days to December 16, 2018. The recommended extension is necessary to provide the Planning Commission with sufficient time to complete its study of the City’s current off-street parking requirements and potential proposal for a Zoning Code amendment.

Since the enactment of Interim Urgency Ordinance No. 2017-13, representatives from the Development Services Department and the Police Department have taken the following actions:

- Convened to discuss potential revisions to Chapter 17.26 (Off-Street Parking and Loading) of the Los Alamitos Zoning Code.
- Reviewed off-street parking requirements for residential uses, including mandatory guest parking requirements, from surrounding jurisdictions.
- Continued to monitor and document on-street parking congestion in the R-2 and R-3 Zoning Districts.
- Continued to monitor and document responses to calls for service and citations for violations of the California Vehicle Code and the Los Alamitos Municipal Code including, without limitation: LAMC §§ 10.21.040.4 (No parking specific days – hours of street sweeping); 10.24.040.3 (No stopping at any time); 10.24.040.1 (Parked longer than posted hours); 10.24.070 (Permit required); 10.24.060 (No parking in alley); and CVC §§ 22500(c) (Parked at red curb); 22526(a) (Blocking intersection or crosswalk); 22500.1 (Parked or stopped in fire lane); 22500(e) (Parked blocking public or private driveway); 22507.8(a) (Parked in designated disabled space); and 22500(f) (Parked on sidewalk).

The Los Alamitos Planning Commission did not meet in December. Consequently, the Planning Commission has not had an opportunity to advance its study of the City’s off-street parking requirements since the enactment of Interim Urgency Ordinance No. 2017-
13. The Planning Commission will continue its review of the City’s off-street parking requirements and consideration of a potential Zoning Code amendment at its January 24, 2018 regular meeting.

City Staff recommends an extension of Interim Urgency Ordinance No. 2017-13 for an additional period of ten (10) months and fifteen (15) days to December 16, 2018 for the following reasons:

- Excessive on-street parking demand and congestion in the R-2 and R-3 Zoning Districts still exists.

- The recommended extension will provide sufficient time for the Planning Commission to complete its study of the City’s off-street parking requirements and propose a potential amendment to Chapter 17.26 (Off-Street Parking and Loading) of the Zoning Code.

- Absent an extension, Interim Urgency Ordinance No. 2017-13 will expire on February 1, 2018.

- An extension of Interim Urgency Ordinance No. 2017-13 is necessary in order to mitigate the adverse impacts associated with an excessive on-street parking demand by reducing future demand for on-street parking generated by new or expanded multiple-family residential uses in the R-2 and R-3 Zoning Districts.

**Fiscal Impact**

There is minimal costs in adopting this Interim Urgency Ordinance, including noticing.

Submitted By: Steven Mendoza, Development Services Director
Approved by: Bret M. Plumlee, City Manager

*Attachments:*
1. Interim Urgency Ordinance No. 2018-01
2. Written Report required by Government Code Section 65858(d)*
ORDINANCE NO. 2018-01


THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to Government Code Section 65858, the City Council of the City of Los Alamitos may, in order to protect the public health, safety, and welfare, adopt as an urgency measure an interim ordinance prohibiting any use that may be in conflict with a contemplated specific plan, general plan amendment, or zoning proposal that the legislative body, planning commission, or the planning department is considering or studying or intends to study within a reasonable time.

SECTION 2. On December 18, 2017, the City Council adopted by a four-fifths (4/5) vote Interim Urgency Ordinance No. 2017-13 enacting provisional off-street guest parking requirements for new or expanded multiple-family residential uses in the R-2 (Limited Multiple-Family) and R-3 (Multiple-Family) Residential Zoning Districts pending review and possible amendment of the Zoning Code.

SECTION 3. Interim Urgency Ordinance No. 2017-13 is hereby extended for a period of ten (10) months and fifteen (15) days.

SECTION 4. The City Council hereby finds, determines, and declares that this Interim Urgency Ordinance, adopted pursuant to Government Code Section 65858, is necessary to protect the public health, safety, and welfare for the follow reasons:

A. Chapter 17.26 (Off-Street Parking and Loading) of the Los Alamitos Zoning Code contains the City’s parking space requirements. Section 17.26.040 of the Zoning Code includes off-street parking requirements for residential uses, including multiple-family residential uses.

B. The off-street parking requirements set forth in Section 17.26.040 of the Zoning Code were last updated in 2006.

C. On October 25, 2017, the Los Alamitos Planning Commission voted unanimously to initiate a Zoning Code amendment to update the City’s off-street
parking requirements.

D. Development Services Staff surveyed off-street parking requirements for multiple-family residential uses from other nearby jurisdictions and reported its findings to the Planning Commission November 29, 2017.

E. Whereas the City of Los Alamitos does not require multiple-family residential uses to provide guest parking in addition to the offsite parking required for each unit, surrounding jurisdictions, including the cities of Huntington Beach, Orange, Stanton, and Tustin have codified off-street guest parking standards. These standards range from a minimum of 0.2 guest spaces required per unit to 0.5 guest spaces required per unit.

F. Since its incorporation in 1960, the City of Los Alamitos has experienced an increase in the demand for on-street parking.

G. The increase in on-street parking demand results from several contributing factors that impact parking conditions, including the addition of new and frequently higher density residential uses, an increase in household size and the number of vehicles per household, the use of garage spaces for non-vehicle storage, and inadequate off-street parking requirements.

H. The Development Services Director, Associate Planner, and Police Department have reported a significant increase in on-street parking demand and congestion in the R-2 and R-3 Zoning Districts, and frequently receive complaints and requests for service relating to illegally parked vehicles (abandoned vehicles, blocked driveways, garages and fire hydrants) and an over-concentration of on-street parking. The increase in on-street parking demand results in a higher risk of traffic collisions and safety hazards for pedestrians and children, as more motorists travel in search of scarce on-street parking. Additionally, the congested parking provides additional targets for criminal theft and other activity, and makes patrol of the area more difficult for law enforcement.

I. An amendment to Chapter 17.26 (Off-Street Parking and Loading) of the Zoning Code, currently under review by the Planning Commission, may include revisions to the off-street requirements for residential uses set forth in Section 17.26.040, which could result in a reduction in on-street parking demand in the R-2 and R-3 Zoning Districts.

J. Pending the completion of the Planning Commission’s review and possible amendment to Chapter 17.26 (Off-Street Parking and Loading) of the Zoning Code, the threat posed to the public health, safety, and welfare resulting from the increase in on-street parking demand in the R-2 and R-3 Zoning Districts will continue unabated.

K. The enactment of provisional off-street guest parking requirements will
mitigate and prevent the exacerbation of on-street parking demand and congestion in the R-2 and R-3 Zoning Districts by mandating the provision of on-site guest parking for new or expanded multiple-family residential uses.

SECTION 5. Pursuant to Government Code Section 65858(d), a written report describing the measures taken by the City to address the conditions which led to the adoption of Interim Urgency Ordinance No. 2017-13 has been issued at least ten (10) days prior to the expiration of Interim Urgency Ordinance No. 2017-13 ("Written Report"). The Written Report is retained on file by the City Clerk and incorporated herein by this reference.

SECTION 6. The City Council hereby finds, determines, and declares that the continued approval of development of multiple-family residential uses in the R-2 and R-3 Zoning Districts without off-street guest parking would have a specific, adverse impact on the public health or safety as set forth in Section 3 above and as further illustrated by the Written Report, which documents the continued scarcity of on-street parking in the R-2 and R-3 Zoning Districts notwithstanding Police responses to calls for service and enforcement of the California Vehicle Code and Chapter 10.24 (Parking) of the Los Alamitos Municipal Code.

SECTION 7. The City Council hereby finds, determines, and declares that this Interim Urgency Ordinance, adopted pursuant to Government Code Section 65858, is necessary to mitigate or avoid the specific, adverse impact identified in Section 6 above. Requiring new or expanded multiple-family residential uses to provide off-street guest parking will mitigate the adverse impacts associated with an excessive on-street parking demand by reducing future demand for on-street parking generated by new or expanded multiple-family residential uses in the R-2 and R-3 Zoning Districts.

SECTION 8. The City Council hereby finds, determines, and declares that there is no feasible alternative to satisfactorily mitigate or avoid the specific, adverse impact identified in Section 6 above as well or better, with a less burdensome or restrictive effect, than the adoption of the proposed Interim Urgency Ordinance. Police responses to calls for service and enforcement of the California Vehicle Code and Chapter 10.24 (Parking) of the Los Alamitos Municipal Code has not remedied the on-street parking demand and congestion in the R-2 and R-2 Zoning Districts. The adoption of the proposed Interim Urgency Ordinance will prevent the exacerbation of the problems associated with this demand. Furthermore, adoption of the proposed Interim Urgency Ordinance will not prohibit the development of new or expanded multiple-family residential used. Rather, during the pendency of the interim measure, multiple-family residential developments may still be processed and approved so long as guest parking spaces are provided as specified.
SECTION 9. This Interim Urgency Ordinance is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines because “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” Approval of this Interim Urgency Ordinance, inclusive of the provisional off-street guest parking requirements does not approve any development project. Future development subject to the provisional off-street guest parking requirements would be subject to CEQA at that time, as those actions would be classified as “projects” under CEQA. Therefore, the proposed action qualifies for exemption and no further environmental review is necessary.

SECTION 10. This Interim Urgency Ordinance shall take effect immediately upon its adoption by a four-fifths (4/5) vote of the City Council. This Interim Urgency Ordinance shall have the effect of extending the term of Interim Urgency Ordinance No. 2017-13 for a period of ten (10) months and fifteen (15) days, resulting in an effective term of one (1) year.

SECTION 11. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Interim Urgency Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Interim Urgency Ordinance. The City Council hereby declares that it would have adopted this Interim Urgency Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 12. The City Clerk shall certify as to the adoption of this Interim Urgency Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Interim Urgency Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 16th day of January, 2018.

______________________________
Troy D. Edgar, Mayor

ATTEST:

______________________________
Windmera Quintanar, CMC, City Clerk
STATE OF CALIFORNIA  )
COUNTY OF ORANGE   ) ss.
CITY OF LOS ALAMITOS  )

I, Windmera Quintanar, CMC, City Clerk of the City of Los Alamitos, do hereby certify: (1) that the whole number of the members of the City of Los Alamitos City Council is five; and (2) that the foregoing Ordinance No. 2018-__ was duly adopted and passed at a regular meeting of the City Council on the 16th day of January, 2018, by the following roll-call vote, to wit:

AYES:  COUNCIL MEMBERS:
NOES:  COUNCIL MEMBERS:
ABSENT:  COUNCIL MEMBERS:
ABSTAIN:  COUNCIL MEMBERS:

Windmera Quintanar, CMC, City Clerk
WRITTEN REPORT REQUIRED BY GOVERNMENT CODE SECTION 65858(D) IN REFERENCE TO INTERIM URGENCY ORDINANCE NO. 2017-13 ENACTING PROVISIONAL OFF-STREET GUEST PARKING REQUIREMENTS FOR NEW OR EXPANDED MULTIPLE-FAMILY RESIDENTIAL USES IN THE R-2 (LIMITED MULTIPLE-FAMILY) AND R-3 (MULTIPLE-FAMILY) RESIDENTIAL ZONING DISTRICTS PENDING PLANNING COMMISSION REVIEW AND POSSIBLE AMENDMENT OF THE LOS ALAMITOS ZONING CODE

BACKGROUND:

On December 18, 2017, the City Council adopted by a four-fifths (4/5) vote Interim Urgency Ordinance No. 2017-13 enacting, for a period of forty-five (45) days, provisional off-street guest parking requirements for new or expanded multiple-family residential uses in the R-2 (Limited Multiple-Family) and R-3 (Multiple-Family) Residential Zoning Districts pending review and possible amendment of the Zoning Code. Interim Urgency Ordinance No. 2017-13 is set to expire on February 1, 2018. Pursuant to Government Code Section 65858(d), at least ten (10) days prior to the expiration or extension of Interim Urgency Ordinance No. 2017-13, the City Council must issue a report describing the measures taken to alleviate the conditions leading to the adoption of the interim measure. This document constitutes the written report required by Government Code Section 65858(d).

RECOMMENDATION:

It is recommended that the City Council receive and file this report.

DISCUSSION:

Since the enactment of Interim Urgency Ordinance No. 2017-13, representatives from the Development Services Department and the Police Department have taken the following actions:

- Convened to discuss potential revisions to Chapter 17.26 (Off-Street Parking and Loading) of the Los Alamitos Zoning Code.

- Reviewed off-street parking requirements for residential uses, including mandatory guest parking requirements, from surrounding jurisdictions.

- Continued to monitor and document on-street parking congestion in the R-2 and R-3 Zoning Districts. Photographs of typical on-street parking conditions in the R-2 and R-3 Zoning Districts are attached hereto as Exhibit “A”.

including, without limitation: LAMC §§ 10.21.040.4 (No parking specific days – hours of street sweeping); 10.24.040.3 (No stopping at any time); 10.24.040.1 (Parked longer than posted hours); 10.24.070 (Permit required); 10.24.060 (No parking in alley); and CVC §§ 22500(c) (Parked at red curb); 22526(a) (Blocking intersection or crosswalk); 22500.1 (Parked or stopped in fire lane); 22500(e) (Parked blocking public or private driveway); 22507.8(a) (Parked in designated disabled space); and 22500(f) (Parked on sidewalk). Spreadsheets indexing calls for service and parking offenses cited by street name occurring within the past six months are attached hereto as Exhibits “B” and “C” respectively.

The Los Alamitos Planning Commission did not meet in December. Consequently, the Planning Commission has not had an opportunity to advance its study of the City’s off-street parking requirements since the enactment of Interim Urgency Ordinance No. 2017-13. The Planning Commission will continue its review of the City’s off-street parking requirements and consideration of a potential Zoning Code Amendment at its January 24, 2018 regular meeting.

The City Council will consider an extension of Interim Urgency Ordinance No. 2017-13 at its January 16, 2018 meeting. City Staff recommends an extension of Interim Urgency Ordinance No. 2017-13 for an additional period of ten (10) months and fifteen (15) days for the following reasons:

- Excessive on-street parking demand and congestion in the R-2 and R-3 Zoning Districts still exist.
- The recommended extension will provide sufficient time for the Planning Commission to complete its study of the City’s off-street parking requirements and propose a potential amendment to Chapter 17.26 (Off-Street Parking and Loading) of the Zoning Code.
- Absent an extension, Interim Urgency Ordinance No. 2017-13 will expire on February 1, 2018.
- An extension of Interim Urgency Ordinance No. 2017-13 is necessary in order to mitigate the adverse impacts associated with an excessive on-street parking demand by reducing future demand for on-street parking generated by new or expanded multiple-family residential uses in the R-2 and R-3 Zoning Districts.
Exhibit “A”

Photos of On-Street Parking Conditions
BLOOMFIELD-GREEN
CHERRY-FLORISTA
LEXINGTON-GREEN
LOS ALAMITOS- HOWARD
MAPLE-HOWARD
PINE-CATALINA
REAGAN-CATALINA
REAGAN-FLORISTA
REAGAN-SERPENTINE
Exhibit “B”

Spreadsheet – Calls for Service
<table>
<thead>
<tr>
<th>Incident</th>
<th>Date</th>
<th>Time</th>
<th>Type</th>
<th>NOI</th>
<th>Location</th>
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<td>FLORISTA / REAGAN</td>
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<td>11/07/17</td>
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<td>Time</td>
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<td>917A</td>
<td>4134 GREEN AV</td>
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Exhibit “C”

Spreadsheet – Parking Citations
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<tr>
<th>Primary Street</th>
<th>Violation</th>
<th>Description</th>
<th>Offense Count</th>
<th>CITATION COUNT PER STREET</th>
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<tbody>
<tr>
<td>ANTIETAM AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>4</td>
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<td>BARBI LN</td>
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<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
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<tr>
<td>BLOOMFIELD ST</td>
<td>22500(c)</td>
<td>(I) Parked at red curb</td>
<td>1</td>
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<tr>
<td>BLOOMFIELD ST</td>
<td>10.24.040.</td>
<td>(I) No stopping anytime</td>
<td>3</td>
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<tr>
<td>BLOOMFIELD ST</td>
<td>22502(a)</td>
<td>(I) Parked wrong way or 18 inches from curb</td>
<td>1</td>
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<tr>
<td>BUNKER HILL DR</td>
<td>10.24.040.</td>
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<tr>
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<td>21113(a)</td>
<td>(I) Division: 7, Section 12b - No permit / displayed as required (LAH)</td>
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<td>(I) No parking anytime</td>
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<td>CERRITOS AVE</td>
<td>10.24.040.</td>
<td>(I) No stopping anytime</td>
<td>1</td>
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<tr>
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<td>(I) Blocking intersection or crosswalk (Gridlock)</td>
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<td>22500(e)</td>
<td>(I) Parked blocking public or private driveway</td>
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<td>10.24.040.</td>
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<td>CHESTNUT ST</td>
<td>22526(a)</td>
<td>(I) Blocking intersection or crosswalk (Gridlock)</td>
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<td>FARQUHAR AVE</td>
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<td>(I) Commercial vehicle parked over two hours</td>
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<tr>
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<td>22500(f)</td>
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<td>22507.8(a)</td>
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<td>KEMSPTON DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>KINGS ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>KINMOUNT ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>KYLE ST</td>
<td>10.24.040.</td>
<td>(I) Parked longer than posted hours</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>LA COLMENA WAY</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>LAMPSON AVe</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>LANGLEY DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>LASSEN ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>LEXINGTON DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>LEXINGTON DR</td>
<td>10.24.10</td>
<td>(I) Vehicle posted 'for sale' or with advertising signs</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>LINDA WAY</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>LOS ALAMITOS BLVD</td>
<td>10.24.040.</td>
<td>(I) No stopping anytime</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>LOS ALAMITOS BLVD</td>
<td>22507.8(a)</td>
<td>(I) Parked in designated disabled space</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>LOS ALAMITOS BLVD</td>
<td>10.24.06</td>
<td>(I) No parking in alley</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>LUNAR DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>MAPLE ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>MAPLE ST</td>
<td>10.24.030.</td>
<td>Parked in Yellow loading/unloading zone</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>MAPLE ST</td>
<td>22502(a')</td>
<td>(I) Parked wrong way or 18 inches from curb</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>MARION AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>MIDWAY DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>MINDORA ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>MYRA AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>NOEL ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>33</td>
<td></td>
</tr>
<tr>
<td>NOEL ST</td>
<td>10.24.10</td>
<td>(I) Vehicle posted 'for sale' or with advertising signs</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>NOEL ST</td>
<td>22507.8(a)</td>
<td>(I) Parked in designated disabled space</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>OAK ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>OAK ST</td>
<td>10.24.07</td>
<td>(I) Permit required for parking in this location</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>OAK ST</td>
<td>10.24.040.</td>
<td>(I) Parked longer than posted hours</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>OAK ST</td>
<td>10.24.040.</td>
<td>(I) No parking anytime</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>OLYMPIC DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>PASEO BONITA</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>STREET</td>
<td>CODE</td>
<td>Violation Description</td>
<td>Violations</td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------</td>
<td>------------------------------------------------------------------------</td>
<td>------------</td>
<td></td>
</tr>
<tr>
<td>PINE ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>34</td>
<td></td>
</tr>
<tr>
<td>PINE ST</td>
<td>22500(f)</td>
<td>(I) Parked on sidewalk</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>RANGER DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>REAGAN ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>REAGAN ST</td>
<td>10.24.071</td>
<td>(I) Permit required for parking in this location</td>
<td>48</td>
<td></td>
</tr>
<tr>
<td>REAGAN ST</td>
<td>10.24.040.</td>
<td>(I) Parked longer than posted hours</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td>REAGAN ST</td>
<td>10.24.101</td>
<td>(I) Vehicle posted 'for sale' or with advertising signs</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>REAGAN ST</td>
<td>22500(c)</td>
<td>(I) Parked at red curb</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>ROCHELLE ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>ROSSMOOR WAY</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>SAN BONITO AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>SAN JOAQUIN AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>SAN MATEO AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>SARATOGA DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>SAUSALITO AVE</td>
<td>10.24.071</td>
<td>(I) Permit required for parking in this location</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>SAUSALITO AVE</td>
<td>10.24.040.</td>
<td>(I) Parked longer than posted hours</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>SHASTA AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>SNARK ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>TARAWA DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>THOR AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>TICONDEROGA DR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>TOLAND AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>TRIPOLI AVE</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>VICKSBURG CIR</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>VISTA DE ORO</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>WALNUT ST</td>
<td>10.24.040.</td>
<td>(I) No parking specific days - hours or street sweeping</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td>WALNUT ST</td>
<td>10.24.071</td>
<td>(I) Permit required for parking in this location</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>WALNUT ST</td>
<td>22500(e)</td>
<td>(I) Parked blocking public or private driveway</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL CITATIONS**: 2,083