

CITY OF LOS ALAMITOS
Council Chamber
3191 Katella Ave., Los Alamitos CA 90720

CITY COUNCIL AGENDA
REGULAR MEETING

Monday, November 18, 2024 – 5:30 PM

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.

Agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5) will be made available for public inspection at the meeting. Such documents will also be available at the City Clerk's office, 3191 Katella Ave., Los Alamitos, CA 90720.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (562) 431-3538, ext. 220. Notification at least 42 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling the City Clerk's Office least 42 hours in advance

If you are unable to attend this meeting in person, you may submit comments on any agenda item or on any item not on the agenda by email to cityclerk@cityoflosalamitos.org with the subject line "COUNCIL PUBLIC COMMENT". Comments received by 3:00 p.m. the day of the meeting will be compiled, provided to the City Council, and made available to the public before the start of the meeting. Staff will not read email comments at the meeting. You may also view the meeting live on local cable channel 3.

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.

1. CALL TO ORDER

2. ROLL CALL

Mayor Nefulda
Mayor Pro Tem Hasselbrink
Council Member Doby
Council Member Hibard
Council Member Murphy

3. PLEDGE OF ALLEGIANCE

Mayor Nefulda will lead the Pledge of Allegiance.

4. INVOCATION

Mayor Pro Tem Hasselbrink will give the Invocation.

5. CLOSED SESSION

A. Conference with Legal Counsel - Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9: (One potential case).

6. PRESENTATIONS

A. Oath of Office for Los Alamitos Police Officer Robert Olvera

B. Presentation of a Commendation to the Los Alamitos Police Department Representatives in Recognition of Law Enforcement Records and Support Personnel Appreciation Week

C. Presentation by Girl Scout Troop 2085 in Appreciation of Mayor Pro Tem Hasselbrink and Council Member Doby

D. Presentation of a Certificate to Wuttiapat Charoenmit, owner of Thailusion Cuisine, in Recognition of Small Business Saturday

E. Presentation of a Certificate to Antoine Phan, owner of An Noodles, Asian Comfort Food, in Recognition of Being Featured in the Mayor's Business Spotlight

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. UPDATES FROM THE MAYOR

At this time, the Mayor may report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken.

9. UPDATES FROM THE CITY STAFF

At this time, City Staff 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.

10. WARRANTS

A. Warrants (Finance)

The attached Warrant Register contains checks and electronic funds transfers for the period from October 1, 2024, to October 31, 2024.

Recommendation: Ratify the Warrants from October 1, 2024, to October 31, 2024, for \$2,746,186.35.

ROLL CALL

Mayor Nefulda
Mayor Pro Tem Hasselbrink
Council Member Doby
Council Member Hibard
Council Member Murphy

11. 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 (Administration)

Approve the Regular City Council Minutes of October 21, 2024.

B. Treasurer's Quarterly Investment Report – September 2024 (Finance)

The item for City Council consideration is receipt of the Treasurer's Quarterly Investment Report.

Recommendation: Receive and file the Treasurer's Quarterly Investment Report – September 2024.

C. Resolution No. 2024-39 - Investment Policy Update (Finance)

This report provides the Council with an update on the City's Investment Policy for allowable investments per the California Government Code.

Recommendation: Adopt Resolution No. 2024-39, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING THE STATEMENT OF INVESTMENT POLICY DATED NOVEMBER 2024."

D. Resolution No. 2024-41 - Adopting the June 30, 2024 Measure M2 Expenditure Report (Finance)

The Orange County Transportation Authority requires each agency that receives Measure M2 funds to adopt an annual Expenditure Report to account for the use of Measure M2 funds.

Recommendation: Adopt Resolution No. 2024-41, entitled "A RESOLUTION OF THE CITY COUNCIL OF LOS ALAMITOS, CALIFORNIA, CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF LOS ALAMITOS FOR THE FISCAL YEAR ENDING JUNE 30, 2024."

E. Resolution No. 2024-43 - Community Development Block Grant (CDBG) 2025/2026 (Development Services)

This item recommends the City Council adopt a resolution for the Fiscal Year

2025/2026 Community Development Block Grant (CDBG) project application to Orange County.

Recommendation: Adopt Resolution No. 2024-43, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA APPROVING THE CITY'S PARTICIPATION IN THE FISCAL YEAR 2025/2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM WITH THE COUNTY OF ORANGE."

F. Approval of Plans and Specifications to Bid for the CDBG Street Improvements on Maple Street (CIP 24/25-04) (Development Services)

This item recommends actions to begin facilitating the construction of the CDBG Street Improvements on Maple Street (CIP 24/25-04).

Recommendation:

1. Approve the plans and specifications for the construction of the CDBG Street Improvements on Maple Street (CIP 24/25-04); and,
2. Authorize Staff to advertise and solicit bid proposals.

G. Authorize the Purchase and Installation of a Modular Office Building (Development Services)

This item is for purchasing a modular office directly from the KYA Group through a cooperative purchasing agreement via the California Multiple Award Schedule (CMAS). The purchase and installation of a 6-office modular building will provide offices for employees and contractors. The purchase of the modular would enable cost savings and assurance that the timeline to provide work areas for employees would be met in a timely manner. The modular building will be located where the former LATV/PW Break Room building was located. The existing electrical, water, and sewer infrastructure will be connected to the modular office building where it will be able to accommodate 6–8 employees.

Recommendation:

1. Authorize the Mayor to use a cooperative purchasing agreement, in a form approved by the City Attorney, for the installation and purchase of a modular building from the KYA Group in the amount of \$289,106.00; and,
2. Authorize a contingency of 15% of the bid amount not to exceed \$43,365.90.

H. Award of Bid for the Installation/Upgrade of the City's Access Control System (RFP No. 2025-02) to Spectrum Security Group, LLC (Development Services)

This item proposes awarding Spectrum Security Group LLC an agreement to install and/or upgrade the existing access control system at designated City facilities (RFP No. 2025-02).

Recommendation:

1. Award the proposal for RFP No. 2025-02 for the installation/upgrade of the City's Access Control System Services to Spectrum Security Group LLC for the amount of \$114,589.24; and,
2. Authorize the Mayor to execute the Access Control System Services Agreement with Spectrum Security Group, LLC; and,
3. Authorize the City Manager to execute amendments for any unforeseen issues, with the total amount not to exceed thirty-five percent (35%) of the proposal amount or \$40,105.

I. Notice of Completion (NOC) for the Demolition of Los Alamitos Television Production (LATV)/Public Works (PW) Building at 10921 Oak Street Project (CIP No. 22/23-04) (Development Services)

The Demolition project of the Los Alamitos Television Production (LATV)/Public Works (PW) Building at 10921 Oak Street (CIP No. 22/23-04) has been completed.

Staff recommends that the Council accept the work as completed, direct filing of the Notice of Completion (NOC), and authorize retention release as prescribed by the California Public Contract Code.

Recommendation:

1. Accept as complete the construction by Unlimited Environmental, Inc. for the LATV Building Demo at 10921 Oak Street (CIP No. 22/23-04); and,
2. Authorize the City Clerk to record the Notice of Completion/Final Report with the County Recorder's Office; and,
3. Authorize Staff to release the 5% retention to the contractor in the amount of \$5,233.55, thirty-five (35) days after recordation of the Notice of Completion.

12. DISCUSSION ITEM

A. Survey Results for Potential Name Change of Apartment Row (Development Services)

This discussion item proposes renaming the Apartment Row neighborhood.

Recommendation:

1. Evaluate the survey results and discuss the options for the name change of the Apartment Row neighborhood; and,
2. Determine the new name for the Apartment Row neighborhood.

B. Council Member Requested Agenda Item: Electronic Delivery of Financial Information (Administration)

During the September 23, 2024, adjourned regular meeting, Council Member Hibard made a motion requesting that the City Council discuss the electronic delivery of financial information. Council Member Murphy supported the motion. The motion passed 3-1-1, with Mayor Pro Tem Hasselbrink voting no and Council Member Doby abstaining. This informational staff report is the first step in the two-step process for placing items of the Agenda for consideration by the Council. The item was first introduced at the October 21, 2024, Council meeting and continued until tonight without any discussion.

Recommendation: In accordance with the City Council's adopted Agenda Policy, this informational staff report does not request action, but seeks Council's direction. By a majority vote of the City Council Members present, staff may be directed to place this item on a future Agenda for consideration by the Council.

13. PUBLIC HEARING

A. Site Development Permit 22-02: 4665 Lampson Project (APN 130-012-35) (Development Services)

The City Council will consider resolutions to certify an Environmental Impact Report pursuant to the California Environmental Quality Act, adopt a Statement of Overriding Considerations, adopt a Mitigation Monitoring and Reporting Plan, approve a Tentative Parcel Map 2022-133 (For Finance and Conveyance Purposes), approve a Vesting Tentative Tract Map No. 19263 (For Condominium Purposes), approve an Affordable Housing Unit Application, and approve a Site Development Permit – Major for the 4665 Lampson Project Located at 4665 Lampson Avenue (APN 130-012-35) to Allow Redevelopment of the Project Site with 246 Residential Units consisting of a variety of housing product types, including 55 single-family detached homes, 114 townhomes, and 77 for-rent multifamily apartment homes comprised of 76 units restricted to lower income and one unrestricted manager's unit (the "Project").

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,

If appropriate,

3. Adopt Resolution No. 2024-44, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PLAN FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”; and,
4. Adopt Resolution No. 2024-45, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 2022-133 (FOR FINANCE AND CONVEYANCE PURPOSES) AND VESTING TENTATIVE TRACT MAP NO. 19263 (FOR CONDOMINIUM PURPOSES) FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”; and,
5. Adopt Resolution No. 2024-46, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING AN AFFORDABLE HOUSING UNIT APPLICATION FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS, INCLUDING 76 AFFORDABLE MULTI-FAMILY APARTMENT HOMES (APPLICANT: LAMPSON PARK PLACE, LLC)”; and,
6. Adopt Resolution No. 2024-47, entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PERMIT – MAJOR FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”.

14. 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.

15. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the Los Alamitos City Hall, 3191 Katella Ave. and online at www.cityoflosalamitos.org not less than 72 hours prior to the meeting.



Windmera Quintanar, MMC, City Clerk
Dated: November 13, 2024