MINUTES OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS

REGULAR MEETING
Monday, November 18, 2024

1. CALL TO ORDER

The City Council met in Regular Session at 5:30 p.m., Monday, November 18, 2024, in the Council Chamber located at 3191 Katella Ave., Los Alamitos, CA 90720, Mayor Nefulda presiding.

2. ROLL CALL

Present: Council Members: Doby, Hibard, Murphy (arrived at 5:52 p.m.)
Mayor Pro Tem Hasselbrink, Mayor Nefulda

Absent: Council Members: None

Present: Staff: Chet Simmons, City Manager
Michael Claborn, Chief of Police
Michael S. Daudt, City Attorney
Craig Koehler, Finance Director
Matthew Lightener, Management Analyst
Orange County Fire Authority
Emeline Noda, Recreation and Community Services Director
Ron Noda, Development Services Director
Tom Oliver, Associate Planner
Windmera Quintanar, MMC, City Clerk/Dir. of Communications
Chelsi Wilson, Administrative Services Manager

3. PLEDGE OF ALLEGIANCE

Mayor Nefulda led the Pledge of Allegiance.

4. INVOCATION

Mayor Pro Tem Hasselbrink gave 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).

City Attorney Daudt read the title aloud.

RECESS

The City Council recessed into Closed Session at 5:30 p.m.

RECONVENE

The City Council reconvened in Regular Session at 6:02 p.m.

City Attorney Daudt stated there was no reportable action.

City Clerk Quintanar stated Council Member Murphy arrived at 5:52 p.m. and was present at the dais.

6. PRESENTATIONS

A. Oath of Office for Los Alamitos Police Officer Robert Olvera
Chief Claborn gave Officer Olvera the Oath of Office.

B. Presentation of a Commendation to the Los Alamitos Police Department Representatives in Recognition of Law Enforcement Records and Support Personnel Appreciation Week
Chief Claborn presented a Commendation to Records Specialists Roman and Tavasci.

C. Presentation by Girl Scout Troop 2085 in Appreciation of Mayor Pro Tem Hasselbrink and Council Member Doby
Troop 2085 presented tokens of appreciation and thanks to Mayor Pro Tem Hasselbrink and Council Member Doby for sharing their knowledge as public servants and leaders with the troop.

D. Presentation of a Certificate to Wuttipat Charoenmit, owner of Thailusion Cuisine, in Recognition of Small Business Saturday
Mayor Nefulda presented a certificate to representatives of Thailusion.

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
Mayor Nefulda advised Ms. Phan was unavailable and spoke briefly.

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.

Mayor Nefulda opened Oral Communications and advised comments related to Item 13A will be called upon during the discussion of that item.

There being no one present wishing to speak, Mayor Nefulda closed Oral Communications.

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.

Mayor Nefulda spoke regarding the upcoming Winter Wonderland event.

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.

None at this time.

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.

Motion/Second: Doby/Hasselbrink
Unanimously Carried: The City Council ratified the Warrants from October 1, 2024, to October 31, 2024, for $2,746,186.35.

ROLL CALL

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

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.

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

A. Approval of Minutes (Administration)

Approved 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.

The City Council received and filed 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.

The City Council adopted 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.

The City Council adopted 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.

The City Council adopted 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).

The City Council:

1. Approved the plans and specifications for the construction of the CDBG Street Improvements on Maple Street (CIP 24/25-04); and,

2. Authorized 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.

The City Council:

1. Authorized 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 n the amount of $289,106.00; and,

2. Authorized 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).

The City Council:

1. Awarded 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. Authorized the Mayor to execute the Access Control System Services Agreement with Spectrum Security Group, LLC; and,

3. Authorized 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.

The City Council:

1. Accepted as complete the construction by Unlimited Environmental, Inc. for the LATV Building Demo at 10921 Oak Street (CIP No. 22/23-04); and,

2. Authorized the City Clerk to record the Notice of Completion/Final Report with the County Recorder's Office; and,

3. Authorized 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.

Development Services Director Noda gave a PowerPoint presentation and answered questions from the City Council. 75% of respondents supported changing the name of Apartment Row with the most voted name change to Cottonwood (blank).

Council Member Hibard requested a vote from the members in attendance, receiving two votes for Cottonwood Cove.

Council Member Doby stated support for Cottonwood.

Council discussed the lack of participation with only 89 votes.

Motion/Second: Nefulda/Hibard
Carried 4/1 (Murphy voted no): The City Council approved the neighborhood name change of Apartment Row to Midtown.

Council Member Murphy voted no stating a preference for Cottonwood due to the relation of Cottonwood Park and the respondents votes.

The City Council:

1. Evaluated the survey results and discussed the options for the name change of the Apartment Row neighborhood; and,

2. Determined 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.

City Manager Simmons summarized the staff report and policy.

Council Member Hibard summarized the reasons for her request and concerns regarding the finances of the City. She advised she did not need a report or further action but wanted to separate herself from the City's finances as she disapproved of this type of financial reporting.

Council discussed the attorney-client privilege of attorney billings and confidential information contained therein.

In accordance with the City Council's adopted Agenda Policy, this informational staff report did not request action but sought the 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.

No action was taken.

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").

Development Services Director Noda and Bill Halligan, Placeworks Consultant, provided a PowerPoint presentation and answered questions from the City Council.

George Voigt, Lampson Place representative, and Todd Cottle, C&C Development, provided an overview of the project.

Mayor Nefulda opened the Public Hearing for comments.

Elizabeth Hansburg, of People for Housing OC, expressed support for the project and affordable housing, particularly for first-time homeowners.

Susan Perrel, Seal Beach resident, stated the project creates significant impacts that are easily mitigable and referred to letters submitted by Seal Beach and Seal Beach Environment Control Board during the Environmental Impact Review (EIR) period. She requested Council consider the mitigation proposals before certifying the project.

Jennifer Bullard, Rossmoor Highlands resident, stated support for the project. She acknowledged there would be impacts that the community will adjust too and looked forward to new families being able to make Los Alamitos home.

Bryan Bell, resident, stated support for the project and low-income Veteran housing. He provided his military background and path to homeownership in Los Alamitos. He stated support for Veteran families and providing stable environments for military families.

Adam Wood, Building Industry Association, thanked staff for the comprehensive report and stated support for the beneficial project for the community.

Carol Churchill, spoke on behalf of Patty Campbell a Seal Beach resident, spoke regarding the Seal Beach Trailer Park development. Ms. Churchill spoke directly to Council Member Doby.

Mayor Nefulda advised all comments should be directed to the Council as a whole. Ms. Churchill asked if she should continue. Mr. Nefulda requested she cease.

Maggie Marchese, resident, stated support for the project. She thanked the Council and Staff for doing their due diligence and listening to the concerns received. She indicated the project could have been larger, but due to concerns it was minimized. She encouraged Council to remember they represent Los Alamitos residents.

Ashley Nicholls, resident, stated support for the project and stated the development of new housing communities has been low in Los Alamitos. He believed the development was needed and stated support for the low-income housing.

Frank Marchese, resident, spoke regarding the timeline of the project and development as a whole through California. He stated support for the project.

Ken Bamberg, Seal Beach resident, stated support for the project and more affordable housing for everyone. He indicated he'd heard the concerns of College Park residents and veterans at the Planning Commission meeting. He reiterated support for the project.

Patty Senecal, a College Park East resident, spoke in favor of Veteran housing and stated that there was no bus stop in the development, pointing out that students would need to cross Lampson to the neighborhood for pick up.

Lisa Landau, Mayor Pro Tem and resident of Seal Beach, stated she was speaking as a resident and not in an official capacity. She requested fair and just mitigation for the impacts made on Seal Beach, including a condition that Rossmoor/Los Alamitos Sewer District will provide sewer service, QUIMBY fees will be paid to Seal Beach, and adding a bus stop at the development.

Chris Magdosku, licensed civil engineer, stated support for the project and recommended approval based on the nature of the project and standards met.

Catherine Showalter, Seal Beach Environmental Quality Control Board member, and resident, spoke regarding the following: vehicle miles traveled and support for the homeowners association starting a forum for ridesharing; request that Orange County Transportation Authority resurvey the need for a bust stop once future residents are identified; repair of wear and tear from heavy-duty trucks on Lampson should be the City of Los

Alamitos' responsibility; lack of understanding that a park and ride lot would be an asset and could provide a location for a bust stop; and, concern the size of the project has not been scaled back.

Schelly Sustarsic, Seal Beach resident, stated the project was premature and incomplete. She stated concerns regarding the lack of approvals from the Joint Forces Training Base; support for the will serve letter from the Rossmoor/Los Alamitos Sewer District; lack of school bus stop and safe crossing for students; EIR underreported accidents in the intersection according to Seal Beach Police Department reports; and, concern for roadway damage during 39 months of construction and would like to see an agreement for repairs in place.

Mayor Nefulda closed the Public Hearing for comments.

Council, Staff, and Consultants discussed the following:

- The Traffic Study stated signal warrants for installation of a new traffic light have not been met with current conditions and consideration of the new development, but like any intersection, that could change over time
- Lampson is in the jurisdiction of Seal Beach, and since the Traffic Study did not state an intersection was warranted, the City of Seal Beach indicated one was not needed (included in responses of the EIR document, D3)
- Orange County Fire Authority (OCFA) stated the project has been reviewed and there are no major concerns with the project site
- Joint Forces Training Base (JFTB) Commander has stated JFTB remain neutral on all developments outside of the JFTB
- Zoning allows for 20-25 units/acre in the R3 Zone. The development is on the low end, with 20 units/acre.
- Affordable units with priority to veterans and individuals who work in Los Alamitos are not subsidized Section-8 government-funded housing
- Orange County affordable housing income limit for a family of 4 is $125,000 or less
- Condition of approval includes that any infrastructure costs will be borne by the applicant and ongoing costs and usage will be paid by the residents of that community
- Although the Traffic Study did not warrant the installation of a signal, there is an existing safe, fully signalized bus stop across Lampson on Rose Street
- Not a safe location for a bus to stop on Lampson, and not enough space for the bus stop to enter the development

- Viable options for sewer connections would be the City of Seal Beach (which already services the site) or the Rossmoor/Los Alamitos Sewer District
- Fire Master Safety Plan is complete and was included the City Council packet
- Explanation of typical calls for service
- Sound attenuation methods
- Americans with Disability Act (ADA) accessibility is required by the California Building Codes and will be complied with (8-units)
- Explanation that the Final EIR accompanies and does not replace the Draft EIR
- Seal Beach Municipal Code 8.10.1210 (b)(c)(2) allows exemptions for construction trucks on Lampson Ave.
- Explanation of the Traffic Study data and accidents on Lampson Ave.
- Further explanation on traffic warrants for signal installation and cumulative fair share for installation in the future
- Applicant discussed the engagement efforts and partnership with the City of Seal Beach from the start of the project
- 10 feet of Arbor Park belongs to the applicant, as outlined on the site map, and the applicant is willing to provide an easement to the Joint Forces Training Base for that parcel
- Lease agreement with the Joint Forces Training Base and Seal Beach will expire in 2026
- Applicant not opposed to 100% Veteran's preference

The City Council:

1. Opened the Public Hearing; and,

2. Took testimony; and,

Motion/Second: Hasselbrink/Doby
Carried 3-1-1 (Hibard voted no. Murphy abstained): The City Council:

ROLL CALL

Mayor Nefulda	Aye
Mayor Pro Tem Hasselbrink	Aye
Council Member Doby	Aye
Council Member Hibard	No
Council Member Murphy	Abstain

Council Member Murphy indicated she would abstain as she believed there were too many unknowns at this time but was supportive of the project.

3. Adopted 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. Adopted 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. Adopted 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. Adopted 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.

Mayor Pro Tem Hasselbrink spoke regarding attendance at the Senior Advisory Advocate Committee, Trunk-or-Treat, virtual National Council on Aging, tour to 5th grade Girl Scout Troop, and attendance at the Orange County Fire Authority update, Ad-Hoc Committee for Ambulance Service,

Council Member Murphy reported attendance at the Annual State of the District, Orange County Sanitation District, Trunk-or-Treat, and, Casa Youth Shelter Bright Young Leaders.

Council Member Hibard reported she was ill and missed the September Council meeting. She has been walking her neighborhood and speaking with residents. She provided an update on the cleanup of the drainage ditch in the Highlands.

Council Member Doby reported attendance at the Library Advisory Board meeting, Trunk-or-Treat, Metrolink Briefing, Congresswoman Steel's Veterans of Distinction, and the Grand Reopening of the Orange County Library Los Alamitos branch and requested a review of the two streets with different zip codes. Council Member Hibard supported the request.

Mayor Nefulda reported attendance at the City Selection Committee meeting, and the Change of Command Ceremony for 40th ID.

15. ADJOURNMENT

The City Council adjourned at 8:54 p.m.

Signed by:

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Jordan B. Nefulda, Mayor

Attest:

Signed by:

Windmera Quintanar

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Windmera Quintanar, MMC, City Clerk