

Message from NAIOP SoCal CEO

Increasing our presence in Los Angeles is very important. We were so happy to host our [2nd Annual Awards Gala](#) at the historic Vibiana on May 11. The opportunity to bring together the best of the industry as well as honor the next generation of leaders was truly inspiring. I am proud to announce that our Awards Gala will stay in Los Angeles for years to come.



NAIOP SoCal is the go-to organization for commercial real estate in Southern California. From our [board of directors](#), to our staff, to the volunteers comprising our 16 committees, we are committed to strengthening the commercial real estate industry.

We have nearly 1,200 members representing all segments of commercial estate, including industrial, office, retail and multi-family.

We just had a record number of applications for our YPG program, which provides critical leadership and professional development skills to young professionals. I'm proud that nearly 25% of our current Board of Directors are YPG alumni.

Our investment in Legislative Affairs continues to grow. From Washington, DC to Sacramento, to the more than 150 cities, counties and special districts in Southern California, NAIOP SoCal is THE voice for commercial real estate in Southern California.

I want to thank our [Gavel Sponsors](#) for providing us critical additional resources to advocate for the industry. Gavel sponsors get access to key elected officials to discuss legislative and regulatory issues impacting your ability to do business in California. Your [modest investment as a Gavel Sponsor](#) will pay off in spades.

Thank you for your support and will see you June 1 at the [OC BBQ Bash](#) – the final time we will be on the lawn of the Balboa Bay Club.

A handwritten signature in black ink that reads "Timothy Jemal". The signature is written in a cursive, slightly slanted style.

Timothy Jemal
CEO | NAIOP SoCal

Upcoming Events

OC BBQ Bash

Thursday, June 1, 2023
Balboa Bay Resort, Newport Beach

Join fellow Commercial Real Estate professionals at the NAIOP SoCal



“Margaritaville” themed OC BBQ Bash taking place at Balboa Bay Resort in Newport Beach on Thursday, June 1, 2023. Enjoy theme inspired food and drink, while networking with colleagues for our final year at this fantastic location. You won’t want to miss it – we’ll be wastin’ away in Margaritaville...

[Click Here to Register](#)



OC Golf Tournament
Thursday, June 26, 2023
Coto de Caza

NAIOP SoCal is pleased to announce the highly anticipated Orange County Golf Tournament which returns to Coto de Caza Golf & Racquet Club! Grab your golf clubs and join your friends at NAIOP SoCal on **Monday, June 26th** for a friendly yet competitive golf game. Stick around after the tournament for our dinner reception and enjoy delicious food and drinks as you network with fellow Commercial Real Estate professionals.

[Click Here to Register Today](#)

[Sponsorship Opportunities Available](#)

YPG Case Competition
Thursday, July 13, 2023
Save the Date

Designed for individuals age 35 and younger who wish to further their educational and leadership skills, this 12-month, 70-hour course provides a broad-based understanding of the critical components of the commercial real estate business, as well as key business and operating principles and networking opportunities with leading industry executives.



Five teams will compete for the coveted Caprock Cup, proposing the highest and best use for a live site in Orange County

YPG Case Competition

More Details coming soon!



2023 NAIOP SoCal Sponsorship Opportunities



2023 NAIOP SoCal Sponsorship Opportunities

Stand out amongst the competition as a supporter of the industry's most important commercial real estate organization. A NAIOP SoCal sponsorship provides access to more than 1,200 real estate professionals and 500 of the top commercial real estate firms in Southern California through high-profile promotion at sold-out hallmark events, and via our social media platforms and website.

[Click Here to Become a Sponsor Today!](#)

Membership Update



2023 Membership

NAIOP SoCal is gearing up to offer our members another exciting year filled with superior networking events, industry education, engagement in our committees, and a robust legislative affairs program!

Your membership in NAIOP SoCal provides a substantial return on investment:

- **EDUCATION** to help you grow your business
- **NETWORKING** with industry leaders
- **LEGISLATION** giving you a voice in state and federal matters affecting your business

Questions? Contact [Becky Ezell](#) or call 714-550-0309.

[Click Here to Join Today!](#)

Welcome NAIOP SoCal New Members

Christine E. Adler, **Chartwell Real Estate Development**
Victor Alia, **Dedeaux Properties**
Burke L. Bair, **AC Martin**
Collin Baldwin, **Irvine Company**
Brandon Bank, **Dedeaux Properties**
Garrett Blair, **Kingsbarn Real Estate Capital**
Anna Britt, **CBRE Capital Markets**
Nicholas Cameron, **Cox, Castle & Nicholson LLP**
Kyle Caskey, **University of Southern California**
Erica Chan, **PIMCO**
Charly Choo, **Kennedy Wilson - Commercial Investment Group**
Susannah Churchill, **Solar Landscape**
Richard R. Conlogue, **Arnel Commercial Properties**
John Cullen, **Swift Real Estate Partners**
Nevin Cunningham, **DivcoWest**
Brett Davis, **Matthews Real Estate Investment Services**
Marco L. Deleon, **Pacific Life Insurance Company**
Hiep Diep, **Bank of America**
Alex Dunivan, **HighPointe Communities**
Gardner W. Ellner, **EQT Exeter**
Niki Flocas, **Industrial Realty Group**
Rachel N. Foxworth, **Rialto Capital**
Willis Fries, **Dalfen Industrial**
Dale R. Furman, **AC Martin**
Dustin M. Gabele, **PGIM Real Estate**
Stephanie Gilbert, **SMS Architects**
Michael Glimcher, **BentallGreenOak**
Samuel D. Godfrey, **JLL Capital Markets**
Whitnie Goins, **Prologis**
Matthew Gorman, **BentallGreenOak**
Chris Gunderson, **Metropolis**
Tammer Hamoudah, **Prologis**
Andrew Hunt, **Solar Landscape**
Kelly Johnson, **Colliers International**
Cameron Jones, **SVN | Vanguard Commercial Real Estate Advisors**
Michael D. Kang, **Staley Point Capital**
Patrick Labib, **Labib Development**
Zachary Lainer, **Lainer Development**
Lindsay M. Lomeli, **Upright Construction Corp**
Aditya Makhija, **West Coast Capital Partners**
Anthony Marquez, **Intercontinental Real Estate Corporation**
Tyler Mattox, **MCA Realty Inc.**
Andrew L. McKellips, **Keystone Mortgage Corporation**
Andres Meave, **Dedeaux Properties**

Marisa Merchant, **Pendulum Property Partners**
RJ Miller, **ARCO National Construction | Pacific Coast**
Yonas Misgina, **Nazareth Civil**
Pete Morris, **TWINSTEPS architecture**
Ngoc Nguyen, **Rexford Industrial Realty**
Jason Nolen, **Vari**
Danny O'Leary, **BKM Capital Partners**
Noemi Paez, **Herdman Architecture + Design, Inc.**
Robert Plowey, **Eastdil Secured**
Jason Poulsen, **C.J. Segerstrom & Sons**
Valerie Pulido, **LBA Realty**
Matthew Rakowich, **U.S. Bank**
Caroline Reid, **CBRE**
Tristan R. Reinhardt, **TA Realty**
Piero Remedios, **Invesco Real Estate**
Hannah Richard, **HGA**
Amanda N. Robinson, **Emmes Realty Services of California**
Jessica Rodriguez, **David Morgan & Associates, Inc**
Karl Sandman, **Casco Contractors**
Ema Shahinian, **AC Martin**
David Shlechter, **Watt Capital Partners, Inc**
Michael Siman, **University of Southern California**
Colby Smith, **TA Realty**
Noel Smith, **Murow Development Consultants**
Olga Solomina, **Sanders and Wohrman Corporation**
Claudia Tarpin, **Prologis**
Rishi Thakkar, **Dedeaux Properties**
Alex Tohidian, **University of California Irvine**
McKinley D. Topp, **Hillwood Investment Properties**
Sean Treglia, **CBRE**
Lily Turner, **Red Tail Multifamily Land Development**
Oscar Valadez, **Albert A. Webb Associates**
Christopher D. Vassilian, **Lee & Associates**
Felix Vollrath, **Rexford Industrial Realty**
Ilya Voziyan, **City National Bank**
Kyle White, **JLL**
Garrett Winter, **Cabot Properties**
Richard Woo, **Gensler**
Sydney Yeseta, **City of Lancaster**
Kiarash Zeinali, **Cal Poly Pomona**

Calling All Members

JOB BOARD NAIOP SoCal member companies may submit job, internship, or externship opportunities free in the [Member Hub](#). All visitors are welcome to apply.



Not a member but interested in posting a job opportunity? For \$25/week, non-members are able to post job, internship, or externship opportunities to the NAIOP SoCal Job Board. For more information, please contact [Becky Ezell](#)

[Click HERE to View Job Board](#)

Legislative Affairs Update

Update on AB 1748 - Warehouse Siting Regulations for San Bernardino and Riverside Counties

Despite its passage on April 26, 2023 in the CA State Assembly Local Government Committee, **AB 1748** – a two-year bill introduced by CA State Assemblymember James Ramos (D-45) and focused on warehouse siting regulations for San Bernardino and Riverside counties – was ultimately pulled from consideration prior to a hearing on the bill in mid-May in the CA State Assembly Appropriations Committee.

AB 1748 required local agencies in San Bernardino and Riverside counties to implement a 300-foot minimum setback for qualifying logistics facilities that include 400,000 square feet of building space. AB 1748 also required other landscape buffer requirements – commonly referred to as a good neighbor policy or a sustainability ordinance – near sensitive receptors such as homes, schools and hospitals.

As a result of NAIOP SoCal and a broad coalition’s earlier united effort to defeat AB 1000 (Reyes) – a statewide warehouse ban bill – as well as the recent removal of AB 1748 (Ramos), a regional legislative “stakeholders’ group” has been assembled, in order to strategize on next steps for the aforementioned bills. The stakeholders’ roundtable includes CA State Senator Kelly Seyarto (R-32) and CA State Assemblymembers Juan Carrillo (D-39), Eduardo Garcia (D-36), James Ramos (D-45), Eloise Gómez Reyes (D-50) and Freddy Rodriguez (D-53)

Barring an Assembly Rules waiver issued later this year, AB 1748 can be heard again starting in January 2024. NAIOP SoCal’s Legislative Affairs team will continue to monitor and engage on this pertinent issue.

Irvine City Council Defeats Proposed Zoning Ordinance Amendment for Logistics Uses

On Tuesday, April 25, 2023, NAIOP SoCal Government Relations Manager Mihran Toumajan represented NAIOP SoCal at the City of Irvine’s bimonthly City Council meeting. During a hearing that evening on the City’s proposed zoning ordinance amendment for logistics facilities and warehouse uses, Toumajan addressed Irvine City Councilmembers, the City Manager and Planning staff, and articulated **NAIOP SoCal’s position** on the proposed amendment. NAIOP SoCal’s position was formally submitted for the public record in advance of the hearing.

In recent years, NAIOP SoCal members and staff have established solid working relations with City of Irvine Principal Planner, Bill Rodrigues, and fellow City Planning

and Development Services division staff. In 2022, Rodrigues and his colleagues clearly understood and factored NAIOP SoCal's concerns regarding then proposed zoning code modifications.

During the 04/25/2023 hearing, Toumajan complimented City Planning staff for valuing NAIOP SoCal's ongoing input and guidance on zoning code definitions as well as on existing industrial and commercial uses. During the vote on the proposed zoning ordinance amendment for logistics facilities and warehouses uses, introduced by Councilmember Larry Agran, three fellow Councilmembers – Mayor Farrah Khan, Vice Mayor Tammy Kim and Councilmember Mike Carroll – voted against and defeated the proposed amendment. As a result, there will be no changes to the City of Irvine's existing zoning ordinance impacting industrial zones and logistics facilities. NAIOP SoCal's Legislative Affairs team will continue to closely monitor developments on this issue.



Questions on Legislative Affairs? Contact NAIOP SoCal
Legislative Affairs Manager Mihran Toumajan, mtoumajan@naiopsocal.org,
or Legislative Advocate Jose Cornejo, jose@cornejost.com.

Follow us on social media for more information and updates on
membership, sponsorship, events, and more!



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