

## Message from the CEO

Dear Friends:

Today, I was honored to participate with [Dr. Annebelle Nery](#), President of Santa Ana College, in a [leadership summit](#) focused on leadership, nonprofit organizations and education.

These three pillars have been part of my life for nearly 35 years. Yes, 35 years. As some of you know, I serve as President of the Board of Trustees for the South Orange County Community College District, which represents two exceptional institutions of higher education, Irvine Valley College and Saddleback College.

I sought to become a Trustee on the South Orange County Community College District Board because I believe in the power of education to change lives, break down barriers, give students a second chance and create opportunities for success. The positive results at these two colleges confirm this belief.

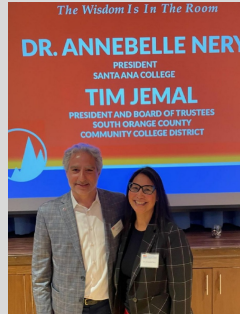
I was 23 when I first led a nonprofit organization focused on education - the Michigan State University Alumni Association of Washington, D.C. I was so proud that we started a scholarship program during my tenure for students in need to attend my alma mater. Over the years I have led or advised dozens of nonprofit organizations nationally, internationally and regionally, including NAIOP SoCal.

The impact of nonprofit organizations is immense.

Of course, I encourage everyone to join and become [NAIOP SoCal](#). The power of joining something greater than yourself has both professional and personal benefits. Many of you know this and are already engaged in a range of nonprofit and community organizations

I would be happy to speak with anyone about engaging further in the community and becoming part of a nonprofit or community organization you are passionate about. I am confident it will enrich your life and make you a better professional, entrepreneur and leader.

Timothy Jemal  
CEO | NAIOP SoCal



## Upcoming Events



**OC Golf**  
July 01, 2024  
Coto de Caza Golf & Racquet Club  
Coto de Caza

The highly anticipated Orange County Golf Tournament returns to Coto De Caza Golf & Racquet Club! Grab your golf clubs and join your friends at NAIOP SoCal on Monday, July 1st for a friendly, yet competitive game of golf.

Stick around after the tournament for our reception and enjoy delicious food and drinks as you network with fellow Commercial Real Estate professionals!

[Register Today!](#)

[Click Here to view Sponsorship Opportunities](#)



**Day of Service at GrowGood**  
July 19, 2024  
City of Bell

**Save the Date**  
Join us for a Day of Service at GrowGood Friday, July 19, 2024

**Interested in being an Event Sponsor?**  
Please contact Becky Ezell:  
[bezell@naiopsocal.org](mailto:bezell@naiopsocal.org)

## Night at the Fights

October 10, 2024  
OC Fair and Events Center

General tickets will go on sale starting at the end of June, but don't wait – secure your seats now through sponsorship for the best view of the action!



[Click Here to view Sponsorship Opportunities](#)

In Case You Missed It!



### NAIOP SoCal Award Gala

Industry Leaders Honored at NAIOP SoCal Annual Awards Gala; Howard Schwimmer of Rexford Industrial Inducted into NAIOP SoCal's Hall of Fame

[Click Here](#) to Watch the Hall of Fame tribute video.  
Thank you to our media sponsor: **Connect CRE**

The best of the best in commercial real estate were honored by NAIOP SoCal, the leading voice for commercial real estate in Southern California, during its Annual Awards Gala held on Thursday, May 16. Hundreds of guests attended the celebration at the historic Vibiana in downtown Los Angeles.

What an amazing night! Now in its third year, the NAIOP SoCal Awards Gala has become an inspirational evening where we can celebrate the best of the industry as well as recognize the individuals who stand out for their commitment - whether that is to the Southern California commercial real estate community or volunteer dedication to our chapter. I congratulate all of our awardees and finalists, sponsors and Committee members who made this event such a success," said Tim Jemal, CEO, NAIOP SoCal.

To read full press release [Click Here](#).

The event, covering 19 unique categories to learn more about these [Click Here](#).

[Click Here](#) for event photos.

### OC BBQ Bash





A big Thank You to the nearly 300 attendees who came out to NAIOP SoCal's Miami Vice-themed OC BBQ Bash, we all had an exciting time! You all rocked your best Miami Vice attire and made the event a blast. Thank you for helping us bring back the 80s vibes!

And a special shoutout to our industry fighters who are ready to rumble at this year's NAIOP SoCal's Night at the Fights!

Thank you to our Sponsors:

Party On Sponsor: Newmark

Say Cheese Sponsor: Archway Capital

Totally Tubular Sponsors: HITT Contracting Inc. and IE General Builders

[Click Here](#) for Event Photos.

## 2024 NAIOP SoCal Sponsorship Opportunities



### 2024 NAIOP SoCal Sponsorship Opportunities

Become a standout supporter of the commercial real estate industry by sponsoring NAIOP SoCal. Gain unparalleled exposure to 1,200 professionals and 500 top firms in Southern California. Get your brand exposure through high-profile promotion at our sold-out events, social media, and website. Elevate your presence while supporting the industry!

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

## Membership Update



### 2024 Membership

Get ready to elevate your career in commercial real estate! Join NAIOP SoCal today and tap into a network of 1,200 professionals from top companies in LA and Orange County. From networking events to industry education, we've got everything you need to succeed in 2024. Don't miss out!

Your membership in NAIOP SoCal provides a substantial return:

- **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

May 2024

Kaileigh Flanagan - T&B Planning, Inc.  
 Lucas Goldberg - Lovett Industrial  
 Alan Hearty - Allen Matkins  
 Kent Kawaguchi - Brookfield Properties  
 Rafael Lopez - DAUM Commercial Real Estate Services  
 Andrew Marshall - Talonvest Capital, Inc.  
 Bret McGaughey - Buckner, Robinson & Mirkovich  
 Chuck Mills - Chicago Title Company  
 Andrew Minassi - Bellwether Asset Management  
 Spencer Moran - RAM Construction  
 Mark Moser - Retail Insite

Christine Nardecchia - Nuveen Real Estate  
 Andrew Ngo - University of Southern California  
 Nancy Oliver - GAF  
 Alexander Rongione - Pennington Real Estate Partners  
 Daniel Sandoval - Ayres Associates  
 Braden Sprenger - Scannell Properties  
 Gabriel Torre - Baker Tilly US, LLP  
 Tram Van - Van Investments LLC  
 John Yu - Los Angeles World Airport

## Seeking Talent?

**JOB BOARD** - Our Job Board on [naiopsocal.org](http://naiopsocal.org) is the perfect place to find your next team member. Whether you need a Real Estate professional or an Intern, our members are ready to help you



take on that challenge. Don't wait, send us your job/internship posting and find your newest team member today!

Please [click here](#) to post a job or send all information regarding your available job position to Dianna Xochitotzi at [dxochitotzi@naiopsocal.org](mailto:dxochitotzi@naiopsocal.org).

Not a NAIOP SoCal Member? Not a problem! Non-members are also welcome to advertise on our Job Board for \$25/week.

Click [HERE](#) to View Job Board

Click [HERE](#) to View Internship Board

## Legislative Affairs Update

### **TAKE ACTION NOW: Tell CA Senate Local Government Committee to Support AB 2433**

Dear NAIOP SoCal Members and Friends,

We urge you to [take immediate action](#) by calling and/or emailing Members of the Senate Local Government Committee **and** Chairperson Maria Elena Durazo asking them to support AB 2433.

Authored by Assemblymember Sharon Quirk-Silva (D-67) and co-sponsored by NAIOP SoCal and CBPA, AB 2433 would expedite building permitting processes by allowing property owners to use private consultants if a local agency fails to meet a 30-day deadline.

AB 2433 unanimously passed through the State Assembly without a single vote against the measure.

However, AB 2433 was unexpectedly pulled from consideration by the committee under likely pressure from the Service Employees International Union (SEIU). Members of the Senate Local Government Committee need to hear from you about the importance of passing this common-sense legislation.

If you live or work in the districts of the following Senate Local Government Committee Members, we ask that you take action.

Please utilize either your home or business addresses where applicable. You can either submit a pre-written email using our [Action Alert system](#) and/or call the Member's State Capitol Office and articulate the following suggested phone script:

Dear Senator \_\_\_\_\_,

*My name is \_\_\_\_\_ and I am a constituent based in \_\_\_\_\_, California. I'm calling to urge the Senator to support AB 2433, authored by Assemblymember Quirk-Silva, which will help expedite construction projects across California. I ask the Senator to support this bill's passage in the Local Government Committee.*

We ask everyone – irrespective of your home or business address – to call the State Capitol Office of Senate Local Government Committee Chairperson Maria Elena Durazo (see her contact information below) and urge her to support AB 2433.

The following California State Senators serve on the Senate Local Government Committee:

**Senator Maria Elena Durazo (D-26), Chair**  
State Capitol Office Number: (916) 651-4026  
Key Cities in District: Part of Los Angeles.

**Senator Kelly Seyarto (R-32), Vice Chair**  
State Capitol Office Number: (916) 651-4032  
Key Cities in District: Temecula, Murrieta, Palm Springs, Yorba Linda, Cathedral City, Chino Hills, Corona, Desert Hot Springs, Hemet, Lake Elsinore, Menifee, Norco, Thousand Palms and Wildomar.

**Senator Brian Dahle (R-1)**  
State Capitol Office Number: (916) 651-4001  
Key Cities in District: Redding, Auburn, El Dorado Hills, Folsom, Grass Valley, Placerville, South Lake Tahoe, Truckee and Yreka.

**Senator Steven Glazer (D-7)**  
State Capitol Office Number: (916) 651-4007  
Key Cities in District: Antioch, Concord, Danville, Dublin, Livermore, Pleasanton, San Ramon and Walnut Creek.

**Senator Nancy Skinner (D-9)**  
State Capitol Office Number: (916) 651-4009  
Key Cities in District: Berkeley, Oakland, Richmond and San Leandro.

**Senator Aisha Wahab (D-10)**  
State Capitol Office Number: (916) 651-4010  
Key Cities in District: San Jose, Fremont, Hayward, Milpitas, Santa Clara and Sunnyvale.

**Senator Scott Wiener (D-11)**  
State Capitol Office Number: (916) 651-4011  
Key Cities in District: San Francisco, Daly City and part of South San Francisco.

Below is additional background information on AB 2433. The bill:

- Enhances the speed and predictability of plan-checking services for review within 30 days of a local jurisdiction receiving a completed building permit application.
- Allows local governments to either employ city staff or choose qualified private professional providers to expedite plan-checking services while assuring that local jurisdictions have final authority over the approval of building permit applications.
- Builds on current law to provide flexible fee structures.
- Expedites critical commercial development and housing projects statewide.
- Requires that plan checkers meet the same continuing education certifications as those



required of a city's Building Department staff

- Applies to building permits for which an applicant requests expedited action on plan checking after the initial time period has elapsed.
- Prohibits qualified private professional providers from having any financial interest in designing and/or preparing construction plans or the construction itself.

Please share this [NAIOP SoCal Action Alert](#) widely with friends, co-workers and colleagues and encourage them to take immediate action. Thank you for taking action and for your assistance in amplifying this important issue.

If you have questions, please contact Mihran Toumajan, [mtoumajan@naiopsocal.org](mailto:mtoumajan@naiopsocal.org).

### CA Senate Local Government Committee Passes NAIOP SoCal-Sponsored Bill

SACRAMENTO, CA - Last week, the California Senate Local Government Committee passed AB 2904 – a bill sponsored by NAIOP SoCal – with a 6 - 1 vote.

Assemblymember Sharon Quirk-Silva (D-67) authored AB 2904 to enhance transparency and tackle the significant issue of inadequate notification for commercial property owners statewide regarding proposed zoning changes affecting their properties. AB 2904 was introduced to Members of the influential Senate Local Government

Committee by Asm. Quirk-Silva, with NAIOP SoCal Senior Government Relations Consultant, Jose Cornejo, testifying in person on the merits of the bill. "On behalf of NAIOP SoCal's Members and Board, I extend our gratitude to Asm. Quirk-Silva for galvanizing bipartisan support for this common-sense legislation in the Senate Local Government Committee," said Timothy Jemal, CEO, NAIOP SoCal. "I also take this opportunity to thank Senate Local Government Committee Chair, Maria Elena Durazo (D-26), for her leadership in helping to move this bill forward and to Jose Cornejo for his excellent testimony."

During the hearing, committee Vice Chair Kelly Seyarto (R-32) spoke clearly when he stated: "This is a good bill. It makes sense. I move the bill."

Sponsored by NAIOP SoCal and supported by our partners at the California Business Properties Association, AB 2904 did not receive an opposition vote in the California State Assembly. The bill was approved overwhelmingly on the State Assembly Floor, passed by consent in the Assembly Appropriations Committee with a 14 - 0 vote, and sailed through 9 - 0 in the Assembly Local Government Committee where it was initially heard.

AB 2904 boosts transparency by doubling the notice period on zoning changes provided by cities or counties to affected property owners. Specifically, the bill extends the notification period on zoning changes from 10 to 20 days before a hearing, ensuring property owners have ample time to prepare and engage with the proposed changes.

AB 2904 now moves to the Senate Appropriations Committee. NAIOP SoCal will continue to keep its Members aware of developments relative to this bill. For more information, contact Jose Cornejo at [jose@cornejost.com](mailto:jose@cornejost.com).



Assemblymember Sharon Quirk-Silva and NAIOP SoCal's Jose Cornejo

### NAIOP SoCal Co-Sponsored Bill - AB 2433 - Passes Without Opposition on State Assembly Floor

SACRAMENTO, CA – In late May, a NAIOP SoCal co-sponsored bill – AB 2433 – passed without opposition (67 – 0 vote) on the State Assembly Floor. AB 2433 is authored by Assemblymember Sharon Quirk-Silva (D-67) and co-sponsored by NAIOP SoCal and our Sacramento partner, the California Business Properties Association (CBPA). The bill will expedite building plan-checking services to meet a 30-day deadline by having either a local government representative or a private professional provider chosen by the local jurisdiction to deliver such services. AB 2433 also addresses lengthy delays in the building permitting process by introducing flexibility in fee structures.

"Our profound gratitude goes out to Assemblymember Quirk-Silva for her continued leadership and guidance in galvanizing significant support for AB 2433 on the Assembly Floor," said Tim Jemal, CEO, NAIOP SoCal. "Working closely with CBPA, NAIOP SoCal's proactive state legislative advocacy aims to find common-sense solutions to spur employment and economic growth in commercial real estate. We are pleased that AB 2433 not only continues to receive broad bipartisan support but has not received a single opposition vote on the Floor and during three Assembly committee hearings."

AB 2433 will now move to the State Senate Local Government Committee where it will be heard on June 5, 2024. NAIOP SoCal will continue to keep its Members updated on new developments relative to this bill.

For more information, please contact Jose Cornejo at [jose@cornejost.com](mailto:jose@cornejost.com).



### NAIOP SoCal Honors Asm. Blanca Pacheco with its Public Partner of the Year Award at Annual Gala in Los Angeles

During this year's NAIOP SoCal annual Awards Gala at the historic Vibiana in downtown Los Angeles, our organization honored California State Assemblymember Blanca Pacheco (D-64) with its 2023 *Public Partner of the Year* award. NAIOP SoCal's decision to honor Assemblymember Pacheco was rooted in the lawmaker's unwavering support and dedication in helping to foster an environment for quality job creation, business growth and innovation.

Through her legislative actions, Assemblymember Pacheco has demonstrated a keen understanding of the needs and challenges facing businesses, earning her admiration and respect from entrepreneurs and industry leaders alike. At the gala, Assemblymember Pacheco expressed her profound gratitude to NAIOP SoCal for bestowing the *Public Partner of the Year* award upon her, and vowed to continue to work collaboratively with all stakeholders in her

Questions on Legislative Affairs? Contact NAIOP SoCal  
Legislative Affairs Manager Mihran Toumajan, [mtoumajan@naiopsocal.org](mailto:mtoumajan@naiopsocal.org),  
or Legislative Advocate Jose Comejo, [jose@comejost.com](mailto:jose@comejost.com).

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Hey NAIOP SoCal members! Want to boost your brand and reach a wider audience? Advertise with us on NAIOP SoCal's newsletter and social media network! Get your business noticed by nearly 6,000 industry professionals. Contact us today!

**Pricing to advertise in our Monthly newsletter:**  
\$250 per newsletter  
\$2,500 for the year (published in 12 newsletters)

If you have any questions please contact Shelby Doninesdonine@naiopsocal.org.

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