



**REGIONAL CENTER OF ORANGE COUNTY
SPECIAL BOARD OF DIRECTORS' MEETING
AGENDA**

Date: Wednesday, July 29, 2026

Time: 5:00 p.m.

Place: Zoom Videoconference

I.	General Session		
	A.	Community Forum for Agenda Items Only*	Sandy Martin
	B.	Approval of New West Area Office Lease**	Larry Landauer
	C.	Community Forum*	Sandy Martin
II.	Adjournment		Sandy Martin

**This is an opportunity for public comments. Each person is limited to a maximum of three minutes.*

***Materials distributed to the Board are available upon request at RCOC's offices located at 1525 N. Tustin Avenue, Santa Ana during normal business hours, or by emailing boardofdirectors@rcocdd.com.*

REGIONAL CENTER OF ORANGE COUNTY

BOARD OF DIRECTORS

AGENDA ITEM DETAIL SHEET

DATE: July 29, 2026
TO: Board of Directors
FROM: Larry Landauer
Executive Director

ACTION	X
ACTION/CONSENT	
DISCUSSION	
INFO ONLY	

SUBJECT: Approval of New West Area Office Lease

BACKGROUND:

RCOC's West Area office is located in the city of Cypress and its lease expires on July 31, 2027. In anticipation of the lease expiration, RCOC looked at other locations to accommodate staff growth driven by caseload growth, as well as provide temporary space for the Department of Developmental Services (DDS). RCOC has identified an office near the existing office. The new office is located at 5701 Katella Avenue, Cypress.

The new office will be in a five (5) story building consisting of 213,375 square feet. RCOC will share the building with one other tenant. RCOC will occupy a total of 108,153 square feet; 16,091 square feet of the first floor, and the entire third and fourth floors each consisting of 46,031 square feet. Parking consists of 542 spaces: 212 in the parking garage and 330 in the surface parking lot.

RCOC negotiated free rent for the first 13 months of the lease to offset the cost of having additional space while the existing West office is still occupied.

REASON FOR CURRENT ITEM:

RCOC's Contract Policy requires that all contracts of \$250,000 or more be reviewed and approved by the Board prior to entering into the contract. A copy of the proposed lease agreement was distributed to the Board for review on July 22, 2026.

AGENDA ITEM: I.B.

FISCAL IMPACT:

The proposed lease is for 12 years with occupancy effective August 1, 2026.

The starting full-gross rate is \$2.85 per square foot with annual increases of 3.35%. As stated previously, RCOG negotiated free rent for the first 13 months of the lease to offset the costs of having the additional space in the existing West office still occupied.

RECOMMENDATION:

That the Board approve execution of the lease for the new West office located at 5701 Katella Avenue, Cypress.