



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A SPECIAL
MEETING OF THE SIGNAL HILL CITY COUNCIL
AND SIGNAL HILL REDEVELOPMENT AGENCY

March 9, 2011
8:00 a.m.

The City of Signal Hill appreciates your attendance. Citizen interest provides the Council and Agency with valuable information regarding issues of the community.

Meetings are held on the 1st and 3rd Tuesday of every month. In addition, meetings are streamed live on our website at www.cityofsignalhill.org, and are televised at 7:00 a.m., 2:00 p.m., and 7:00 p.m. every day on Charter Communications Channel 3, and Verizon FiOS Channel 38.

The agenda is posted 72 hours prior to each meeting outside of City Hall and available at each meeting. The agenda and related reports are also available for review online and at the City Clerk's office and Library on the Friday afternoon prior to the Council meeting. Agendas and staff reports are also available at our website at www.cityofsignalhill.org.

During the meeting, the City Manager presents agenda items for Council/Agency consideration. The public may speak on an agenda item once the item is opened for discussion by the Mayor. Please complete a speaker card prior to the item being considered, and give the card to a City staff member in order to be recognized and correctly identified in the minutes. The cards are provided at the rear of the Council Chambers. Please state your name and direct your comments or questions to the Mayor.

- (1) CALL TO ORDER – 8:00 a.m.
- (2) ROLL CALL – CITY COUNCIL

MAYOR WILSON
VICE MAYOR FORESTER
COUNCIL MEMBER HANSEN
COUNCIL MEMBER NOLL
COUNCIL MEMBER WARD

ROLL CALL – REDEVELOPMENT AGENCY

CHAIR HANSEN
VICE CHAIR NOLL
MEMBER FORESTER
MEMBER WARD
MEMBER WILSON

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR

If you wish to address the City Council/Redevelopment Agency regarding any matter, listed on or off the agenda, please complete a speaker card prior to speaking. State law (Brown Act) prohibits the City Council/Agency from acting upon any item not posted 72 hours before a regular meeting and 24 hours before a special meeting. Please submit your speaker card to staff, state your name for the official record using the microphone at the podium and courteously limit your remarks. Council members cannot specifically discuss applications or public hearing items before the Planning Commission, since the City Council serves as the appeals board to commission actions.

(5) CITY MANAGER REPORTS

a. Adoption of an Agreement Approving a Lease Between the Agency/City Council and H& L Properties, LLC for Property at 1839 29th Street

Summary: The project is the interim lease of additional storage area for the Hooman Nissan Auto Dealership. Hooman Nissan, known as H&L Properties, LLC reopened a closed Nissan dealership located at 1800 East Spring Street. The prior Nissan dealership closed its doors in 2010, a casualty of the great recession. As a result, the City and Agency lost jobs and sales tax revenue. Hooman recently reopened the dealership. The proposed Project will be the lease of the abutting property at 1839 29th St. Hooman plans to use the PRC Parcel at 1839 29th St. for auto storage. The only improvements to be made will be grading, drainage, paving and lighting to the PRC site to make it suitable for auto storage.

Recommendations: 1. **City Council:** Approve the Agreement with H&L Properties for the lease of 1839 29th Street in a final form approved by the City Attorney.

2. **Redevelopment Agency:** The Agency should approve the Agreement with H&L Properties for the lease of 1839 29th Street in a final form approved by the Agency Counsel.

RECESS CITY COUNCIL

(6) EXECUTIVE DIRECTOR REPORTS

- a. Agreement for the Rehabilitation of the Signal Hill Auto Association's Freeway Sign

Summary: The Agency has worked with the Signal Hill Auto Center Association since 2006 on the rehabilitation of the I-405 Freeway sign. The Agreement calls for \$400,000 in Agency financial assistance, establishes maintenance requirements and allocates sign display time for advertising of City activities and events.

Recommendation: Approve the Agreement with the Auto Center Association for the Rehabilitation of the Freeway sign.

- b. Agreement for Purchase and Sale of Real Property – 2435-2461 Gardena Avenue

Summary: The Agency has been in the process of acquiring property on Gardena Avenue between Burnett Street and Crescent Heights Street for redevelopment opportunities including lot consolidation and for the elimination of blight. The Agency authorized a price of \$2,050,000 and the Purchase Agreement has been signed by the property owners. The acquisition of 2435-2461 Gardena Avenue assists the Agency in acquiring the last two non-Agency owned lots on the Gardena Avenue frontage.

Recommendation: Approve the Agreement for Purchase and Sale of Real Property between Evelyn B. Sullivan and the Signal Hill Redevelopment Agency and authorize the Executive Director to sign the agreement on behalf of the Agency.

- c. Acquisition of 2621 St. Louis Avenue

Summary: The Redevelopment Agency directed staff to proceed with the acquisition of properties for redevelopment and the elimination of blight by the expansion of the Signal Hill Auto Center for properties East of Cherry Avenue between Willow and 28th Street, known as 2621 St. Louis Avenue (the "Subject Property"). Negotiations were undertaken and statutorily valid offers to purchase for not less than the fair market value based on appraisals were made to Mr. Thomas Daniel Hennesy, the property owner of 2621 St. Louis Avenue. On March 3, the Agency received a Summary Appraisal from Mr. Hennesy's

appraiser in the amount of \$255,000. The Agency countered with an amount of \$205,000 which Mr. Hennesy accepted.

Recommendation: Approve an Agreement for the purchase of 2621 St. Louis Avenue in a form to be approved by the Agency's special counsel and direct the Executive Director to execute the Agreement on behalf of the Agency.

(7) COUNCIL--NEW BUSINESS

COUNCIL MEMBER HANSEN
COUNCIL MEMBER NOLL
COUNCIL MEMBER WARD
VICE MAYOR FORESTER
MAYOR WILSON

(8) AGENCY – NEW BUSINESS

MEMBER WILSON
MEMBER WARD
MEMBER FORESTER
VICE CHAIR NOLL
CHAIR HANSEN

(9) RECESS

The next meeting of the Signal Hill City Council is Tuesday, March 15, 2011 at 7:00 p.m., to be held in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The next meeting of the Signal Hill Redevelopment Agency is Tuesday, March 15, 2011 at 7:00 p.m., to be held in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

(10) CITIZEN PARTICIPATION

Routine matters are handled most quickly and efficiently if contact is made with the City department directly concerned. However, if you would like to request that a matter be presented for City Council and Signal Hill Redevelopment Agency consideration, you may do so by 1) writing to the City Council or the City Manager, or, 2) completing an Agenda Item Request Form available from the City Clerk. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. Agendas are mailed to those who provide self-addressed, stamped envelopes to the City Clerk's office.

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner.

Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.