



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
July 12, 2022

\* \* \* Pursuant to Government Code Section 54953 (as amended by AB 361) and City Council Resolution No. 2020-03-6557, this meeting will be conducted using a hybrid meeting format in which members of the City Council, members of the public, and City staff may physically attend the meeting or virtually participate by audio and/or video. To protect members of the City Council, members of the public, and City staff, face masks are encouraged but not required. The City will evaluate the current circumstances before each meeting to decide if it is safe to change COVID-19 safety protocols. \* \* \*

Meetings begin at 6:00 pm with the conduct of any business permitted to be conducted in closed session by the Brown Act (Government Code Section 54950, et seq.), if any, and with the public portion of the meeting beginning at 7:00 pm. There is a period for public comment on closed session matters at 6:00 pm prior to the closed session. In the event there is no business to be conducted in closed session, the regular meeting shall begin at 7:00 pm. There is a public comment period at the beginning of the regular meeting. Any person wishing to comment shall be allotted three minutes per distinct item. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

**To view or listen to the meeting live at 7:00 p.m.:**

- City of Signal Hill website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org), select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 3 or Frontier FiOS Channel 38.
- Call (408) 638-0968 (audio only) and enter meeting ID: 881-4793-6648, press # when prompted to provide participant ID, and enter passcode: 374778. If you would like to make a public comment, please notify the meeting host by pressing \*9 on the telephone keypad.

**To view and participate (closed session at 6:00 p.m. and regular meeting at 7:00 p.m.):**

- In-person: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Visit <https://zoom.us/j/88147936648> on your desktop computer or laptop and enter passcode: 374778; or
- Visit [www.zoom.us](http://www.zoom.us) on your desktop computer or laptop, click on “Join a Meeting”, and enter meeting ID: 881-4793-6648 and passcode: 374778 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 881-4793-6648 and passcode: 374778 when prompted.
- Please note that you will be placed in a “listen only” mode and your video feed will not be shared with the Council or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the City Council is taking public comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the City Clerk at [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, July 12, 2022. Written comments will be provided electronically to City Council and attached to the meeting minutes. Written comments will not be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

City Council Members are compensated \$694.14 per month. City Clerk and City Treasurer are compensated \$421.20 per month.

**(1) CALL TO ORDER – 6:00 P.M.****(2) ROLL CALL**

MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER WILSON  
COUNCIL MEMBER WOODS

**(3) CLOSED SESSION**

- A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957 TO CONDUCT PUBLIC EMPLOYEE APPOINTMENT.

TITLE: INTERIM CITY MANAGER

- A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2), CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION.

NUMBER OF CASES: 1

NOTICE OF MONSANTO CLASS ACTION SETTLEMENT WITH MONSANTO FOR ITS PRODUCTION OF POLYCHLORINATED BIPHENYLS ("PCBS") AND PCB-CONTAINING PRODUCTS WHICH CONTAMINATED STORMWATER, RUNOFF, SEDIMENT, AND BODIES OF WATER IN THOUSANDS OF LOCALITIES (CASE NAME: CITY OF LONG BEACH ET AL. V. MONSANTO COMPANY ET AL.

U.S. DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA CASE NUMBER: 2:16-CV-03493).

c. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957.6, CONFERENCE WITH LABOR NEGOTIATORS.

AGENCY DESIGNATED REPRESENTATIVE: CITY MANAGER  
UNREPRESENTED EMPLOYEE: INTERIM POLICE CHIEF

(4) **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

(5) **RECESS TO CLOSED SESSION**

(6) **RECONVENE REGULAR MEETING – 7:00 P.M.**

(7) **PLEDGE OF ALLEGIANCE**

(8) **CLOSED SESSION REPORT**

(9) **PUBLIC BUSINESS FROM THE FLOOR AND PUBLIC COMMENT PERIOD ON ITEMS ON THE AGENDA AND NOT ON THE AGENDA EXCEPT THOSE RELATED TO PUBLIC HEARINGS (SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(10) **COMMUNITY ANNOUNCEMENTS**

(11) **PRESENTATIONS**

a. AMERICAN UNIVERSITY OF HEALTH SCIENCES STUDENT PHARMACISTS WILL MAKE A PRESENTATION REGARDING MINORITY MENTAL HEALTH AWARENESS.

b. MAYOR JONES WILL PRESENT A PROCLAMATION TO THE COMMUNITY SERVICES DEPARTMENT IN RECOGNITION OF JULY AS PARKS MAKE LIFE BETTER!© MONTH.

c. ECONOMIC DEVELOPMENT MANAGER WILL PROVIDE A PRESENTATION OF SEVERAL OF THE GRANT RECIPIENTS FOR THE COVID-19 MICROBUSINESS RECOVERY GRANT PROGRAM.

**(12) PUBLIC HEARING**

a. PUBLIC HEARING - 6TH CYCLE HOUSING ELEMENT ZONING ORDINANCES AND GENERAL PLAN AMENDMENT

**Summary:**

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code Section 65091 (a)(4) on July 1, 2022; was mailed to property owners within a 300-foot radius of the subject properties on or before July 1, 2022; and was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on or before July 1, 2022.

Every eight years, the Southern California Association of Governments (SCAG) determines the City's share of the Regional Housing Needs Assessment (RHNA) allocation, which is the number of housing units the City must accommodate over the next eight-year Cycle. The City is preparing its 6th Cycle Housing Element Update (HEU) for the 2021 - 2029 planning period. To accommodate the new RHNA allocation of 517 units, the City must rezone chosen housing sites inventory and prepare an HEU to reflect the RHNA allocation and State law.

To initiate the accommodation of the 6th Cycle RHNA allocation and approval of the HEU, the City Council must take the following six actions:

- Certification of the Environmental Impact Report
- Approval of one General Plan Amendment
- Approval of four Zoning Ordinance Amendments

**Recommendations:**

1. Adopt a resolution certifying Environmental Impact Report (SCH NO. 2021050296), entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA: (1) ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (2) CERTIFYING THE 2021-2029 SIGNAL HILL HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021050296), AND (3) ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM RELATIVE TO THE CITY'S 6TH CYCLE HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT 22-02 AND ZONING ORDINANCE AMENDMENTS 22-01, 22-02, 22-03, AND 22-04

2. Adopt a resolution approving General Plan Amendment 22-02, amending the General Plan Land Use Element to revise the Land Use Distribution Table, Table 8, and to revise Section VI adding text for land use designations 1.4 - Very High Density Residential and for 3.1 - Town Center, amending the

Generalized Land Use Map, and replacing Figure 4, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 22-02, AMENDING THE GENERAL PLAN LAND USE ELEMENT AND THE GENERALIZED LAND USE MAP BY RECLASSIFYING (1) AN APPROXIMATE 8.6-ACRE SITE BETWEEN ORANGE AVENUE AND GUNDY AVENUE AND E. 27TH STREET AND E. 28TH STREET (APNS: 7212-008-049, -051, AND 7212-010-010, -019, -020) FROM "4.2 GENERAL INDUSTRIAL" AND "3.4 COMMERCIAL INDUSTRIAL" TO "1.4 VERY HIGH DENSITY RESIDENTIAL", (2) AN APPROXIMATE 2-ACRE SITE AT THE NORTHWEST CORNER OF E. WILLOW STREET AND WALNUT AVENUE (APN: 7212-010-038) FROM "3.4 COMMERCIAL INDUSTRIAL" TO "1.4 VERY HIGH DENSITY RESIDENTIAL", AND (3) THE WESTERLY PORTION OF AN APPROXIMATE 7.8-ACRE SITE, BETWEEN ROSE AVENUE AND CHERRY AVENUE AND E. BURNETT STREET AND CRESCENT HEIGHTS STREET (APNS: 7214-005-010, -011, -900, -901, -902, -903, -904 AND 7214-006-014, -015, -019, -020, -021) FROM "1.1 LOW DENSITY RESIDENTIAL" TO "3.1 TOWN CENTER"; DELETING "KEY LAND USE CHANGES 1 AND 2" FROM THE GENERALIZED LAND USE MAP; ADDING "1.4 VERY HIGH DENSITY RESIDENTIAL"; AMENDING SECTION VI TO REVISE TABLE 8, AND AMENDING "3.1 TOWN CENTER"

3. Introduce Zoning Ordinance Amendment 22-01, amending Title 20 of the Signal Hill Municipal Code, adding Chapter 20.26, "Heritage Square Central Business District Specific Plan (SP-23)", and amending the Official Zoning Map, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 22-01, AMENDING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO ADD CHAPTER 20.26 ENTITLED "SP-23 HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN", AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATE 7.8-ACRE SITE BETWEEN CHERRY AVENUE AND ROSE AVENUE AND CRESCENT HEIGHTS STREET AND E. BURNETT STREET FROM "COMMERCIAL TOWN CENTER (CTC)" AND "CRESCENT HEIGHTS HISTORIC DISTRICT SPECIFIC PLAN (SP-11)" TO "HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN (SP-23)", (APNS: 7214-005-010, -011, -900, -901, -902, -903, -904, AND 7214-006-014, -015, -019, -020, -021)

4. Introduce Zoning Ordinance Amendment 22-02, amending Title 20 of the Signal Hill Municipal Code, adding Chapter 20.46, "Town Center Northwest Specific Plan (SP-24)", and amending the Official Zoning Map, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL,

CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 22-02, AMENDING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO ADD CHAPTER 20.46 ENTITLED "SP-24 TOWN CENTER NORTHWEST SPECIFIC PLAN", AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATE 8.4 ACRE SITE (APN: 7212-011-034) AT THE NORTHEAST CORNER OF E. WILLOW STREET AND WALNUT AVENUE FROM "COMMERCIAL CORRIDOR SPECIFIC PLAN (SP-6)" TO "TOWN CENTER NORTHWEST SPECIFIC PLAN (SP-24)"

5. Introduce Zoning Ordinance Amendment 22-03, amending Title 20 of the Signal Hill Municipal Code, amending Chapter 20.41 Special Purpose Housing Specific Plan, (SP-7) adding new Areas VII and VIII, and amending the Official Zoning Map, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 22-03, AMENDING CHAPTER 20.41, ENTITLED "SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN", OF TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE, BY ADDING AREAS SEVEN AND EIGHT, AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION FOR (1) AN APPROXIMATE 2-ACRE SITE AT THE NORTHWEST CORNER OF E. WILLOW STREET AND WALNUT AVENUE FROM "COMMERCIAL INDUSTRIAL (CI)" TO "SPECIAL PURPOSE HOUSING SPECIFIC PLAN (SP-7)" AND (2) AN APPROXIMATE 8.6-ACRE SITE BETWEEN ORANGE AVENUE AND GUNDRY AVENUE AND E. 27TH STREET AND E. 28TH STREET FROM "GENERAL INDUSTRIAL (GI)" AND COMMERCIAL "INDUSTRIAL (CI)" TO "SPECIAL PURPOSE HOUSING SPECIFIC PLAN (SP-7)" (APNS: 7212-008-049, -051; AND 7212-010-010, -019, -020, -038)

6. Introduce Zoning Ordinance Amendment 22-04, amending the Official Plan Lines Map to remove an approximate 9.2-acre site from the traffic study area designation (APNs: 7212-008-049, & -051, and 7212-010-010, -019, -020), entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, APPROVING ZONING ORDINANCE AMENDMENT 22-04, MODIFYING THE OFFICIAL PLAN LINES MAP TO REMOVE THE TRAFFIC STUDY AREA DESIGNATION FOR A 9.2-ACRE SITE (APNS: 7212-008-049 & -051 and 7212-010-010, -019, & -020) AND MAKE OTHER TECHNICAL REVISIONS TO REFLECT PAST AND PROPOSED DEVELOPMENT

**(13) CITY MANAGER REPORTS**

- a. RESOLUTION ADOPTING WATER CONSERVATION EMERGENCY REGULATIONS

Summary:

On March 28, 2022, Governor Newsom signed Executive Order N-7-22 directing the California State Water Resources Control Board (Water Board) to adopt emergency regulations to increase water conservation. On May 24, 2022, the Water Board adopted emergency regulations to reduce water demand and improve water conservation. These regulations went into effect on June 10, 2022. The City of Signal Hill must now comply with the State mandate and implement all demand reduction measures identified in Level II of the City's Water Shortage Contingency Plan. To do so, the City Council will consider adopting a resolution enacting Level II Water Conservation Measures.

Recommendation:

Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DECLARING THE IMPLEMENTATION OF LEVEL II WATER CONSERVATION MEASURES PURSUANT TO REGULATIONS IMPOSED BY THE STATE OF CALIFORNIA

- b. FISCAL YEAR (FY) 2022-23 (YEAR 1) COMMODITY LIST

Summary:

City Council will consider approving a list of commodities that are exempt from the requirements of the purchasing guidelines for FY 2022-23 (Year 1).

Recommendation:

Approve the list of commodities for purchase in this staff report that are exempt from the requirements of the purchasing guidelines for FY 2022-23 (Year 1).

**(14) CONSENT CALENDAR**

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Council at one time without discussion. Any item may be removed by a Council Member for discussion.

- a. WAIVE THE READING OF ORDINANCES IN FULL AND AUTHORIZE READING BY TITLE ONLY

Summary:

The recommended action waives reading of ordinances in full and authorizes reading by title only. The purpose of this item is to help streamline the Council

meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of items on the agenda.

Recommendation:

Waive the reading of all ordinances. Wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

b. ADOPTION OF ORDINANCE NO. 2022-06-1535 ADOPTING POLICE DEPARTMENT POLICY NO. 709 MILITARY EQUIPMENT POLICY

Summary:

Ordinance No. 2022-06-1535 was introduced at the City Council meeting of June 28, 2022 and is now presented for adoption.

Recommendation:

Adopt Ordinance No. 2022-06-1535, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADOPTING POLICE DEPARTMENT POLICY NO. 709 (MILITARY EQUIPMENT POLICY), IN ACCORDANCE WITH ASSEMBLY BILL 481

c. ADOPTION OF ORDINANCE NO. 2022-06-1536 ADDING CHAPTER 8.14 TO TITLE 8 OF THE SIGNAL HILL MUNICIPAL CODE RELATING TO SINGLE-USE FOODWARE ACCESSORIES AND STANDARD CONDIMENTS

Summary:

Ordinance No. 2022-06-1536 was introduced at the City Council meeting of June 28, 2022 and is now presented for adoption.

Recommendation:

Adopt Ordinance No. 2022-06-1536, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADDING CHAPTER 8.14 TO TITLE 8 OF THE SIGNAL HILL MUNICIPAL CODE RELATING TO SINGLE-USE FOODWARE ACCESSORIES AND STANDARD CONDIMENTS

d. WAIVE FEES FOR USE OF CITY FACILITY AND WAIVE THE PROHIBITION OF ALCOHOL AND LIVE MUSIC AT CITY FACILITIES

Summary:

The Signal Hill Community Foundation (SHCF) is proposing to host a fall fundraiser event on Friday, October 7, 2022. SHCF is requesting a waiver of fees for the use of the Signal Point Terrace and Zinnia Courtyard as well as

seeking permission to allow live music and to provide alcoholic beverages at the event.

Recommendation:

Approve waiver of fees for use of the Signal Point Terrace and Zinnia Courtyard, City staff costs, supplies, live music policy, and waive the prohibition of alcohol at City facilities.

e. CONTRACT AMENDMENT REGISTER DATED JULY 12, 2022

Summary:

The Contract Amendment Register is a listing of proposed contract amendments eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- Funds have been authorized as part of the adopted fiscal year Operating Budget;
- Staff are satisfied with the goods/services received to date; and
- City Manager has reviewed and approved each amendment for streamlined processing.

Two contract amendments are being presented for City Council consideration. The amendments were prepared in a form approved by the City Attorney.

Recommendation:

Authorize the Contract Amendment Register dated July 12, 2022.

f. CONTINUANCE OF THE PROCLAMATION OF THE EXISTENCE OF A LOCAL EMERGENCY IN RESPONSE TO COVID-19 AND FINDINGS RELATED TO AB 361 EXEMPTING THE CITY FROM BROWN ACT TELECONFERENCING RULES

Summary:

The City Council will consider the continuance of the proclamation of the existence of a local emergency in response to the current public health crisis related to COVID-19. The City Council will also consider whether to continue to hold virtual meetings of all City legislative bodies, as allowed by Assembly Bill (AB) 361.

Recommendations:

1. Receive and file report regarding the continuance of the existence of a local emergency in response to COVID-19.
2. Direct all City legislative bodies to continue to hold meetings virtually and determine that such meetings are exempt from the Brown Act teleconferencing rules based on the following findings set forth in AB 361:
  - a. There is a Statewide state of emergency in effect in response to the

COVID-19 pandemic; and

- b. State or local officials have imposed or recommended measures to promote social distancing.
3. Direct staff, no later than 30 days after the City Council approves the recommended action, to report back on the state-proclaimed state of emergency so that City Council may reconsider the circumstances of the emergency and, if appropriate, make findings to continue to hold virtual meetings of City legislative bodies pursuant to AB 361.

g. **WARRANT REGISTER DATED JULY 12, 2022**

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register, and warrants to be released upon City Council approval.

Recommendation:

Authorize payment of the Warrant Register dated July 12, 2022.

h. **APPROVAL OF MEETING MINUTES**

Summary:

Regular Meeting of June 28, 2022.

Recommendation:

Approve the meeting minutes.

**(15) COUNCIL AGENDA--NEW BUSINESS**

COUNCIL MEMBER WOODS  
COUNCIL MEMBER WILSON  
COUNCIL MEMBER COPELAND  
VICE MAYOR HANSEN  
MAYOR JONES

**(16) ADJOURNMENT**

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, July 26, 2022, at 7:00 p.m. (hybrid meeting format, including in-person, and video and teleconference participation options). Instructions to participate in the meeting will be provided on the meeting agenda.

**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 consideration, you may do so by writing to the City Council, City Clerk, or City Manager. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. The complete agenda, including back up materials is available on the City website on the Friday preceding the meeting.

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.