



## 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  
October 28, 2025

The City of Signal Hill appreciates your attendance. Public interest provides the Council and Agency with valuable information regarding issues of the community. Regular meetings are held on the 2nd and 4th Tuesday of every month.

Closed Session at tonight's meeting will begin at 6:30 pm. Regular meetings may begin 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 6:30 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 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 74 or Frontier FiOS Channel 38.

**To participate (closed session at 6:30 p.m. and regular meeting at 7:00 p.m.):**

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- 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, October 28, 2025. Written comments will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record.

City Council Members are compensated \$794.40 per month. City Clerk and City Treasurer are compensated \$482.04 per month.

**(1) CALL TO ORDER – 6:30 P.M.**

**(2) ROLL CALL**

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

**(3) CLOSED SESSION**

a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.6 ACRES OF CITY-OWNED, INDUSTRIAL OPEN SPACE ADJACENT TO I-405 FREEWAY; APN: 7212-001-933.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; CLEAR CHANNEL OUTDOOR HOLDINGS, INCORPORATED; AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

**(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 ON ITEMS NOT LISTED ON THE AGENDA (SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

**(10) PRESENTATIONS**

a. THE CITY OF LONG BEACH, LONG BEACH ANIMAL CARE SERVICES STAFF WILL INTRODUCE A PET AVAILABLE FOR ADOPTION.

b. THE CITY OF SIGNAL HILL AND JKA WERE RECOGNIZED BY THE AMERICAN PLANNING ASSOCIATION CALIFORNIA CHAPTER FOR URBAN

DESIGN FOR THE CIVIC CENTER MASTER PLAN. JKA ACCEPTED THE AWARD AND REPRESENTED THE CITY AT THE ANNUAL CONFERENCE IN SEPTEMBER. JKA WILL PRESENT THE CITY WITH THE AWARD.

- c. CITY LIBRARIAN CHARLES HUGHES WILL PROVIDE A PRESENTATION ABOUT SCHEDULED PROGRAMMING TO COMMEMORATE INTERNATIONAL MEN'S DAY.
- d. MAYOR KEIR JONES WILL PRESENT A PROCLAMATION TO COLLEEN T. DOAN, COMMUNITY DEVELOPMENT DIRECTOR, IN RECOGNITION OF HER RETIREMENT AND 13 YEARS OF SERVICE AND DEDICATION TO THE CITY OF SIGNAL HILL.

**(11) CITY MANAGER REPORTS**

- a. ADOPT A RESOLUTION DESIGNATING THE COMMUNITY ROOM OF THE SIGNAL HILL PUBLIC LIBRARY AS THE LOCATION OF MEETINGS FOR THE CITY COUNCIL AND OTHER LEGISLATIVE BODIES TEMPORARILY DURING REMODELING OF CITY HALL

Summary:

The City of Signal Hill has designated the Council Chamber of the City Hall as the location of meetings of the City Council, and of certain other legislative bodies of the City. The ongoing remodeling of City Hall will prevent meetings from being held there temporarily. Accordingly, pursuant to the authority granted to the City by Government Code section 54954, and the City's Code and governing documents, staff recommends that the City Council adopt a Resolution designating the Community Room of the Signal Hill Public Library, as the meeting location for the City Council, and other legislative bodies, on a temporary basis until construction of City Hall has been completed and the Council Chamber reopens.

Strategic Plan Goal(s):

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY OF SIGNAL HILL, CALIFORNIA, TO DESIGNATE THE COMMUNITY ROOM OF THE SIGNAL HILL PUBLIC LIBRARY AS THE LOCATION OF MEETINGS FOR THE CITY COUNCIL AND

OTHER LEGISLATIVE BODIES TEMPORARILY DURING REMODELING OF CITY HALL

b. OPPORTUNITY STUDY AREAS PROJECT UPDATE

Summary:

The City Council previously authorized staff to begin work with PlaceWorks on the Opportunity Study Area (OSA) planning effort. The scope of work began with preparation of the Economic Study, which now serves as the foundation for the recommended land use updates. The OSA framework establishes a coordinated planning and economic development strategy to guide reinvestment, improve infrastructure, and attract new private investment within key underutilized areas of the City. In partnership with PlaceWorks, staff identified three overlay zones: the Community Core (Mixed-Use); the Innovation & Enterprise; and the Workshop, Studio & Entertainment Overlay Zones. Together, these zoning overlays provide a flexible regulatory structure that aligns land use planning with the City's broader economic and fiscal sustainability goals. Each overlay responds to current market conditions and leverages the City's economic analysis to support compatible, high-quality development.

In addition to the land use recommendations, this report outlines an implementation program designed to transition the OSAs from conceptual planning to development-ready conditions. The proposed actions include preparation of a program-level California Environmental Quality Act (CEQA) document to streamline environmental review, amendment of the Zoning Code to incorporate the new overlay districts, and evaluation of two complementary economic tools: the Enhanced Infrastructure Financing District (EIFD) which can fund public infrastructure and remediation through property tax increment and the Federal Economic Opportunity Zone (OZ) designed to provide tax incentives for private investment. The proposed strategies combine local and federal incentives to offset infrastructure and remediation costs, attract private capital, and position the Opportunity Study Areas as catalysts for sustainable growth, job creation, and long-term fiscal stability.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Advance preparation of zoning code amendments to establish the three Opportunity Study Area overlay zones consistent with the land use scenarios approved by the City Council and return with a draft Ordinance effectuating the proposed amendments.
2. Issue a Request for Proposals to initiate preparation of a program-level California Environmental Quality Act (CEQA) document to evaluate the proposed overlay zones and streamline future environmental review for development consistent with the Opportunity Study Area framework.
3. Initiate discussions with the County of Los Angeles regarding the potential formation of an Enhanced Infrastructure Financing District (EIFD) focused on Opportunity Study Area 1 and report back to the City Council with an update.
4. Engage with the Governor's Office of Business and Economic Development (GO-Biz) and the United States Department of the Treasury to assess eligibility and pursue Federal Economic Opportunity Zone (OZ) designation for Census Tract 06037573401 (5734.01) within Opportunity Study Area 1 as part of the upcoming Round 2 nomination cycle.
5. Provide direction regarding proposed branding opportunities for the Opportunity Study Areas and return to the City Council with a plan to brand and promote these areas to future developers.

**(12) 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. THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY AND THE CITY OF SIGNAL HILL FOR THE LOWER LOS ANGELES RIVER WATERSHED

Summary:

The City of Signal Hill is located in the Lower Los Angeles River Watershed. In 2013, the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority, also known as the Gateway Water Management Authority, entered into a Memorandum of Understanding with the Lower Los Angeles River member agency for the preparation and implementation of the Watershed Management Plan and the Coordinated Integrated Monitoring Program as required by the Regional Water Quality Control Board to comply with the Municipal Separate Storm Sewer System Permit. The proposed Third Amendment to Memorandum of Understanding modifies the term and cost sharing formula to allow for continued

implementation of the Lower Los Angeles River Watershed.

Strategic Plan Goal(s):

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

Authorize the City Manager to enter into the proposed Third Amendment to the Memorandum of Understanding between the City and Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority for administration and cost sharing of the continued implementation of the Watershed Management Plan and the Coordinated Integrated Monitoring Program in the Lower Los Angeles River Watershed.

b. RESOLUTION AUTHORIZING STAFF TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A PROJECTS AND PROGRAMS

Summary:

The Los Angeles County Regional Park and Open Space District (RPOSD) is responsible for implementing and administering the Los Angeles County Safe, Clean Neighborhood Parks, and Beaches Measure 2016 (Measure A). Measure A was developed to meet current and future park needs throughout Los Angeles County and reflects the findings of the Countywide Parks and Recreation Needs Assessment completed in 2016. Voters approved Measure A in 2016, which includes both formula-based allocations to agencies throughout the study area as well as competitive grants open to public agencies, non-profit organizations, and schools.

The City is eligible to apply for Measure A grant funds. RPOSD requires the City to authorize staff to execute a Master Agreement to streamline the project fund application and approval process. Staff recommends the City Council adopt a Resolution authorizing the City Manager, or designee, to execute the Master Agreement and continue to apply for the Measure A Grant Annual Allocation Program for projects and programs.

Strategic Plan Goal(s):

Goal No. 4 Infrastructure: Maintain and improve the City's public infrastructure, water system, and recreational spaces.

Goal No. 5 High Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS

c. CONTRACT AMENDMENT REGISTER DATED OCTOBER 28, 2025

Summary:

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

- The City Council authorized funds for the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There is one contract amendment for City Council consideration as follows:

1. JJ Property Maintenance Network, Incorporated Second Amendment for Maintenance Services, extending the term through August 31, 2025, and increasing the contract amount by \$32,494.82 for a new not-to-exceed amount of \$337,361.82. This adjustment is needed to cover two months of cleaning services and portable restroom cleaning, which were necessary until the new maintenance contract began in September 2025.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize the Contract Amendment Register dated October 28, 2025.

d. WARRANT REGISTER PRESENTED OCTOBER 28, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and are requested to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability

and resilience.

Recommendation:

Authorize payment of the Warrant Registers presented October 28, 2025.

e. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of October 14, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.

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

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

**(14) ADJOURNMENT**

Tonight's meeting will be adjourned to a Special meeting of the Signal Hill City Council to be held on Thursday, November 13, 2025, at 6:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

**PUBLIC 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.