



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A SPECIAL
CITY COUNCIL MEETING
November 13, 2025

The City of Signal Hill appreciates your attendance. Public interest provides the Council and Agency with valuable information regarding issues of the community. Tonight's meeting is a Special meeting of the City Council, beginning at 6:00 p.m. There is a public comment period at the beginning of the meeting. Any person wishing to comment shall be allotted three minutes per distinct item.

Regular meetings are held on the 2nd and 4th Tuesday of every month. Regular 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. 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.

To view the meeting live at 6:00 p.m.:

- City of Signal Hill website at www.cityofsignalhill.org, select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 74 or Frontier FiOS Channel 38.

To participate:

- 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 not later than 4:00 p.m. on Thursday, November 13, 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 – 6:00 P.M.**

(2) **ROLL CALL**

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

(3) **PLEDGE OF ALLEGIANCE**

(4) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA
(SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(5) **PRESENTATIONS**

- a. MAYOR KEIR JONES WILL PRESENT A PROCLAMATION TO THE POLICE DEPARTMENT IN RECOGNITION OF LAW ENFORCEMENT RECORDS AND SUPPORT PERSONNEL WEEK, NOVEMBER 9-15, 2025.

(6) **ORDINANCES**

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

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:

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. INTRODUCTION OF AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE SIGNAL HILL MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND OTHER UNIFORM CODES

Summary:

The City of Signal Hill ("City") regularly adopts the California Building Standards Code ("CBSC") by reference along with a few unique local codes which are all listed in Title 15 (Buildings and Construction) of the Signal Hill Municipal Code ("SHMC"). Every three years, the State of California adopts a set of newly updated building standards codes which requires that the City also adopt the updated codes. The City Council will consider an Ordinance Amendment to the Signal Hill Municipal Code revising regulations for Buildings and Construction (Title 15 of the SHMC). The primary purpose of the proposed Ordinance is to adopt the 2025 editions of the CBSC by reference along with the re-adoption of local amendments previously adopted by the City via Ordinance No. 2022-12-1542, which the California Building Standards Commission reviewed and accepted on May 1, 2023. Subject to approval by the City Council, the proposed Ordinance would return for public hearing and Second Reading at the December 9, 2025 City Council meeting and become effective thirty-days thereafter.

Strategic Plan Goals:

Goal No. 2: Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

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

Recommendations:

1. Introduce the following Ordinance for first reading, entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING CHAPTERS 15.02, 15.04, 15.06, 15.10, 15.12, 15.16, 15.20, AND 15.36, OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY'S MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), VOLUMES I AND II AND ALL APPENDICES WITH CERTAIN AMENDMENTS TO APPENDIX J, CONSISTING OF THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, AND THE 2025 CALIFORNIA ENERGY CODE; TOGETHER WITH

CERTAIN CHANGES THERETO; AND ADOPTING BY REFERENCE THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 INTERNATIONAL BUILDING CODE, 2024 INTERNATIONAL GREEN STANDARDS CODE, AND 2024 INTERNATIONAL RESIDENTIAL CODE TOGETHER WITH CERTAIN CHANGES THERETO; AND DELETING CHAPTERS 15.22 AND 15.32 OF TITLE 15 (BUILDINGS AND CONSTRUCTION).”

2. Set a public hearing for December 9, 2025, regarding the proposed Ordinance.

(7) CITY MANAGER REPORTS

- a. PROPOSED AMENDMENT TO THE EXCLUSIVE NEGOTIATION AGREEMENT WITH NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA (NATIONAL CORE)

Summary:

Staff has negotiated and is presenting revised terms of an Exclusive Negotiation Agreement (ENA) by and between the City, Housing Authority, and National Community Renaissance of California, a California nonprofit public benefit corporation (National CORE). The Orange Bluff ENA expires on November 15, 2025, and supports efforts to develop the Orange Bluff Affordable Housing Projects. The ENA for the Walnut Bluff Project has been satisfied. The Walnut Bluff project is located on a two-acre property at the northwest corner of East Willow Street and Walnut Avenue, consisting of approximately 83 affordable homes for individuals and families earning below 80% of the area median income (AMI). The Orange Bluff Project is located on an 8.6-acre property on the south side of East 28th Street, between Orange Avenue and Gundry Avenue, and consists of approximately 297 affordable homes.

Since the original ENA was negotiated, National CORE has experienced significant impacts from a changing financial environment due to changing funding priorities at the State level. In response, National CORE is pursuing funding through the Affordable Housing and Sustainable Communities (AHSC) program, funded by the Greenhouse Gas Reduction Fund. The AHSC program prioritizes larger, denser projects that promote greenhouse gas reductions through sustainable design, location efficiency, and transit connectivity. To strengthen its competitiveness for AHSC funding, National CORE is now evaluating a scattered-sites approach, which could include both the Orange Bluff and Walnut Bluff sites and a third alternative public or privately owned site.

Staff recommends the City Council and Housing Authority Board approve the proposed ENA between the City of Signal Hill, the Signal Hill Housing Authority, and National CORE substantially in the form presented, for the development of the Orange Bluff Workforce Housing project and the 28th & Walnut or

Alternative Site. Staff further recommends extending the ENA deadline to September 15, 2027 for the Orange Bluff Project and July 15, 2026 for the 28th & Walnut or Alternative Site. In addition, staff has identified a need to amend the ENA to include language that allows for the identification and consideration of an alternative site, either publicly or privately owned, should the originally proposed site not be available or feasible for development.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 3 Economic 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:

Staff recommends the City Council and Housing Authority Board approve the proposed amendments to the Exclusive Negotiation Agreement (ENA) between the City of Signal Hill, the Signal Hill Housing Authority, and National Community Renaissance (National CORE) substantially in the form presented for the development of two proposed workforce housing projects known as Orange Bluff and an alternative potential site as follows:

1. Approve the revised ENA between the City of Signal Hill, the Signal Hill Housing Authority, and National CORE, extending the ENA deadlines to September 15, 2027 for the Orange Bluff Project and July 15, 2026 for 28th & Walnut or Alternative Site.
2. Authorize the City Manager to effectuate all documents related to this action.

b. 2026 COMMEMORATIVE FLAG DISPLAY SCHEDULE

Summary:

Pursuant to Resolution No. 2021-10-6642, the City Council will consider the display of commemorative flags for the upcoming calendar year. After this initial agendized discussion, staff will return to a subsequent City Council meeting with a resolution supporting the City's display of the selected flags.

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.

Recommendations:

1. Consider new/alternate commemorative flags for calendar year 2026.
 2. Direct staff to return and bring to a future City Council meeting a Resolution memorializing the commemorative flags for calendar year 2026.
- c. PUBLIC WORKS CONTRACT WITH OAK HOLLOW RESTORATION, INCORPORATED FOR EXTERIOR VERTICAL WALL REPAIR AND INSTALLATION OF RETROFIT STEEL WINDOWS AT CITY HALL

Summary:

On November 12, 2024, the City Council awarded the City Hall Interior Renovation Project to Estate Design & Construction (EDC). After the execution of all contract documents and the relocation of City staff to a temporary location, construction activities commenced on November 25, 2024. The project has reached a critical point, where a significant milestone requires coordinated work, including specialized materials and a general contractor with a background in historical building retrofit and repair. Specifically, the repair of the exterior shell, primarily composed of gunite, a material commonly used in the late 1800s to early 1900s, was required. In contrast, modern construction typically utilizes stucco, fiber cement, or concrete. The repair became necessary following the removal of existing windows and installation of new ones, which required additional steel framing and partial removal of the exterior shell. This work was not included in the original project scope, as the existing window framing and related structural conditions were not visible at the time of bid or contract award in November 2024.

To ensure a proper installation process and meet project deadlines, the City has contacted a limited pool of general contractors capable of performing the required scope of work for the repair of the vertical walls and the installation of steel windows. Staff engaged in several discussions with Thirtieth Street Architects (TSA), the City's historical architectural consultant, whom the City retained explicitly to retrofit new windows while preserving the historical appearance of City Hall. Due to the specialized nature of the work, TSA recommended that the City hire Oak Hollow Restoration, Incorporated, a general contractor specializing in historical restoration and construction.

With several other trades coordinated, the critical path moving forward is to secure the right historical restoration contractor to ensure the timely completion of the City Hall Renovation Project. Staff recommends the City Council award a Public Works Contract to Oak Hollow Restoration, Incorporated for a not-to-exceed amount of \$486,974 and authorize a 10% contingency for a total construction budget of \$535,671.40.

Staff also requests supplemental funding to cover the related incidentals needed to complete this work. These costs include third-party material testing, special inspections, and abatement activities necessary to rebuild the openings correctly

and ensure compliance with structural, safety, and historical-preservation standards. When added to the construction contract and contingency, these incidentals bring the total funding request to \$660,412. If approved by City Council, Oak Hollow Restoration, Incorporated would immediately mobilize to meet project milestone deadlines and position the City to reopen this essential public facility in February 2026.

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.

Recommendations:

1. Authorize the City Manager, or his designee, to enter into a Public Works Contract with Oak Hollow Restoration, Incorporated, for the exterior vertical wall repair and installation of energy-efficient steel windows at City Hall for a term of 60 working days and a not-to-exceed contract amount of \$486,974 in a form approved by the City Attorney.
2. Authorize a contingency of 10% or \$48,697.40 and up to a 15 -working-day extension to accommodate additional scope of work, changes, or any unforeseen conditions, to be utilized if approved by the Public Works Director, for a total construction budget of \$535,671.40.
3. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA AWARDING A CONTRACT FOR THE CITY HALL RENOVATION -WINDOW INSTALLATION PROJECT.

4. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-26.

- d. RECREATIONAL USE OF HILL STREET BETWEEN TEMPLE AVENUE AND OBISPO AVENUE

Summary:

At the City Council meeting of October 28, 2025, Vice Mayor Hansen received support from Mayor Jones to enable further discussion of potential public safety

concerns on Hill Street between Temple Avenue and Obispo Avenue when Hill Street is used for recreational purposes. Staff is placing this item on the agenda pursuant to the City Council's adopted policy and has not provided analysis of the request. This agenda item provides the City Council with the opportunity to discuss the item further and provide direction to staff as desired.

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:

Discuss the proposed City Council request and provide direction to staff as desired.

(8) 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. FINAL ACCEPTANCE OF CALIFORNIA AVENUE IMPROVEMENTS PROJECT PURSUANT TO THE PUBLIC WORKS CONTRACT WITH EXCEL PAVING COMPANY

Summary:

On March 11, 2025, the City Council awarded the Fiscal Year (FY) 2024-2025 Pavement Management Program Project related to California Avenue Improvements (Project No. 90.25003) to PALP Incorporated, dba Excel Paving Company (Excel Paving). The project included removing and reconstructing approximately 44,640 square feet of pavement along California Avenue, from Spring Street to 28th Street, with pavement removal depths ranging from 17 to 22.5 inches. Excel Paving completed the scope of work in accordance with City standards, ADA guidelines, and the approved project specifications meeting the requirements of the Public Works Department. Staff requests the City Council declare final acceptance of the Pavement Management Project for a final contract amount of \$896,032.35 and direct staff to record a Notice of Completion with the Los Angeles County Recorder's office and process the contract retention release.

Strategic Plan Goal(s):

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

Recommendations:

1. Accept the work in conformance with the plans and specifications for the California Avenue Improvements Project in accordance with the contract entered into between PALP Incorporated, dba Excel Paving Company, and the City of Signal Hill, and authorize the City Manager to execute the Notice of Completion; and
2. Direct staff to record the Notice of Completion with the Los Angeles County Registrar-Recorder's office.

b. WARRANT REGISTER DATED NOVEMBER 13, 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 dated November 11, 2025

c. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of October 28, 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.

(9) COUNCIL AGENDA--NEW BUSINESS

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

(10) ADJOURNMENT

Tonight's meeting will be adjourned to the next Regular meeting of the Signal Hill City Council to be held on Tuesday, November 25, 2025, at 7:00 p.m., in the Community Room of the Signal Hill Public Library, 1800 E. Hill Street, 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 for Regular meetings 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 a Regular 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.