



## 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  
March 15, 2011  
7:00 P.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](http://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](http://www.cityofsignalhill.org).

During the meeting, the City Manager presents agenda items for Council 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) CLOSED SESSION – 6:00 p.m.

- a. A closed session will be held pursuant to Government Code Section 54957.6 to discuss labor negotiations with the Signal Hill Employees' Association and the Signal Hill Police Officers Association.
- b. A closed session will be held pursuant to Government Code Section 54956.8, real property negotiations, between the City of Signal Hill and Nicholas C. Payiatis, regarding real property located at 1917 E. 21<sup>st</sup> Street.

(2) CALL TO ORDER – 7:00 p.m.

(3) ROLL CALL

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

(4) PLEDGE OF ALLEGIANCE

(5) CLOSED SESSION REPORT

(6) PUBLIC BUSINESS FROM THE FLOOR

If you wish to address the City Council 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 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.

(7) CITY MANAGER REPORTS

a. Resolution Certifying the Canvass of the March 1, 2011, General Municipal Election

Summary: This resolution certifies the canvass of the March 1, 2011, General Municipal Election for two members of the City Council, City Clerk, and City Treasurer.

Recommendation: Waive further reading and adopt the resolution reciting the fact of the General Municipal Election held on March 1, 2011, declaring the results and such other matters as provided by law.

b. City Council Reorganization

Summary: Annually, on the second meeting in March, the City Council reorganizes by selecting a new Mayor and Vice Mayor.

Recommendation: Reorganize by selecting a new Mayor and new Vice Mayor.

(8) PRESENTATION(S)

- a. The City Clerk will introduce the poll workers who worked the City's General Municipal Election on Tuesday, March 1, 2011. They will be presented with a gift of appreciation in recognition for their services.

(9) PUBLIC HEARING(S)

- a. Joint Public Hearing – Adoption of a Resolution Approving a Disposition and Development Agreement Between the Agency/City Council and HNL Properties, LLC and Approval of an Associated 33433 Report

Summary: The project is the expansion of the existing Hooman Nissan Auto Dealership. Hooman Michael Nissani (dba HNL Properties, LLC) reopened a closed Nissan dealership located at 1800 East Spring Street in December 2010. Hooman approached the Agency with a proposal to acquire more land to expand his dealership. Under this Agreement, the Agency will lease the Agency owned PRC parcel to Developer. The Agency will also convey portion (.35 acre) of what is now the CarMax parcel adjacent to the Nissan Parcel. The Agency will also lease Agency-owned property (the "Storage Site," located at 1400 E. Spring Street) to Developer for use for storage of new automobiles. This Agreement includes a provision requiring HNL Properties, LLC to meet benchmarks measured by sales tax in order for the Agency to forgive a \$700,000 loan over a five-year period. The Agreement provides for the Agency to lease the PRC Parcel and convey the .35 acre CarMax parcel.

Recommendations: 1. Waive further reading and adopt the resolution making and approving a Disposition and Development Agreement between the Signal Hill Redevelopment Agency and HNL Properties, LLC. 2. Approve the Lease Agreement by and between the Signal Hill Redevelopment Agency and HNL Properties, LLC for property located at 1839 E. 29<sup>th</sup> Street and direct the Chair to sign and execute the agreement. 3. Approve the Lease Agreement by and between the Signal Hill Redevelopment Agency and HNL Properties, LLC for property located at 1400 E. Spring Street and direct the Chair to sign and execute the agreement.

b. Continuation of Public Hearing for Zoning Ordinance Amendment Regarding Outdoor Storage Yards and Areas

Summary: The Planning Commission has recommended City Council adoption of Zoning Ordinance Amendment 10-04 which prohibits new outdoor storage yards and establishes updated maintenance standards, including storm water runoff, for existing storage yards and areas. Staff recommends that the public hearing be opened and continued to the Council meeting on April 5, 2011.

Recommendation: Open the public hearing, receive testimony and continue the public hearing to the Council meeting on April 5, 2011.

(10) 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 or member of the audience for discussion.

a. Resolution Declaring the City's Intention to Vacate Certain Right-of-Way Relating to the Pacificwalk Development

Summary: This resolution declares the City's intent to vacate a portion of the cul-de-sac adjoining Orizaba Avenue north of Pacific Coast Highway. The Planning Commission has found the vacation of this right-of-way to be consistent with the General Plan. The resolution also sets a public hearing to receive public comment on this matter.

Recommendations: 1. Waive further reading and adopt the resolution declaring its intention to vacate a portion of the cul-de-sac adjoining Orizaba Avenue north of Pacific Coast Highway. 2. Set a public hearing for April 5, 2011.

b. Resolution Declaring Final Acceptance of the Reservoir Park Improvements Project, No. 725

Summary: Mega Way Enterprises has completed the Reservoir Park Improvements Project, No. 725, to the satisfaction of the Public Works Department. Staff is recommending final acceptance of the work performed by Mega Way Enterprises.

Recommendation: Waive further reading and adopt the resolution declaring work to be completed in conformance with the plans and specifications for the Reservoir Park Improvements Project, No. 725, in the City of Signal Hill, in accordance with the contract entered into between Mega Way Enterprises and the City of Signal Hill, California.

c. Purchase of Replacement Police Administration Sedan

Summary: Staff is seeking authorization to replace a Police Department Administration vehicle that was involved in a traffic collision late last year, leaving the vehicle a total loss. Staff proposes to purchase this vehicle from Wondries Fleet Group. This purchase will “piggy back” on the County of Los Angeles, Purchase Order number DPO-SH-11321410-1.

Recommendations: 1. Authorize the Vehicle and Equipment Services Division to purchase a 2011 Ford Crown Victoria Police Interceptor Administration sedan from Wondries Fleet Group through the County of Los Angeles, Purchase Order number DPO-SH-11321410-1. 2. Approve the attached budget adjustment.

d. Schedule of Investments

Summary: The Schedule of Investments is a listing of all surplus funds invested for both the City and the Redevelopment Agency as of the date shown on the report.

Recommendation: Receive and file.

e. Warrant Register Dated March 15, 2011

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

Recommendation: Authorize payment of Warrant Register dated March 15, 2011.

f. Minutes of the Following Meeting(s)

Regular Meeting of March 2, 2011.  
Special Meeting of March 4, 2011

Recommendation: Approve.

(11) PUBLIC BUSINESS FROM THE FLOOR

(12) COUNCIL AGENDA--NEW BUSINESS

COUNCIL MEMBERS  
VICE MAYOR  
MAYOR

RECESS TO REDEVELOPMENT AGENCY

(13) ADJOURNMENT

The City Council will adjourn tonight's meeting in memory of Jane Pard, long time resident of Signal Hill and long time member of Friends of the Signal Hill Library. Tonight's meeting will be adjourned to a special meeting, conducted in closed session on Tuesday, March 29, 2011 at Signal Hill Petroleum, 2633 Cherry Avenue, for the purpose of conducting interviews for Chief of Police pursuant to Government Code 54957. The next regular meeting of the Signal Hill City Council is Tuesday, April 5, 2011 at 7:00 p.m., to be held in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

(14) 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 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.