



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
May 11, 2021

**\*\*\*GOVERNOR'S EXECUTIVE ORDER N-29-20\*\*\*  
\*\*RE: CORONAVIRUS COVID-19\*\***

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE  
GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN  
REQUIREMENTS OF THE RALPH M. BROWN ACT AND WILL BE HELD VIA  
VIDEO/TELECONFERENCE**

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, as well as the opportunity to comment on each agenda item as it arises. 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).

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

**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.):**

- 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, May 11 and your comment will 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 WILSON  
VICE MAYOR JONES  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HANSEN  
COUNCIL MEMBER WOODS

(3) CLOSED SESSION

- a. A closed session will be held pursuant to Government Code section 54957.6(a), conference with labor negotiators.

Agency designated representative: City Manager  
Represented employees: All employees

Employee organizations: Signal Hill Employees' Association and Signal Hill Police Officers' Association

- (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 THIS AGENDA
- (10) COMMUNITY ANNOUNCEMENTS
- (11) PRESENTATIONS
  - a. Mayor Wilson will present a proclamation recognizing Cambodian Genocide Remembrance Day, celebrated regionally on April 17 and globally on May 20.
  - b. Henry Rogers, Executive Director of the Harbor Association of Industry and Commerce (HAIC), will discuss the importance of healthy renewable energy policies at the local level. The HAIC is a non-profit industrial and commercial trade association that serves as a united voice on trade, transportation, energy, environmental, and land-use issues affecting the harbor regional business.
  - c. Mayor Wilson will present a proclamation to the Police Department in recognition of National Police Week, May 9 – May 15, 2021.
  - d. Mayor Wilson will present a proclamation to the Public Works Department in recognition of Public Works Week, May 16 – May 22, 2021.
  - e. City Manager will make a presentation about COVID-19-related community updates.
- (12) PUBLIC HEARING
  - a. Public Hearing - Gateway City North Specific Plan

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on April 30, 2021; and notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on April 29, 2021.

Summary: John Clement with VenturePoint, as the applicant for E.S. Field, LLC and Signal Fields North, LLC, is proposing to establish a new specific plan and develop a new commercial center, Gateway Center North. The project is a 13.63 acre site located on the south side of E. 33rd Street between Atlantic and California Avenues in the North End neighborhood. The project is intended to be built in phases and includes: Renovation of the existing Target store (interior and exterior); construction of a new three-story, 177,345 square-foot self-storage facility; construction of a new commercial space totaling 18,500 square feet (to be built as tenants are secured); and construction of a new 5,000 square-foot drive-thru restaurant (to be built as a tenant is secured).

Recommendations: 1. Waive further reading and adopt Mitigated Negative Declaration (SCH 2021030665) and approve the associated Mitigation Monitoring and Reporting Program, by adopting Resolution No. 2021-xx-xxxx entitled: A Resolution of the City Council of the City of Signal Hill, California, adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program and making associated CEQA findings, for the Gateway Center North Commercial Center. 2. Waive further reading and introduce Ordinance No. 2021-xx-xxxx, approving Zoning Ordinance Amendment 21-01, entitled: An Ordinance of the City Council of the City of Signal Hill, California, amending the official zoning map to change an approximate 13.63-acre site at 950 E. 33<sup>RD</sup> Street and 3177 California Avenue from “Commercial General” and “Freeway Self-Storage Specific Plan” designations to “SP-12, Gateway Center North Specific Plan” and repealing Signal Hill Municipal Code Chapter 20.32 entitled “Freeway Self-Storage Specific Plan” in its entirety and replacing it with a new Specific Plan entitled “SP-12, Gateway Center North Specific Plan” establishing development standards for a commercial center. 3. Approve Conditional Use Permit 21-01, to allow alcohol sales for off-site consumption at Target, by adopting Resolution No. 2021-xx-xxxx entitled: A Resolution of the City Council of the City of Signal Hill, California, approving Conditional Use Permit 21-01, a request to allow the sale of alcoholic beverages for off-site consumption at the Target Store at 950 E. 33<sup>RD</sup> Street in the Commercial General Zoning District. 4. Approve Conditional Use Permit 21-02, to allow a new self-storage facility, by adopting Resolution No. 2021-xx-xxxx entitled: A Resolution of the City Council of the City of Signal Hill, California, approving Conditional Use Permit 21-02, a request to operate a self-storage facility at 3177 California Avenue in the Gateway Center North (Sp-12) Specific Plan Zoning District. 5. Waive further reading and introduce Ordinance No. 2021-xx-xxxx to approve a Development Agreement between the City of Signal Hill and Signal Fields North, LLC, entitled: An Ordinance of the City Council of the City of Signal Hill, California, approving a Development Agreement between the City of Signal Hill and Signal Fields North, LLC, for certain real property located within the City of Signal Hill pursuant to California Government Code Section 65864 et seq.

(13) CITY MANAGER REPORTS

a. Resolution Condemning Racism of and Standing in Support of Persons of Asian Heritage and Pacific Island Heritage

Summary: City Council will consider a resolution as supported by the Diversity Coalition Committee condemning racism and all forms of anti-Asian sentiment and standing in support of persons of Asian heritage and Pacific Island heritage.

Recommendation: Waive further reading and adopt the resolution condemning racism of and standing in support of persons of Asian heritage and Pacific Island heritage.

b. Update Regarding the November 3, 2020 Signal Hill General Municipal Election

Summary: The Signal Hill General Municipal Election held on November 3, 2020 was the first City election consolidated with the Statewide General Election in November of even-numbered years as voted by the electorate in 2019. City Council will receive an election update with data provided by the Los Angeles County Registrar-Recorder/County Clerk.

Recommendation: Receive and file.

c. Continuance of the Proclamation of the Existence of a Local Emergency in Response to COVID-19

Summary: The City Council will receive a report from the City Manager as the Director of Emergency Services on the continuance of the proclamation of the existence of a local emergency in response to the current public health crisis related to COVID-19.

Recommendation: Receive and file report.

(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 or member of the audience for discussion.

a. Amendment No. 1 to the Agreement for Professional Services with Ron's Maintenance, Inc. for Citywide Catch Basin Cleaning Services

Summary: The Public Works Department supplements its maintenance operations by utilizing outside vendors to perform citywide catch basin cleaning. The City contracted with Ron's Maintenance, Inc. (RMI) for catch basin cleaning services in 2018. The original agreement allows for the term to be extended by three additional years. The proposed amendment exercises the option to extend

the term of the current contract by three additional years, modifies the scope of work to include maintenance of two drywells and two detention chambers, and allows for an annual cost of \$35,294, and a new total not-to-exceed contract amount of \$195,864.

Recommendation: Authorize the City Manager to execute Amendment No. 1 to the Agreement for Professional Services with RMI for catch basin cleaning services extending the term by three years through June 30, 2024, and increasing the contract amount by \$105,882 for a new not-to-exceed contract amount of \$195,864, in a form approved by the interim City Attorney.

b. Amendment No. 1 to Contract Services Agreement with Steve A. Filarsky for Labor Relations Counsel

Summary: The legal firm of Steve A. Filarsky, Attorney at Law, formerly Filarsky & Watt LLP, has been the labor relations counsel for the City since 1980, representing the City in labor negotiations, employee relations, administrative hearings, legal proceedings, and other employment-related services. The current Contract Services Agreement is due to expire on June 11, 2021. The Agreement allows for the term to be extended for up to two additional one-year terms. The monthly retainer and hourly billing rate will remain unchanged as adopted in 2019.

Recommendation: Authorize the City Manager to execute Amendment No. 1 to the Contract Services Agreement for special counsel labor relations services between the City of Signal Hill and Steve A. Filarsky, Attorney at Law, extending the term by two years through June 30, 2023 with an annual retainer of \$24,000, in a form approved by the interim City Attorney.

c. Warrant Register Dated May 11, 2021

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 May 11, 2021.

d. Minutes of the Following Meetings

Regular Meeting of April 27, 2021 and Adjourned Regular Meeting of April 29, 2021.

Recommendation: Approve.

(15) COUNCIL AGENDA--NEW BUSINESS

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

(16) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, May 25, 2021, at 7:00 p.m. via video and teleconference. 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.

