



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
CITY COUNCIL MEETING
September 13, 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.

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

- City of Signal Hill website at www.cityofsignalhill.org, select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 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 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 not later than 5:00 p.m. on Tuesday, September 13, 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. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957 TO CONDUCT DEPARTMENT HEAD EVALUATIONS.

(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
(SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(10) **COMMUNITY ANNOUNCEMENTS**

(11) **PRESENTATIONS**

- a. THE COMMUNITY SERVICES DIRECTOR WILL PROVIDE A BRIEF VIDEO PRESENTATION COMMEMORATING LABOR DAY ON MONDAY, SEPTEMBER 5, 2022.
- b. THE PUBLIC WORKS DIRECTOR WILL PROVIDE A PRESENTATION REGARDING WATER CONSERVATION.

(12) **PUBLIC HEARINGS**

- a. PUBLIC HEARING - ZONING ORDINANCE AMENDMENT TO ESTABLISH THE AMERICAN UNIVERSITY OF HEALTH SCIENCES AND AMERICAN UNIVERSITY RESEARCH ACADEMY (AUHS/AURA) SPECIFIC PLAN TO EXPAND UNIVERSITY EDUCATION PROGRAMS AND ESTABLISH A PRIVATE HIGH SCHOOL AT 1600 E. HILL STREET

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code Section 65091 (a)(4) on September 2, 2022; was mailed to property owners and residents within a 300-foot radius of the subject property on or before September 2, 2022; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 on or before September 2, 2022.

The applicant, Morgan Pickard, on behalf of the property owner, AUHS, is seeking approval of a Zoning Ordinance Amendment to establish a new specific plan for expanded educational programs at AUHS and a new AURA private high school with limited enrollment at 1600 E. Hill Street. The overall expansion includes:

- Establish the Private High School (Freshman class only, Fall 2022)
- Establish the Outpatient Pediatric Clinic (Summer 2023)
- Establish the Pharmacy Clinic (Summer 2023)
- Establish the AUHS School of Medicine (Fall 2024)

Recommendations:

1. Adopt a resolution adopting Negative Declaration (SCH2022070504) for the AUHS/AURA specific plan, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, TO ADOPT NEGATIVE DECLARATION (SCH2022070504) FOR THE AMERICAN UNIVERSITY OF HEALTH SCIENCES/AMERICAN UNIVERSITY RESEARCH ACADEMY (AUHS/AURA) SPECIFIC PLAN

2. Introduce Zoning Ordinance Amendment 22-05, amending Title 20 of the SHMC to include Chapter 20.25, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, TO APPROVE ZONING ORDINANCE AMENDMENT 22-05, AMENDING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO ADD CHAPTER 20.25 ENTITLED "SP-25, AMERICAN UNIVERSITY OF HEALTH SCIENCES AND THE AMERICAN UNIVERSITY RESEARCH ACADEMY (AUHS/AURA) SPECIFIC PLAN", AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATE 3.75-ACRE SITE AT 1600 E. HILL STREET FROM "COMMERCIAL OFFICE (CO)" TO "AUHS/AURA SPECIFIC PLAN (SP-25)" (APN 7215-009-005), CONTINGENT ON THE CITY COUNCIL ADOPTION OF THE NEGATIVE DECLARATION ENVIRONMENTAL DETERMINATION

(13) CITY MANAGER REPORTS

- a. PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH MINAGAR & ASSOCIATES, INC. (M&A) FOR LOCAL ROADWAY SAFETY PLAN (LRSP) DEVELOPMENT SERVICES AND AUTHORIZATION FOR STANDARD CONTINGENCIES

Summary:

City Council will consider entering into a Professional Consultant Services Agreement with M&A to prepare the LRSP and provide grant funding advisory services.

Recommendations:

1. Authorize the Interim City Manager to enter into a Professional Consultant Services Agreement with M&A to prepare the LRSP and provide grant funding advisory services, in a form approved by the City Attorney. The term of the agreement is for four months with a not-to-exceed contract amount of \$54,781.
2. Authorize standard contingencies of 10% (\$5,478) and up to a 180-day term extension pursuant to the City's Purchasing and Contracting Guidelines, to be utilized if approved by the Public Works Director.

- b. MAINTENANCE SERVICES AGREEMENT WITH MARIPOSA LANDSCAPES, INC. (MARIPOSA) FOR CITYWIDE LANDSCAPING OF PARKS AND MEDIANS AND RESOLUTION FOR BUDGET ADJUSTMENT

Summary:

The City Council will consider entering into a Maintenance Services Agreement with Mariposa for citywide landscape maintenance services.

Recommendations:

1. Authorize the Interim City Manager to enter into a Maintenance Services Agreement with Mariposa to provide citywide landscape maintenance services, in a form approved by the City Attorney. The term of the agreement is for one year with no more than three additional one-year extensions.
2. Authorize standard contingencies of 10% (\$40,394) and up to a 180-day term extension pursuant to the City's Purchasing and Contracting Guidelines, to be utilized if approved by the Public Works Director.
3. 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 2022-23

- c. PROCESS TO FILL A PARKS AND RECREATION COMMISSIONER VACANCY

Summary:

The City Council will review alternatives and determine a process to fill a vacancy on the Parks and Recreation Commission for an unexpired term through May 31, 2023.

Recommendations:

1. Approve a recruitment and schedule a date to conduct commissioner candidate interviews and an appointment. The suggested date is the regularly scheduled City Council Meeting of November 8, 2022. If the number of commission applicants is greater than ten, Council may wish to call a special meeting for November 9 or November 10, 2022; or
2. As an alternative, provide staff direction to utilize the recent list of Parks and Recreation Commission applicants from the recruitment conducted in March 2022 and invite applicants to interview at the November 8 Council meeting.

(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. 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.
- b. WARRANT REGISTER DATED SEPTEMBER 13, 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 September 13, 2022.

- c. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of August 23, 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, September 27, 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.