



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
August 14, 2026

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.

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. 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 the meeting live at 12:00 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 (special meeting at 12:00 p.m.):

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Remote Participation also available at: 42 Baka Rd., Madison, Maine 04950
- 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 11:00 a.m. on Friday, August 14, 2026. 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.

Zoom Two-Way Audio For Online Meeting Participation

- In addition to viewing City Council meetings through the City's live and on-demand streaming service, members of the public may provide live public comments during City Council meetings via Zoom Webinar.

- How to Connect to the Zoom Webinar Two-Way Audio Conference by Telephone

Participants joining by telephone will be identified by the last four digits of their telephone number. If you wish to provide public comment, please use the "Raise Hand" feature during the applicable public comment period by pressing *9. When called upon, kindly state your name for the record.

To Join the meeting dial: +1 (669) 900-6833

Meeting ID: 933 6345 0327

(1) CALL TO ORDER – 12:00 P.M.

(2) ROLL CALL

MAYOR HANSEN
VICE MAYOR HONEYCUTT
COUNCIL MEMBER COPELAND
COUNCIL MEMBER JONES
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) CITY MANAGER REPORTS

- a. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, OBJECTING TO THE PUBLIC TAX SALE OF THE PROPERTY LOCATED AT 1800 EAST SPRING STREET AND AUTHORIZING AN APPLICATION TO PURSUE ACQUISITION OF THE PROPERTY PURSUANT TO CHAPTER 8 OF PART 6 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE

(6) ADJOURNMENT

Today's meeting will be adjourned to the next Regular meeting of the Signal Hill City Council to be held on Tuesday, August 25, at 7:00 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.



STAFF REPORT

8/14/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA,
OBJECTING TO THE PUBLIC TAX SALE OF THE PROPERTY LOCATED AT 1800 EAST SPRING
STREET AND AUTHORIZING AN APPLICATION TO PURSUE ACQUISITION OF THE PROPERTY
PURSUANT TO CHAPTER 8 OF PART 6 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND
TAXATION CODE**

Summary:

The Los Angeles County Treasurer and Tax Collector scheduled the property at 1800 East Spring Street, currently occupied by Tesla, for a tax-defaulted sale. Following the City Council's direction to preserve the City's ability to evaluate options related to this strategically important commercial property, staff recommends the City Council adopt a Resolution objecting to the public sale and authorizing staff to submit a Chapter 8 application to the Los Angeles County Treasurer and Tax Collector. The proposed action would provide time for staff to complete due diligence efforts; it would not authorize the expenditure of public funds to acquire the property. Staff would return to the City Council at a later date for further consideration.

Strategic Plan Goal(s):

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

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

Recommendations:

1. Object to the public tax sale of the property located at 1800 East Spring Street, Signal Hill, California (the "Property")
2. Authorize the City to submit an application to the Los Angeles County Treasurer and Tax Collector to pursue acquisition of the Property pursuant to Chapter 8 of Part 6 of Division 1 of the

California Revenue and Taxation Code; and

3. Authorize the City Manager, or designee, to execute and submit the documents necessary to preserve and advance the City's Chapter 8 application.

Fiscal Impact:

The City Council's adoption of the proposed Resolution would initiate the Chapter 8 process; it would not obligate the City to complete the acquisition or authorize the expenditure of public funds. The City would incur limited costs associated with the Chapter 8 application and due diligence, including appraisal, title, environmental, legal, and other professional services. Staff would use existing appropriations to fund these costs and return to the City Council if additional budget authorization becomes necessary. Should the Chapter 8 process advance, and staff recommends completing the acquisition, staff would return to the City Council with a comprehensive fiscal analysis, proposed funding source, due diligence findings, and any additional actions necessary.

Background:

The Los Angeles County Treasurer and Tax Collector recently scheduled the Property, located at 1800 East Spring Street, for a tax-defaulted property sale. The Property represents a strategically important commercial site within the City. Tesla operates a major automobile sales and service facility at the location and contributes to the strength of the City's commercial and automobile sales base. The Property is a significant commercial asset and the City seeks to preserve the economic productivity of the site, support continued commercial activity and protect the City's long-term fiscal interests.

Analysis:

Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code establishes a process through which eligible public agencies may seek to acquire tax-defaulted property outside the public auction process. Under this process, a public agency may object to the auction and request that the County instead pursue an agreement for a public agency to acquire the property. The City Council previously considered options related to the Property and directed staff to take the steps necessary to preserve the City's ability to pursue the acquisition through the Chapter 8 process.

To preserve this opportunity, the City must object to the public sale and submit the required application and supporting documentation to Los Angeles County. If the County accepts the City's request, the Chapter 8 process would require additional review and approvals before the City could acquire the Property. Those steps include preparation of an agreement with the County, a noticed hearing and approval by the Los Angeles County Board of Supervisors pursuant to Revenue and Taxation Code Section 3794.3, and approval by the California State Controller pursuant to Revenue and Taxation Code Section 3795. The current property owner also retains redemption rights until those rights terminate under the Chapter 8 process. Accordingly, City Council adoption of the resolution would preserve the City's acquisition opportunity but would not guarantee that the City ultimately acquires the Property.

Moreover, during the Chapter 8 process, the cost to acquire the Property would be calculated

pursuant to Revenue and Taxation Code Section 3794.3. The City anticipates that the cost to purchase the Property pursuant to Chapter 8 would be at least Twenty-One Million Eight Hundred Fifty-Six Thousand Four Hundred Thirty-Eight Dollars (\$21,856,438). The total cost would be finalized at the time the City Council considers any agreement with the County to purchase the Property.

Next Steps:

The proposed Resolution authorizes the City to object to the scheduled public sale and submit the documents necessary to pursue the Chapter 8 acquisition process if deemed appropriate. The attached Resolution also authorizes the City Manager, or designee, to coordinate with Los Angeles County and take the administrative actions necessary to preserve the City's acquisition opportunity (Attachment A). The Resolution does not authorize the City to initiate or complete the purchase or appropriate funding for the acquisition. Staff would return to the City Council for additional authorization after completing the necessary due diligence and obtaining sufficient information regarding the proposed acquisition terms. This proposed approach allows the City to preserve a potentially valuable acquisition opportunity without committing City funds before staff completes its analysis. For the City Council's review, staff has also attached a letter to the County to initiate the process (Attachment B).

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment(s):

- A. City Council Resolution No. 2026-08-6960
- B. Letter to the Los Angeles County Treasurer and Tax Collector

RESOLUTION NO. 2026-08-6960

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, OBJECTING TO THE PUBLIC TAX SALE OF THE PROPERTY LOCATED AT 1800 EAST SPRING STREET AND AUTHORIZING AN APPLICATION TO PURSUE ACQUISITION OF THE PROPERTY PURSUANT TO CHAPTER 8 OF PART 6 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE

WHEREAS, the City of Signal Hill ("City") is a municipal corporation of the State of California; and

WHEREAS, the Los Angeles County Treasurer and Tax Collector has scheduled the real property located at 1800 East Spring Street, Signal Hill, California, Assessor's Parcel Number 7212-006-074 ("Property"), for sale as tax-defaulted property; and

WHEREAS, Tesla currently operates automobile sales, delivery, service, and related commercial activities at the Property, which constitutes a strategically important commercial site within the City; and

WHEREAS, pursuant to Government Code section 52200 *et seq.*, acquisition of the Property may advance important public purposes, including promoting the City's long-term fiscal stability, preserving a strong local economic base, maintaining productive use of a significant commercial site, and providing the City with long-term control over a strategic economic development asset; and

WHEREAS, Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code, commencing with Section 3771 ("Chapter 8"), establishes a process through which qualifying public agencies may acquire eligible tax-defaulted property through an agreement with the county rather than through a public tax sale; and

WHEREAS, the City seeks to preserve its opportunity to pursue acquisition of the Property through the Chapter 8 process and therefore objects to the sale of the Property at public auction; and

WHEREAS, the Los Angeles County Board of Supervisors is required to make findings demonstrating that the price to purchase the Property pursuant to Chapter 8 is consistent with California Revenue and Taxation Code section 3794.3. The City anticipates that the cost to purchase the Property pursuant to Chapter 8 will be at least Twenty-One Million Eight Hundred Fifty-Six Thousand Four Hundred Thirty-Eight Dollars (\$21,856,438); and

WHEREAS, the City Council desires to authorize staff to submit the documentation necessary to object to the public sale and apply to acquire the Property pursuant to Chapter 8; and

WHEREAS, the City intends to continue evaluating the Property and the proposed acquisition, including its appraised value, title, environmental condition, physical

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condition, tenancy, financial implications, and other relevant due diligence matters before committing City funds to complete the acquisition; and

WHEREAS, this Resolution preserves the City's ability to pursue the Chapter 8 process but does not authorize the City to complete the acquisition or appropriate funds for its purchase.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that the foregoing recitals are true and correct and incorporates them into this Resolution.

SECTION 2. The City Council hereby objects to the sale of the Property at public auction and authorizes the City to submit an application and all required supporting documentation to the Los Angeles County Treasurer and Tax Collector to pursue acquisition of the Property pursuant to Chapter 8.

SECTION 3. The City Manager, or designee, may prepare, execute, and submit applications, notices, correspondence, and other administrative documents and may take other actions reasonably necessary to preserve and advance the City's Chapter 8 application, subject to the limitations stated in this Resolution.

SECTION 4. This Resolution does not authorize the City Manager to complete the acquisition of the Property, execute a final purchase agreement on behalf of the City, or expend any public funds to acquire the Property without further authorization from the City Council.

SECTION 5. City staff shall continue appropriate due diligence regarding the potential acquisition of the Property and shall return to the City Council for consideration of any subsequent agreement, appropriation, or other authorization necessary for the City to complete the acquisition.

SECTION 6. This Resolution shall take effect immediately upon its adoption. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Signal Hill, California, at a special meeting on this 14th day of August 2026.

Tina L. Hansen, Mayor

ATTEST:

Daritz Perez, City Clerk

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APPROVED AS TO FORM:

Mal Richardson, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, JOY POST, Assistant City Clerk of the City of Signal Hill, do hereby certify that Resolution No. 2026-08-6960 was adopted by the City Council of the City of Signal Hill at a special meeting held on the 14th day of August, 2026, and that the same was adopted by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOY POST
ASSISTANT CITY CLERK

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CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

August 14, 2026

Treasurer and Tax Collector
Tax Collections Branch
Revenue Assurance and Enforcement Division
225 North Hill Street, Room 130
Los Angeles, CA 90012

Attn: Michael McComas, Assistant Operations Chief
mmccomas@ttc.lacounty.gov

Re: City of Signal Hill – Formal Objection to Public Tax Sale and Chapter 8 Application to Purchase Tax-Defaulted Property at 1800 East Spring Street, Signal Hill, California, APN 7212-006-074

Dear Mr. McComas:

The City of Signal Hill hereby formally objects to the public tax sale of the tax-defaulted property located at 1800 East Spring Street, Signal Hill, California, APN 7212-006-074 (“Property”) and requests to pursue acquisition of the Property pursuant to Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code (“Chapter 8”).

On April 14, 2026, the Signal Hill City Council adopted Resolution No. 2026-08-6960, authorizing the City to object to the public sale and apply to the Los Angeles County Treasurer and Tax Collector to pursue acquisition of the Property through the Chapter 8 process. I am providing a copy of the certified copy of the Resolution to this letter.

The Property represents a strategically important commercial site within Signal Hill. The City seeks to preserve its opportunity to acquire the Property for public purposes that include promoting long-term fiscal stability, maintaining the productive use of a significant commercial property, supporting the City’s economic base, and providing the City with long-term control over a strategic economic development asset.

Accordingly, please accept this letter as the City's formal objection to the Property's sale at public auction and its request that the Los Angeles County Treasurer and Tax Collector process the City's application to acquire the Property pursuant to Chapter 8.

The City appreciates the County's assistance and looks forward to working collaboratively with the Los Angeles County Treasurer and Tax Collector as the Chapter 8 process advances.

Please contact me at 562-989-7302 or ctomaino@cityofsignalhill.org if you have any questions or require additional information or documentation.

Sincerely,

Carlo Tomaino
City Manager
City of Signal Hill

Enclosures:

City of Signal Hill Resolution 2026-08-6960