

CITY OF SIGNAL HILL



2025

GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by
Community Development Department
April 1, 2026

LAND USE ELEMENT

The Land Use Element was adopted in 2001. It contains four goals and 63 implementation programs. **The significant projects for 2025 and their status are described below:**

Projects Completed

North End Neighborhood

- 3369 ½ Cerritos Avenue – Accessory Dwelling Unit

Atlantic/Spring Neighborhood

- 999 East Spring Street – Interior improvements and new signage for an existing Starbucks Cafe

West Side Neighborhood

- 2321 ½ and 2323 ½ Lemon Avenue – Two Accessory Dwelling Units

Central Neighborhood

- 2998 Cherry Avenue – New Audi Car Dealership exterior and interior remodel project, and associated street improvements
- 2700 East Willow Street – Tenant improvements of an existing office

Hilltop Neighborhood

- 2160 East Willow Street – Interior remodel of an existing restaurant for a new Knead donut shop

Southeast Neighborhood

- 1991 ½ Junipero Avenue – Accessory Dwelling Unit
- 1919 ½ Dawson Avenue – Accessory Dwelling Unit
- 2065 Stanley Avenue Unit J – Junior Accessory Dwelling Unit

Projects Under Construction

North End Neighborhood

- 3288 ½ Lewis Avenue – Accessory Dwelling Unit

West Side Neighborhood

- 909 ½ East 25th Street – Accessory Dwelling Unit
- 2351 Lewis Avenue – Accessory Dwelling Unit
- 921 ½ East 25th Street – Accessory Dwelling Unit

Central Neighborhood

- 2175 East 28th Street – Los Angeles County Sanitation District improvements at City Yard

Civic Center Neighborhood

- 2175 Cherry Avenue – Exterior and interior remodel of City Hall

Hilltop Neighborhood

- 1933-1947 Temple Avenue – Grading for the construction of eight new small-lot single-family dwellings

General Plan Annual Report 2025

Southeast Neighborhood

- 2038 ½ Raymond Avenue – Accessory Dwelling Unit
- 2638 and 2638 ½ Wall Street – Two Accessory Dwelling Units
- 1965 ½ Dawson Avenue – Accessory Dwelling Unit
- 1844 ½ Raymond Avenue – Accessory Dwelling Unit

In Plan Check Review

North End Neighborhood

- 3269 ½ Lewis Avenue – Accessory Dwelling Unit
- 3259 ½ Lewis Avenue – Accessory Dwelling Unit
- 3288 ½ Lewis Avenue – Accessory Dwelling Unit
- 3201 ½ Orange Avenue - Accessory Dwelling Unit

West Side Neighborhood

- 3318 ½ Cerritos Avenue – Accessory Dwelling Unit

Hilltop Neighborhood

- 2162 East Willow Street – Interior remodel for new take-out Wing Stop restaurant
- 2179 ½ Temple Avenue – Accessory Dwelling Unit
- 1933-1947 Temple Avenue – Eight new small-lot single-family dwellings

Southeast Neighborhood

- 2750 East 20th Street – Three new single-family dwellings
- 1917 Junipero Avenue – Accessory Dwelling Unit

Projects Under Entitlement Review

North End Neighborhood

- 3201 Walnut Avenue – New 102,607 square-foot distribution warehouse
- 850 East 33rd Street – New coffee shop with drive-thru

West Side Neighborhood

- 1100 East 23rd Street – Two new single-family dwelling units
- 2375 Lewis Avenue/1030 East Burnett Street – Merger of two lots and construction of nine residential units

Civic Center Neighborhood

- 2020 Walnut Avenue – 172 new townhouses
- 1450 East 27th Street and 2655 Walnut Avenue – Two new industrial buildings
- 1701 East Creston Avenue – New industrial building

Hilltop Neighborhood

- 2598 Cherry Avenue – Costco Gas Station revised queuing
- 2095 Freeman Avenue – New single-family dwelling
- 2100 Ohio Avenue – New single-family dwelling and attached Accessory Dwelling Unit

- 7215-027-032 (East Hill Street/Ohio Avenue) – New single-family dwelling

Southeast Neighborhood

- 2599 Pacific Coast Highway – 7 new residential condominium units
- 2027 ½ Junipero Avenue – Junior Accessory Dwelling Unit
- 3234 East 20th Street – New industrial building

Goal 1: Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Policy 1.2: Provide opportunities for a variety of residential densities and housing styles.

- The City continues to provide opportunities for a variety of residential densities and housing styles.
- The City issued permits for two (2) Accessory Dwelling Units (ADUs) and finalized permits for nine (9) ADU's in the past year.
- Further, the City continues to keep track and comply with the State housing legislation to accelerate housing production within the City.

Policy 1.3: Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

- The City has undertaken comprehensive economic and land use study for three areas in the community known as the Opportunity Study Areas (OSAs). The OSA assesses the future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. The study utilizes an economic analysis as the foundation for the creation of central business district within the City.
- The City has various projects either under review or approved to replace existing vacant or abandoned parcels with new development. As described in the projects list above, the location of the projects are in proximity to public transit and retail establishments.

Goal 2: Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints, and the City's unique characteristics and natural resources.

Policy 2.4: Regulate development in identifiable hazardous areas as shown on the Special Management Areas Map or in areas that are environmentally sensitive.

- The City maintains ongoing implementation of the Oil and Gas Code for all projects and development activities. The City continues to implement Title 15 Buildings and Construction of the Signal Hill Municipal Code for all new development.

Policy 2.5: Ensure an orderly extension of essential services and facilities and preservation of a free-flowing circulation system, by requiring the provision of essential services and facilities at the developer's cost where these systems do not exist or are not already part of the City's financed annual Capital Improvement Program.

- The City continued to require that utilities be undergrounded for new development.

Policy 2.6: Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

- The City conducts regular maintenance and landscaping inspections at individual well sites apart from the drill sites.
- As part of the 6th Cycle certified Housing Element, the City started working on two workforce housing sites. The properties are currently vacant except for oil operations. The City entered into an Exclusive Negotiation Agreement with National CORE to develop the sites.

Goal 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Policy 3.1: Mitigate traffic congestion and unacceptable levels of noise, odors, dust, and glare which affect residential areas and sensitive receptors.

- The City hired a full-time code enforcement officer to prioritize all neighborhood enhancement related issues and complaints to minimize levels of noise, odors, dust, and glare as requirement by the municipal code.
- The City continued to implement the Mobile and Sidewalk Vending Ordinance that ensures all food vendors within City limits comply with state, local, and health safety regulations. The ordinance provides minimum distance requirements from sensitive receptors, time frames, and safety regulations for location along the street.
- The City addresses any noise, odors, dust, and glare violations through the Neighborhood Enhancement program.

Policy 3.3: Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.

- All new developments are required to undergo a Site Plan and Design Review process where the design, landscaping, setbacks, and buffering methods between uses are reviewed and modified to minimize impacts to surrounding residential uses.

Policy 3.13: Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.

- The City has undertaken comprehensive economic and land use study for three areas in the city known as the Opportunity Study Areas (OSAs). The OSA project assesses the future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. The study utilizes an economic analysis as the foundation for the creation of central business district within the City.
- The City continues to collaborate with the Homeless Services Liaison, which was created through grant funding received from Measure H. The duties include advocating for the three cities, Signal Hill, Lakewood, and Hawaiian Gardens, to ensure that service providers (LAHSA, PATH) are responsive to the needs of the city, as well as working to address specific areas of concern. This role is an important addition to the City, as addressing homeless issues in the community is a goal in our Housing Element of our General Plan. The Homeless Services Liaison has assisted City staff in achieving a net zero homelessness.

Policy 3.16: Review and revise, as necessary, the City's development standards to improve the quality of new development and protect the public health and safety.

- The Building Safety Division continues to address building code violations.
- National Building Safety Month is celebrated each year during the month of May.
- The City adopted the 2025 California Building Codes with local amendments.

Policy 3.19: Maximize to the extent practicable, the percentage of permeable surfaces to allow more percolation of storm water runoff into the ground.

- As part of the City's Site Plan and Design Review process, applicants of qualifying projects are required to prepare and submit Low Impact Development (LID) plans for City review and approval for compliance with stormwater regulations.

Policy 3.21: Require new projects to include permanent controls to reduce storm water pollutant loads from development sites including parking lots to the maximum extent practicable.

- In addition to the State LID and the MS4 regulations, the City has a small-site LID Ordinance which captures additional projects to reduce stormwater pollutants while still allowing maintenance of existing parking and landscape areas. The City processed a total of 10 small-site LID plans in 2025.

Goal 4: Ensure that future land use decisions are the result of sound and comprehensive planning.

Policy 4.1: Consider all general plan goals and policies, including those in other general plan elements, in evaluating proposed development projects for general plan consistency.

- See Land Use Element Goal 1, Policy 1.3.
- All projects noted in the policies above were evaluated for consistency with the City's General Plan, Zoning, and other development and design standards during public and administrative review and approval. Consistency for projects subject to public review is documented by way of adopted resolutions with findings of consistency.
- The City participates in the General Plan Annual Review process, submitting comprehensive reports on General Plan progress by April 1st of each year.

Policy 4.3: Endeavor to promote public interest in the understanding of the general plan and land use programs.

- The General Plan Annual Progress Report is prepared and presented before the City Council during a duly noticed meeting. The report is made available to the public for a full comprehensive review of the projects and programs throughout the year.
- The City has and maintains a General Plan webpage, where the public can access the General Plan and each element, general information, and updates on General Plan Elements are provided to the community.

Policy 4.4: Encourage citizen participation in planning and the land use decision making process and development of land use programs and policies.

- As part of the Site Plan and Design Review process, applicants are required to conduct developer outreach, attend at least one community meeting, and for projects requiring public hearings, to participate in the duly noticed public hearings for the purpose of receiving and responding to public input, comments, and questions.

Jurisdiction	Signal Hill	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		9
Total Units		9

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	9	2
Mobile/Manufactured Home	0	0	0
Total	0	9	2

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	8	9

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	14
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	6	6
Discretionary	1	8

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	16
Sites Rezoned to Accommodate the RHNA	0

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Affordability by Household Incomes - Building Permits														
5	6	7											8	9
Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
	0	0	0	0	0	0	0	0	0	0	0	0	9	9
	0													0
	0											1	8/20/2025	1
	0											1	3/25/2025	1
	0													0
	0													0
	0											1	12/8/2025	1
	0											1	7/16/2025	1
	0											1	3/10/2025	1
	0											2	1/29/2025	2
	0											1	2/3/2025	1
	0											1	1/8/2025	1

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Signal Hill		
Reporting Year	2025	(Jan. 1 - Dec. 31)	
<small>D_1_Name</small>	<small>D_2_Objective</small>	<small>D_5_Complete</small>	<small>D_6_Cycle</small> <small>D_7_ImpStatus</small> <small>D_4_Status</small> <small>D_8_CatOutcomes</small> <small>D_9_CountOutcomes</small> <small>D_10_Documents</small>

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Adequate Sites Program	Rezone 4 sites, totaling over 27 acres. 517 units needed by October 15, 2022. 35 to 45 dwelling units per acre. Walnut and Orange Bluff sites included in this.	2023	6th Cycle: 2021-2029	Completed	12/2021: Conduct thorough environmental and health assessment- COMPLETED 10/2022: Rezoning including CEQA and adoption of SP7 with adjusted development standards for bluff sites- COMPLETED 4/2023: RFP to be issue- COMPLETED 7/2023: Interview developers and select best qualified- COMPLETED 12/2023: Enter into development agreements to guide development of all 4 sites and include a commitment to all production and site remediation to be completed once developer is chosen- (COMPLETED) Submit adopted Housing Element to water and sewer within 30 days of adoption- COMPLETED Adopt required procedures to proposed developments that include units affordable to lower income households within 2 years of element adoption- IN PROGRESS City must alert Sanitation Districts of LA County of the requirements under Gov. Code Section 65589.7 and ask for confirmation that the district has procedures in place to grant priority for the provision of sewer services to proposed developments that include units affordable to lower income households as required within 2 years of adoption- COMPLETED. 2025: This program has been completed through the adoption of the ZOAs and associated documents for the four housing sites per our RHNA allocation. We plan on tracking implementation through the submittal of the General Plan Annual Progress Report. - COMPLETED	Meetings	5	None
No Net Loss Program	To ensure sufficient residential capacity is maintained for each income category, develop and implement a formal, ongoing evaluation procedure pursuant to Gov. Code Section 65863. Evaluation procedure will track number of extremely low, very low, low, moderate, and above moderate income units constructed in order to calculate the remaining unmet RHNA. Will also track number of units built on identified sites.	2023	6th Cycle: 2021-2029	Continuous	Within ONE (1) YEAR of adopting the Housing Element for 2021-2029, a formal, ongoing (project-by-project) evaluation procedure will be developed and implemented. After adopting an evaluation procedure, the City will monitor rezones and the development of residential units and update the site inventory. The site's inventory will be posted on the CD website and updated at least once a year. At least annually, the City, if necessary, shall update the sites inventory in conjunction with the Housing Element Annual Reports pursuant to Government Code section 65400. 2025: The City will complete the Opportunity Study Area (OSA) Analysis this calendar year, leading to the development of developer-friendly standards within an overlay zone. - CONTINUED EFFORT	Meetings	5	None
Housing Choice Voucher Rental Assistance Program	Provide rental assistance to an annual average of 40 to 60 households. To assist: advertise and promote regional housing assistance programs throughout the City. Provide information on City's website, target outreach, landlord outreach program, use of section 8 program in ADU developments.	2029	6th Cycle: 2021-2029	Continuous	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT 12/2022: Update city website with regional housing assistance programs information-CONTINUED EFFORT 6/2023: Send direct outreach to higher need or lower-income individuals and to rental/property managers and housing assistance service providers in higher opportunity areas- CONTINUED EFFORT	Persons	5	None
First Time Homebuyer Assistance Program	Provide down payment assistance to three households during the 2021-2029 planning period. Promote County Homeownership (HOP) program; and County Mortgage Credit Certificate (MCC) Program. The MCC Program offers qualified first-time homebuyers a federal income tax credit. Ability to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their tax returns. Awarded a tax credit up to 20% of the annual interest paid on the mortgage loan. Remaining 80% of mortgage interest will continue to qualify as an itemized tax deduction.	2029	6th Cycle: 2021-2029	Continuous	The City will continue to participate in the Urban County Program throughout the eight-year planning period- CONTINUED EFFORT Hold at least two seminars for new homebuyer assistance, target outreach related to seminars to residents in geographic areas of higher need or lower income- COMPLETED ON 03/20/2023 & 05/06/2023. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT. Annual outreach to local entities for promotion and coordination of assistance programs- CONTINUED EFFORT 2025: Maintain annual communication with the Los Angeles County Development Authority, Housing Assistance Division, regarding housing voucher information the City utilizes yearly. - CONTINUED EFFORT.	Meetings	5	None
Waiver of Development Impact Fees	Affordable housing developments are exempt from the three impact fees for parks, water and traffic. Provide fee waivers for two projects within the planning period. The current (July 2021) per unit fees are: Parks and Recreation Single family dwelling \$21,910 Multi-family dwelling \$15,112 Water SD Meter of 1" \$21,437 Traffic (all residential) \$540.47	2029	6th Cycle: 2021-2029	Continuous	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- COMPLETED; CONTINUED EFFORT	Meetings	5	None

Special Needs Program	Provide housing opportunities to meet the needs of special needs residents by allowing for development standard incentives, including reduced parking standards, setbacks, and increased height allowances. Provide additional regulatory incentives and concessions to projects targeted for special needs groups such as exemption from the site plan and design review process. Complete site remediation form oil extraction activities on sites for affordable or special needs housing. Interview prospective developers to develop the Walnut Bluff and Orange Bluff sites with the housing affordability components described in the Sites Inventory. Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Establish a centralized, one-stop housing inquiry location.	2029	6th Cycle: 2021-2029	In Progress	Impact fee deferrals current and ongoing and developer outreach annually- CONTINUED EFFORT 2023: April to July- Interview interested developers and select the best qualified private or non-profit developer- COMPLETED 2022: October- Adopt Special Planning area 7 with adjusted developments standards for the Walnut Bluff and Orange Bluff sites- COMPLETED 2024: Adopt Objective Design Standards- IN PROGRESS 2024: June- Site remediation initiated for the Walnut Bluff and Orange Bluff sites when development agreements completed- IN PROGRESS 2021-2029 ongoing: Participation in regional efforts to address homelessness 2022: December- Add information related to the Los Angeles County Homeless Outreach Portal (LA-HOP) on the City website- COMPLETED 2023: January- Post quarterly on the City's social media pages in English and Spanish- COMPLETED; CONTINUED EFFORT 2024: Establish a centralized, one-stop housing inquiry location- CONTINUED EFFORT 2025: The City has selected National CORE as its workforce housing developer/operator. National CORE has executed a PSA with the property owner, Signal Hill Petroleum. COMPLETED	Meetings	5	None
ADU Ordinance and Incentives Program	Adopt an ADU Ordinance and plan of incentives for the production of ADUS. Incentives include: <input type="checkbox"/> Inform owners that the construction of ADUs is exempt from fees. <input type="checkbox"/> Provide owners with example of small ADUs (micro-units, small studios (<500 SF)). <input type="checkbox"/> Inform owners of the Section 8 Housing Choice Voucher Program and County of Los Angeles Housing Authority contacts.	2022	6th Cycle: 2021-2029	In Progress	Prepare a density bonus ordinance by end of fourth quarter 2022 and adopt end of fiscal year 2023- IN PROGRESS	Other	5	None
Density Bonus Ordinance	Prepare and adopt a density bonus ordinance. Responsible Agency: Community Development Department	2029	6th Cycle: 2021-2029	In Progress	2022-2023: annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS	Units	5	None
Zoning Ordinance Amendments Program	Update Zoning Ordinance Definitions o Employee Housing. o Qualified Supportive Housing Development. o Low Barrier Navigation Center. Update Uses Permitted in the Residential Districts o Employee housing in zones permitting single family homes. o Large family day care homes in the multifamily districts (SB 234). Update Uses Permitted in the Commercial Zones o Low barrier navigation centers in the CR Zone. o Amend emergency shelter parking standards to limit required parking to only number of spaces sufficient to accommodate staff working at the shelter.	2025	6th Cycle: 2021-2029	In Progress	2022-2023: annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS	Units	5	None
SB 35 Development Streamlining Program	Create and make available an informational packet that explains SB 35 streamlining provisions and eligibility. Develop application supplemental for submittal	2023	6th Cycle: 2021-2029	Completed	1st Quarter 2023- COMPLETED; ATTACHMENT C IN REPORT	Other	5	None
Energy Conservation	The City will take the following actions during the 2021-2029 planning period: Continue to promote energy conservation by promoting its Residential Green Building Primer. Continue to enforce the 2019 California Green Building Standards Code. Use the Sustainable City Committee (SCC) to continue developing and recommending a sustainability framework that promotes environmentally sound and financially practical objectives. Continue to implement the goals adopted as part of the Green City Report prepared by the Sustainable City Committee. The Report allows the City to self-certify as a One-Leaf Green City	2023	6th Cycle: 2021-2029	Completed	Promote and encourage weatherization and energy efficient home improvements throughout the planning period; expand website information on energy conservation resources by 1st Quarter 2023- COMPLETED; ATTACHMENT D IN REPORT	Other	5	None
Housing Code Enforcement	40 closed code violation cases per year	2029	6th Cycle: 2021-2029	Continuous	The program will be implemented on an ongoing basis during the 2021-2029 For calendar year 2025, closed out 42 code violations, meeting annual goal- CONTINUED EFFORT	Units	5	None

Housing Rehabilitation	Objective: 5 single family dwellings. During the 2021-2029 planning period the City will take the following actions: - Coordinate with the County of Los Angeles Urban County CDBG Program to lobby for an increase in CDBG funding for housing rehabilitation activities. - Use Permanent Local Housing Allocation (PLHA) program funds for housing rehabilitation activities once 6th cycle Housing Element cleanup activities have been completed. - Identify and actively support efforts to secure State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance. Identify State, regional, and local public and private housing rehabilitation resources (including nonprofit agencies) that Signal Hill property owners can participate in and provide the information on the City's website. - Conduct annual outreach and marketing of available State, regional, and local public and private housing rehabilitation resources through workshops, seminars, social media platforms, 1 outreach activity per year; target outreach to homeowners in geographic areas of higher need or lower income as well as local homeowner associations	2029	6th Cycle: 2021-2029	Continuous	Coordination with the County of Los Angeles: annually through the Annual Action Plan process; PLHA application when the State releases Notice of Funding Availability after 2024 when site cleanup has been completed and PLHA funds can be redirected to rehabilitation activities; Website availability of housing rehabilitation resources, by 1st Quarter 2023, Initiate outreach in June 2023 and annually thereafter- CONTINUED EFFORT	Other	5	None
Accessibility Modifications Program	NOTHING WRITTEN	N/A	6th Cycle: 2021-2029	Not Yet Started	NOTHING WRITTEN	Other		None
Fair Housing Information and Services Program	Implement the Fair Housing Information and Services Program; hold three Fair Housing Workshops during the eight-year planning period; Post information on accessing fair housing services quarterly on the City's social media pages; assist at least 25 residents during the planning period (AFFH viewer shows 12 inquiries from 2013-2021)	2029	6th Cycle: 2021-2029	Completed	Hold 3 fair housing workshops and implement program on an ongoing basis throughout the 2021-2029 planning period- IN PROGRESS Post information on accessing fair housing services quarterly on the City's social media pages in English and Spanish beginning January 2023- COMPLETED; ATTACHMENT E IN REPORT	Meetings	5	None
Affirmatively Furthering Fair Housing	Varies by the following fair housing issues specific to Signal Hill: 1. disproportionate need experienced by hispanic households, 2. lower environmental quality, 3. racial equity/bias in the city practices and procedures, 4. displacement risk. More detail in attachment b (in adopted housing element can add if needed.)	2029	6th Cycle: 2021-2029	In Progress	Adopt a policy that new housing developments must implement an Affirmative Fair Housing Marketing Plan by mid-year 2022 Staff conducted research into implementation of Affirmative Fair Housing Marketing Plan and will work on establishing one in 2026-2027 IN PROGRESS	Other	5	None

CIRCULATION ELEMENT

The Circulation Element was adopted in 2010 and contains eight goals and 33 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: NEW DEVELOPMENT AND REGIONAL COOPERATION – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Policy 1.b: Require that new development includes circulation and utility system improvements, including dedication of land for widening of roadways and pedestrian and bicycle facilities, where appropriate, and construction of new public works facilities reasonably related to the impacts of the development and intended use on the existing systems.

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on East Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on East Burnett Street and bicycle lanes. The project is expected to start in 2026.
- Signal Hill Amphitheater – The Public Works Department completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly completed by October 2026.
- New Water Well – The Public Works Department obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following 2 years of review and water system modifications and resubmittals.
- New Funding for Traffic and Road Safety Projects – The Public Works Department successfully secured funding for traffic and road safety–related projects in the following amounts:
 - \$2,719,980 – HSIP Federal funding for signal and traffic-related improvements at 11 intersections.
 - \$1,082,450 – HSIP State funding for traffic-related improvements along the Willow Street corridor.
 - \$1,404,720 – Metro funding (I-710 South Early Action Projects) for traffic-related improvements along the Willow Street corridor.
 - \$5,207,150 – Total funding secured.
- Annual Street Report – The Finance Department, under the California Streets and Highways Code section 2151, is required to file an annual report of expenditures for street or road purposes with the State Controller’s Office on or before October 1 of each year. The report was submitted successfully on time.

Policy 1.e: Strengthen the framework for effective regional and local circulation system planning efforts.

- See Circulation Element, Goal 1, Policy 1.b

Goal 2: ROADWAYS – Provide a safe and efficient roadway system for all users.

Policy 2.a: Construct new roadways and improve existing roadways consistent with the classification system for minimum right-of-way widths described in the Official Plan Lines Map.

- East Willow Street Median Project – The Public Works Department completed the median project on East Willow Street.
- Alleyway Restoration Project – The Public Works Department completed Phases 1 and 2 of the restoration of various alleyways in poor condition throughout the City.

- Paving Rehabilitation Project – The Public Works Department completed the road reconstruction of the California Avenue Paving Rehabilitation Project from East 28th Street to East Spring Street.
- East Burnett Street Pedestrian and Bike Project – The Public Works Department has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.

Policy 2.c: Promote proactive and systematic repair and replacement of worn roadways and infrastructure.

- See Circulation Element, Goal 2, Policy 2.a.

Policy 2.d: Coordinate and monitor the physical condition and operation of existing transportation systems by analyzing activity areas and the various transportation links (roadway, pedestrian, bicycle, and others) that connect those activity areas.

- See Circulation Element, Goal 2, Policy 2.a.

Goal 3: PEDESTRIAN AND BICYCLE CIRCULATION – Create a safe and comfortable environment for pedestrians and bicyclists, encouraging the use of these modes of transportation for the majority of shorter trips.

Policy 3.a: Promote healthy, energy-efficient, and sustainable living by promoting the expansion of the city trails and walkways system.

- Panorama Promenade Trail – The Public Works Department completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new lowboy shrub plants and strawberry trees to enrich the natural charm. This project successfully mitigated emergency erosion conditions.
- Hillbrook Park – The Public Works Department completed the construction of Hillbrook Park.

Policy 3.b: Preserve existing public access to the trails system to promote recreational walking and hiking, fitness, and alternative modes of transportation.

- See Circulation Element, Goal 2, Policy 2.a. and Goal 3, Policy 3.c.

Policy 3.d: Coordinate with the City of Long Beach to ensure that current and future pedestrian and bicycle facilities are properly linked at city boundaries.

- See Circulation Element, Goal 2, Policy 2.a.

Goal 6: UTILITIES – Provide safe, efficient, and environmentally friendly utility systems and pipelines.

Policy 6.c: Encourage the development of infrastructure that supports new power-generating sources, such as solar and wind energy.

- Consistent with State-mandated regulations, the City provided expedited reviews for electric vehicle (EV) chargers and rooftop solar projects. The City continues to comply with all applicable State requirements related to energy efficiency. The City approved the following large solar projects in 2025:
 - 950 East 33rd Street (Target) – Installation of 1,219 solar panels
 - 3177 California Avenue (Secure Space) – 550 solar panels

ENVIRONMENTAL RESOURCES ELEMENT

The Environmental Resources Element was last updated on February 16, 1988. The Parks and Recreation Master Plan (PRMP) was previously updated in December 1989 and incorporated into the PRMP as Appendix A of the Environmental Resources Element (Ordinance No. 89-12-1047). In February 2021, the Parks and Recreation Master Plan Update was adopted by the City Council.

During the finalization of the PRMP, additional areas of clarification were identified, including park development impact fees. Upon request by the City Council, the Prioritization and Implementation Plan (PIP) was developed as a companion document to the Parks and Recreation Master Plan, both of which were subsequently approved in January 2022. The PIP identified the relevant and attainable priorities related to park, trail, facility, and program development over the next 10-15 years in the areas of Planning, Policy, and Programs, as well as Capital Improvement Projects. The goals and objectives that had been identified in the PRMP were reviewed for status as to completion, progress, and relevancy/applicability. As a complementary document, the PIP will serve as a work plan for the Community Services Department as funding sources become available. Both the PRMP and PIP documents are intended to be incorporated into the Environmental Resources Element Update as part of the General Plan.

The Environmental Resources Element contains seven goals and 39 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a city with striking view potential and a City that is carefully managing its transportation from resource extraction to balance land uses.

Policy 1.3: Develop design guidelines and themes that can be utilized throughout the City, and that are integrated with the greenbelt system, public signage, street furniture, public buildings, and similar facilities.

- The Public Works Department trims City trees on a set (biannual) schedule.
- New Water Well – The Public Works Department obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following 2 years of review and water system modifications and resubmittals.
- Signal Hill Amphitheater – The Public Works Department completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly completed by October 2026.
- Gundry Reservoir Roof Replacement Project – The Public Works Department completed design plans, awarded a construction contract, and initiated long-lead construction procurement items on the Gundry Reservoir Roof Replacement and Sand Basin Rehabilitation Projects.
- New Grant for Tree Installation – The Public Works Department awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and construction activities have commenced.

Policy 1.4: Protect and enhance the natural topography that exists in the City.

- New Grant for Tree Installation – The Public Works Department awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and construction activities have commenced.
- East Burnett Street Pedestrian and Bike Project – The Public Works Department has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.

- Hillbrook Park Project – The Public Works Department completed the construction of Hillbrook Park and held a grand opening celebration early in 2025.
- Panorama Promenade Trail – The Public Works Department completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new lowboy shrub plants and strawberry trees to enrich the natural charm. This project successfully mitigated emergency erosion conditions.

Goal 3: Provide and maintain a variety of parks and recreational facilities, both passive and active that will be conveniently located throughout the community.

Policy 3.2: Ensure accessibility of local and regional parklands of all types to all users, including the young, the elderly, and the handicapped.

- The Parks and Recreation and Library Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families. 18 low-income families received assistance in November and December. They received a debit card from the City’s local grocery store to purchase supplemental groceries each month. In addition, 40 seniors aged 55 and older participated in the program and received the above-mentioned assistance. The program has continued to provide access to food resources to community members who need some support to close food insecurity gaps.
- In partnership with Signal Hill Petroleum, the Parks and Recreation and Library Services Department implemented a new, free tutoring program for 30 Signal Hill students in 1st to 6th graders at the Signal Hill Public Library.
- Parks and Recreation Commission Communications – The Parks, Recreation, and Library Services Department provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- Summer Camp – The Parks, Recreation, and Library Services Department hosts an annual summer camp for children entering 1st through 6th grade. In 2025, a third camp location was added to expand the program and serve more children.

Goal 4: Manage the production of economically valuable resources in the City to achieve a balance between current market forces and long-term community values.

Policy 4.1: Improve the interface between oil production activities and urban development, both for existing and new projects.

- As a part of the City’s annual inspection of properties with an active Conditional Use Permit, staff inspected Signal Hill Petroleum’s seven oil well drill sites to confirm that the sites are in good condition in relation to landscaping, fence screening, general maintenance, and equipment.
- The Oil Operator continues regular maintenance and landscape inspections at individual well sites.

Policy 4.2: Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.

- See Goal 4; Policy 4.3 below.

Policy 4.3: Require the restoration and reuse of land no longer necessary or economical for oil-production activities.

- The City approved four projects and processed zoning ordinance amendments and environmental documents for mixed-use and housing sites which are underdeveloped and have historic oil operations, as part of the 6th Cycle Housing Element. In 2025 the City continued working with the

selected non-profit workforce housing developer National CORE, to facilitate development of the sites.

Goal 7: Maintain and provide information to the community on environmental problems, opportunities, progress, and ideas.

Policy 7.2: Develop a public information program in conjunction with the oil production industry to explain programs and progress toward improving the resource production/urban development interface.

- Paperless Transactions – The Finance Department continued to advance paperless transactions by initiating the implementation of an automated accounts payable process, eliminating the need to print invoices, streamlining the approval workflow, and maintaining consistency with the City’s sustainability practices.

Policy 7.3: Provide information to the public on environmental conditions and issues in Signal Hill.

- Staff provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.

SAFETY ELEMENT

The Safety Element was last updated in November 2016. It contains three goals and 31 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: PREVENTION – Strive to prevent man-made disasters and minimize the potential for natural disasters to impact the community.

Policy 1.c: Regulate the location, use, storage, and transportation of hazardous and toxic materials and protect the public from these hazards.

- City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including petroleum operations. Petroleum operations were inspected regularly and maintained regular communication with operators.
- Staff continued to follow the 2016 Safety Element, which includes a map that identifies designated evacuation routes within the City for transportation of hazardous and toxic materials.
- Emergency Management Coordinator and emergency response personnel worked together to update the EOC Hazard Mitigation Plan.
- Emergency Management Coordinator worked with other city department personnel to update the City's Emergency Operations Plan.

Policy 1.e: Encourage the maintenance or improvement of the building's structural integrity to protect residents and preserve communities.

- The City's Water Department staff conducted inspections of existing water storage facilities on a periodic (or as needed) basis.

Policy 1.g: Regulate the amount and type of new development in areas susceptible to fire hazards.

- Per the California Department of Forestry and Fire Prevention, there are no properties in the City that are located within a Fire Hazard Severity zone.

Policy 1.j: Undertake preventive measures both for catastrophic events and for more frequent incidents such as structural fires and localized flooding.

- Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff's Department, and the California Highway Patrol.
- Emergency Operations Center (EOC) staff worked with Los Angeles County Fire personnel to bring back the CERT program since pre-COVID. Signal Hill Police Department (SHPD) updated the parking services contract to implement new and improved technology for issuing citations.
- SHPD continued to prioritize our community events, such as National Night Out and Heroes and Helpers. In addition, Coffee with a Cop event was reinstated.
- SHPD focuses on succession planning and has three internal promotions, including Chief of Police, Captain, and Operations Lieutenant.
- SHPD continued to focus on employee wellness. Through the use of a wellness grant, upgrades to the gym equipment were made. SHPD hosted two department family days with the support of the Signal Hill Police Foundation. Additionally, annual wellness check-ins to employees and mental health and peer support training were prioritized.
- SHPD contracted with a crime analyst to help identify crime trends and areas for directed enforcement to maximize their patrol efforts

- SHPD implemented new software to streamline internal documentation, including Use of Force reports, to improve consistency, records tracking, and workload efficiency.

Policy 1.k: Regulate development in Alquist-Priolo Earthquake Fault Zones consistent with levels of acceptable risk. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.

- The Building Safety Division required geological investigation reports for all new and existing projects located within Alquist-Priolo Earthquake Fault Zones. In Signal Hill, the only earthquake fault zone is the Newport-Inglewood Fault Zone, which runs diagonally from northwest to southeast across the City.

Policy 1.m: Update the local Hazard Mitigation Plan every five years and evaluate the mitigation plan annually to determine the effectiveness of programs and to reflect changes in land development or programs that may affect mitigation priorities.

- See Safety Element, Goal 1, Policy 1.c.

Goal 2: PREPARATION – Take necessary steps to allow for effective responses to disasters.

Policy 2.a: Maintain an effective Emergency Operations Plan (EOP) and other emergency preparedness plans and programs, as necessary.

- See Safety Element, Goal 1 Policies 1.c. and 1.j.

Policy 2.b: Ensure operational readiness of the City's EOC.

- See Safety Element, Goal 1, Policies 1.c and 1. j.

Policy 2.e: Coordinate with other area jurisdictions and local community groups and businesses to execute a variety of exercises to test operational and emergency plans and identify potential deficiencies in services that would occur during a disaster.

- See Safety Element, Goal 1, Policy 1.j.

Goal 3: RECOVERY – Plan for efficient and rapid recovery from disasters.

Policy 3.a: To the maximum extent possible, assist in the orderly and efficient reconstruction of Signal Hill following a major disaster.

- See Safety Element, Goal 1 Policy 1.j.

NOISE ELEMENT

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: Protect the health, safety, and welfare of people living and working within the City from adverse noise impacts.

Policy 1.a: The City will consider the severity of noise exposure in the community planning process to prevent or minimize noise impacts to existing and proposed land uses.

- SHPD enforced compliance with the noise standards of the current Motor Vehicle Code.
- The City's building plan checks process incorporated noise standards covered in the 2025 California Building Code.
- During project review, staff analyzed noise impacts as part of the California Environmental Quality Act (CEQA) process. When projects were found to have noise impacts, mitigation measures were required to be implemented to reduce impacts to less than significant levels. Following construction, noise impacts are addressed as part of the City's code enforcement program.

Policy 1.d: The City will inform those living and working within the City of the effects of noise pollution and will cooperate with all levels of government to reduce or minimize impacts.

- Staff communicated to businesses and residents (both verbally and in writing) the standards outlined in Signal Hill Municipal Code Chapter 9.16 Noise as questions or complaints arise.
- The Public Works department purchased new Electric Vehicle for City Yard staff.

Policy 1.e: Require noise mitigation to ensure that noise-sensitive land uses are not exposed to noise levels greater than 45 dB in habitable rooms and 65 dB in outdoor living areas.

- City staff maintained communication with Long Beach Airport personnel regarding airport operations. In 2025, no airport complaints were received.
- City staff continues to monitor and investigate noise complaints submitted by City residents. Reported disturbances have included oil well operations, weekend construction activity, and vehicle-related noise. The City's Building and Neighborhood Enhancement Division has assisted by addressing noise concerns and providing guidance to ensure compliance with applicable noise ordinances. In 2025, Community Development received three noise complaints, all of which have since been resolved by City staff.