



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
March 25, 2025

The City of Signal Hill appreciates your attendance. Citizen interest provides the Council and Agency with valuable information regarding issues of the community. Meetings are held on the 2nd and 4th Tuesday of every month.

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 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 74 or Frontier FiOS Channel 38.

To participate (closed session at 6:00 p.m. and regular meeting at 7:00 p.m.):

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- 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, March 25, 2025. Written comments will be provided electronically to City Council and attached to the meeting minutes. Written comments will not be read into the record.

City Council Members are compensated \$794.40 per month. City Clerk and City Treasurer are compensated \$482.04 per month.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

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

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(PURSUANT TO GOVERNMENT CODE SECTION 54956.8)

PROPERTY: APPROX. 7,800 SQ. FT. MULTI-TENANT MIXED USED LOT WITH 2 BUILDINGS, LOCATED AT 1965/75 E. 21ST STREET & 2107 CHERRY AVENUE, SIGNAL HILL; ASSESSOR'S PARCEL NOS.: 7215-012-002, 7215-013-012

AGENCY-DESIGNATED NEGOTIATORS: MAYOR AND CITY MANAGER

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; PROPERTY OWNER, LORI J. HELFER, AND THEIR AUTHORIZED AGENT, THE DICKERSON COMPANY, RACHEL DICKERSON

UNDER NEGOTIATION: PRICE AND TERMS FOR POTENTIAL ACQUISITION

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

(10) **PRESENTATIONS**

- a. A STUDENT REPRESENTATIVE FROM ALVARADO ELEMENTARY SCHOOL WILL PARTICIPATE IN THE CITY COUNCIL MEETING BY LEADING THE

PLEDGE OF ALLEGIANCE AND CEREMONIOUSLY PRESIDING OVER THE MEETING WITH THE GAVEL. MAYOR JONES WILL THEN RECOGNIZE THE STUDENT.

- b. THE SUSTAINABLE CITY COMMITTEE HAS AWARDED A SUSTAINABILITY AWARD TO GROUND EDUCATION, A LOCALLY BASED GROUP OFFERING A SCHOOL GARDEN LEARNING PROGRAM. THE PROGRAM FOCUSES ON ENCOURAGING KIDS TO EXPLORE THE IMPORTANT CONNECTION BETWEEN HEALTHY FOOD, A VIBRANT COMMUNITY, AND ENVIRONMENTAL RESPONSIBILITY BY BRINGING NATURE TO SCHOOLS. GROUND EDUCATION FACILITATES YEAR-ROUND LEARNING OUTDOORS. THE CITY COUNCIL WILL PRESENT THE SUSTAINABILITY AWARD TO HOLLAND BROWN AND KAREN TAYLOR OF GROUND EDUCATION.
- c. THE MAYOR WILL RECOGNIZE THE SIGNAL HILL COMMUNITY FOUNDATION FOR ITS 2024 CALIFORNIA PARK & RECREATION SOCIETY (CPRS) SERVICE AWARD OF EXCELLENCE - CHAMPION OF THE COMMUNITY.
- d. THE DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES DEPARTMENT DIRECTOR WILL INTRODUCE SENIOR RECREATION SPECIALIST ISABELA GIL.
- e. THE HUMAN RESOURCES MANAGER WILL INTRODUCE MANAGEMENT ASSISTANT XOCHITL BRISENO.

(11) CITY MANAGER REPORTS

- a. OPPORTUNITY STUDY AREAS ECONOMIC STUDY FINDINGS

Summary:

Earlier this year, the City Council authorized staff to issue a Request for Proposals to select a qualified professional planning firm to undertake a comprehensive economic and land use study for three areas of the community, known as Opportunity Study Areas. Broadly defined, the purpose of the study is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. After a comprehensive and competitive process, the City Council awarded a contract to PlaceWorks, to prepare an economic and land use analysis associated with the Opportunity Study Area Project.

PlaceWorks will present an update on its progress to the City Council, providing key insights into the economic analysis and preliminary findings. This presentation will offer an opportunity for the City Council and the community to learn more about potential land use strategies that support economic growth and long-term sustainability in Signal Hill. Using the economic study as a basis, staff is requesting additional policy direction from the City Council regarding the next

phases in the project which would include developing overlay zones, creating new development standards, exploring opportunities for infrastructure improvements, and initiating a selection process to undertake the required environmental studies to facilitate future development.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.
- Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, waste system, and recreational spaces.

Recommendations:

1. Receive a presentation from Placeworks summarizing the key findings of the Economic Study for the Opportunity Study Areas project.
 2. Provide general direction to staff to advance the development of Overlay Zones, including updates to development standards within the Opportunity Study Areas.
 3. Provide direction to staff regarding the solicitation of development proposals for a City-owned property located at the intersection of Spring Street and Atlantic Avenue.
 4. Provide direction to staff regarding initiating a feasibility study to explore the potential implementation of financing tools to fund infrastructure improvements with the Opportunity Study Areas.
 5. Authorize staff to issue a Request for Proposals for environmental studies related to the Opportunity Study Areas.
- b. 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

California Government Code Section 65400 mandates that cities prepare, and submit to their legislative bodies, a General Plan Annual Progress Report (GPAPR) for the previous calendar year. The GPAPR tracks the progress of the City's implementation of the General Plan programs with an emphasis on the implementation of the Housing Element. Cities must submit the GPAPR to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1st of each year, along with the Housing Successor Annual Report (SB 341 report) regarding the low

and moderate-income housing asset fund, which must be submitted to HCD annually.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.
- Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Authorize staff to submit the Signal Hill GPAPR for calendar year 2024, the Housing Successor Annual Report (SB 341 report) to OPR and HCD.

c. CONFIRMATION OF PROPOSED RATES FOR WATER DELIVERED THROUGH THE CITY'S DISTRIBUTION SYSTEM AND OUTLINE OF PROPOSITION 218 PROCESS

Summary:

The 2023-2028 City of Signal Hill Strategic Plan identifies updating the Water Master Plan (WMP) and Water Rate Study (RS) as key initiatives for Fiscal Year 2024-2025. The WMP evaluates the City's water infrastructure, identifies deficiencies, and outlines a plan for necessary improvements. The RS conducts a comprehensive rate analysis, establishing a sustainable and equitable five-year tiered rate structure that integrates public engagement and City Council recommendations. In December 2023, the City entered into a professional services agreement with Dudek to assist in preparing the WMP & RS. City staff collaborated with Dudek and its subconsultant, Raftelis, to evaluate water system operations, assess financial needs, and develop recommendations.

On December 10, 2024, the City Council appointed a Water Rate Subcommittee to review the WMP, assess Capital Improvement Projects, evaluate rate structures, and analyze the reserve policy. During the Subcommittee Meeting on January 27, 2025, members reviewed the Water Division's current and projected

costs, considering the financial impact of infrastructure improvements and ongoing operational expenses. After evaluating three rate structure options, the Subcommittee selected the Self-Funded option as the most viable. This option includes a 15 percent rate increase in the first two years, 14 percent in the third and fourth years, and 10 percent in the fifth year, ensuring sufficient funding for capital projects, debt repayment, and financial reserves to address consumption fluctuations and economic uncertainties. The proposed rate adjustment is driven by high-priority Capital Improvement Projects, many of which are required to meet state-mandated regulations. Additionally, revenue losses resulting from water conservation efforts have impacted the Water Division's financial stability, making a structured rate increase necessary.

On February 27, 2025, the Public Works Department presented the findings of the WMP & RS in a public workshop, outlining the three rate adjustment options reviewed by the Subcommittee. After considering the financial implications and public input, the City Council directed staff to proceed with the Self-Funded option as the preferred rate adjustment plan. The recommended rate adjustment ensures that the Water Division can fully fund its operating expenses, capital projects, reserves, and debt service obligations over the next five years without issuing additional debt.

Following a community workshop on March 10, 2025, staff proposes implementing the recommended rate adjustments beginning in Fiscal Year 2025-2026. The proposed changes require amendments to Signal Hill Municipal Code Section 13.04.130 and confirmation to initiate a Proposition 218 Protest Hearing. Staff recommends that the City Council approve the proposed rate adjustments and authorize the necessary actions for implementation.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

1. Confirm the recommended water rate adjustments of 15% in FY 2025-26, 15% in FY 2026-27, 14% in FY 2027-28, 14% in FY 2028-29, and 10% in FY 2029-30.
2. Set a Proposition 218 Protest Hearing for May 27, 2025.

(12) 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. WARRANT REGISTER DATED MARCH 25, 2025

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.

Strategic Plan Goal(s):

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

Recommendation:

Authorize payment of the Warrant Registers dated March 25, 2025.

b. AGREEMENT FOR PROFESSIONAL SERVICES - HUMAN HEALTH ENVIRONMENTAL RISK ASSESSMENT REVIEW SERVICES

Summary:

The State of California Office of Health Hazard Assessment (OEHHA) is a State agency whose mission is to protect and enhance public health and the environment by scientific evaluation of risks posed by hazardous substances. One of the services offered by OEHHA is the review of Human Health Risk Assessments (HHRA) which are reports prepared under the environmental review process for all development projects. The HHRA uses environmental data collected from the site to estimate the nature, magnitude, and probability of adverse health effects on people who may be exposed to contaminants. The HHRA is used to make decisions regarding the development of a property and if the proposed development is safe for construction workers and the people who will occupy the site. OEHHA offers HHRA services to local governments via professional services agreements. The City's current Service Agreement with OEHHA expires on April 11, 2025, and the City would like to continue the services and therefore must approve a new Agreement. The proposed Agreement term would be for twenty-four months with the allowance to extend the term for an additional twenty-four months. The total compensation for the services shall not exceed \$20,000.

Strategic Plan Goal(s):

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Authorize the City Manager to enter into an Agreement for on-call Professional Services for Human Health/Environmental Risk Assessment Review with OEHHA for a term of twenty-four months with a not-to-exceed total compensation amount of \$20,000.

c. CONTRACT AMENDMENT REGISTER DATED MARCH 25, 2025

Summary:

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- The City Council authorized funds with the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There are two contract amendments for City Council consideration as follows:

1. Phoenix Group Information Systems, Parking Citation Processing/Administration, the proposed second amendment would extend the term through 6/30/25 and increase the contract by \$65,000 for a new not-to-exceed amount of \$189,000.
2. Moore Iacofano Goltsman, Inc. (MIG) requested to extend its contract term, for preparation of updates to the City's General Plan Elements, for one year, to expire on April 26, 2026, with the allowed maximum CPI increase of 3.3%, keeping the total compensation amount of \$250,000. MIG will retain the option to extend its contract term for one additional year.

Strategic Plan Goal(s):

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

Recommendation:

Authorize the Contract Amendment Register dated March 25, 2025.

d. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of all surplus funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown in the report. The monthly transaction report provides a list of the changes in investments for the prior month.

Strategic Goal(s):

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

Recommendation:

Receive and file.

e. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of March 11, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.

(13) COUNCIL AGENDA--NEW BUSINESS

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

(14) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, April 8, 2025 at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

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.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: CLOSED SESSION

Summary:

A closed session will be held pursuant to Government Code Section 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)

Property: Approx. 7,800 sq. ft. multi-tenant mixed used lot with 2 buildings, located at 1965/75 E. 21st Street & 2107 Cherry Avenue, Signal Hill; Assessor's Parcel Nos.: 7215-012-002, 7215-013-012

Agency-designated Negotiators: Mayor and City Manager

Negotiating Parties: City of Signal Hill; Property Owner, Lori J. Helfer, and their authorized agent, The Dickerson Company, Rachel Dickerson

Under Negotiation: Price and terms for potential acquisition

Recommendation:

Recess prior to adjournment of tonight's meeting to conduct a closed session.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: PRESENTATION - MAYOR FOR THE DAY

Summary:

A student representative from Alvarado Elementary School will participate in the City Council meeting by leading the Pledge of Allegiance and ceremoniously presiding over the meeting with the gavel. Mayor Jones will then recognize the student.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: PRESENTATION OF SUSTAINABILITY AWARD

Summary:

The Sustainable City Committee has awarded a Sustainability Award to Ground Education, a locally based group offering a School Garden Learning Program. The program focuses on encouraging kids to explore the important connection between healthy food, a vibrant community, and environmental responsibility by bringing nature to schools. Ground Education facilitates year-round learning outdoors. The City Council will present the Sustainability Award to Holland Brown and Karen Taylor of Ground Education.



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STAFF REPORT

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: YVETTE E. AGUILAR
DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES
DIRECTOR**

**SUBJECT: PRESENTATION - RECOGNITION OF SIGNAL HILL COMMUNITY FOUNDATION
FOR CPRS AWARD**

Summary:

The Mayor will recognize the Signal Hill Community Foundation for its 2024 California Park & Recreation Society (CPRS) Service Award of Excellence - Champion of the Community.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: YVETTE E. AGUILAR
DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES
DIRECTOR**

SUBJECT: SIGNAL HILL EMPLOYEE INTRODUCTION

Summary:

The Deputy City Manager/Parks, Recreation and Library Services Department Director will introduce Senior Recreation Specialist Isabela Gil.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: YVETTE E. AGUILAR
DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES
DIRECTOR**

SUBJECT: SIGNAL HILL EMPLOYEE INTRODUCTION

Summary:

The Human Resources Manager will introduce Management Assistant Xochitl Briseno.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal
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STAFF REPORT

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: OPPORTUNITY STUDY AREAS ECONOMIC STUDY FINDINGS

Summary:

Earlier this year, the City Council authorized staff to issue a Request for Proposals to select a qualified professional planning firm to undertake a comprehensive economic and land use study for three areas of the community, known as Opportunity Study Areas. Broadly defined, the purpose of the study is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. After a comprehensive and competitive process, the City Council awarded a contract to PlaceWorks, to prepare an economic and land use analysis associated with the Opportunity Study Area Project.

PlaceWorks will present an update on its progress to the City Council, providing key insights into the economic analysis and preliminary findings. This presentation will offer an opportunity for the City Council and the community to learn more about potential land use strategies that support economic growth and long-term sustainability in Signal Hill. Using the economic study as a basis, staff is requesting additional policy direction from the City Council regarding the next phases in the project which would include developing overlay zones, creating new development standards, exploring opportunities for infrastructure improvements, and initiating a selection process to undertake the required environmental studies to facilitate future development.

Strategic Plan Goal(s):

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

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

Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, waste system, and recreational spaces.

Recommendations:

1. Receive a presentation from Placeworks summarizing the key findings of the Economic Study for the Opportunity Study Areas project.
2. Provide general direction to staff to advance the development of Overlay Zones, including updates to development standards within the Opportunity Study Areas.
3. Provide direction to staff regarding the solicitation of development proposals for a City-owned property located at the intersection of Spring Street and Atlantic Avenue.
4. Provide direction to staff regarding initiating a feasibility study to explore the potential implementation of financing tools to fund infrastructure improvements with the Opportunity Study Areas.
5. Authorize staff to issue a Request for Proposals for environmental studies related to the Opportunity Study Areas.

Fiscal Impact:

The fiscal impact associated with the recommended action includes ongoing consultant work associated with the development of overlay zones and development standards for the Opportunity Study Areas. In addition, staff is requesting the City Council authorize the issuance of a Request for Proposals to conduct environmental studies related to the Opportunity Study Area. Staff estimates the cost of these environmental studies to be approximately \$500,000 and would include this funding as part of the proposed Fiscal Year 2025-2026 Operating Budget.

Background:

One of the City's key strategic goals is revenue diversification. The City's current revenue portfolio relies on sales tax, which is provided through a healthy balance of various sales tax producing businesses. The City historically relied on tax increment financing to incentivize redevelopment; many of the City's shopping centers, auto dealerships, and residential developments are a testament to the vitality of redevelopment as an economic development tool. Using tax increment financing, redevelopment agencies could leverage future property tax value to enter public-private partnerships to induce development. Notwithstanding the dissolution of redevelopment, the City's goal remains to secure additional financial security by leveraging its land use authority to allow for new development that will increase property values, create jobs, and provide new revenue opportunities. Staff proposed to the City Council a project, known as the Opportunity Study Area (OSA) to achieve its desired economic and financial goals.

As part of the City's ongoing effort to encourage strategic economic development and realize the community's long-term vision, the City has initiated an economic and land use study for three designated Opportunity Study Areas. The purpose of this study is to evaluate market conditions, development potential, and land use alternatives that would foster appropriate and feasible investment in these areas. The study will serve as the foundation for identifying desired land uses and crafting zoning tools to facilitate well-planned development that aligns with community goals and economic realities.

At the November 12, 2024, meeting, the City Council awarded a professional services agreement to Placeworks to assist staff with the OSA project. Each opportunity study area consists of properties with heavy and light manufacturing, industrial flex, office buildings, vacant properties, and minimally developed parcels with expansive storage yards. Staff identified the OSAs based on their potential for redevelopment and economic growth over the next several years. The goals of the proposed study are to assess the City's development potential through an economic analysis and update the City's zoning ordinance to create opportunities to attract new development. The City Council unanimously approved the contract and Placeworks began work on the underlying economic assumptions, gathering stakeholder feedback, and working with staff to implement the project schedule.

Analysis:

The OSA project has two primary initial components. The first phase of the OSA project is to prepare a market-based economic study to identify opportunities for growth based on the current and prospective development environment. The underlying economic study includes regional market data regarding sales tax for numerous types of retail, hotel occupancy data, residential demand, and other important drivers such as economic demographics that correlate to potential demand for specific development types. Over the past few months, Placeworks worked alongside staff to prepare the attached economic study that will form the basis for potential future zoning code amendments to facilitate development in Signal Hill. As part of this report, staff will summarize the economic study, provide key policy consideration for the City Council, and discuss the next phase of the OSA Project.

Economic Analysis:

The City is at a key stage in its long-term development strategy, with the Economic Analysis for the Opportunity Study Areas serving as a foundation for shaping future land use policies and zoning decisions. The economic study examines the market feasibility of various potential land uses within the OSAs, including housing, retail, hotel, office, and industrial development, and provides critical insights into how these areas could transition into a modern, economically vibrant district. The summary below discusses each distinct land use separately, provides insights into the current development environment, and draws conclusions regarding the viability of each land use based on current market data.

Housing as a Catalyst for Redevelopment

The Economic Analysis highlights housing development as a catalyst for economic growth and the successful revitalization of underutilized properties. The study confirms strong regional demand for additional housing, particularly given rising housing costs, limited inventory, and ongoing state mandates for increased housing production. Encouraging residential development within the OSAs aligns with the City's long-term vision of fostering a walkable, mixed-use environment that supports retail, commercial, and public spaces.

Market Feasibility and Developer Interest

Market research, including interviews with 11 developers, indicates strong interest in residential development in Signal Hill, particularly in for-sale townhomes as the most financially feasible option

in the current economic climate. Developers cited the City's prime location, strong regional job market, and desirable small-town character compared to surrounding cities as key factors driving interest in new housing projects. However, high construction costs and interest rates currently present challenges for large-scale apartment or condominium projects, meaning the initial phase of residential development in the OSAs is more likely to consist of attached townhomes or small-lot single-family residences.

Despite these near-term constraints, the long-term market potential for rental housing remains strong. The region's high demand for rental housing, combined with growing interest in urban living and mixed-use environments, suggests that future economic conditions may support higher-density apartment or condominium developments. As a result, the City could tailor its development standards to accommodate a gradual shift toward mixed-use and multifamily residential development as market conditions evolve.

Economic and Community Benefits of Housing Growth

Encouraging new housing development within the OSAs offers multiple economic and community benefits. Housing serves as a foundational element of a walkable urban district, providing the population base necessary to support retail businesses, restaurants, and services. Without a critical mass of residents living within walking distance of commercial areas, it would be challenging to attract high-quality retail tenants or establish a vibrant Central Business District (CBD).

Additionally, housing development generates long-term revenue for the City, including property taxes and sales tax from resident spending. Housing also reduces reliance on commuter-driven retail by increasing local consumer spending within the City and promotes sustainability and smart growth principles by locating housing near employment centers and transit corridors. Given these benefits, the City Council may wish to consider zoning and policy updates to encourage well-designed residential projects that enhance the character of Signal Hill while meeting evolving market demands.

Key Planning Principles for Housing Development

To maximize the potential of new housing development in the OSAs, the City Council may wish to evaluate several key considerations:

- **Density and Land Use Flexibility:** Should the City consider increasing allowable residential densities in certain areas to encourage mixed-use development and maximize land efficiency?
- **Integration with the Central Business District (CBD):** How can new housing be strategically located to complement retail and commercial growth, ensuring a balanced mix of uses?
- **Urban Design and Infrastructure Needs:** What infrastructure improvements or public amenities (such as open spaces, transit accessibility, and pedestrian-friendly streetscapes) will be needed to support a modern residential district?
- **Phased Development Approach:** Should the City encourage a phased approach, allowing for initial townhome development while preserving the potential for higher-density housing as

market conditions improve?

- **Incentives for Housing Development:** What policies or incentives (i.e., expedited permitting, impact fee reductions, or public-private partnerships) could facilitate residential investment while ensuring high-quality design and community benefits?

Conclusion: Residential Development

The Economic Analysis underscores that housing development in the OSAs is essential for the City's long-term economic sustainability and the success of its redevelopment vision. While the short-term focus will likely be on for-sale townhomes, the City should remain proactive in planning for future rental and mixed-use housing opportunities to accommodate evolving market conditions.

Retail Market Potential and Development Considerations

Retail development plays a crucial role in the economic growth and long-term viability of the Opportunity Study Areas. The Economic Analysis indicates that Signal Hill has significant opportunities to expand its retail sector, particularly in targeted industries that align with shifting consumer preferences and regional spending patterns. The study highlights that while traditional retail faces challenges due to e-commerce and evolving shopping behaviors, there remains strong demand for experience-driven and convenience-based retail, particularly within walkable, mixed-use environments.

Retail Demand and Market Gaps

The economic study identifies retail leakage (i.e., where residents spend money outside of Signal Hill due to a lack of local options) as a major opportunity for capturing unmet demand. The analysis shows significant gaps in key retail categories, including:

- Furniture and Home Furnishings - Potential demand for up to 140,000 square feet
- Clothing and Accessories - Potential demand for 102,000 square feet
- Bars and Drinking Places - Potential demand for 12,000 square feet

By strategically positioning new retail developments in high-traffic areas, the City can recapture a portion of this lost spending and enhance its local tax revenue base. While demand for additional retail space exists, the study notes that not all retail categories are viable. The restaurant market, for example, appears highly saturated, with limited potential for additional full-service dining unless it is strategically integrated into a destination retail environment.

Strategic Retail Placement and the Role of the Central Business District (CBD)

A concentrated and well-designed retail district is critical for attracting quality tenants and creating a sense of place. The economic study recommends focusing on retail development within the Central Business District (CBD) to:

- Create a vibrant, experience-oriented destination that draws visitors from surrounding areas.

- Encourage mixed-use development, where retail coexists with residential, and office uses to enhance foot traffic and spending.
- Differentiate Signal Hill's retail offerings from neighboring communities, ensuring long-term competitiveness.

Retail success is increasingly experience-driven, with modern consumers seeking lifestyle, entertainment, and social interaction rather than simply shopping. The City should consider incentivizing businesses that align with these trends, such as:

- Boutique and specialty retail stores that cater to niche markets.
- Fitness, wellness, and personal services which provide experiences rather than traditional retail goods.
- Cafés, wine bars, and breweries that offer social and entertainment elements.
- Artisan markets or maker spaces that highlight local products and craftsmanship.

Focusing on walkability, placemaking, and design standards within the CBD will be essential to attracting high-quality retailers and competing with regional shopping destinations.

Challenges and Considerations for Retail Development

While the market for experience-oriented retail remains strong, new retail development must overcome several challenges, including:

1. **Changing Retail Landscape:** Many national retailers continue to downsize or pivot toward e-commerce, making it essential for the City to prioritize retail formats that are resistant to online competition.
2. **Retail Over-Saturation in Neighboring Cities:** Nearby areas, including Long Beach and Lakewood feature established retail centers, requiring the City to differentiate itself through unique offerings.
3. **Financial Viability:** Given rising construction costs and interest rates, the City may need to explore public-private partnerships or incentive programs to encourage high-quality retail investment.

Policy Considerations

To maximize retail success in the OSAs, the City Council may wish to consider the following:

- **Retail Zoning and Land Use Strategies:** Should retail be exclusively concentrated in the CBD, or should certain retail uses be distributed throughout the OSAs to support emerging neighborhoods?

- **Retail Attraction and Business Recruitment:** Should the City adopt a proactive business attraction strategy, including outreach to retailers that align with market demand?
- **Incentives for Experience-Based Retail:** Should the City consider incentives or partnerships to encourage development of retail spaces that prioritize experiences, dining, and entertainment?
- **Design Standards and Public Spaces:** How can the City ensure that new retail developments include pedestrian-friendly design, public gathering spaces, and high-quality aesthetics?

Conclusion: Retail Development

Retail development within the OSAs presents a major opportunity for economic growth, increased tax revenue, and enhanced community vibrancy. By focusing on experience-based retail, strategically concentrating development in the CBD, and supporting mixed-use environments, the City can establish itself as a regional destination while ensuring long-term economic sustainability. The City Council's approach to zoning, business attraction, and retail incentives will play a critical role in shaping the future retail landscape of Signal Hill, ensuring that new commercial development aligns with both market realities and community goals.

Hotel Development Opportunities

The Economic Analysis indicates that Signal Hill could support an upper midscale or upscale hotel, given the strong regional demand for lodging and the consistent occupancy rates exceeding 70% at existing hotels in the area. A new hotel could serve a range of visitors, including business travelers, families, and event attendees, capitalizing on the City's proximity to Long Beach Airport, regional employment hubs, and major freeways.

While the demand for additional hotel accommodations exists, several factors influence feasibility and development timing. The current economic climate, including high construction costs and rising interest rates, poses challenges for new hotel projects, making it increasingly difficult for developers to secure financing. Additionally, competition from the well-established hospitality market in Long Beach requires that any new hotel in Signal Hill offer a unique value proposition and strategic location to attract guests.

To maximize economic benefits, a well-positioned hotel should be located in an area that offers strong visibility, walkability, and access to local amenities. The study identifies the Central Business District and major arterials such as Willow Street or Cherry Avenue as potential locations that could support hospitality development. A hotel within the Central Business District would enhance the City's vision of a dynamic, experience-oriented district, providing lodging options for visitors while increasing foot traffic for local businesses, retail, and dining establishments.

Given the financial challenges associated with new hotel construction, many cities have successfully utilized incentive programs to attract hotel developers and facilitate project feasibility, including the following:

- **Transient Occupancy Tax (TOT) revenue sharing agreements,** which allow a portion of the tax revenue collected from hotel guests to be reinvested into the project for a specified period.

- Land lease reductions, particularly if City-owned property is available for hotel development, to reduce upfront investment costs.
- Expedited entitlements and development fee reductions to streamline the approval process and enhance project viability.
- Public-private partnerships (P3s) that involve direct collaboration between the City and hotel operators to ensure a successful investment strategy.

Beyond its economic benefits, a hotel in Signal Hill would contribute to the City's long-term economic sustainability, generating new Transient Occupancy Tax revenue, increasing local sales tax from visitor spending, and creating new jobs in the hospitality and service sectors. A hotel would also strengthen the City's identity as a destination for business and leisure travelers, complementing the broader efforts to transform the OSAs into a thriving mixed-use district.

Conclusion: Hotel Development Opportunities

The City Council may wish to consider whether to actively recruit hotel developers, explore targeted incentives, and align zoning regulations to support hotel investment. By positioning hospitality as a strategic economic driver, Signal Hill can enhance its fiscal health while providing much-needed lodging options for visitors and business travelers alike.

Office and Industrial Market Trends

The office market in Los Angeles County and the broader Southern California region has undergone a fundamental shift due to the rise of remote and hybrid work models. The Economic Analysis highlights that office vacancies have reached 23.9% in Los Angeles County, reflecting reduced demand for traditional office spaces. Many companies continue to downsize their office footprints or shift to more flexible leasing arrangements, leading to a decline in large-scale office development across the region.

Given these market realities, new office construction in Signal Hill is unlikely in the near term. However, there may be opportunities for specialized office uses, such as medical offices, co-working spaces, and research and development facilities, which continue to show resilience despite broader market trends. The City's proximity to major healthcare and education institutions, such as Long Beach Memorial Hospital and California State University, Long Beach, may create demand for small-scale medical or professional office spaces.

Potential Strategies for Office Market Adaptation

To respond to changing market conditions, the City may consider strategies such as:

- Encouraging adaptive reuse of existing office buildings, allowing flexibility for conversion into other uses, such as mixed-use residential or creative office spaces.
- Supporting medical office and specialized office uses, which may be more viable in the current

market than traditional corporate office space.

- Exploring co-working or incubator spaces to attract small businesses, start-ups, and independent professionals seeking flexible office environments.

Industrial Market Strength and Development Potential

Unlike the office sector, industrial real estate remains one of the strongest-performing segments in Signal Hill and throughout Southern California. The Economic Analysis reports an industrial vacancy rate of approximately 5.4%, demonstrating continued demand for logistics, warehousing, light manufacturing, and last-mile distribution facilities. This demand is driven by e-commerce growth, supply chain adjustments, and the need for strategically located distribution centers near major freeways and ports.

Existing industrial properties within the City continue to be highly utilized, and many property owners show little interest in selling or redeveloping their sites. As a result, industrial transitions in the OSAs may occur gradually, particularly in areas with long-term land leases, active oil operations, or stable industrial tenants. However, the City has an opportunity to explore ways to modernize industrial areas and integrate new, cleaner industries that align with evolving economic trends.

Industrial Redevelopment Considerations

While industrial uses remain strong, certain industrial areas may be candidates for long-term transition into mixed-use developments. The City Council may wish to consider:

- Balancing industrial retention with future redevelopment, ensuring that existing industrial businesses continue to thrive while identifying strategic sites for potential mixed-use projects.
- Encouraging modern, sustainable industrial development, incorporating green building standards and clean technologies.
- Exploring zoning modifications that allow for hybrid industrial-commercial uses, such as tech-flex spaces, research and development (R&D) hubs, or advanced manufacturing facilities that blend office, showroom, and light industrial functions.

Policy Considerations

Given these market trends, the City Council may consider the following questions as it plans for the future of office and industrial development in the OSAs:

- Should the City adjust zoning regulations to allow for more flexible uses within underutilized office spaces, such as residential, creative office, or co-working environments?
- How can the City support existing industrial businesses while identifying opportunities for gradual transitions to new uses where appropriate?

- Are there opportunities to modernize industrial development standards to encourage high-value, clean industrial uses that align with the City's broader economic vision?
- Should the City take a proactive approach to attracting medical office, technology, or life sciences tenants, which may have stronger long-term demand?

Conclusion: Office and Industrial Development

The Economic Analysis highlights divergent market conditions for office and industrial development in Signal Hill. While new office development remains uncertain, the City has an opportunity to adapt existing office spaces to align with emerging workplace trends. Meanwhile, industrial uses continue to thrive, though long-term redevelopment strategies should be carefully evaluated to ensure that future growth balances economic sustainability with evolving land use needs. By taking a strategic approach to office and industrial planning, the City could position itself to support thriving businesses, attract new investment, and ensure the long-term success of the Opportunity Study Areas.

Economic Analysis Conclusion

The Economic Analysis provides a data-driven framework to guide future land use decisions within the City. As the City continues to evolve, these OSAs present a unique opportunity to attract new investment, diversify the local economy, and create a more dynamic, mixed-use environment. The findings emphasize the strong potential for residential development, particularly for-sale townhomes in the short term, which will help drive demand for retail, hospitality, and public amenities. While challenges exist in the broader economic landscape such as high construction costs, shifting retail dynamics, and the evolving nature of office spaces, the analysis underscores that strategic planning and targeted policy adjustments can position the City for long-term economic success.

A critical theme throughout the analysis is the importance of fostering a walkable, experience-driven Central Business District. Concentrating retail, hospitality, and entertainment uses in the Central Business District would allow Signal Hill to establish a regional destination that complements, rather than competes with, neighboring cities. Encouraging experience-oriented retail, including boutique shops, dining establishments, and lifestyle services, would ensure that new commercial spaces remain viable in an increasingly digital economy. Additionally, while hotel development faces financing challenges, a well-positioned upper midscale or upscale hotel could strengthen the City's economic base by capturing visitor spending, increasing Transient Occupancy Tax revenue, and providing accommodations for business travelers and tourists.

The economic analysis also highlights divergent trends in the office and industrial markets, which require a balanced approach to future land use planning. While traditional office space is in decline, there may be opportunities for medical office, co-working, or research and development facilities that align with market demand. Meanwhile, industrial uses remain strong, with low vacancy rates and continued demand for logistics, warehousing, and advanced manufacturing. The City should explore ways to modernize industrial areas while identifying sites that could transition to mixed-use development over time, ensuring economic stability while allowing for gradual evolution.

Moving forward, the City Council will play a crucial role in shaping zoning regulations, incentive

programs, and infrastructure investments that align with the findings of this study. Questions surrounding density allowances, business attraction strategies, and public-private partnerships will need to be carefully considered to maximize economic growth while preserving the City's unique identity. Flexibility in land use policies will be essential to accommodate shifting market conditions, ensuring that development decisions remain adaptive, forward-thinking, and responsive to community needs.

Ultimately, the Opportunity Study Areas provide for economic growth, sustainability, and community-oriented development. By leveraging market opportunities in housing, retail, hospitality, and industrial innovation, the City can create an economy that benefits residents, businesses, and visitors. Thoughtful planning and strategic policy implementation will ensure that the City remains an attractive destination for investment while fostering a high quality of life for generations to come.

Overlay Zone and Development Standards

One of the key implementation steps will be the creation of overlay zones and corresponding development standards tailored to each Opportunity Study Area. An overlay zone is a zoning tool applied in addition to existing zoning districts to establish specialized regulations that guide future development in a targeted way without changing or eliminating the existing underlying zoning unless specifically desired and approved. Importantly, overlay zones do not affect existing, legally established land uses or businesses, nor do overlay zones require current property owners to redevelop their properties. Property owners may continue to use and maintain their property in accordance with existing zoning regulations. The purpose of the overlay is to provide an additional layer of opportunity for those property owners and potential developers who may wish to pursue new development or redevelopment consistent with the City's updated vision for these areas.

The process of drafting overlay zones and development standards will involve translating the findings and recommendations of the economic study into clear, actionable regulations. These may include updated use lists, modified density and intensity standards, tailored design guidelines, and context-sensitive development requirements. The goal is to create a flexible yet predictable regulatory framework that provides both developers and the community with a clear understanding of what types of development are appropriate and encouraged within each Opportunity Study Area. The development of these tools will be coordinated with public outreach and stakeholder engagement to ensure that community input is reflected in the final product. Ultimately, the overlay zones and standards will be brought forward for Planning Commission and City Council consideration and adoption during the last three months of this year.

Potential Financing Tools to Address Infrastructure Deficiencies

As part of the long-term planning for the Opportunity Study Areas, the City recognizes that public infrastructure improvements such as missing sidewalks, storm drains, pedestrian connections, and other vital facilities will be critical to support new development and enhance the quality of life for residents and businesses. However, given limited City resources, it is important to explore alternative funding mechanisms that could help finance these improvements without placing the full burden on the City's General Fund. Several financing tools are available under state and federal law that could be potentially utilized to help fund infrastructure improvements in targeted areas.

Community Facilities Districts (CFDs) are a flexible financing tool that allows a local government to create a special district where property owners agree to levy an additional property tax assessment to pay for public improvements and services that benefit the district. Cities can establish CFDs to fund a wide range of infrastructure, including streets, sidewalks, stormwater systems, parks, and utilities. For the Opportunity Study Areas, the City could form CFDs in coordination with willing property owners and developers to fund necessary infrastructure improvements that directly serve and enhance their properties. An example of this tool in practice is the City of Anaheim's use of CFDs to fund infrastructure improvements in the Platinum Triangle area, which has supported significant mixed-use and residential development through targeted public investments funded by district participants.

Enhanced Infrastructure Financing Districts (EIFDs) are another tool authorized under California law that enable cities and other public agencies to capture a portion of future property tax increment (growth in property tax revenue) generated within a defined district to pay for infrastructure improvements. Unlike redevelopment agencies of the past, EIFDs do not require the use of eminent domain or the taking of property and are formed with public input and approval. The City can use EIFDs to finance a broad range of projects, including transportation, water, sewer, and parks. A successful example of an EIFD is the City of La Verne, which established an EIFD to fund infrastructure improvements near a future Gold Line light rail station, supporting transit-oriented development. Similarly, National City utilized an EIFD to improve infrastructure in support of its downtown revitalization efforts, showing that this tool is increasingly being used by smaller cities to address infrastructure needs linked to economic development.

Federal Opportunity Zones provide another potential resource for stimulating private investment in designated economically distressed areas. While Signal Hill's Opportunity Study Areas need to be located within a federally designated Opportunity Zone to leverage this tool, if applicable, this tool could offer significant tax incentives to private investors who invest in property, businesses, and development projects within these areas. The City of Los Angeles, for example, has actively promoted its Opportunity Zones to attract private investment in underserved communities, pairing these incentives with city-led infrastructure planning to ensure that growth benefits both investors and residents. By creating favorable conditions for private investment, Opportunity Zone incentives could be used to attract capital for mixed-use projects and new businesses, which in turn could help fund or justify adjacent infrastructure improvements. Additionally, public-private partnerships could be explored to coordinate between investors and the City to ensure that private development is paired with the needed public infrastructure upgrades.

Applying Financing Tools to the Study Areas

Each of these financing mechanisms could be evaluated as part of the next phase of planning for the Opportunity Study Areas. For example, the City could consider conducting a feasibility study to assess the potential revenue that could be generated by a CFD or EIFD and to identify the specific infrastructure improvements that could be funded. These tools could be layered with other grant programs or private investment to create a comprehensive funding strategy. Public engagement with property owners, developers, and community stakeholders will be essential to determine interest in forming a district and to ensure that any proposed financing mechanism aligns with the community's vision and economic realities.

By leveraging creative financing tools such as CFDs, EIFDs, and Opportunity Zones, where applicable, the City could position the Opportunity Study Areas for long-term success. These tools would help ensure that new development is supported by modern infrastructure, without placing undue strain on existing City resources. Staff would request the City Council's direction to explore these additional programs and return to the City Council with recommendations as part of a future OSA project update later this year.

Next Steps:

With the completion of the economic and land use study, the City now has a comprehensive analysis that identifies viable development opportunities and key economic drivers for each of the Opportunity Study Areas. This study provides a critical foundation to inform the City's next steps to implement policies and zoning regulations that support the City's long-term revitalization and economic growth. Moving forward, staff is seeking the City Council's direction to initiate updates to the City's Zoning Code, including the development of new overlay zones and corresponding development standards that reflect the recommendations of the economic study. These updates will help establish a clear regulatory framework that encourages desired development while preserving community character.

A focus area for future development is the City-owned property on the corner of Spring Street and Atlantic Street. This is a key development area with the potential to house multiple uses and attract development that could potentially help the City implement various economic goals. As part of this project, staff is requesting the City Council's direction to draft a request to solicit development proposals for the site. Staff would evaluate the development proposals and recommend a preferred development team to the City Council. The process is analogous to the one the City recently used to find a development partner for the Walnut and Orange Bluff workforce housing sites.

In addition, staff recommends beginning work to explore infrastructure financing program options, including Community Facilities Districts (CFDs), Enhanced Infrastructure Financing Districts (EIFDs), and other tools as appropriate, to address identified deficiencies in public improvements such as sidewalks, storm drains, and pedestrian connections. Staff will work with stakeholders to assess the feasibility of these tools and identify the most effective strategies to fund infrastructure improvements that support future development within the Opportunity Study Areas.

As part of the next budget cycle, staff will also propose dedicated funding in the Fiscal Year 2025-2026 budget to prepare the environmental review documents required to adopt the overlay zone updates. These environmental documents will be essential to ensure compliance with the California Environmental Quality Act (CEQA) and to facilitate a streamlined process for future development consistent with the new zoning framework.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

A. Opportunity Study Areas: Economic Study

The background of the slide features abstract, vertical brushstrokes in various shades of olive green and tan. A line graph is overlaid on the right side, showing two data series: a dark line and a light line. Both lines start at a low point on the left and trend upwards towards the right, with the light line showing more volatility than the dark line. The graph is positioned diagonally across the lower right portion of the slide.

Economic Analysis for Proposed Opportunity Study Areas

City of Signal Hill, California

March 25, 2025

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EXECUTIVE SUMMARY

The City of Signal Hill has embarked on a path to facilitate the recycling or redevelopment of the parts of the Atlantic Spring and Central neighborhoods. This will lead to realizing part of its 2001 General Plan and an objective in the *2023 to 2028 Strategic Plan*—the development of a central business district in the Town Center area.

The city has identified three Opportunity Study Areas (OSAs). The purpose of the project is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. This report is an economic analysis intended to identify the potential market demand to support redevelopment and the creation of the central business district.

Subsequent stages in the overall project will create a generalized plan for the OSAs, finalize the boundaries that will be included, and establish a zoning mechanism that will incentivize development and lead to the

realization of the vision for a central business district.

The report assesses market conditions and potential demand for:

- + Housing development
- + Retail businesses
- + Hotels
- + Office and industrial uses

Creating a Central Business District

At the heart of the project is creating a central business district in the Town Center area, around the intersection of Willow Street and Cherry Avenue. Although the project will better define what this district should be, this economic analysis assumes that it will likely include:

- + A business district with vibrant economic activity
- + A gathering place with a robust and inviting public realm

- + Physical design that not only facilitates but actually encourages walking and meeting neighbors
- + Even though it is a business district, it should be experience-oriented: it should be a place to do things not just buy things

Remainder of the OSAs

Even though the central business district is at the heart of the project, the vast majority of the OSAs lie outside of this central place. The Economic Analysis also identifies challenges and opportunities for recycling and redeveloping the remainder of the OSAs. The challenges are substantive: aggregating small lots and working around oil wells, relocating infrastructure, demolition, and in some cases, remediating the land. Nevertheless, the report highlights a number of factors that are real opportunities for change

Key Findings

Housing

The report notes that housing will be important in the mix of uses in the OSA:

- + Retail Follows Rooftops. Retailers these days are busy learning to coexist with online shopping; they rarely build new stores other than in areas with population growth.
- + Feet on the Street. Housing in proximity to the envisioned central business district increases the number of people walking in the district. This, in turn, signals to others that this district is alive and vibrant, that there is something worthwhile here.
- + Paying for Redevelopment Costs. Housing is the most effective way to increase land value by adding some density, and this added value will be important in paying the added costs to redevelop in the OSAs.

The housing assessment included interviews with 11 developers. The developers were positive about the prospect of developing new housing in the OSAs. They said that Signal Hill is a good community in which to build and sell homes, that they can work with the constraints of active oil wells and potential remediation, and that having the right zoning in place will help make development happen.

Retail Sales

The retail market analysis found that there are many types of retail stores which already saturate the market. However, it also found that there are a number of types of stores for which there is leaked retail spending that can support additional retail businesses in the OSAs. The biggest opportunities include:

- + Furniture and Home Furnishings. Leaked spending could support 140,000 square feet of retail space for these stores.

This could form a niche specialization for the central business district, similar to South Coast Collection in Costa Mesa.
- + Clothing and Accessories. Leaked spending could support up to 102,000 square feet of retail space for these stores.

This, too, could be a specialization for the central business district, and would appeal to the lifestyle demographics in the trade area.
- + Drinking Places (bars). Leaked spending could support up to 12,000 square feet of retail spaces for drinking establishments.

However, the analysis also found that the trade area is saturated with full-service dining. The report discusses how establishing a

central business district that draws regional visitors could help attract more restaurants to Signal Hill.

Overall, the retail analysis finds that there could be market support for up to 433,000 square feet of retail development in the trade area.

Hotels

The report notes that the hotel industry has taken a long time to recover from pandemic era disruptions and that there is little to no new hotel development occurring. Nevertheless, the report finds that hotel occupancy rates in Signal Hill and surrounding area are supportive of additional hotels. The report provides some guidance for efforts to attract a new hotel.

Office and Industrial Uses

The report analyzes the local economy and projects future economic and employment growth in order to estimate demand for office and industrial uses.

The analysis finds that there is the potential for growth in professional services and other office-based businesses. However, the regional office market is a long way from recovering from the shift to work from home

and hybrid work arrangements. Even though there is potential demand, it is unlikely that there will be new office development in the short- and mid-term.

The analysis finds that there should be sufficient growth in retail services—such as personal services, entertainment, or recreation—to support the development of up to 250,000 square feet of commercial building space in addition to the retail sales building space.

Additional Considerations

In addition to the key findings, the report identifies several key considerations as the project moves forward:

Housing Types

- + High construction costs and high interest rates will preclude most residential development in the short term, other than for-sale townhomes.
- + Overtime, for-rent and multifamily housing products will likely become feasible.
- + The zoning for the OSA should anticipate this market shift ahead of time.

Vertical vs Horizontal Mixed-use

- + Mixed use will likely be part of the central business district.
- + Vertical mixed-use (residential units over ground-floor retail) is more expensive and will likely take longer to become viable.
- + Horizontal mixed-use will be feasible sooner rather than later.
- + The OSA zoning will have to address which is desired and which is required or allowed.

Retail Locations

- + The analysis indicates market support for up to 433,000 square feet of retail building space.
- + The OSA zoning will have to decide how much should be in the central business district, how much should go elsewhere in the OSAs, and how much should be planned elsewhere in the trade area.

Business Attraction

- + The analysis projects limited economic growth in arts, entertainment, and recreation.
- + The analysis finds that the trade area is saturated with full service restaurants

(even if they are not all located in Signal Hill).

- + These uses are important for an experience-oriented central place.
- + How active does the city want to be in attracting these types of businesses when the central business district is ready to develop?

INTRODUCTION

BACKGROUND

Signal Hill's 2001 General Plan noted that the city was already a decade into transforming from an oil field and industrial city into a residential and light industrial city. The Redevelopment Agency had successfully brought in investment in major big box retailers, such as Costco and Home Depot, auto dealerships, and affordable housing.

The 2001 plan envisioned a town center area around the intersection of Willow Street and Cherry Avenue, building on the existing Town Center East and the Commercial Corridors Specific Plans and calling for new plans for other parts of this larger town center area. The vision includes large-scale retailers, more local-serving retail, dining, entertainment and recreation businesses, and some high-density housing.

In the intervening years, some progress has been made in achieving this vision. However, the state's elimination of redevelopment agencies in 2011 took away the city's

primary tool to facilitate development and implement the community's vision. As much of the industrial building stock in the Atlantic/Spring and Central neighborhoods has reached or is approaching the end of its functional life, there is little funding for the city to facilitate recycling or redevelopment and to help offset the costs of site cleanups.

In addition, market conditions have changed the types of development that get invested in. New big box retail stores are rare, outside of growing greenfield areas where suburban subdivisions are adding new rooftops. With the transition to hybrid work arrangements among many of the businesses that typically occupy office buildings, there is little investment in new office buildings. And with the continued growth in online retail, new high-cube warehouses are eating up Southern California's supply of industrially zoned land.

Over the years, though, the community's general vision has not changed. The city's *2023-2028 Strategic Plan* included the

objective to "Develop a central business district to support a sense of community and expand local amenities."

PURPOSE AND INTENT

The purpose of OSA project is to assess 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 purpose of this Economic Analysis is to quantify the market demand for development in three proposed Opportunity Study Areas (OSAs). The Economic Analysis is the first step in a process that is expected to finalize the boundaries of the OSAs, prepare a generalized plan for the OSAs, and establish a zoning mechanism that will incentivize development and lead to the realization of the vision for a central business district.

The Economic Analysis is intended to identify potential opportunities that can be considered during the subsequent planning stages. It describes the near-term opportunities but also identifies challenges that need to be

addressed over the long term. The intention is to not write off any options yet, but rather to be realistic about where to start.

CENTRAL PLACE

This process will develop a more specific definition of the central place, which is at the heart of the project. The Strategic Plan and General Plan refer to it as the central business district in the area identified in the General Plan as the Town Center. The Town Center includes areas around the intersection of Willow Street and Cherry Avenue.

At its core, this central place is intended to be a gathering place for the community, create a public identity for Signal Hill, and enhance the sense of community. Simply put, the goal is to create a there, there; a place that is unique and authentic to Signal Hill's heritage and its future aspirations.

Although the concept of the central place will be fleshed out during this project, there are certain components that it will likely include:

- + It is a business district, so vibrant economic activity is important
- + It is a gathering place, so a robust and inviting public realm is important

- + Parts of it should not only facilitate but actually encourage walking and meeting neighbors
- + Even though it is a business district, it should be experience-oriented: it should be a place to do things not just buy things

This report uses the somewhat wordy description of, "a walkable, experience-oriented central place," until a more formal nomenclature is devised.

OTHER USES

Even though this central place is at the heart of this project, the OSAs cover a large land area. The *Economic Analysis* is also intended to identify opportunities for recycling and redeveloping other areas in the OSAs. Thus, the report analyzes the potential for retail uses that might not fit into the central place, plus hotels, housing, other commercial uses, and office and industrial uses. Again, the intent is to identify possibilities; the menu of uses and development types may be subsequently whittled down as the project progresses.

CONTENT

The remainder of this report is divided into the following four parts, along with a

conclusions section and an appendix with supporting data:

Residential Development

Because there is well documented pent-up demand for housing development throughout Southern California, a formal residential market analysis has not been conducted. This chapter discusses the need for residential development and the input from interviews with 11 developers.

Retail Sales

Because the central place is envisioned as a business district, this chapter presents a detailed analysis of market demand for retail businesses by type of store.

Hotels

There has been little development of hotels since the pandemic, as the lodging industry is only just returning to pre-COVID levels. This chapter addresses the market potential for new hotel development in Signal Hill.

Office and Industrial

This chapter analyzes the local economy and projects future economic and employment growth. Based on the projections, the report estimates the demand for commercial development, offices, and industrial uses.

RESIDENTIAL DEVELOPMENT

One cannot go very long without hearing about the crises in housing in Southern California. A crisis in housing affordability, housing availability, and homelessness. In addition, many cities were saddled with unfathomably high Regional Housing Needs Assessment (RHNA) housing allocations in the last housing element cycle. Yet talk to any residential developer and one of their biggest roadblocks is finding any land to acquire for new housing construction (they will also mention construction material costs, labor shortages, and prohibitively high interest rates).

To assess market demand for residential development in the OSAs, the project included interviews with 11 developers. These interviews not only verified the conventional wisdom that there is pressing demand for new housing, but equally importantly, that developers are ready and willing to build housing in the OSAs.

This chapter begins with a brief discussion of why housing development is an important component of realizing the vision for a central place in the town center. It then provides a brief summary of salient points from the interviews with developers. The final section discussed how market conditions can be expected to impact the types of housing that get built.

WHY HOUSING

There is a common perception that new housing does not pay its own way. Often, though not always, this is true when one looks only at property tax revenue and the cost of public facilities and services. However, most communities require development impact fees that help cover costs for public facilities and infrastructure.

More importantly, though, new households pay sales taxes. There is an old fashioned idea that cities should only zone for new retail businesses because they pay sales tax.

However, businesses do not pay sales tax; they collect it. It is people—residents and visitors—who actually pay sales tax. When one adds development impact fees and sales tax to the property tax that new households pay, more often than not, new housing is paying its own way, and then some.

For the redevelopment of the OSAs, new housing will be necessary for the three reasons discussed here.

Retail Follows Rooftops

Prior to the pandemic, online retail was steadily capturing increasing amounts of consumer spending, but this shift accelerated during and after the pandemic. Today, national and regional retail chains are highly focused on omni-channel retailing—combining multiple channels to market, sell, buy, and deliver goods, easing the transition between digital and physical selling environments. Stores want to sell goods online, in store, with delivery, with curbside pickup, or in any way that they can get your

business. Rarely are retailers looking to build new stores, and when they do, they are looking for places that are growing.

The vision for a central place with businesses and activities includes retail businesses. Retailers will be much more interested in considering a Signal Hill location when they can see that it is growing. Thus, new housing will be one part of the business attraction strategy.

Feet on the Street

There is much talk about the value of mixed-use development. The reality, however, is that two, three, even four or five stories of residential units over ground-floor retail will not make or break a ground-floor retail business.

However, having housing over retail or even the next block over puts feet on the street. Nearby residents are much more likely to walk, whether to get fresh air, to walk the dog, or to grab a latte. Having people walking in a central place creates an image of that place as alive and vibrant, as something different. It signals to those driving by that there is something worthwhile in this place.

Achieving the vision for a walkable, experience-oriented, central place will require having people out and about, walking. Having housing in close proximity is the most effective way to do this.

Pay for It

Recycling or redeveloping the OSAs is a complex undertaking. From aggregating small lots and working around oil wells, to relocating infrastructure, demolition, and in some cases, remediating the land, new development in the OSAs will be costlier than new development in many other places.

Oftentimes, this cost will come out of the pockets of the landowner who sells land for development. However, if the sales price of the land is not high enough, the owner may simply decide to forgo redevelopment and continue with their current use of the land.

Residential development is the one type of development where increased density can generate a higher sales price for land for development. It is likely that there will be part of the OSA where residential development is the only financially feasible alternative to continuation of the status quo.

DEVELOPER SENTIMENT

Developers were interviewed to gauge market interest in developing in the OSAs and to explore some of the likely challenges. Some of the common relevant comments are below:

- + All 11 developers interviewed expressed an interest in the potential of developing in the OSAs.
- + Signal Hill is a great location for housing because it is accessible to so many different job centers.
- + The psychographics of households in the region will support sales of new homes, i.e., there will be buyers.
- + There is nothing wrong with Long Beach, but Signal Hill has a certain cachet that will help attract buyers; it will be seen as a welcoming small town.
- + Developers are aware of the challenges and costs (time and money) to redeveloping in the OSAs but believe that it will be financially feasible.
- + It is possible to sell homes on sites with an active oil well.
- + Developers do not believe that having only surface rights will hinder home sales.

The takeaway from these interviews is that it is possible for the market to steer investment in new housing and other types of development into the OSAs. With the challenges inherent in redeveloping in these areas, many developers stressed the need to get the zoning right so that the City does not create additional roadblocks.

HOUSING TYPES

In the short term, the type of housing that can be developed is being driven entirely by economic fundamentals. High construction costs and high interest rates make it virtually impossible to build market-rate rental housing in most places in Southern California.

If the City allows for residential development in the OSAs, it will most likely all be for-sale townhomes at the outset.

Nevertheless, there is market demand for multifamily rental housing, and when interest rates come down, the City can expect developers to propose some rental projects. It is not clear yet whether future market conditions will support sub-30 unit to the acre density apartments with surface or tuck-under parking or if higher-density products, like a multifamily wrap or podium with

parking structures, will be feasible.

Nevertheless, over the long term, the City can expect market interest in a variety of residential product types, from single-family attached to multifamily housing of varying densities, from condos to rentals. The zoning for the OSAs will need to anticipate future conditions and future market demand.

RETAIL SALES

This chapter analyzes the market demand for retail sales businesses. As used in this report, retail is defined broadly to include a wide range of businesses that serve local residents and visitors:

- + Retail stores, such as supermarkets and furniture stores
- + Personal services, such as hair salons and banks
- + Restaurants and bars
- + Entertainment and recreation, such as movie theaters and fitness centers

After a discussion of current market conditions and taxable sales trends, this chapter presents an analysis of market

demand for retail uses and concludes with considerations for retail uses in the OSAs.

CURRENT MARKET CONDITIONS

Regional Market Conditions

The real estate services and investment firm CBRE estimates that as of the fourth quarter of 2024, 5.9 percent of the retail building space in Los Angeles County was available for lease.¹ The availability rate generally declined from the pandemic era high through the end of 2022 and has generally been rising since. For the South Bay region, CBRE estimates the retail availability rate slightly higher at 7 percent.

For all of Los Angeles County, the average retail lease in the fourth quarter was \$3.03 per square foot per month, triple net.² This was a slight decrease from the prior quarter, but the average rent has been steadily climbing since before the pandemic, before accounting for inflation. CBRE estimates that the average rent in the South Bay was lower, at \$2.79 per square foot per month.

CBRE notes that net absorption (including vacant retail space and newly constructed retail space) was positive, at 184,000 square feet countywide, after three quarters of negative absorption (including existing space which a tenant vacated and new retail building space the was completed but not leased). The South Bay region had a positive absorption of 220,000 square feet, following

¹ CBRE, *Los Angeles Retail Figures Q4 2024*, February 28, 2025. This report is intended to statistically represent retail buildings larger than 1,000 square feet.

² Triple net is the most common form for a retail lease. In addition to the building rent and utilities, the business lessee

also pays other costs, such as real estate taxes, building insurance, and maintenance.

a negative absorption of 298,000 square feet in the prior quarter.

Finally, the CBRE report indicates that there was only 28,000 square feet of new retail building space put on the market countywide in the fourth quarter of 2024. In the prior quarter, the total was 7,000 square feet. In the South Bay region, there was no new retail building space in either quarter.

These data taken together indicate that the retail real estate market is currently adding very little new retail building space while availability percentage is increasing. Nonetheless, retail rents have continued to rise, although that is before adjusting for inflation. Overall, the market for new retail development appears weak countywide. Within the county, there are areas where the retail real estate market is performing better, but the South Bay as a region is performing worse than the county as a whole.

Local Market Conditions

As part of the market analysis, Costar³ leasing reports for retail properties⁴ in the OSAs were reviewed. The report identifies 1.26 million square feet of retail building space. Currently, only 7,825 square feet in one building is available for lease. This is a vacancy rate of 0.6 percent, and over the past 2.5 years, the vacancy rate has not reached higher than 0.9 percent.

The most recent lease rate data was from 2023. That year, the average asking lease rate for properties that reported data to Costar was \$2.50 per square foot per month, triple net.² This is lower than the average retail lease rate for the South Bay region.

The data suggests that the market could likely absorb new retail building space in the OSAs. However, the asking lease rates in the OSAs are likely not high enough to support the cost

of new retail construction under present circumstances.

TAXABLE RETAIL SALES

Local Sales Trend

Taxable retail sales⁵ matter not only because sales tax accounts for the majority of the city's general fund revenue but because taxable sales are indicative of economic activity in the local-serving sectors of the economy. Figure 1 shows the trend in taxable retail sales in Signal Hill from 2009 to 2023. The underlying data are provided in the Appendix in Table A-1 on page A-38.

Total taxable retail sales in Signal Hill consistently increased coming out of the recession in 2009, with a peak in 2015. Sales began growing again in 2018, with a one-year decline during the pandemic in 2020. Total taxable retail sales in the city reached the highest level in 2022 before

³ Costar is a leading provider of commercial real estate data, including leased and available building space and lease rates, when available.

⁴ Costar has four general property type groupings: retail, office, industrial, and multifamily. The retail group includes auto services, which there are many of in the OSAs.

⁵ Taxable sales data are published by the CA Department of Tax and Fee Administration. Taxable sales include retail stores, restaurants and bars and also include non-retail businesses that include a point of sale, such as an auto repair businesses that sells brake parts as part of installing new brakes. Unless stated otherwise in the text, the term

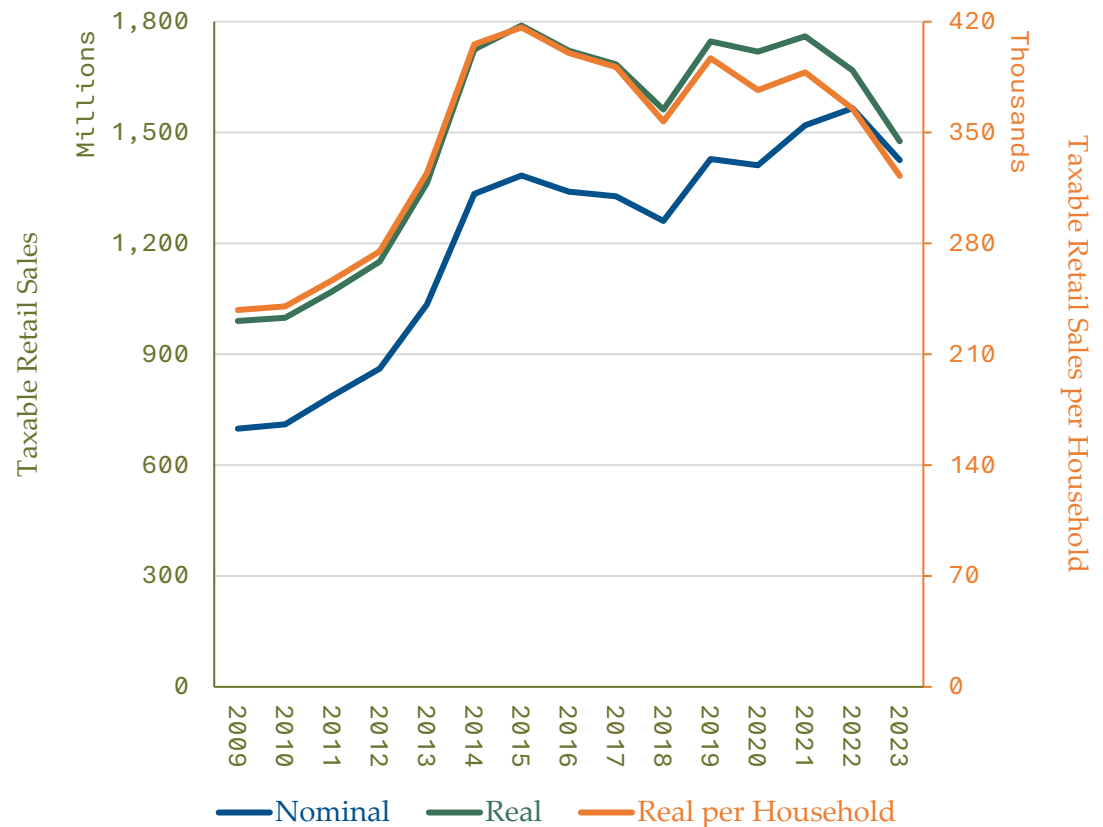
taxable retail sales in this report refers only to retail stores, restaurants, and bars.

declining in 2023. Data for the full year of 2024 is not yet available. Even with the taxable-sales decline in 2023, sales were only slightly below the 2019 peak and higher than every year before then.

However, this does not take into account the effects of inflation. When adjusted for inflation into January 2025 dollars, taxable retail sales in Signal Hill were \$1.476 billion in 2023. This was lower than every year going back to 2013, when sales were \$1.363 billion. When adjusted for inflation, taxable retail sales in the city peaked in 2015, and have been declining since 2021.

The other important lens is the real taxable sales per household. The number of households is used as a proxy for the demand for services from the city. In other words, is the growth in taxable sales keeping pace with the growth in households? For most of the 2009 to 2023 time period, the change in sales per household tracked closely to the change in real taxable sales. This indicates that the growth in taxable sales was driven primarily by local businesses attracting more spending from outside of the city rather than being driven by household growth. However, during and since the pandemic, taxable sales

Figure 1: Taxable Retail Sales, Nominal, Real (Inflation-Adjusted), and Real per Household; Signal Hill; 2009 to 2023



Source: PlaceWorks, 2025; Nominal taxable sales data from CA Department of Tax and Fee Administration, *Taxable Sales, by City*; Real data adjusted for inflation to January 2025 using data from the US Bureau of Labor Statistics, Chained Consumer Price Index for All Urban Consumers (C-CPI-U): U.S. city average; Real per household data adjusted to occupied housing estimates from the CA Department of Finance, *Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8*.

per household have generally been declining. This trend suggests that the city may face increasing challenges meeting current needs based on sales tax revenue generated at stores, restaurants, and bars in Signal Hill.

Regional Sales Trend

Signal Hill's experience is common throughout most South Bay cities. From 2019, prior to the pandemic, through 2023, real taxable retail sales per household declined 2.5 percent across the 17 cities. The taxable retail sales data are provided in the Appendix in Table A-2 on page A-39.

Only five cities had higher real sales per household in 2023 relative to 2019: Carson, El Segundo, Gardena, Inglewood, Palos Verdes Estates, and Rolling Hills. Thus, the recent decline in Signal Hill is part of a larger trend, which likely has more to do with overall consumer spending patterns and demographics than with the competitiveness of Signal Hill as a location to operate a retail business.

However, Signal Hill attracts far more consumer spending from outside of the city than do any of the other cities in the South Bay. In 2023, taxable retail sales in the city were \$323,000 per household. This is

substantially higher than the weighted average across the 17 cities, \$45,000. It was also substantially higher than the next highest, El Segundo, at \$135,000 per household.

This discrepancy is good news as far as the City being able to pay for public facilities and services. However, attracting consumer spending by residents from other cities, Signal Hill may be more susceptible to changes in consumer spending patterns.

RETAIL MARKET DEMAND BASICS

Retail Types

From a land use perspective, the retail market can be categorized into two broad groups: convenience goods and services and comparison goods. Eating and drinking places are a cross between convenience and comparison shopping. Finally, experience-oriented shopping is a hybrid type of retail.

Convenience Goods and Services

Convenience goods and services are those that people need on a regular basis. For these regular purchases, most consumers have built-up knowledge of where to go to get what

they want, whether their discriminator is price, convenience, or quality. Groceries, medicines, and hair care are typical convenience goods and services. Because convenience goods and services usually have low cost margins and high sales volumes, convenience retailers are located throughout an area, close to concentrations of households. Convenience goods retailers typically operate in convenience-goods centers (less than 30,000 square feet [sq. ft.]) and neighborhood-scale centers (less than 100,000 sq. ft.), and they typically draw customers from a ½- to 1½-mile radius or the area within a 5-minute drive.

Comparison Goods

Comparison goods are retail items that consumers purchase more infrequently or rarely. For these purchases, consumers tend to compare goods across brands and across retailers. This habit of comparing induces retailers to locate near each other. It also promotes larger-scale retailers who can stock many different brands of similar products. Clothing, electronics, and furniture are quintessential comparison goods. Because comparison goods have higher cost margins and lower sales volumes and because consumers purchase these goods

infrequently, comparison goods retailers tend to locate close to major transportation corridors that give access to a greater number of consumers. These businesses typically locate in community-scale centers (100,000+ sq. ft.) and regional-scale centers (300,000+ sq. ft.), and they draw customers from a 3- to 5-mile radius (or a 10-minute drive time) up to an 8- to 12-mile radius (or a 15 minute or longer drive time), depending on the center's size and retailer mix.

Eating and Drinking Places

Eating and drinking places do not fit squarely within the two previous categories. Sometimes consumers are looking for convenience when buying food away from home. Fast food and limited-service restaurants typically satisfy this convenience demand. Other times, consumers are looking for higher quality and are willing to travel longer distances and pay more for the cuisine they desire.

Experience-Oriented Shopping

In experience-oriented shopping, the experience of the trip is of equal if not greater importance than the material needs for a good or service. The experience's value may accrue from socialization with friends, activities and

entertainment, or the quality of the place. Downtowns, new town centers, lifestyle centers, and even shopping malls all attempt to enhance the shopping experience and provide a mix of businesses and amenities to create an enjoyable shopping experience. Because most consumers infrequently invest their time in experiential shopping, most are willing to travel farther and forego quick and easy access for the value of the experience. Experience-oriented shopping is a destination trip and draws from a community, regional, or even super-regional-size trade area, even if it does not offer the commensurate amount of retail square footage.

Trade Area

A trade area is the geographic area from which a retail center or area will draw the majority of its customers. Sophisticated market-analysis models for individual retailers often define primary, secondary, and even tertiary trade areas. Several factors affect the size and boundaries of the trade area, including the type of shopping center, location of competitive retail facilities, physical barriers, and visibility and access to major roads and highways. For planning purposes, a more general definition of the trade area is sufficient. The analysis defines

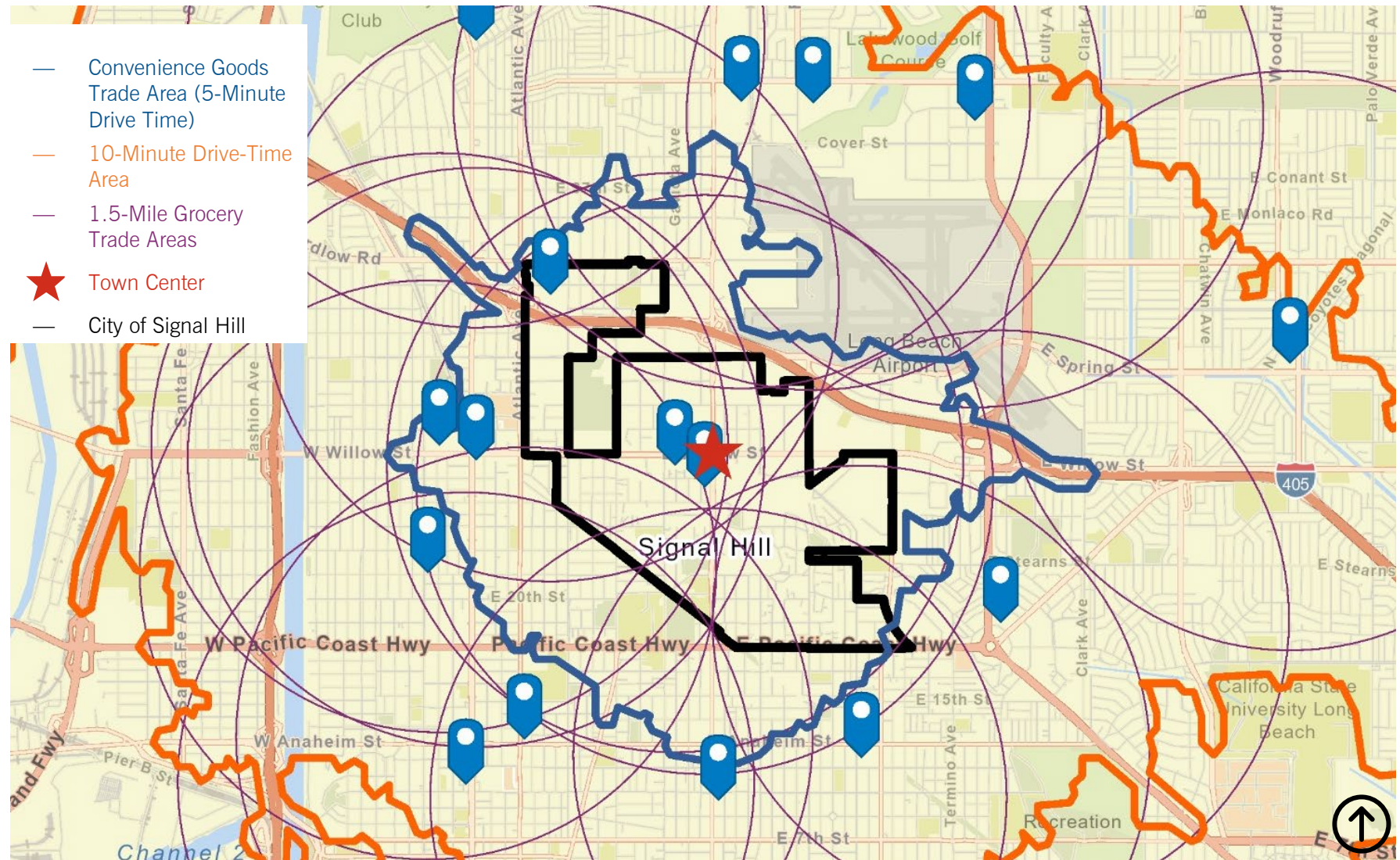
one trade area for convenience goods and a separate trade area for comparison goods because the latter tend to draw customers from a larger area.

Convenience Goods Trade Area

Larger convenience goods retail centers are typically anchored by a supermarket or a pharmacy and draw customers from a 1½-mile radius area. For the purposes of this study, the analysis defines the convenience goods trade area as the area within a 5-minute drive of the Town Center, the intersection of Willow Street and Cherry Avenue.

However, the analysis takes into consideration the net demand of the area within a 10-minute drive of the Town Center. Figure 2 shows the convenience goods trade area (defined by a 5-minute drive time) and the 10-minute drive-time area. It also shows the location of grocery stores in and around the convenience goods trade area. The purple circles show a 1.5-mile-radius trade area for each grocery store. The multiple overlapping trade areas show how economic activity in the 10-minute drive-time area can impact the defined convenience goods trade area.

Figure 2: Convenience Goods Trade Area and the Trade Areas for Grocery Stores In and Near Signal Hill



Source: PlaceWorks, 2025.

Comparison Goods Trade Area

Comparison goods retailers often locate in community-scale or regional-scale shopping areas, which generally have trade areas of 5 and 8 miles, or a 10- or 15-minute drive time. As with the convenience goods trade area, the analysis defines the comparison goods trade area as the area within a 10-minute drive of the Town Center but also takes into consideration spending and competitive shopping centers and districts within a 15-minute drive of the Town Center. The comparison goods trade area and the 15-minute drive-time area are shown with the convenience goods trade area in Figure 3.

Retail Market Potential

Consumer Spending

The household is the basic economic unit in retail analysis. The Consumer Expenditure Survey, published annually by the US Bureau of Labor Statistics, details how households spend their annual income, stratified by income, age, geography, household size, and other demographic characteristics. Claritas is the leading provider of consumer spending data. They interpret that Consumer Expenditure Survey data for individual locations based on the demographics and lifestyle characteristics of the households

residing in that area. They also integrate data from credit card companies and other sources. Esri reports the data using standard retail business categories from the North American Industrial Classification System.

Estimated Retail Sales

Claritas also estimates the amount of retail sales at businesses operating in the trade area. The estimates are based on the US Census Bureau's Economic Census and information obtained from proprietary data sources, such as Dunn and Bradstreet and InfoUSA.

Sales Efficiency

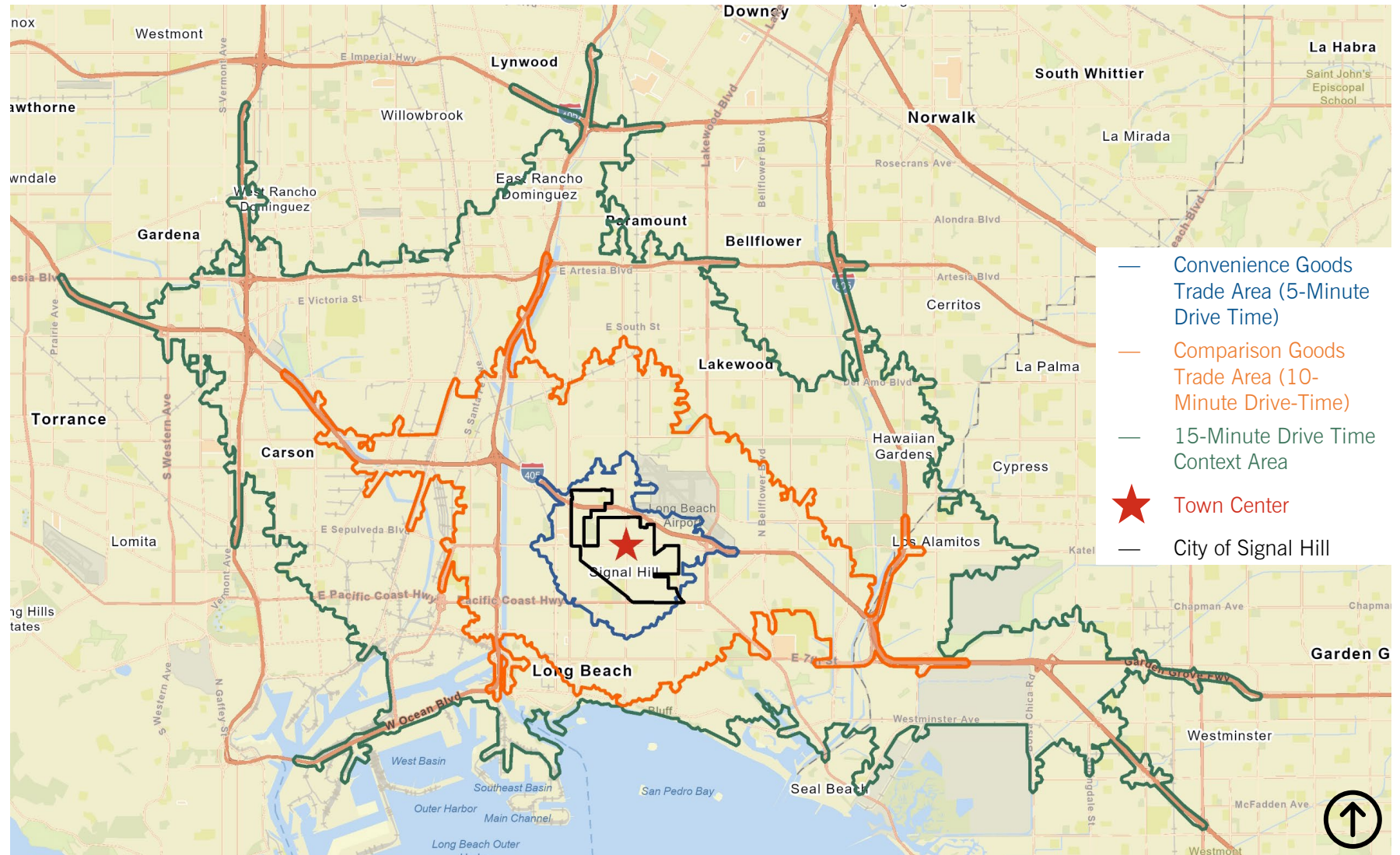
Sales efficiency is the average annual sales per square foot of retail businesses. Sales efficiency varies by store type, by individual business, and among different locations of an individual retail chain. This report estimates retail sales efficiency by type of store based on information from Dollars and Cents of Shopping Centers / The SCORE, published by the Urban Land Institute and the International Council of Shopping Centers; annual 10K reports filed by retail corporations with the US Securities and Exchange Commission; and the US Census Bureau's Economic Census.

Calculating the Retail Gap

Retail market potential is the difference between the amount of trade-area consumer spending and the amount of trade-area retail business sales. When trade-area households spend more at a particular type of retail store than those types of stores in the trade area take in, residents are spending money outside of the trade area. This situation is often referred to as retail spending leakage, or the retail gap. In the opposite situation, when a trade area's retail businesses have more retail sales than trade area households spend, the businesses are attracting customers from beyond the trade area. In this situation, the difference between sales and spending is often referred to as the retail spending capture, or the retail surplus.

Retail leakage and capture matter because it is usually easier to get a trade area's residents to shop closer to home than it is to attract more customers from beyond the trade area. In economic development, most retail business attraction efforts are focused on the retail categories from which a trade area leaks spending.

Figure 3: Town Center Trade Areas and 15-Minute Drive-Time Context Area



Source: PlaceWorks, 2025.

Dividing a trade area's retail leakage by the average sales efficiency determines the market demand—the amount of retail building space that can be supported by trade area spending. Dividing a trade area's retail capture by the average sales efficiency provides an estimate of the amount of retail building space supported by consumer spending from visitors from outside of the trade area.

RETAIL GAP ANALYSIS

Convenience Goods Retailers

The Claritas estimates for consumer spending, sales at local businesses, and the opportunity gap or surplus by store type for the convenience goods trade area are provided in the Appendix in Table A-3 on page A-45. Additional context for the trade area is provided by the spending, sales, and opportunity gap in the comparison goods trade area in Table A-4.

Table 1 provides the opportunity gap for convenience goods retailers for both the convenience goods trade area and for the 10-minute drive time trade area for added context. For store types that have an opportunity surplus (shown in red),

Table 1: Opportunity Gap/(Surplus) in Annual Spending for Convenience Goods Retailers; Convenience Goods Trade Area and 10-Minute Drive Time Context Area; 2025

Retail Store Type	Convenience Goods Trade Area	10-Minute Area
Food and beverage stores	(29,709,588)	(294,494,306)
– Grocery stores	(35,622,981)	(309,496,450)
– Specialty food stores	1,103,407	(6,035,454)
– Beer, wine, and liquor stores	4,809,986	21,037,598
Health and personal care stores	(22,026,283)	41,326,158
Gasoline stations	(6,526,401)	87,733,008
Miscellaneous store retailers	(42,500,082)	(10,954,136)
– Florists	97,068	3,107,913
– Office supply, stationery, and gifts	(6,691,837)	3,115,877
– Used merchandise stores	(2,072,696)	(21,888,975)
– Other miscellaneous store retailers	(19,650,556)	(21,252,122)
– Auto parts, accessories, and tires	(14,182,061)	25,963,171
Food services and drinking places	7,859,765	(1,120,362,749)
– Drinking places	(7,578,462)	(631,553,228)
– Limited service restaurants	15,438,227	(488,809,521)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

businesses are attracting spending from outside of the trade area. For the store types with an opportunity gap (shown in black), trade area households are spending money outside of the trade area. These are the businesses that represent potential market demand for retail development in the OSAs. The results are summarized below.

Food and Beverage Stores

- + Unlikely to attract a grocery store, as both the convenience goods trade area and the larger 10-minute drive-time trade area both have an opportunity surplus.
- + May attract a specialty foods store, but competition from outside of the trade area

might limit the appeal for such a business.

- + Beer, wine, and liquor stores have retail leakage in both trade areas and represent market potential for the OSAs.

Health and Personal Care Stores

This group of retailers includes pharmacies, cosmetics, beauty supplies, and perfume stores, optical goods stores, health supplements stores, and similar retailers.

- + Convenience goods trade area has an opportunity surplus, but 10-minute drive-time trade area has retail leakage.
- + These types of stores represent market potential but would need to attract customers from the 10-minute drive-time trade area.

Gasoline Stations

- + Convenience goods trade area has a surplus of gasoline stations.
- + For the 10-minute drive-time trade area, gasoline stations have retail leakage.
- + This may represent market potential for the OSAs, especially along arterials carrying through traffic.

Miscellaneous Store Retailers

- + Florists represent a minor opportunity for the convenience goods trade area but a larger opportunity if customers can be attracted from the 10-minute drive-time area.
- + The convenience goods trade area attracts spending from outside of the trade area for office supply stores; unmet demand in the 10-minute drive-time trade area may represent an opportunity for the OSAs.
- + Auto parts stores represent a potential opportunity if they can attract spending from the 10-minute drive-time trade area.

Food Service and Drinking Places

- + Both trade areas have retail leakage for bars serving alcohol and represent market potential for the OSAs.
- + Both trade areas attracting spending from farther away to support non-alcohol beverage drinking places and snack bars.
- + The convenience good trade area has retail leakage for limited-service restaurants, but this is more than accommodated for in the 10-minute drive-time trade area.
- + Limited service restaurants represent market potential for the OSAs.

Comparison Goods Retailers

The Claritas estimates for consumer spending, sales at local businesses, and the opportunity gap or surplus by store type for the comparison goods trade area are provided in the Appendix in Table A-4 on page A-43. Additional context for the trade area is provided by the spending, sales, and opportunity gap in the comparison goods trade area in Table A-5.

Table 2 provides the opportunity gap for comparison goods retailers for both the comparison goods trade area and for the 15-minute drive time trade area for added context. For store types that have an opportunity surplus (show in red), businesses are attracting spending from outside of the trade area. For the store types with an opportunity gap (shown in black), trade area households are spending money outside of the trade area. These are the businesses that represent potential market demand for retail development in the OSAs. The results are summarized below.

Furniture and Home Furnishings

- + Furniture stores and home furnishings stores have retail leakage in both trade areas.
- + This category could provide a focus for a regional retail destination in the OSAs.

Building Material and Garden Equipment and Supplies Dealers

- + This category of businesses has retail leakage in both trade areas.
- + These businesses represent market potential in the OSAs.
- + Smaller-scale specialty businesses in this category could fit well in a walkable, experience-oriented central place.
- + Other retailers in this category could find a more auto-centric home in other parts of the OSAs.

Clothing and Accessory Stores

Clothing and accessory stores tend to agglomerate in and near shopping malls and regional retail destinations. Most cities that do not have a regional mall have a lot of retail leakage in this category of stores.

- + There is a substantial amount of retail leakage for this category in the comparison goods trade area, but it is more than

Table 2: Opportunity Gap/(Surplus) in Annual Spending for Comparison Goods Retailers; Comparison Goods Trade Area and 15-Minute Drive Time Context Area; 2025

Retail Store Type	Convenience Goods Trade Area	10-Minute Area
Furniture and home furnishings stores	83,094,453	111,857,388
- Furniture stores	44,687,888	67,992,478
- Home furnishings stores	38,406,565	43,864,910
Electronics and appliance stores	(3,927,723)	(21,448,758)
- Household appliance stores	(2,437,714)	(5,138,759)
- Electronics stores	(1,490,009)	(16,309,999)
Build. mat. and garden equip./supplies	90,407,133	248,897,952
- Build. material and supplies dealers	47,315,401	108,328,739
- Lawn/garden equip. & supplies stores	43,091,733	140,569,213
Clothing and clothing accessories stores	167,116,225	(482,960,410)
- Clothing stores	106,980,353	(319,154,336)
- Shoe stores	17,705,056	(60,712,149)
- Jewelry/luggage/ leather goods stores	42,430,816	(103,093,925)
Sport. goods/hobby/mus. instrument/books	43,990,382	50,250,739
- Sport. goods/hobby/mus. instruments	41,295,113	63,590,875
- Book stores and news dealers	2,695,269	(13,340,136)
General merchandise stores	14,298,955	(464,482,352)
- Department stores	5,084,870	(50,177,622)
- Other general merchandise stores	9,214,085	(414,304,730)
Food services and drinking places	(180,825,530)	(790,199,221)
- Drinking places	(58,728,494)	(162,062,944)
- Full-service restaurants	(122,097,036)	(628,136,277)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

accommodated in the 15-minute drive-time trade area.

- + The comparison goods trade area leakage suggests that smaller independent and boutique clothing and clothing accessories stores represent market potential for the OSAs, especially as part of a walkable, experience-oriented central place.

Sporting Goods, Hobby, Musical Instrument, and Book Stores

- + Both trade areas have retail leakage for sporting goods, hobby, and musical instrument stores; these stores represent market potential for the OSAs.
- + Comparison goods trade area has retail leakage for bookstores and news dealers, but the 15-minute drive-time trade area more than accounts for this leaked spending; but this category may represent market potential for a small-scale store in a walkable experience-oriented central place.

General Merchandise Stores

- + The comparison goods trade area leaks spending for general merchandise stores, but it is made up for in the 15-minute drive-time trade area.

- + The leaked spending in the comparison goods trade area is not sufficient to support a national chain store in this category.

Food Service and Drinking Places

- + The comparison goods trade area and the 15-minute drive-time trade area have leaked spending for bars serving alcoholic beverages but have a surplus of non-alcoholic beverage bars and snack bars.
- + Both trade areas have a surplus of full-service restaurants.
- + Full-service restaurants are unlikely to invest in a location in the OSAs if they have to attract customers from outside of the comparison goods trade areas.
- + Full-service restaurants may, however, be interested, if locating in a walkable experience-oriented central place, where the place is attracting visitors from throughout the region.

Planning Recommendation

This economic analysis is the first step in planning for the OSAs. The recommendations below are intended to support continued planning, and the recommendations may change as the plans take shape.

Table 3 provides the recommendations for each retail store type for which there is sufficient leaked spending to support new or expanded retail businesses. The analysis suggests that the OSAs could be planned and zoned to accommodate up to 67,500 square feet of new retail building space for convenience goods retailers, where easy access may be a priority. The OSAs could also be planned for up to an additional 366,000 square feet of new retail building space for comparison goods businesses. Many of the businesses would be well suited to locate in a walkable, experience-oriented central place. Some of these may be better suited for a larger site with ease of access and proximity to the freeway and major arterials.

These recommendations do not guarantee that specific types of businesses will locate in an OSA. Similarly, the exclusion of a type of business from this list does not indicate that such a business would not locate in an OSA. The recommendations provide a market-based rationale for the amount of retail building space to plan and zone for.

This is especially true for full-service restaurants. As discussed previously, a new full-service restaurant locating in an OSA would either have to outcompete existing restaurants in the region to attract customers or would

have to attract new customers from farther away. However, if the city succeeds in developing a walkable, experience-oriented central place that in and of itself attracts visitors from farther away, then it is entirely feasible that full-service restaurants would be interested in such a location.

Finally, additional commercial building space in the OSAs could be supported by growth in retail services, such as banks and hair salons. Retail services are covered in a subsequent chapter on Office and Industrial market potential.

LIFESTYLE SEGMENTATION

The final aspect of retail market demand to address is lifestyle segmentation, which is also referred to as psychographics. While demographics offer a snapshot of quantifiable characteristics like age, income, and location, lifestyle segmentation illustrates the interests, activities, and behaviors that drive consumer choices.

Esri Business Analyst provides lifestyle data through its Tapestry Segmentation, which classifies communities into 67 groups across 14 LifeMode groups and 6 Urbanization groups. The Appendix includes detailed descriptions and information for the 10 most

Table 3: Planning Recommendations for Retail Building Space (sq. ft.); OSAs; 2025

Retail Store Type	Potentially Supportable Building Space (sq. ft.)	Recommended Building Space (sq. ft. GLA) for Planning
Convenience Goods Stores		
Specialty food stores	2,628	2,500
Beer, wine, and liquor stores	8,352	8,000
Health and personal care stores	18,844	16,000
Gasoline stations	11,853	5,000
Automotive parts, access. and tires	20,942	20,000
Limited service restaurants	16,243	16,000
Convenience Goods Subtotal	78,863	67,500
Comparison Goods Stores		
Furniture stores	103,998	100,000
Home furnishings stores	46,258	40,000
Build. material and supplies dealers	44,030	40,000
Lawn/garden equip. & supplies stores	33,801	30,000
Clothing stores	71,307	70,000
Shoe stores	15,611	12,000
Jewelry/luggage/ leather goods stores	23,734	20,000
Sport. goods/hobby/mus. instruments	44,192	40,000
Book stores and news dealers	2,041	2,000
Drinking places (alcohol)	13,247	12,000
Comparison Goods Subtotal	410,243	366,000
Total Retail Stores	489,106	433,500

Source: PlaceWorks, 2025.

common Tapestry segments in the comparison goods trade area.

The analysis focuses on the comparison goods trade area because this is the area from which most of the businesses in a future walkable, experience-oriented central place would draw the majority of their customers. Table 4 identifies the 10 largest Tapestry groups in the comparison goods trade area. In each case, the group is a higher concentration among trade area residents than among the population nationwide. Key characteristics of the first five most prevalent groups are described below. The items identified in these descriptions reflect activities and characteristics that are more prevalent among households in the group than among the general population.

Pleasantville (2B)

Prosperous domesticity best describes the settled denizens of *Pleasantville*. Situated principally in older housing in suburban areas in the northeast (especially in New York and New Jersey) and secondarily in the west (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher

Table 4: Top 10 Lifestyle Segmentation Groups; Comparison Goods Trade Area; 2025

Tapestry Segment	Share of Trade Area Population	Share of US Population
Pleasantville (2B)	13.8%	2.1%
Fresh Ambitions (13D)	11.4%	0.7%
Urban Villages (7B)	10.9%	1.0%
City Lights (8A)	9.8%	1.4%
Diverse Convergence (13A)	9.5%	1.2%
Family Extensions (13B)	8.9%	0.7%
NeWest Residents (13C)	7.4%	0.8%
Metro Fusion (11C)	5.0%	1.4%
Urban Chic (2A)	3.8%	1.3%
Pacific Heights (2C)	3.2%	0.7%

Source: Esri, 2025, Tapestry Segmentation Area Profile.

incomes and home values and much higher net worth (Index 364). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the internet largely for financial purposes.

Characteristics:

- + Not cost-conscious, these consumers are willing to spend more for quality and brands they like.
- + Prefer fashion that is classic and timeless as opposed to trendy.

- + Use all types of media equally (newspapers, magazines, radio, internet, TV).
- + Prefer imported SUVs, serviced by a gas station or car dealer.
- + Work on home improvement and remodeling projects, but also hire contractors.
- + Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.

Fresh Ambitions (13D)

These young families, many of whom are recent immigrants, focus their life and work around their children. Fresh Ambitions

residents have overcome the language barrier and earned a high school diploma. They work overtime in service, in skilled and unskilled occupations, and spend what they have on their children. Multigenerational families support many families living together; income is often supplemented with public assistance and Social Security. Residents spend more than one-third of their income on rent in older row houses or multiunit buildings. They budget wisely not only to make ends meet but also to save for trips abroad to see their relatives.

Characteristics:

- + Nearly one in four is foreign-born.
- + Supporting large families, many earners will take on overtime work when possible.
- + Price-conscious consumers that budget for fashion, not branding. However, parents are happy to spoil their brand-savvy children.
- + When traveling, seek out discount fares over convenience.
- + Young families are the focus; *Fresh Ambitions* residents must budget for baby food and disposable diapers. Baby and

parenthood magazines are their chosen reading material.

- + Almost half of all households can access the internet via home PC; Spanish language web sites and downloading video games and music are popular.

Urban Villages (7B)

Urban Villages residents are multigenerational and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens. They are well connected with their smartphones but more likely to shop in person. Their favorite stores are Costco or Trader Joe's, Target, or Macy's.

Characteristics:

- + This market includes recent immigrants (Index 277) with some language barriers (Index 289).
- + Brand conscious but not necessarily brand loyal; open to trying new things.
- + Status-conscious consumers; choices reflect their youth—attention to style and pursuit of trends.
- + Comfortable with technology and interested in the latest innovations.

- + Fashion matters to Urban Villages residents, who spend liberally on new clothes for the whole family.
- + Leisure includes family activities like going to water parks, theme parks, watching movies, and gardening, plus sports like soccer and basketball.

City Lights (8A)

City Lights is a densely populated urban market. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. A blend of owners and renters, single-family homes and townhomes, midrise and high-rise apartments, these neighborhoods are racially and ethnically diverse. Many residents have completed some college or have a degree, and they earn a good income in professional and service occupations. Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles, laying the foundation for stable financial futures.

Characteristics:

- + City Lights residents earn above-average incomes but lag the nation in net worth.

- + Residents work hard in professional and service occupations but also seek to enjoy life.
- + These consumers save for the future, often to achieve their dream of homeownership.
- + These consumers are price savvy but will pay for quality brands they trust.
- + Attuned to nature and the environment, and when they can, purchase natural products.
- + Price-conscious consumers, they seek out deals on brands they like at warehouse clubs, Marshalls, Target, or Bed Bath & Beyond.
- + These are health-conscious consumers, who purchase vitamins, low-sodium foods, and spend 7+ hours exercising per week.

Diverse Convergence (13A)

Diverse Convergence neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (or in California). Almost 40 percent of residents are foreign-born; nearly one in four households is linguistically isolated. Young families renting apartments in older buildings dominate this

market; about one-quarter of households have children. Over one-fifth of households have no vehicle, typically those living in the city. Workers are mainly employed in white-collar and service occupations (especially food service and building maintenance). One-fifth of workers commute using public transportation and more walk or bike to work than expected. Median household income is lower, but home values are higher, reflecting the metropolitan areas in which they live. Consumers are attentive to personal style; purchases reflect their youth and their children. Residents visit Spanish-language websites, watch programs on Spanish TV networks, and listen to Hispanic music.

Characteristics:

- + Hardworking consumers, striving to get ahead; style matters to them.
- + Preserving the environment and being in tune with nature are very important.
- + Shop for groceries at warehouse and club stores, as well as specialty markets.
- + Read baby magazines and purchase baby products.
- + Family activities include visiting theme parks, going to the beach, playing soccer

and basketball, and going out for fast food.

Application

The comparison goods trade area contains a mix of more affluent lifestyle groups and less affluent groups. This is true even with the convenience goods trade area.

There are similarities among these groups, including family and kid's activities, environmental awareness, and sense of fashion and style. This suggests that planning for a walkable, experience-oriented central place should provide spaces for family and kids activities, should provide sustainable landscaping, and be environmentally forward. It also suggests that clothing and fashion businesses may be a niche that should be encouraged.

Nevertheless, the individual stores that may locate in the central place may not appeal to trade area residents across the spectrum, with some residents who may be more cost-conscious than others. Planning should explore whether adaptive reuse of buildings might support some stores that would not necessarily be able to afford lease rates necessary to support new retail building construction.

HOTELS

The COVID-19 pandemic dealt a severe blow to the hotel industry, causing unprecedented disruptions in travel and hospitality. Even though the industry has mostly recovered, there has yet to be the kind of sustained growth that would drive substantial new hotel development.

The pandemic's onset in 2020 led to a dramatic decline in travel, resulting in massive revenue losses and widespread hotel closures. Recovery has been uneven, with leisure travel rebounding more quickly than business travel. This shift in traveler demographics has significantly impacted hotel strategies. In addition, many hotels have had to adapt to new safety protocols such as implementing contactless technologies. Hotels were also impacted by labor shortages, inflation, and rising wages.

Leisure travel has been the primary driver of recovery, with increased demand for domestic and outdoor destinations. Business travel, while gradually returning, is still lagging

behind pre-pandemic levels. The rise of remote work and virtual meetings has contributed to this trend.

Even once demand growth warrants new hotel development, high construction costs and high interest rates will make it challenging to finance new hotels.

EXISTING HOTELS

There are three areas with hotels that represent competition for a potential new hotel in Signal Hill. There is a set of hotels near Long Beach Airport, around Lakewood Boulevard and the 405 freeway. There are three hotels near Long Beach Memorial Hospital. Finally, there are several mostly older motels along Pacific Coast Highway.

To assess the potential demand for a new hotel in Signal Beach, the analysis uses data from Smith Travel Research (STR). The hotels in proximity to Signal Hill and reporting data to STR include:

- + Staybridge Suites Long Beach Airport
- + Homewood Suites by Hilton Long Beach Airport
- + Marriott Long Beach
- + Residence Inn Long Beach
- + Holiday Inn Long Beach Airport
- + Courtyard Long Beach Airport
- + Hampton Inn Long Beach Airport
- + Hotel Current
- + The Cove Hotel Long Beach

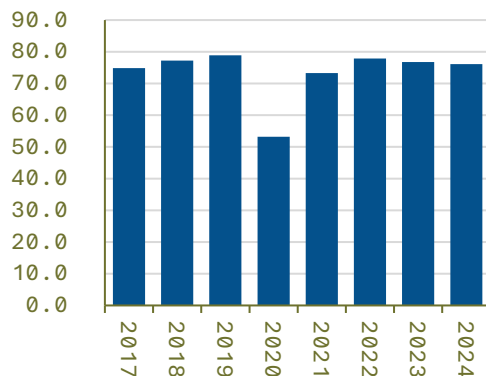
MARKET DEMAND

The occupancy rate is a primary measure of the performance of a hotel. Generally, an occupancy rate of 60 to 70 percent is considered healthy. When the average occupancy across a class of hotels in an area is above 70 percent, it is taken as an indicator that the market could support

additional hotel rooms. That is, it should be possible to put new rooms on the market without unduly pushing any existing hotel's occupancy below 60 percent.

Figure 4 shows the average annual occupancy rate for the hotels identified from 2017 through 2024.

Figure 4: Average Annual Occupancy Rates; Signal Hill Area Hotels; 2017 to 2024



Source: Costar/Smith Travel Research, 2025, *Trend Report for Select Hotel Properties January 2017 to January 2025*.

With the exception of 2020, the first year of the COVID-19 pandemic, the average occupancy rate in the area has been above 70 percent. It is worth noting that the annual occupancy rate has not exceeded the pre-pandemic high in 2019, and it has been declining slightly since the post-pandemic high in 2022.

Nevertheless, the data suggest that the local market can absorb a new upper midscale or upscale class hotel.

HOTEL DEVELOPMENT

As mentioned previously, there has been little hotel development since the COVID-19 pandemic. To attract a hotel, the City will likely need to reach out directly to the national and regional brands. If they are interested, they would likely find an existing franchisee or a developer with whom they have existing relationships to pursue such a project.

However, economic conditions, namely the cost of construction materials and high interest rates, may hinder new development.

The City should also consider whether it might offer financial incentives to attract new hotel investment sooner rather than later. This could include a time-limited sharing of transient occupancy taxes and/or a graduated land lease rate.

It is likely that a new hotel would locate adjacent to or near a major arterial and in proximity to the freeway. It could be the case that a new motel would benefit from also being in close proximity to Long Beach Memorial Hospital. However, there is also the possibility that a hotel might also be interested in locating in a new mixed-use environment in a walkable, experience-oriented central place that would have dining and entertainment options for hotel guests. Desired hotel locations will likely vary from one operator to the next.

OFFICE AND INDUSTRIAL

The market demand for nonresidential uses other than retail stores (driven by consumer spending patterns) and hotels (based on occupancy rates) is driven by economic growth, either expansion of existing businesses, new facilities for a business moving into a region, or business startups.

The office market has not recovered from the pandemic. In response to the pandemic, many office-based businesses transitioned to work-from-home or hybrid work. As their office leases came up for renewal, many businesses downsized their office footprints. Thus, the office market has had a long transition period. In contrast, growth in online retail predating the pandemic has driven over a decade of warehousing and fulfillment center development. However, continued warehousing development has relieved some of the pressure in the industrial market.

Nevertheless, current conditions are still tight by historical standards.

After a brief review of current market conditions, this chapter presents an analysis of employment trends, projects future economic growth, and assesses the potential for that growth to drive demand for office and industrial building space in the OSAs.

CURRENT MARKET TRENDS

Regional Office Market

The real estate services and investment firm CBRE estimates that as of the fourth quarter of 2024, 23.9 percent of the office building space in Los Angeles County was vacant.⁶ The office vacancy rate has mostly continued to rise since the pandemic. In the fourth

quarter, there was negative net absorption as 131,500 additional square feet of office space became available. It was the tenth consecutive quarter of negative absorption. For the South Bay region, CBRE reports that the office vacancy rate dipped slightly to 23.2 percent, as the market absorbed 241,000 square feet of vacant office space. In contrast to the general office market, the countywide medical office market saw vacancy rates continue to decline, reaching 9.3 percent at the end of 2024. In the South Bay, medical office vacancies were slightly lower, at 8.8 percent.

The average full service gross lease rate for offices rose slightly to \$3.99 per square foot per month countywide. In the South Bay, office lease rates declined slightly to \$3.27 per square foot per month. The average countywide asking lease rate for medical

⁶ CBRE, January 13, 2025 *Los Angeles Office Figures Q4 2024*. This report covers office buildings larger than 30,000

square feet. This survey excludes medical offices, which are reported separately.

offices rose slightly in the fourth quarter, to \$0.12 per square foot per month. In the South Bay, the medical office monthly lease rate stood at \$3.44 per square foot.

Local Office Market

As part of the market analysis, Costar⁷ leasing reports for office properties in the OSAs were reviewed. Unlike the CBRE reports, the Costar reports include both general office and medical office. At the beginning of the year, 3.2 percent of the office space in the OSAs was vacant. The office vacancy rate has been declining since reaching a high of 6.9 percent in the first quarter of 2013. The average asking monthly lease rate was \$2.92, substantially lower than the rate for the South Bay.

Regional Industrial Market

The CBRE industrial report for the fourth quarter of 2024 indicates that industrial vacancy rates countywide continued a two-year trend of increases, rising to 4.2 percent. Still, this vacancy rate indicates a tight

market. The average asking monthly lease rate declined slightly to \$1.42 per square foot. In the South Bay, the vacancy rate was slightly higher, at 4.9 percent. The average asking monthly lease rate was also higher at \$1.61 per square foot.

Local Industrial Market

The Costar report for the OSAs indicates a vacancy rate of 5.4 percent at the beginning of 2025. The average asking monthly lease rate was \$2.10 per square foot.

ECONOMIC ANALYSIS

A common method to understand an economy's structure and its strengths and weaknesses is to analyze the share of total jobs in each economic sector. Under the North American Industrial Classification System, there are 20 sectors. This analysis divides these into major groups. Each of these groups of sectors and the individual sectors within each group are described in the following sections. Figure 5 shows the share

of total employment in each major group of sectors for Signal Hill, the subregion,⁸ and Los Angeles County.

The major groups of economic sectors for this report are:

Goods-Producing Sectors

This group includes businesses that produce goods, from the commodity stage through finished products. The group includes four sectors: agriculture, forestry, fishing and hunting; mining, quarrying, and oil and gas extraction; construction; and manufacturing.

Base Services Sectors

Businesses in this group of sectors provide necessary services to goods-producing businesses and to other types of businesses and households. The group includes four sectors: utilities; wholesale trade; transportation and warehousing; and administration and support, waste management, and remediation.

⁷ Costar is a leading provider of commercial real estate data, including leased and available building space and lease rates, when available.

⁸ The subregion is the Census Bureau defined Long Beach-Lakewood Census County Division, which is the southcentral Los Angeles County area and includes the City of Long Beach

from the western to eastern borders, as well as the City of Signal Hill and Lakewood Village, but not the City of Lakewood to the north.

Knowledge-Based Sectors

Businesses in this group of sectors rely extensively on educated and skilled workers and provide services to businesses and individuals. The group includes four sectors: information; finance and insurance; professional, scientific, and technical services; and management of companies and enterprises.

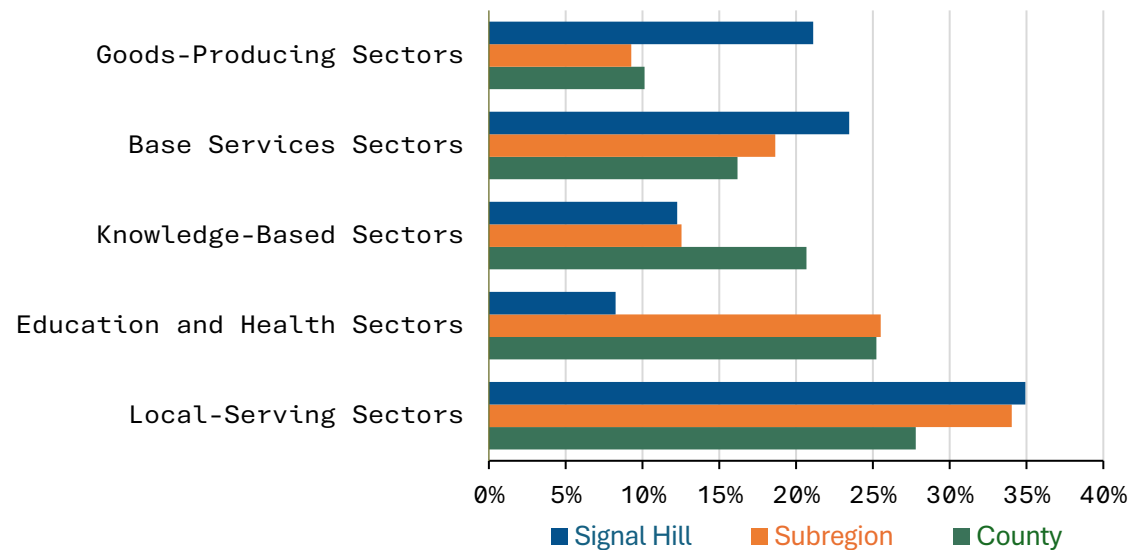
Education and Health Care

Businesses in this group of sectors provide health care and educational services to individuals. These businesses are separated from local-serving sectors because the payment/funding for services and the decisions on where to locate are less tied to residents. The group includes two sectors: educational services and healthcare and social assistance.

Local-Serving Sectors

Businesses in this group tend to provide services directly to individual customers. The group includes the following sectors: retail trade; real estate and rental and leasing; arts, entertainment, and recreation; accommodation and food services; other services; and public administration.

Figure 5: Employment by Major Groups of Sectors as a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

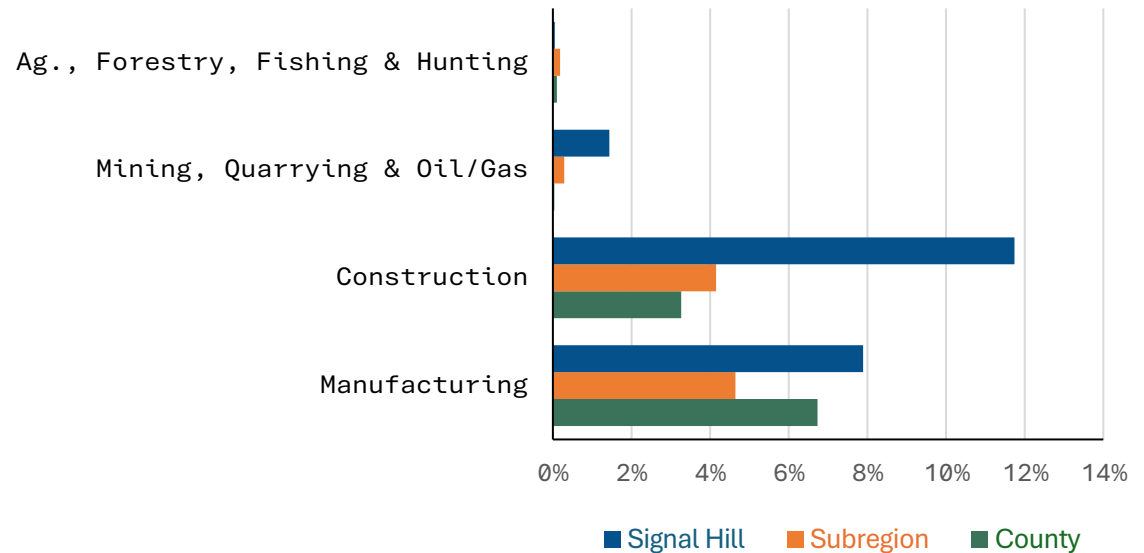
Goods-Producing Sectors

Figure 6 shows the percentage of total employment in each of the goods-producing sectors.

Construction accounts for approximately three times the number of jobs in the city compared to the regional economies. Construction jobs are counted at the place of business, not at the location where construction work takes place. Thus, with or without new development in the city, construction represents a continuing economic development opportunity.

The manufacturing sector accounts for a slightly higher percentage of jobs in Signal Hill as it does in the subregion and county. Employment in manufacturing has remained fairly consistent over the last few years but has decreased by approximately 15 percent below the number of jobs 20 years ago. However, this is not uncommon in manufacturing. For decades, increasing productivity in manufacturing has resulted in larger and larger values of goods produced with fewer and fewer workers.

Figure 6: Employment in Goods-Producing Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

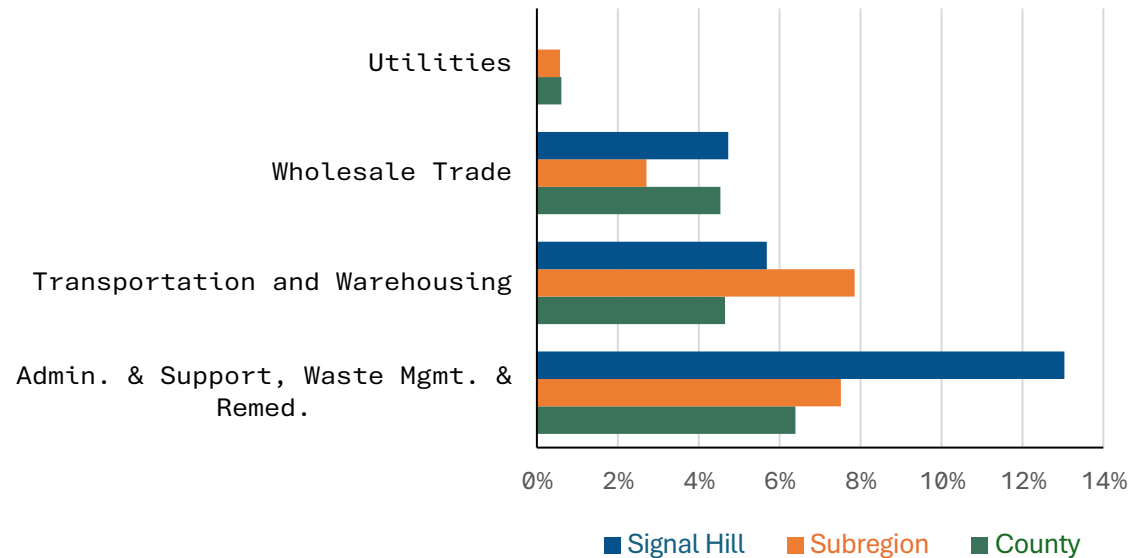
Base-Services Sectors

Figure 7 shows the percentage of total employment in each of these sectors.

Administrative and support services and waste management and remediation is an important sector in the local economy, accounting for about twice as many jobs as this sector provides throughout the subregion and county. This sector accounts for 13 percent share of the total employment in the city and includes office, business, and administrative support services and waste collection, treatment, disposal, and environmental cleanup and remediation services. However, it also includes temporary employment agencies. Jobs at such agencies are counted at the office of the agency regardless of where the employee may be sent to work each day.

The transportation and warehousing sector is more important in the economy of the subregion than in the city or countywide. With land use patterns and development established decades before the boom in warehousing and the prevalence of oil production throughout the city, it is not surprising that there is less warehousing. However, wholesale trade, which often

Figure 7: Employment in Base-Services Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

includes storage of goods prior to local distribution (although in smaller facilities) is about as prevalent locally as it is countywide.

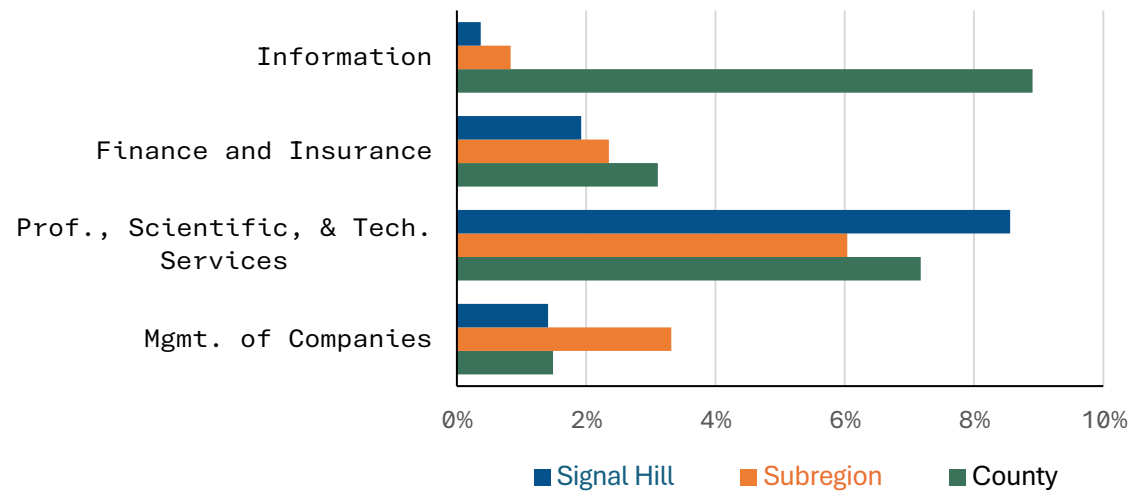
Knowledge-Based Sectors

Figure 8 shows the percentage of total employment in each of these sectors.

The professional, scientific, and technical services sector includes a variety of businesses, including attorneys and architects, management consultants, and advertising and marketing consultants. This sector has the largest share of the knowledge-based jobs in the city and subregion, and the second largest for the county after information. The relative importance of this sector in the local economy suggests that it might be an opportunity for economic growth.

The finance and insurance sector and the management of companies sector account for a smaller share of local jobs than in the subregion and county. Management only includes jobs if the business location is primarily engaged in managing the company; if a location has more workers producing goods or services than company management, then all of the jobs at that location are counted under the good or service being produced. Without major office buildings, then, it is not surprising that this sector accounts for a small percentage of total jobs.

Figure 8: Employment in Knowledge-Based Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

The information sector includes software, publishing, film, and recording businesses. This sector is a major component of the county's economy, but it accounts for relatively few jobs in the city and subregion.

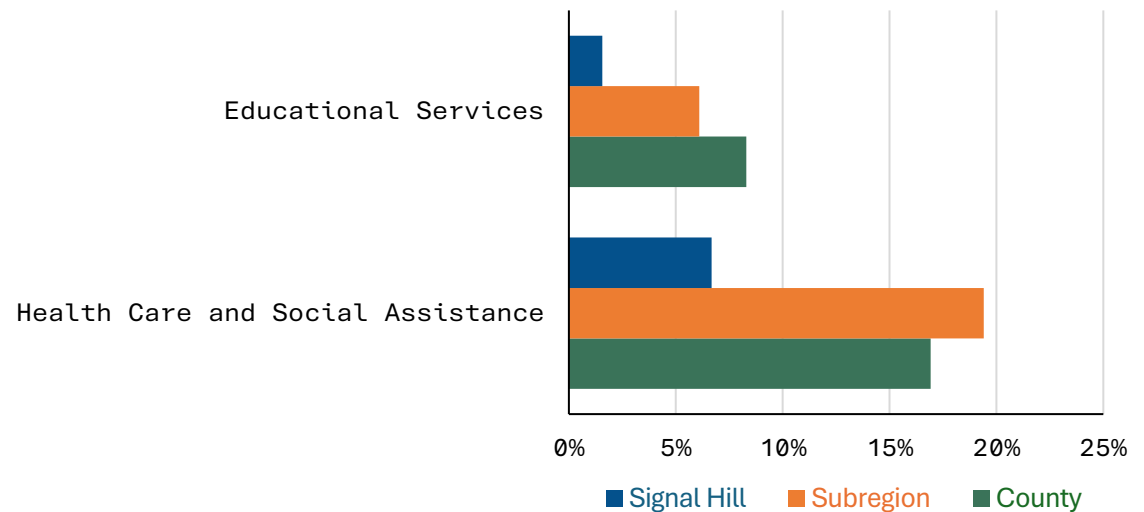
Education and Healthcare

Figure 9 shows the percentage of total employment in each of these sectors.

The educational services sector includes public and private education. This sector provides a lower percentage of the share of total employment in the city compared to the subregion and county. The city's share of total employment is approximately 2 percent compared to 6 percent and 8 percent of the subregion and county, respectively. This reflects, at least in part, the fact that Signal Hill does not have its own school district.

Similarly, the health care and social assistance sector in Signal Hill provides a lower percentage of the share of total employment in the city compared to the subregion and county. The sector comprises 7 percent of the city's employment, compared to 19 percent in the subregion and 17 percent in the county. With Long Beach Medical Center just across the city boundary, it is not surprising that this sector does not provide as many jobs in the city's economy.

Figure 9: Employment in Education and Healthcare Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

Local-Serving Sectors

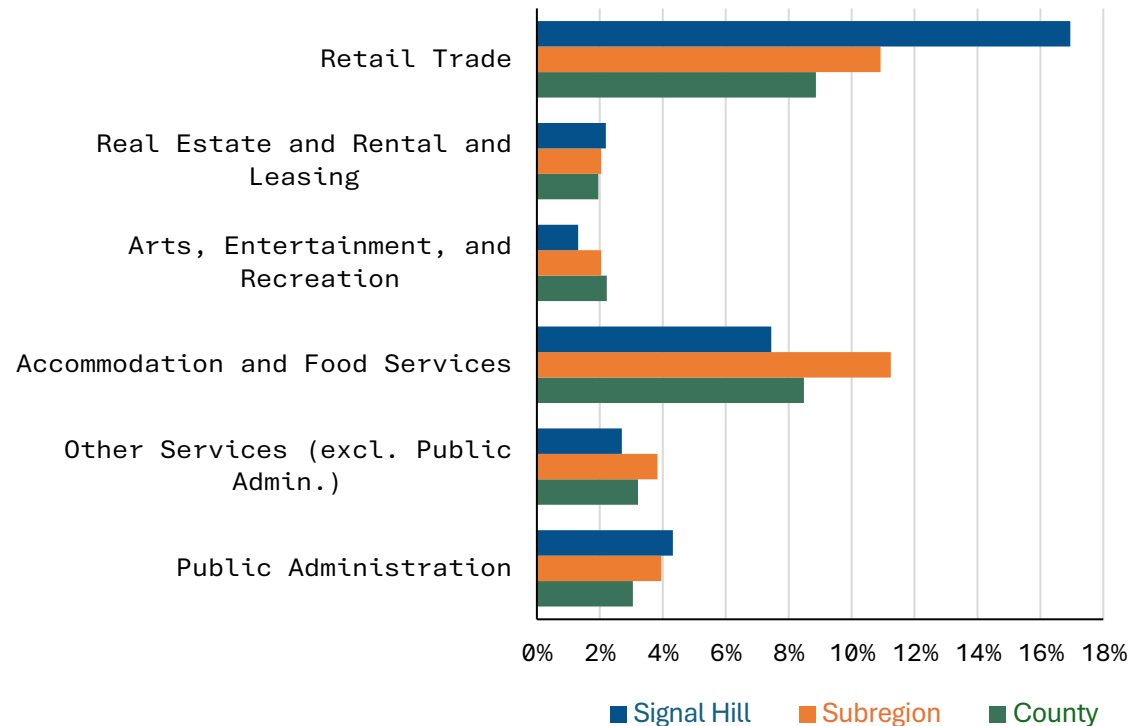
Figure 10 shows the percentage of total employment in each of these sectors.

The most noticeable difference between the local economy and the regional comparisons is that retail trade is the only sector where the city (17 percent) has a share of total employment that is approximately two times higher compared to the subregion (11 percent) and county (9 percent). Between 2003 and 2022, this sector has increased employment by 790 jobs, or 41 percent.

Signal Hill also has a smaller share of jobs in the accommodation and food services sector compared to the subregion but about the same as the county. Given that many of the cities in the subregion border on the ocean and thus likely have many more hotels and restaurants, this result is not surprising.

Relative to the comparison of subregional and county economies, Signal Hill has about the same share of employment real estate and rental and leasing; arts, entertainment, and recreation; other services; and public administration. This suggests that the city is adequately served by these local-serving sectors. It also means that the city may have limited potential to expand existing

Figure 10: Employment in Local-Serving Sectors a Percentage of Total Employment; Signal Hill, Subregion, and Los Angeles County; 2022



Source: PlaceWorks, 2025, using data from the US Census Bureau's Longitudinal Employer-Household Dynamics program.

businesses and attract new businesses in these sectors without also increasing the number of households residing in the city.

EMPLOYMENT PROJECTIONS

Demand for commercial and industrial building space is generally driven by economic growth that generates job growth. This section provides employment projections that form the basis for the market-demand analysis in the next section.

Table 5 provides the potential employment growth for each economic sector. The projections represent the potential growth that could occur in Signal Hill given regional growth potential.

The projected employment is based on the rate of growth by economic sector projected by the CA Employment Development Department for Los Angeles County and analysis of the trends in Census Bureau's Longitudinal Employer-Household Dynamics program data for 2003 to 2022 for the city.

The projections reflect both past trends in the local economy as well as the potential for expanded economic and employment growth in sectors in which the subregion is expected to grow but that have not provided as much job growth locally in the past. Thus, the

Table 5: Potential Employment Growth by Economic Sector; Signal Hill; 2025 to 2050

Economic Sector	Employment 2025	Employment Projection 2050	Net Change
Ag., Forestry, Fishing and Hunting	8	7	-1
Mining/Quarrying, and Oil/Gas Extract.	226	197	-29
Utilities	0	0	0
Construction	1,903	2,141	238
Manufacturing	1,256	1,229	-27
Wholesale Trade	753	738	-16
Retail Trade	2,881	4,875	1,994
Transportation and Warehousing	874	644	-231
Information	51	16	-35
Finance and Insurance	213	118	-96
Real Estate and Rental and Leasing	398	794	396
Prof., Scientific, and Tech. Services	1,449	2,369	920
Mgmt. of Companies and Enterprises	232	304	71
Admin. & Support, Waste Mgmt. & Remed.	2,062	1,911	-151
Educational Services	278	670	392
Health Care and Social Assistance	1,147	2,118	970
Arts, Entertainment, and Recreation	224	405	181
Accommodation and Food Services	1,311	2,951	1,641
Other Services	402	226	-176
Public Administration	685	647	-38
Total	15,668	21,712	6,043

Source: PlaceWorks, 2025.

projections should be viewed as the potential for growth, provided that land and facilities are available for such growth, rather than a projection of what will come if nothing changes.

NONRESIDENTIAL BUILDING

Market demand for nonresidential building space is based on the potential growth in employment. The projected job growth is summed for major land use types. The job growth is multiplied by typical employment density for land use types to determine the gross square footage of market demand. An average floor-area ratio (FAR) is applied to convert the building square footage to site acreage. More urban forms of development would require less land area. Table 6 provides the projected potential market demand.

The data in Table 6 do not include the potential employment growth in retail sales and food services, as these are calculated separately in the Retail Sales chapter. Educational services and public administration are also not included as these would be public-sector development projects if additional building space is needed.

Table 6: Potential Market Demand for Nonresidential Building Space; Signal Hill; 2025 to 2050

Land Use	Change in Employment	Average Bldg. Sq. Ft. per Employee	Gross Floor Area, (sq. ft.)	Average FAR	Land Area (acres)
Commercial Services	715	350	250,338	0.25	23.0
Office	1,926	300	577,800	0.35	37.9
Industrial	-216	700	-151,200	0.5	-6.9

Source: PlaceWorks, 2025.

Commercial Services

The analysis finds that there is the potential for economic growth to result in market demand for 250,000 square feet of commercial services building space. This would include office space for personal services, entertainment and recreation, and lodging. These are uses that often co-locate with retail sales and food services.

Offices

The analysis also finds that there is the potential for up to 578,000 square feet of market demand for new office space. However, much of this would be medical office. Currently, Long Beach Memorial has sufficient land area for and plans for medical office development on its campus. While there may be some medical office demand

unrelated to the hospital, it is likely that actual market demand for medical office will be many years in the future.

The employment projections suggest that there is the potential for employment growth in knowledge-based sectors. Typically, this would drive demand for new office space. However, as discussed previously, there is a glut in office space. It will likely be many years for office vacancy rates to decline to a point that developers will be willing to invest in speculative office buildings.

The ready availability of vacant office space can be expected to dampen but not eliminate prospects for build-to-suit offices and for office conversion of industrial buildings. Thus, planning for the OSAs can anticipate some

office development interest, but the planning should not necessarily rely on new offices bringing more daytime population to the OSAs in the short-term. Nonetheless, as the Vast example makes clear, Southern California has a dynamic economy, and one never knows when the next start-up might take off and need space to expand.

Industrial

The job projections suggest that employment in businesses that tend to locate in industrial areas can be expected to decline.

Theoretically, this should facilitate property in the OSAs becoming available for reuse and/or redevelopment.

However, as discussed previously, throughout Southern California, warehousing development has priced other industrial users out of the market, and in some cases is redeveloping functionally obsolete industrial buildings into large-scale warehouses. It is not uncommon for an industrial business needing to expand to relocate to another region or state simply because they cannot find industrial land to accommodate expansion. However, some such businesses may find industrial land or facilities in Signal Hill.

This may be a major challenge to realizing the vision for a central place in Signal Hill; owners of industrial property may not need to reuse or redevelop their property. The low industrial vacancy rate locally suggests that property owners do not face problems in finding new tenants for industrial properties. Planning for the OSAs will need to consider whether densities/intensities and development standards create a financial incentive to property owners to consider alternative land uses.

CONCLUSIONS

Several key issues resulting from the preceding analyses should be considered during the planning for the OSAs.

Housing Types

There appears to be enthusiastic developer interest in building for-sale townhomes in the OSAs. Over time, however, market conditions should improve and multifamily housing—for rent and for-sale—should become financially feasible. After the lucrative early sites are developed for townhomes, developers may need the flexibility to pursue rental and multifamily housing. The zoning should anticipate the realm of housing product types and determine what is and is not in keeping with the vision for the OSAs.

Vertical vs. Horizontal

In envisioning a walkable, experience-oriented central place, mixed-use buildings—several stories of residential over ground-floor retail—often come to mind. However, it may take time for economic conditions to warrant vertical mixed-use (especially if it requires

structured parking). The zoning for the central place should weigh whether horizontal mixed-use that gets developed sooner is more or less desirable than vertical mixed-use that may take longer to materialize.

Where to Put the Retail

The retail market analysis estimates that the market could potentially support a fairly substantial amount of retail development, 433,000 square feet. However, this demand is generally applicable throughout the defined trade area. The zoning for the OSAs should consider how much of the demand should be accommodated in the OSAs and how much should be encouraged elsewhere.

Income Diversity

The trade area that will support retailers and commercial services in the central place has some more affluent households and some less affluent households. Envisioning and planning the central place, as well as future business attraction efforts, will need to weigh how to best serve these groups. For example,

less affluent households may not patronize the retailers that can afford the rent needed to support new retail building construction, especially if it is vertical mixed-use. The analysis identifies some common activities across many of the income-diverse lifestyle groups, such as family and kids' activities, environmental awareness, and sense of fashion and style (though not necessarily the same fashions). If the central place only serves one demographic, then it will not support the full amount of retail building space recommended in the analysis.

Auto Services

Auto service businesses currently operate in the OSAs, and the projected demand for commercial services includes growth in auto service businesses. However, these businesses may be satisfied with occupying older existing buildings rather than paying higher rent needed to support new construction. The zoning for the OSAs should consider to what degree this keeps with the vision for the OSAs.

Business Attraction

While there appears to be consumer spending support for a variety of retailers, the analysis projects very modest growth in arts, entertainment, and recreation. However, these are some of the very uses that can make a central place and vibrant activity center. The City will need to consider how much it can or wants to support business attraction efforts for these types of businesses and organizations.

Offices

The old restaurant adage is that you pay your bills with lunch, you make your profit with dinner. A daytime population will be important for attracting full-service restaurants to the OSAs. However, office uses are probably the longest-term opportunity for the OSAs, barring a successful business startup that is taking off. Planning and zoning for the OSAs will have to weigh how much opportunity to preserve for future office development if it is going to take many years to materialize.

The economic analysis identifies the potential for growth in professional services, but economic conditions are such that new office development will be much more expensive

than office rents are likely to rise, even over the mid-term. Additional consideration should be given to the financial and physical feasibility of adaptive reuse of existing buildings as an interim approach to attracting professional services jobs to the OSA.

APPENDIX

The appendix provides base data and other information used in the analysis and referenced in the preceding sections of the report.

Table A-1: Taxable Retail Sales, Nominal, Real (Inflation-Adjusted), and Real per Household; Signal Hill; 2009 to 2023

Year	Nominal	Real	Real per Household
2009	698,711,000	990,088,950	237,945
2010	710,597,000	998,620,865	240,226
2011	787,705,000	1,070,110,643	256,806
2012	861,000,000	1,150,979,705	274,959
2013	1,034,828,000	1,363,268,032	324,433
2014	1,334,127,000	1,724,929,706	405,675
2015	1,383,691,299	1,789,563,664	416,371
2016	1,340,174,272	1,721,443,113	400,243
2017	1,327,244,995	1,684,474,042	391,374
2018	1,260,563,133	1,562,082,035	357,047
2019	1,428,206,581	1,746,585,862	396,951
2020	1,411,364,478	1,718,792,044	376,845
2021	1,519,880,618	1,760,424,842	388,015
2022	1,565,777,431	1,668,347,945	365,145
2023	1,425,222,598	1,476,230,107	322,673

Source: PlaceWorks, 2025; Actual taxable sales data from CA Department of Tax and Fee Administration, *Taxable Sales, by City*; Real data adjusted for inflation to January 2025 using data from the US Bureau of Labor Statistics, *Chained Consumer Price Index for All Urban Consumers (C-CPI-U): U.S. city average*; Real per household adjusted to January occupied housing estimates from the CA Department of Finance, *Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8*.

Table A-2: Taxable Retail Sales, Nominal, Real (Inflation-Adjusted), and Real per Household; 17 South Bay Cities; 2019 to 2023

	2019	2020	2021	2022	2023
Nominal Taxable Retail Sales					
Carson	1,598,512,224	1,438,965,796	1,774,969,247	1,985,602,120	2,028,155,816
El Segundo	614,207,392	546,982,140	669,042,380	830,976,431	939,069,789
Gardena	843,901,754	782,432,022	972,651,139	1,083,995,823	1,075,514,450
Hawthorne	1,235,577,685	1,120,587,164	1,411,262,559	1,600,946,516	1,513,349,475
Hermosa Beach	239,773,379	190,404,948	242,210,867	268,258,320	267,399,539
Inglewood	1,042,698,711	1,011,160,504	1,382,481,104	1,537,256,667	1,523,795,702
Lawndale	233,645,038	205,377,313	245,756,045	284,649,310	269,721,564
Lomita	144,092,312	130,990,408	155,864,713	174,175,646	162,939,395
Long Beach	4,390,811,415	3,908,358,866	4,667,313,822	5,097,643,845	5,106,961,770
Manhattan Beach	682,715,701	528,851,397	669,659,732	762,146,740	780,863,515
Palos Verdes Estates	10,805,743	7,211,893	10,035,145	13,018,855	14,801,681
Rancho Palos Verdes	98,709,338	86,422,253	103,610,200	110,157,157	106,938,330
Redondo Beach	768,945,825	607,131,025	761,254,147	801,887,126	765,644,693
Rolling Hills	119,121	203,249	1,028,219	939,299	926,901
Rolling Hills Estates	95,663,286	78,800,270	104,989,797	118,674,335	122,932,623
Signal Hill	1,428,206,581	1,411,364,478	1,519,880,618	1,565,777,431	1,425,222,598
Torrance	3,321,804,703	2,884,593,361	3,755,419,174	4,066,252,895	3,828,583,328
Total	16,750,190,208	14,939,837,087	18,447,428,908	20,302,358,516	19,932,821,169
Real Taxable Retail Sales (January 2025 Dollars)					
Carson	1,954,856,453	1,752,405,562	2,055,885,126	2,115,674,393	2,100,741,793
El Segundo	751,127,996	666,127,400	774,928,512	885,411,805	972,678,301
Gardena	1,032,026,383	952,863,669	1,126,587,975	1,155,005,921	1,114,006,200
Hawthorne	1,511,015,664	1,364,676,759	1,634,616,323	1,705,820,876	1,567,510,970
Hermosa Beach	293,224,243	231,879,514	280,544,420	285,831,312	276,969,542
Inglewood	1,275,139,641	1,231,414,462	1,601,279,765	1,637,958,850	1,578,331,058
Lawndale	285,729,758	250,113,204	284,650,677	303,296,038	279,374,670
Lomita	176,213,720	159,523,124	180,532,674	185,585,496	168,770,858
Long Beach	5,369,621,763	4,759,689,101	5,405,987,219	5,431,578,884	5,289,735,602
Manhattan Beach	834,908,344	644,047,365	775,643,569	812,073,237	808,809,958

	2019	2020	2021	2022	2023
Palos Verdes Estates	13,214,585	8,782,809	11,623,359	13,871,691	15,331,421
Rancho Palos Verdes	120,713,863	105,247,003	120,008,090	117,373,301	110,765,562
Redondo Beach	940,361,096	739,378,092	881,734,194	854,416,925	793,046,468
Rolling Hills	145,676	247,521	1,190,950	1,000,830	960,074
Rolling Hills Estates	116,988,778	95,964,777	121,606,029	126,448,420	127,332,277
Signal Hill	1,746,585,862	1,718,792,044	1,760,424,842	1,668,347,945	1,476,230,107
Torrance	4,062,309,478	3,512,923,980	4,349,771,374	4,332,623,862	3,965,605,080
Total	20,484,183,304	18,194,076,387	21,367,015,099	21,632,319,786	20,646,199,941
Real Taxable Retail Sales per Household					
Carson	76,320	64,617	75,407	77,358	76,801
El Segundo	105,763	92,840	108,034	122,991	134,608
Gardena	48,821	44,173	52,297	53,327	51,139
Hawthorne	51,712	44,683	53,580	55,764	51,202
Hermosa Beach	30,714	25,076	30,607	30,927	29,982
Inglewood	34,442	32,531	42,303	43,070	41,322
Lawndale	29,628	25,079	28,551	30,366	27,937
Lomita	21,611	19,282	21,854	22,425	20,388
Long Beach	32,353	27,882	31,608	31,486	30,499
Manhattan Beach	59,420	46,643	56,695	58,889	58,848
Palos Verdes Estates	2,669	1,751	2,321	2,762	3,049
Rancho Palos Verdes	7,776	6,676	7,657	7,437	7,022
Redondo Beach	32,451	25,087	30,040	28,977	26,893
Rolling Hills	219	387	1,884	1,569	1,507
Rolling Hills Estates	39,914	31,672	38,827	39,801	39,829
Signal Hill	396,951	376,845	388,015	365,145	322,673
Torrance	72,818	62,006	76,916	76,394	69,813
Total	46,481	40,305	47,341	47,646	45,339

Source: PlaceWorks, 2025; Actual taxable sales data from CA Department of Tax and Fee Administration, *Taxable Sales, by City*; Real data adjusted for inflation to January 2025 using data from the US Bureau of Labor Statistics, *Chained Consumer Price Index for All Urban Consumers (C-CPI-U): U.S. city average*; Real per household adjusted to January occupied housing estimates from the CA Department of Finance, *Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8*.

Table A-3: Estimated Household Spending, Business Sales, and Opportunity Gap/Surplus; Convenience Goods Trade Area; 2025

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
Total retail trade including food and drink	1,104,144,782	3,179,308,413	(2,075,163,630)
Total retail trade	945,421,529	2,988,163,990	(2,042,742,461)
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers	198,873,480	1,122,003,314	(923,129,834)
- Automobile dealers	168,413,258	1,083,752,107	(915,338,850)
- Other motor vehicle dealers	13,214,767	6,823,690	6,391,076
- Automotive parts, accessories, and tire stores	17,245,455	31,427,516	(14,182,061)
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores	17,199,656	9,333,458	7,866,198
- Furniture stores	9,302,622	3,814,229	5,488,393
- Home furnishings stores	7,897,034	5,519,229	2,377,805
Electronics and Appliance Stores			
Electronics and appliance stores	12,008,613	31,951,828	(19,943,215)
- Household appliance stores	2,785,197	10,733,241	(7,948,044)
- Electronics stores	9,223,416	21,218,587	(11,995,171)
Building Mat. and Garden Equip. and Supplies Dealers			
Building Mat. and Garden Equip. and Supplies Dealers	59,760,052	142,125,528	(82,365,476)
- Building material and supplies dealers	51,557,384	140,287,866	(88,730,483)
- Lawn and garden equipment and supplies stores	8,202,668	1,837,662	6,365,007
Food and Beverage Stores			
Food and beverage stores	127,207,246	156,916,833	(29,709,588)
- Grocery stores	114,391,111	150,014,092	(35,622,981)
- Specialty food stores	3,645,576	2,542,169	1,103,407
- Beer, wine, and liquor stores	9,170,559	4,360,572	4,809,986
Health and Personal Care Stores			
Health and personal care stores	54,290,670	76,316,953	(22,026,283)
Gasoline Stations			
Gasoline stations	86,441,175	92,967,576	(6,526,401)
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores	42,246,022	26,919,186	15,326,836
- Clothing stores	29,608,238	21,965,402	7,642,836

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
- Shoe stores	5,408,267	4,340,893	1,067,374
- Jewelry, luggage, and leather goods stores	7,229,517	612,892	6,616,625
Sport. Goods, Hobby, Music. Instrument, & Book Stores			
Sport. Goods, Hobby, Music. Instrument, & Book Stores	14,407,465	7,169,163	7,238,302
- Sport. goods, hobby, and musical instrument stores	12,857,845	6,131,910	6,725,935
- Book stores and news dealers	1,549,620	1,037,253	512,367
General Merchandise Stores			
General merchandise stores	117,532,990	530,833,854	(413,300,864)
- Department stores	7,547,331	9,047,411	(1,500,080)
- Other general merchandise stores	109,985,660	521,786,443	(411,800,784)
Miscellaneous Store Retailers			
Miscellaneous store retailers	22,319,866	50,637,886	(28,318,020)
- Florists	1,096,758	999,690	97,068
- Office supplies, stationery, and gift stores	3,515,272	10,207,109	(6,691,837)
- Used merchandise stores	3,512,467	5,585,162	(2,072,696)
- Other miscellaneous store retailers	14,195,370	33,845,925	(19,650,556)
Non-store Retailers			
Non-store retailers	193,134,294	740,988,409	(547,854,114)
Food Services and Drinking Places			
Food services and drinking places	158,723,253	191,144,423	(32,421,169)
- Drinking places (alcohol/non-alcohol & snack bars)	14,390,065	21,968,527	(7,578,462)
- Full-service restaurants	71,381,984	100,486,810	(29,104,827)
- Limited service restaurants	62,293,558	46,855,331	15,438,227

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

Table A-4: Estimated Household Spending, Business Sales, and Opportunity Gap/Surplus; Comparison Goods Trade Area; 2025

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
Total retail trade including food and drink	8,159,948,257	10,883,903,139	(2,723,954,882)
Total retail trade	6,982,541,701	9,074,943,355	(2,092,401,654)
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers	1,483,363,960	2,580,131,370	(1,096,767,410)
- Automobile dealers	1,254,777,241	2,459,906,832	(1,205,129,591)
- Other motor vehicle dealers	102,655,733	20,256,722	82,399,010
- Automotive parts, accessories, and tire stores	125,930,986	99,967,815	25,963,171
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores	128,856,288	45,761,835	83,094,453
- Furniture stores	69,549,686	24,861,798	44,687,888
- Home furnishings stores	59,306,602	20,900,037	38,406,565
Electronics and Appliance Stores			
Electronics and appliance stores	88,567,949	92,495,672	(3,927,723)
- Household appliance stores	20,620,974	23,058,688	(2,437,714)
- Electronics stores	67,946,976	69,436,984	(1,490,009)
Building Mat. and Garden Equip. and Supplies Dealers			
Building Mat. and Garden Equip. and Supplies Dealers	446,805,293	356,398,160	90,407,133
- Building material and supplies dealers	385,643,170	338,327,769	47,315,401
- Lawn and garden equipment and supplies stores	61,162,123	18,070,390	43,091,733
Food and Beverage Stores			
Food and beverage stores	933,761,644	1,228,255,951	(294,494,306)
- Grocery stores	838,644,200	1,148,140,650	(309,496,450)
- Specialty food stores	26,692,404	32,727,858	(6,035,454)
- Beer, wine, and liquor stores	68,425,040	47,387,442	21,037,598
Health and Personal Care Stores			
Health and personal care stores	399,983,593	358,657,435	41,326,158
Gasoline Stations			
Gasoline stations	630,016,745	542,283,738	87,733,008
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores	310,520,435	143,404,210	167,116,225
- Clothing stores	217,552,187	110,571,834	106,980,353

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
- Shoe stores	39,414,257	21,709,201	17,705,056
- Jewelry, luggage, and leather goods stores	53,553,991	11,123,175	42,430,816
Sport. Goods, Hobby, Music. Instrument, & Book Stores			
Sport. Goods, Hobby, Music. Instrument, & Book Stores	106,079,887	62,089,505	43,990,382
- Sport. goods, hobby, and musical instrument stores	94,676,002	53,380,890	41,295,113
- Book stores and news dealers	11,403,885	8,708,616	2,695,269
General Merchandise Stores			
General merchandise stores	863,259,797	848,960,842	14,298,955
- Department stores	55,533,624	50,448,755	5,084,870
- Other general merchandise stores	807,726,173	798,512,088	9,214,085
Miscellaneous Store Retailers			
Miscellaneous store retailers	165,672,551	202,589,857	(36,917,307)
- Florists	8,196,864	5,088,951	3,107,913
- Office supplies, stationery, and gift stores	25,990,586	22,874,709	3,115,877
- Used merchandise stores	26,041,188	47,930,163	(21,888,975)
- Other miscellaneous store retailers	105,443,912	126,696,034	(21,252,122)
Non-store Retailers			
Non-store retailers	1,425,653,559	2,613,914,780	(1,188,261,221)
Food Services and Drinking Places			
Food services and drinking places	1,177,406,557	1,808,959,784	(631,553,228)
- Drinking places (alcohol/non-alcohol & snack bars)	107,220,845	165,949,339	(58,728,494)
- Full-service restaurants	530,225,753	652,322,789	(122,097,036)
- Limited service restaurants	460,674,330	949,483,851	(488,809,521)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

Table A-5: Estimated Household Spending, Business Sales, and Opportunity Gap/Surplus; 15-Minute Drive-Time Context Area; 2025

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
Total retail trade including food and drink	24,759,962,412	33,254,000,366	(8,494,037,954)
Total retail trade	21,147,230,929	27,598,780,510	(6,451,549,582)
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers	4,526,375,965	6,372,012,889	(1,845,636,924)
- Automobile dealers	3,822,648,487	5,682,285,004	(1,859,636,516)
- Other motor vehicle dealers	323,293,263	265,302,942	57,990,321
- Automotive parts, accessories, and tire stores	380,434,215	424,424,943	(43,990,728)
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores	398,878,080	287,020,692	111,857,388
- Furniture stores	215,000,740	147,008,262	67,992,478
- Home furnishings stores	183,877,340	140,012,430	43,864,910
Electronics and Appliance Stores			
Electronics and appliance stores	267,465,763	288,914,521	(21,448,758)
- Household appliance stores	62,586,235	67,724,994	(5,138,759)
- Electronics stores	204,879,528	221,189,527	(16,309,999)
Building Mat. and Garden Equip. and Supplies Dealers			
Building Mat. and Garden Equip. and Supplies Dealers	1,376,327,639	1,127,429,687	248,897,952
- Building material and supplies dealers	1,188,611,035	1,080,282,296	108,328,739
- Lawn and garden equipment and supplies stores	187,716,604	47,147,391	140,569,213
Food and Beverage Stores			
Food and beverage stores	2,799,444,795	3,733,705,077	(934,260,281)
- Grocery stores	2,510,176,866	3,499,121,763	(988,944,897)
- Specialty food stores	79,839,001	82,131,969	(2,292,968)
- Beer, wine, and liquor stores	209,428,928	152,451,345	56,977,584
Health and Personal Care Stores			
Health and personal care stores	1,205,461,866	1,220,504,940	(15,043,075)
Gasoline Stations			
Gasoline stations	1,881,805,352	1,543,653,231	338,152,121
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores	942,747,451	1,425,707,861	(482,960,410)
- Clothing stores	661,085,577	980,239,912	(319,154,336)

Retail Store Type	2025 Demand (\$) (Consumer Spending)	2025 Supply (\$) (Business Sales)	Opportunity Gap/Surplus (\$)
- Shoe stores	118,633,532	179,345,681	(60,712,149)
- Jewelry, luggage, and leather goods stores	163,028,342	266,122,267	(103,093,925)
Sport. Goods, Hobby, Music. Instrument, & Book Stores			
Sport. Goods, Hobby, Music. Instrument, & Book Stores	322,958,478	272,707,739	50,250,739
- Sport. goods, hobby, and musical instrument stores	288,486,599	224,895,724	63,590,875
- Book stores and news dealers	34,471,879	47,812,015	(13,340,136)
General Merchandise Stores			
General merchandise stores	2,600,118,686	3,064,601,039	(464,482,352)
- Department stores	168,694,912	218,872,534	(50,177,622)
- Other general merchandise stores	2,431,423,775	2,845,728,505	(414,304,730)
Miscellaneous Store Retailers			
Miscellaneous store retailers	503,546,912	473,995,605	29,551,307
- Florists	25,298,365	16,514,849	8,783,516
- Office supplies, stationery, and gift stores	79,252,752	71,044,124	8,208,628
- Used merchandise stores	79,171,479	76,161,385	3,010,094
- Other miscellaneous store retailers	319,824,316	310,275,247	9,549,069
Non-store Retailers			
Non-store retailers	4,322,099,942	7,788,527,230	(3,466,427,289)
Food Services and Drinking Places			
Food services and drinking places	3,612,731,483	5,655,219,855	(2,042,488,372)
- Drinking places (alcohol/non-alcohol & snack bars)	330,308,841	492,371,785	(162,062,944)
- Full-service restaurants	1,629,169,566	2,257,305,843	(628,136,277)
- Limited service restaurants	1,409,423,833	2,735,952,983	(1,326,529,150)

Source: Claritas, 2025, *Retail Market Power® - 2025 Estimates*, using data from Environics Analytics | U.S. Census Bureau | U.S. Bureau of Labor Statistics | Data Axle

Table A-6: Annual Employment by Economic Sector; Signal Hill; 2003 to 2022

Economic Sector	2003	2004	2005	2006	2007	2008	2009
Agriculture, Forestry, Fishing and Hunting	0	1	9	11	15	16	11
Mining/Quarrying, and Oil & Gas Extraction	223	199	247	281	276	296	268
Utilities	11	7	7	9	2	9	10
Construction	1,443	1,561	1,523	1,602	1,791	1,833	1,537
Manufacturing	1,469	1,335	1,199	1,163	1,130	1,221	1,112
Wholesale Trade	795	744	777	814	866	869	819
Retail Trade	1,915	1,961	1,972	1,903	1,841	2,058	1,827
Transportation and Warehousing	1,713	1,707	1,664	1,428	1,418	1,346	1,074
Information	110	157	59	43	58	65	28
Finance and Insurance	1,652	1,375	1,202	936	687	615	582
Real Estate and Rental and Leasing	186	178	180	177	140	152	159
Prof., Scientific, and Technical Services	634	718	800	830	822	791	815
Management of Companies and Enterprises	123	123	115	118	133	137	150
Admin. & Support, Waste Mgmt. & Remediation	2,080	1,438	1,458	1,257	980	1,036	1,400
Educational Services	109	110	121	168	224	299	316
Health Care and Social Assistance	374	410	382	382	503	563	565
Arts, Entertainment, and Recreation	36	31	33	31	20	17	38
Accommodation and Food Services	250	267	301	304	347	361	374
Other Services	668	585	597	656	595	602	560
Public Administration	167	165	145	155	151	162	152
Total All Jobs	13,958	13,072	12,791	12,268	11,999	12,448	11,797

Table A-6 continued

Economic Sector	2010	2011	2012	2013	2014	2015	2016
Agriculture, Forestry, Fishing and Hunting	13	12	0	13	7	5	4
Mining/Quarrying, and Oil & Gas Extraction	389	378	317	361	419	305	237
Utilities	31	3	6	6	6	0	0
Construction	1,383	1,459	1,376	1,362	1,533	1,522	1,515
Manufacturing	1,106	1,039	1,159	1,134	1,184	1,232	1,288
Wholesale Trade	953	733	745	755	756	703	731
Retail Trade	1,971	1,935	2,088	2,358	2,530	2,600	2,458
Transportation and Warehousing	1,190	929	925	933	952	1,004	1,143
Information	36	31	37	44	48	60	48
Finance and Insurance	567	483	634	630	637	467	375
Real Estate and Rental and Leasing	136	333	359	341	376	419	350
Prof., Scientific, and Technical Services	771	968	1,111	1,222	894	907	1,019
Management of Companies and Enterprises	150	218	247	247	248	252	269
Admin. & Support, Waste Mgmt. & Remediation	1,384	1,528	1,692	1,674	2,044	2,649	2,232
Educational Services	283	547	462	464	353	551	741
Health Care and Social Assistance	630	670	747	936	887	788	813
Arts, Entertainment, and Recreation	50	58	75	42	46	63	81
Accommodation and Food Services	382	348	425	504	543	830	841
Other Services	509	468	512	419	487	495	560
Public Administration	220	150	158	154	156	149	166
Total All Jobs	12,154	12,290	13,075	13,599	14,106	15,001	14,871

Table A-6 continued

Economic Sector	2017	2018	2019	2020	2021	2022
Agriculture, Forestry, Fishing and Hunting	7	7	3	8	12	8
Mining/Quarrying, and Oil & Gas Extraction	230	211	194	272	177	229
Utilities	0	0	0	1	0	0
Construction	1,585	1,612	1,719	1,582	1,886	1,874
Manufacturing	1,321	1,335	1,333	1,213	1,130	1,259
Wholesale Trade	702	733	692	857	793	755
Retail Trade	2,650	2,670	2,624	2,628	2,646	2,705
Transportation and Warehousing	1,003	945	1,031	1,093	1,070	907
Information	34	58	54	27	46	59
Finance and Insurance	359	250	251	281	266	307
Real Estate and Rental and Leasing	366	347	380	315	375	350
Prof., Scientific, and Technical Services	1,153	1,313	1,376	1,342	1,225	1,366
Management of Companies and Enterprises	242	284	269	246	177	225
Admin. & Support, Waste Mgmt. & Remediation	1,818	1,689	1,735	1,617	1,485	2,081
Educational Services	731	522	752	247	303	250
Health Care and Social Assistance	1,135	1,142	966	766	836	1,066
Arts, Entertainment, and Recreation	122	117	165	152	177	209
Accommodation and Food Services	1,302	1,263	1,400	1,137	955	1,189
Other Services	514	507	395	350	373	431
Public Administration	162	171	160	371	301	690
Total All Jobs	15,436	15,176	15,499	14,505	14,233	15,960

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

Figure A-1: Tapestry Segmentation Descriptions for the Ten Most Common Segments; Comparison Goods Trade Area; 2025



LifeMode Group: Upscale Avenues

Pleasantville

2B

Households: 2,718,100

Average Household Size: 2.88

Median Age: 42.6

Median Household Income: \$92,900

WHO ARE WE?

Prosperous domesticity best describes the settled denizens of *Pleasantville*. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth (Index 364). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the internet largely for financial purposes.

OUR NEIGHBORHOOD

- Suburban periphery of large metropolitan areas, primarily in Middle Atlantic or Pacific states.
- Most homes owned (and mortgaged) (Index 146).
- Households composed of older married-couple families, more without children under 18, but many with children over 18 years (Index 141).
- Older, single-family homes: two-thirds built before 1970, close to half from 1950 to 1969.
- One of the lowest percentages of vacant housing units at 4.5% (Index 39).
- Suburban households with three or more vehicles and a longer travel time to work (Index 132).

SOCIOECONOMIC TRAITS

- Education: 66% college educated, 37% with a bachelor's degree or higher.
- Higher labor force participation rate at 67% (Index 107); higher proportion of households with two or more workers (Index 118).
- Many professionals in finance, information/technology, education, or management.
- Median household income denotes affluence, with income primarily from salaries and also from investments (Index 130) or Social Security (Index 106) and retirement income (Index 122).
- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, internet, TV).



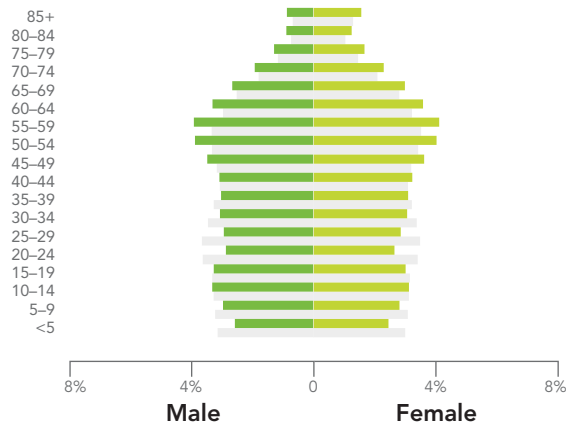
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: **42.6** US: 38.2

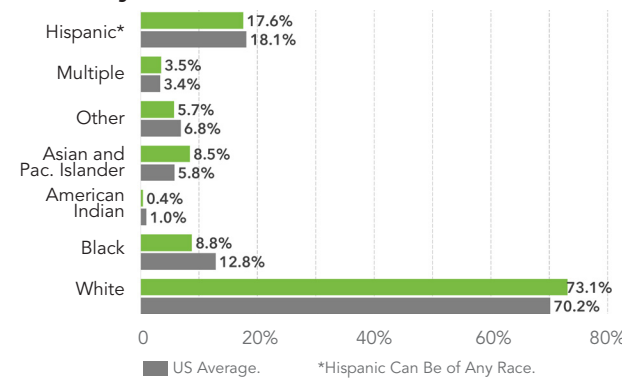
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **61.0** US: 64.0



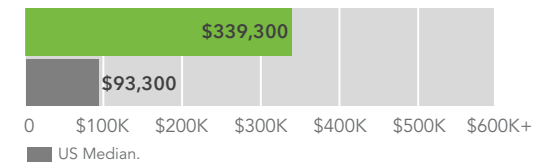
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

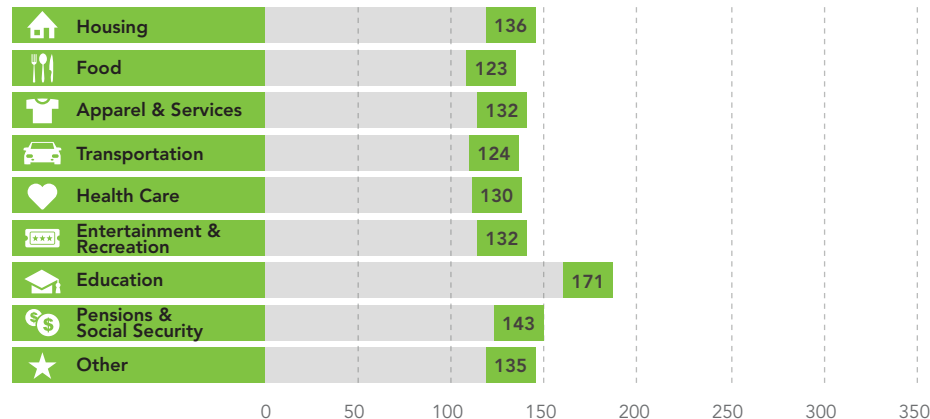


Median Net Worth



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Prefer imported SUVs, serviced by a gas station or car dealer.
- Invest in conservative securities and contribute to charities.
- Work on home improvement and remodeling projects, but also hire contractors.
- Have bundled services (TV/internet/phone).
- Access the internet via fiber optics or cable modem or on a newer computer to pay bills, make purchases, and track investments.
- Subscribe to premium channels (HBO, Showtime, or Starz) and use video-on-demand to watch TV shows and movies.
- Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.

HOUSING

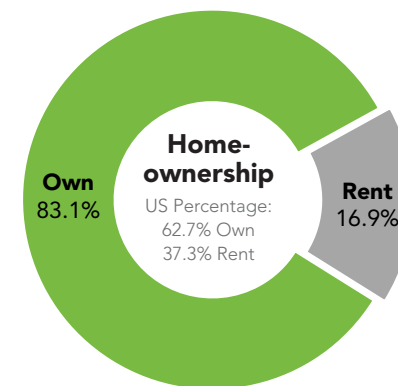
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

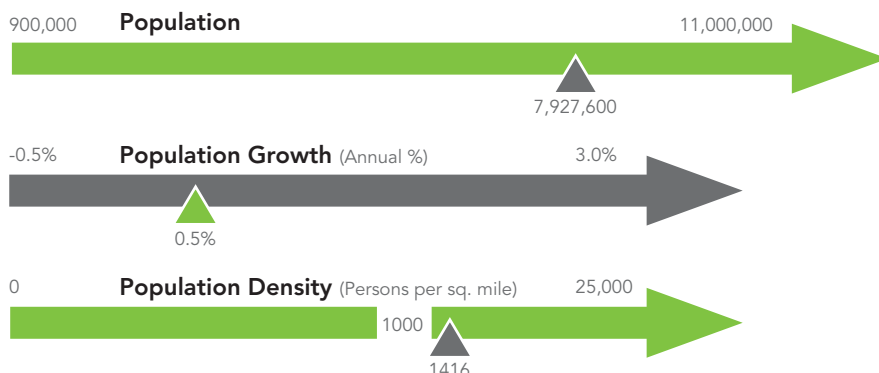
Median Value:
\$382,000

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

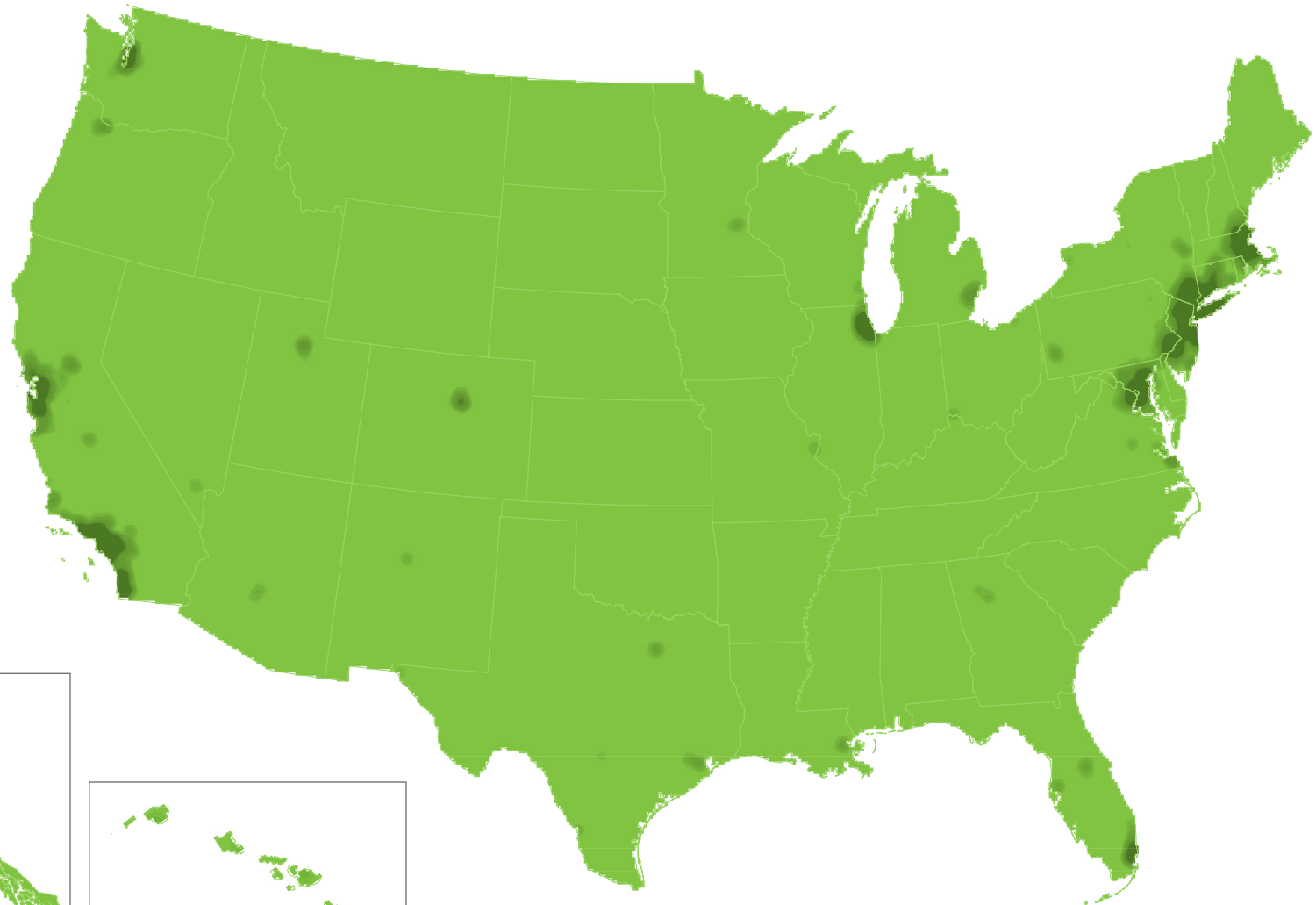
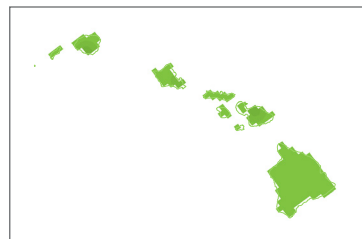
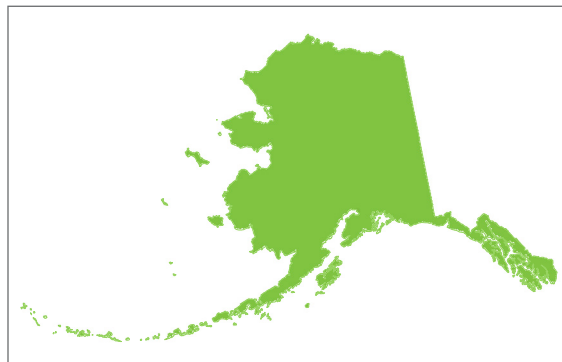
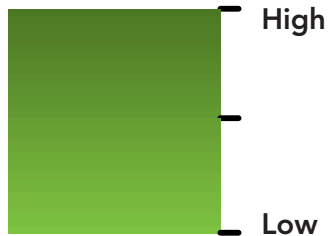
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Pleasantville* Tapestry Segment by households.





LifeMode Group: Next Wave

Fresh Ambitions

13D

Households: 794,600

Average Household Size: 3.17

Median Age: 28.6

Median Household Income: \$26,700

WHO ARE WE?

These young families, many of whom are recent immigrants, focus their life and work around their children. *Fresh Ambitions* residents have overcome the language barrier and earned a high school diploma. They work overtime in service, in skilled and unskilled occupations, and spend what they have on their children. Multigenerational families support many families living together; income is often supplemented with public assistance and Social Security. Residents spend more than one-third of their income on rent in older row houses or multiunit buildings. They budget wisely not only to make ends meet but also to save for trips abroad to see their relatives.

OUR NEIGHBORHOOD

- Reside in mostly row houses or 2–4 unit buildings; many were built before 1950, located in major urban cities.
- Predominantly renters; average gross rent is a little below the US average.
- Most households have at least one vehicle, and commuters drive alone to work. Walking to work or taking public transportation is common too.
- Nearly half of the households have children of all ages and are composed of more single-parent than married-couple families. There are more than three persons per household; the proportion of multigenerational families is twice that of the US.

SOCIOECONOMIC TRAITS

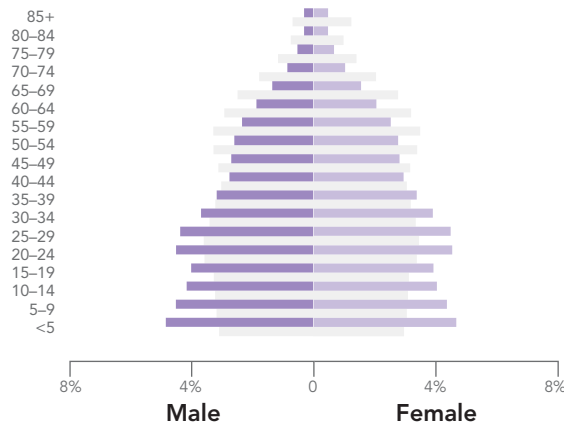
- Nearly one in four is foreign-born.
- Supporting large families, many earners will take on overtime work when possible.
- One in three has earned a high school diploma.
- Price-conscious consumers that budget for fashion, not branding. However, parents are happy to spoil their brand-savvy children.
- When traveling, seek out discount fares over convenience.



AGE BY SEX (Esri data)

Median Age: 28.6 US: 38.2

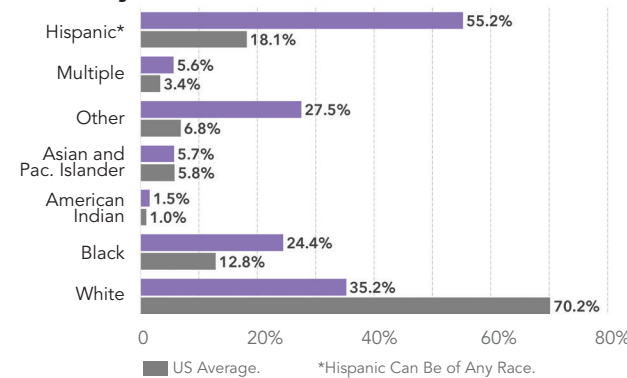
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 90.6 US: 64.0



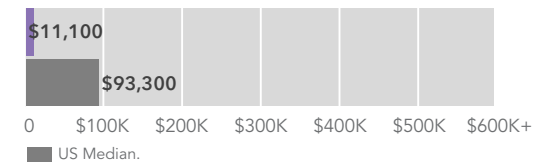
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

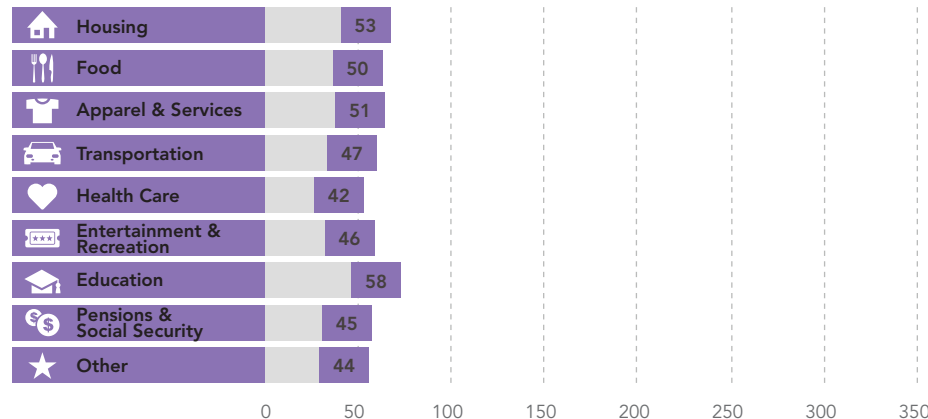


Median Net Worth



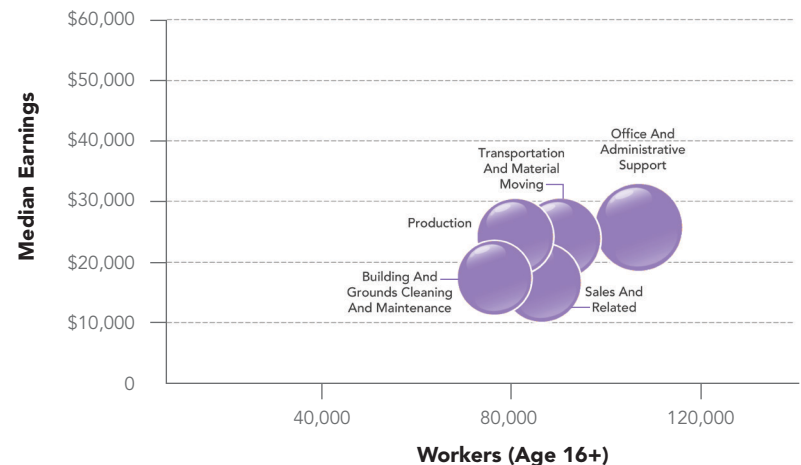
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Young families are the focus; *Fresh Ambitions* residents must budget for baby food and disposable diapers. Baby and parenthood magazines are their chosen reading material.
- These young, newly established residents own cell phones, not landlines.
- Almost half of all households can access the internet via home PC; Spanish-language web sites and downloading video games and music are popular.
- Nearly half of all households subscribe to a cable service; Spanish TV networks, BET, and children's shows are popular.
- Half of all residents have owned or used a credit or debit card within the past year. Nearly a third maintain a savings account. When possible, money is often wired to family abroad.

HOUSING

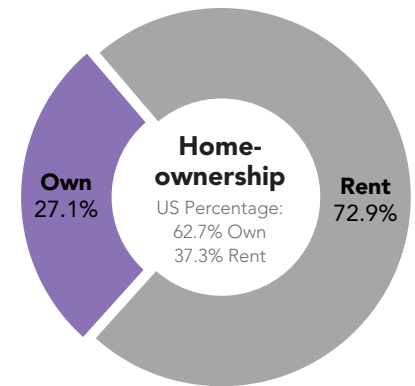
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals;
Single Family

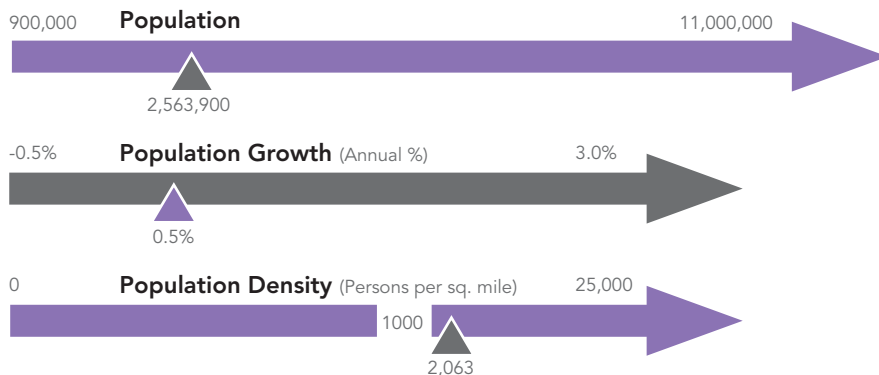
Average Rent:
\$857

US Average: \$1,038



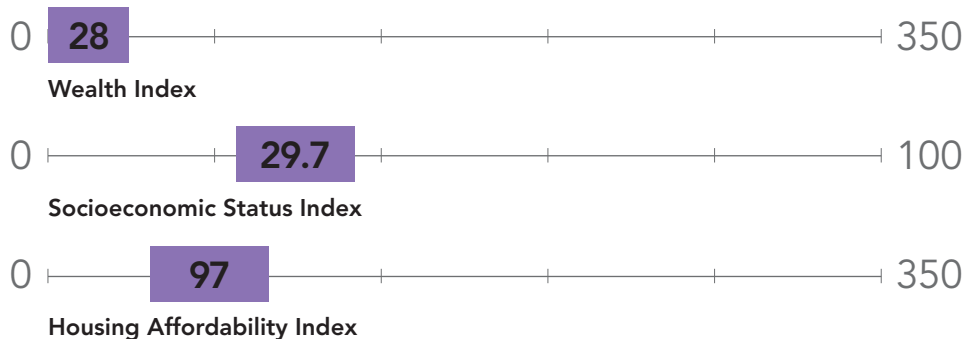
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

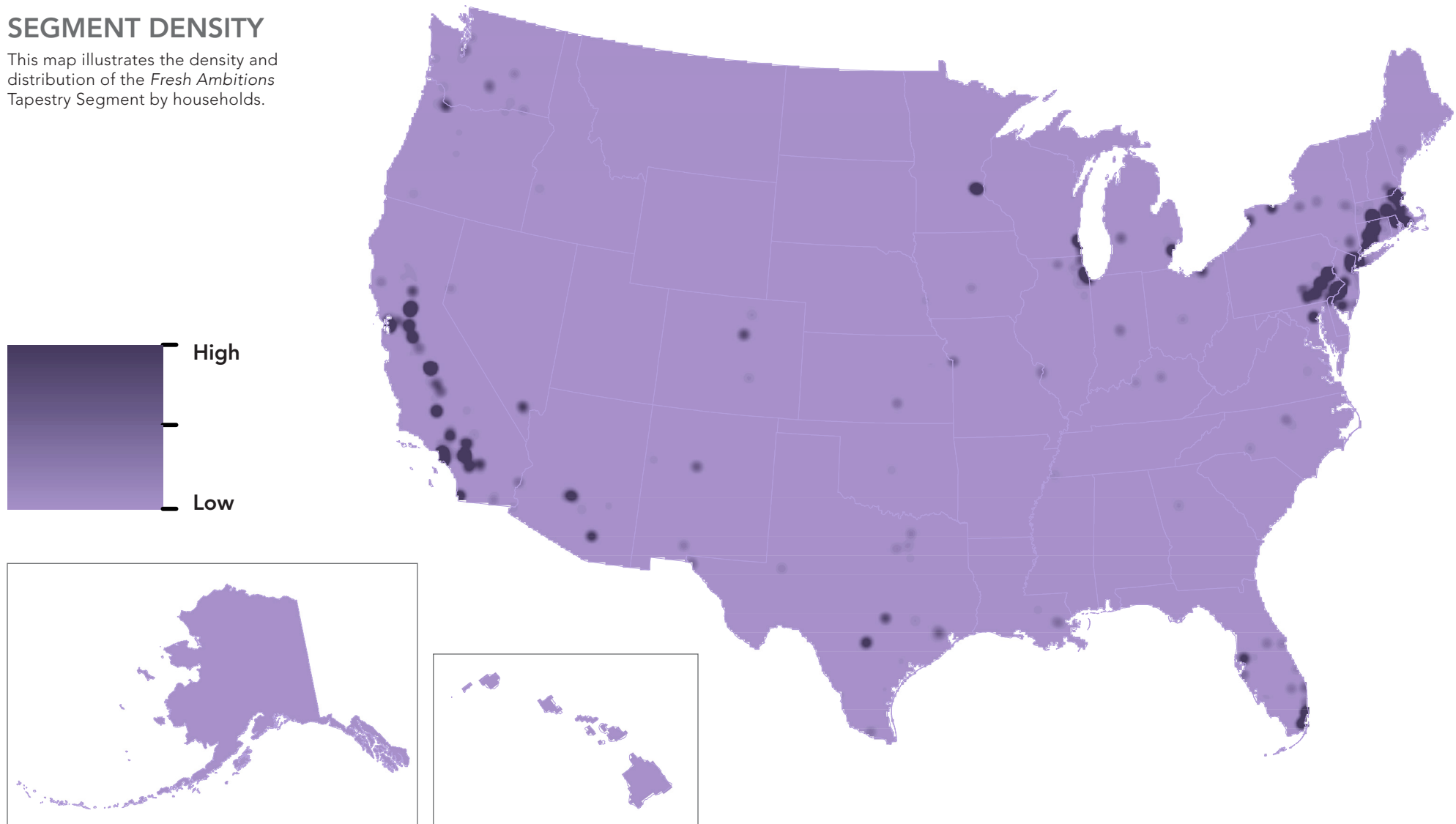
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Fresh Ambitions* Tapestry Segment by households.





LifeMode Group: Sprouting Explorers

Urban Villages

7B

Households: 1,319,200

Average Household Size: 3.78

Median Age: 34.0

Median Household Income: \$62,300

WHO ARE WE?

Urban Villages residents are multigenerational and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens. They are well connected with their smartphones but more likely to shop in person. Their favorite stores are Costco or Trader Joe's, Target or Macy's.

OUR NEIGHBORHOOD

- Older homes (most built before 1970) are found in the urban periphery of large metropolitan markets.
- Married couples with children and grandparents; many households are multigenerational (Index 322). Average household size is 3.78.
- Homes are older, primarily single family, with a higher median value of \$325,100 (Index 157) and a lower vacancy rate of 4.7%.

SOCIOECONOMIC TRAITS

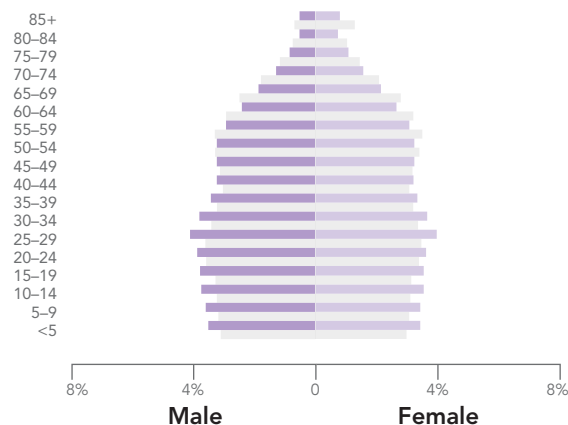
- This market includes recent immigrants (Index 277) with some language barriers (index 289).
- Education: more than half the population aged 25 or older have a high school diploma or some college.
- Labor force participation rate higher than the US.
- Brand conscious but not necessarily brand loyal; open to trying new things.
- Status-conscious consumers; choices reflect their youth—attention to style and pursuit of trends.
- Comfortable with technology and interested in the latest innovations.



AGE BY SEX (Esri data)

Median Age: **34.0** US: 38.2

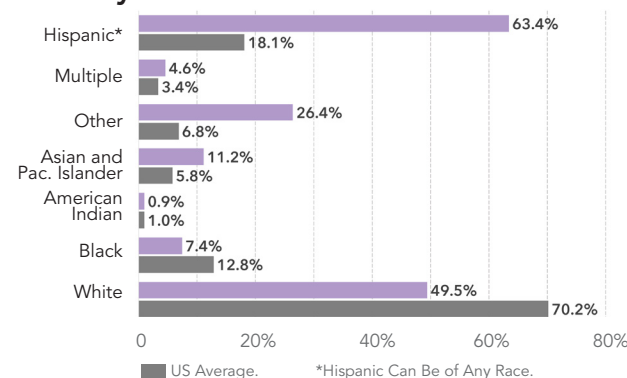
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **86.0** US: 64.0



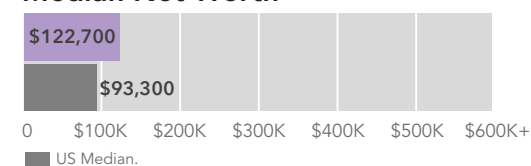
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

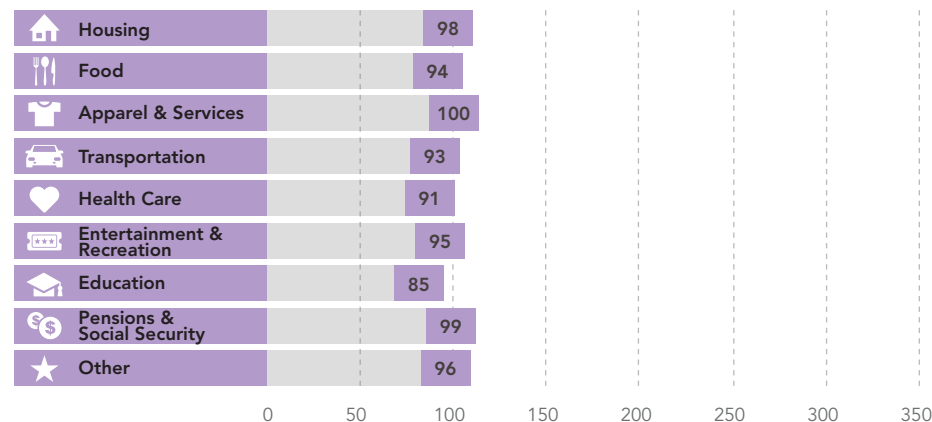


Median Net Worth



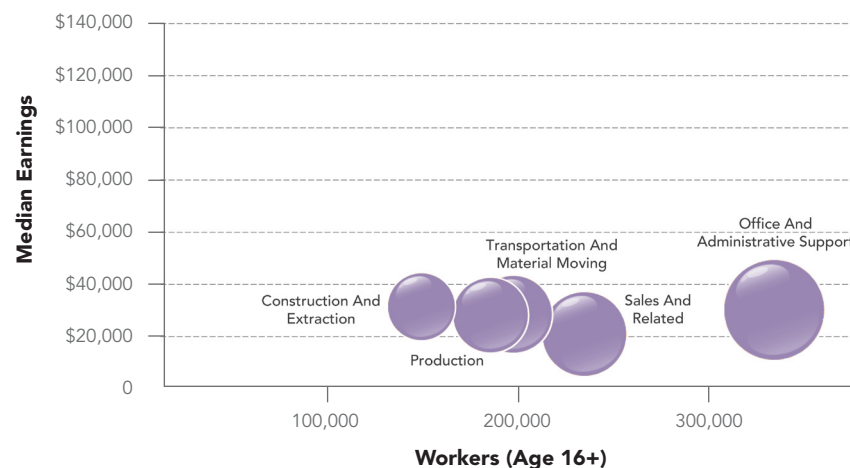
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Fashion matters to *Urban Villages* residents, who spend liberally on new clothes for the whole family.
- Saving is more limited than spending in this young market.
- They carry credit cards, but banking is basic. They are likely to pay bills in person or online.
- Media preferences vary.
- Leisure includes family activities like going to water parks, theme parks, watching movies, and gardening, plus sports like soccer and basketball.

HOUSING

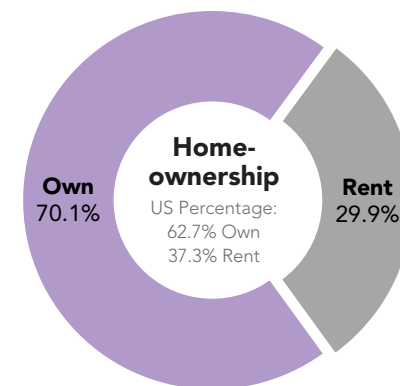
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

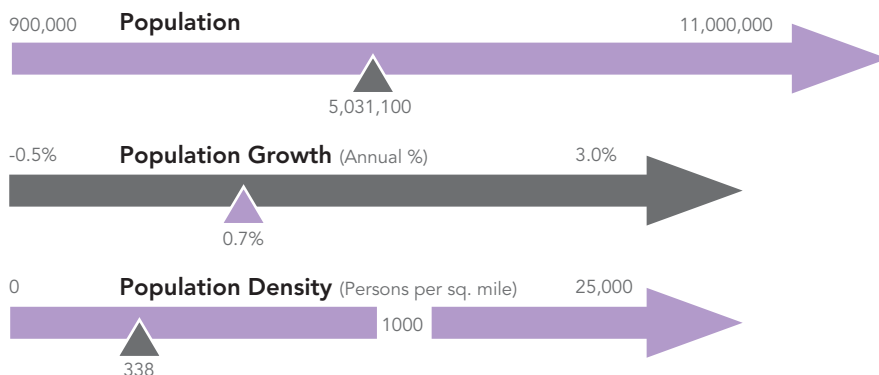
Median Value:
\$325,100

US Median: \$207,300



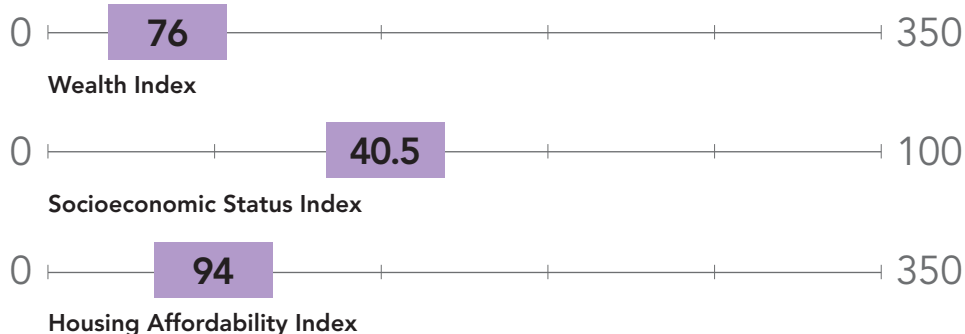
POPULATION CHARACTERISTICS

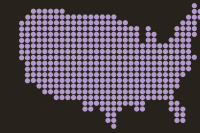
Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

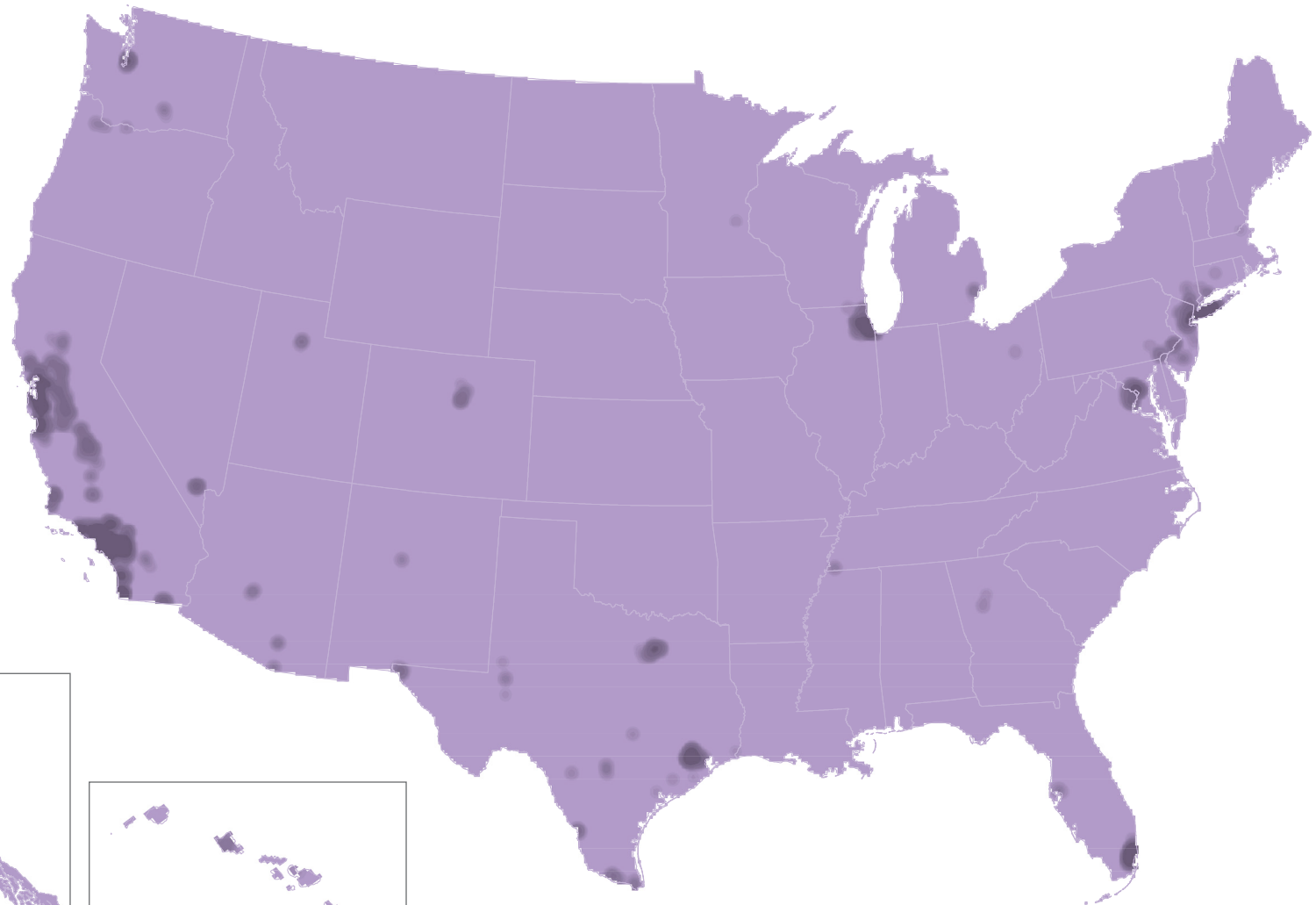
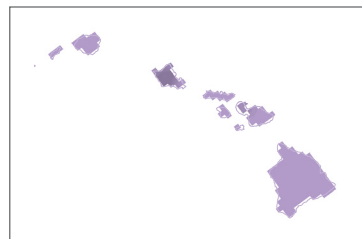
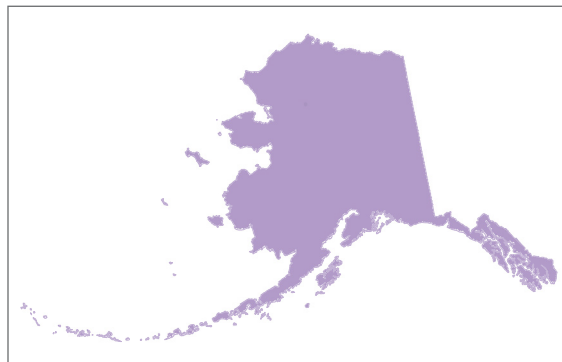
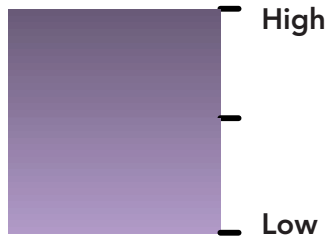
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Urban Villages* Tapestry Segment by households.





LifeMode Group: Middle Ground

City Lights

8A

Households: 1,813,400

Average Household Size: 2.59

Median Age: 39.3

Median Household Income: \$69,200

WHO ARE WE?

City Lights is a densely populated urban market. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. A blend of owners and renters, single-family homes and townhomes, midrise and high-rise apartments, these neighborhoods are racially and ethnically diverse. Many residents have completed some college or have a degree, and they earn a good income in professional and service occupations. Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles, laying the foundation for stable financial futures.

OUR NEIGHBORHOOD

- More than half of the homes are single-family residences or townhomes.
- Tenure is 50-50: about half of households are owned and half are rented. Median home value (Index 185) and average gross rent (Index 129) exceed US values.
- Households include families, both married couples and single parents, as well as singles. The distribution is similar to the US, with slightly more single-person households (Index 109).
- Housing is older in this market: nearly two out of three homes were built before 1970.
- Most households own one vehicle, but public transportation is still a necessity for daily commutes.

SOCIOECONOMIC TRAITS

- *City Lights* residents earn above-average incomes, but lag the nation in net worth.
- Labor force participation exceeds the US average (Index 108). Residents work hard in professional and service occupations but also seek to enjoy life.
- These consumers save for the future, often to achieve their dream of homeownership. They often engage in discussion about financial products and services among their peers. They earn dividend incomes from their portfolios but steer away from risky investments.
- These consumers are price savvy but will pay for quality brands they trust.
- Residents stand by their belief in equal opportunity.
- Attuned to nature and the environment, and when they can, purchase natural products.



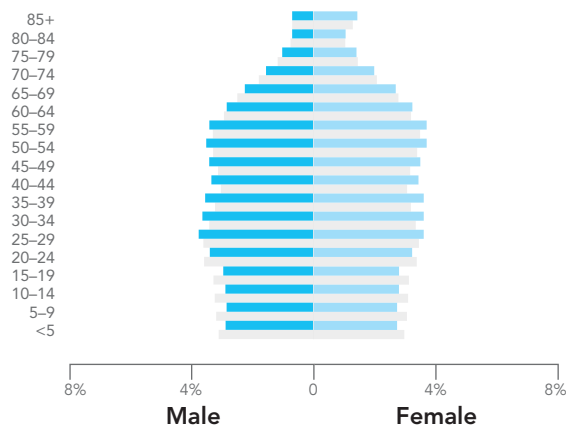
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: **39.3** US: 38.2

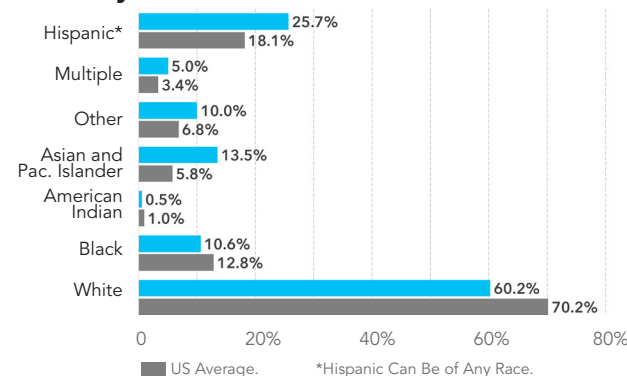
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **75.8** US: 64.0



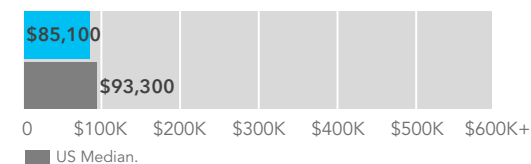
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

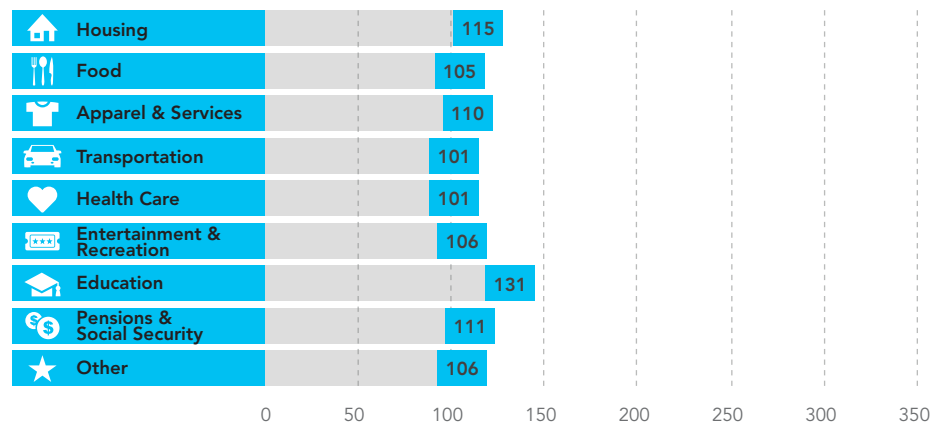


Median Net Worth



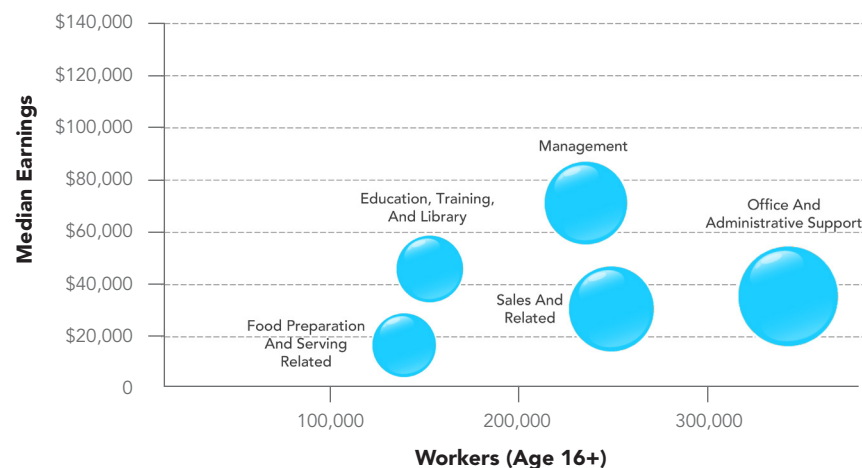
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Price-conscious consumers, they seek out deals on brands they like at warehouse clubs, Marshalls, Target, or Bed Bath & Beyond.
- Residents are traditional in many ways. They prefer to bank in person but are increasingly paying their bills online. They rarely carry a credit card balance but occasionally buy on credit.
- Most residents have high-speed internet access at home and use their computers for basic browsing and some shopping. Although most still own landlines, they use their cell phones frequently from news to entertainment to redeeming mobile coupons.
- These are health-conscious consumers, who purchase vitamins, low-sodium foods, and spend 7+ hours exercising per week.
- Their taste in music is varied, typically rhythmic, contemporary, urban, and even R&B music, listening at home and during their daily commutes.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



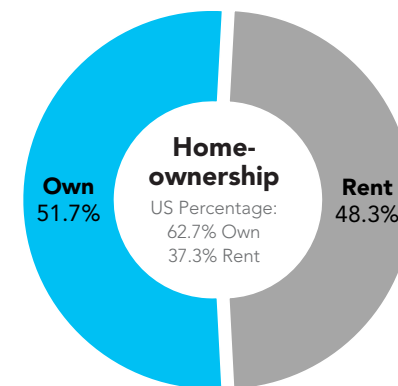
Typical Housing:

Multiunits;
Single Family

Median Value:

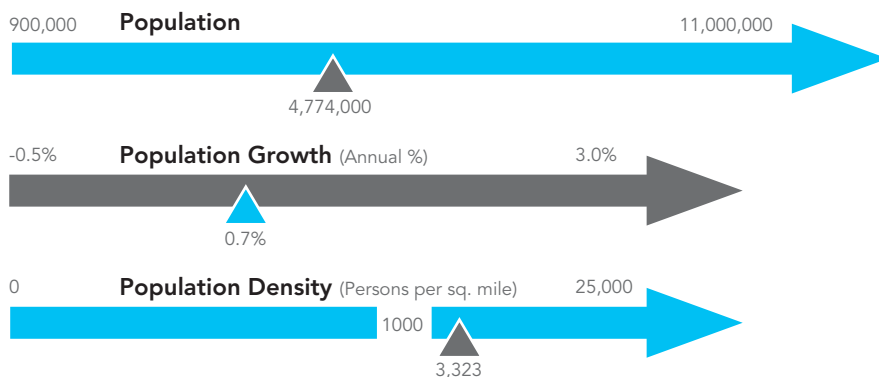
\$383,400

US Median: \$207,300



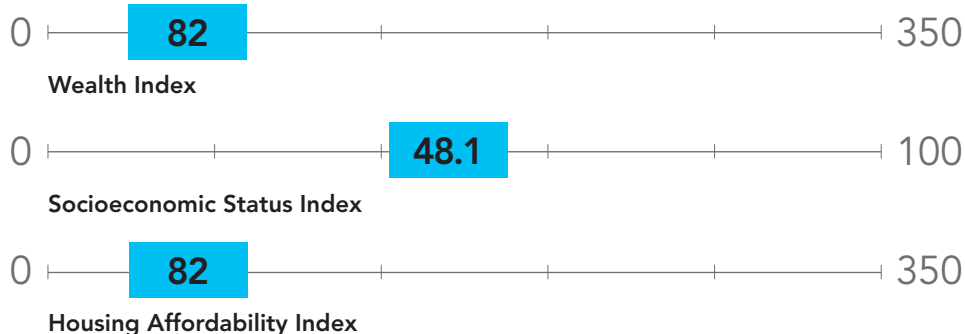
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

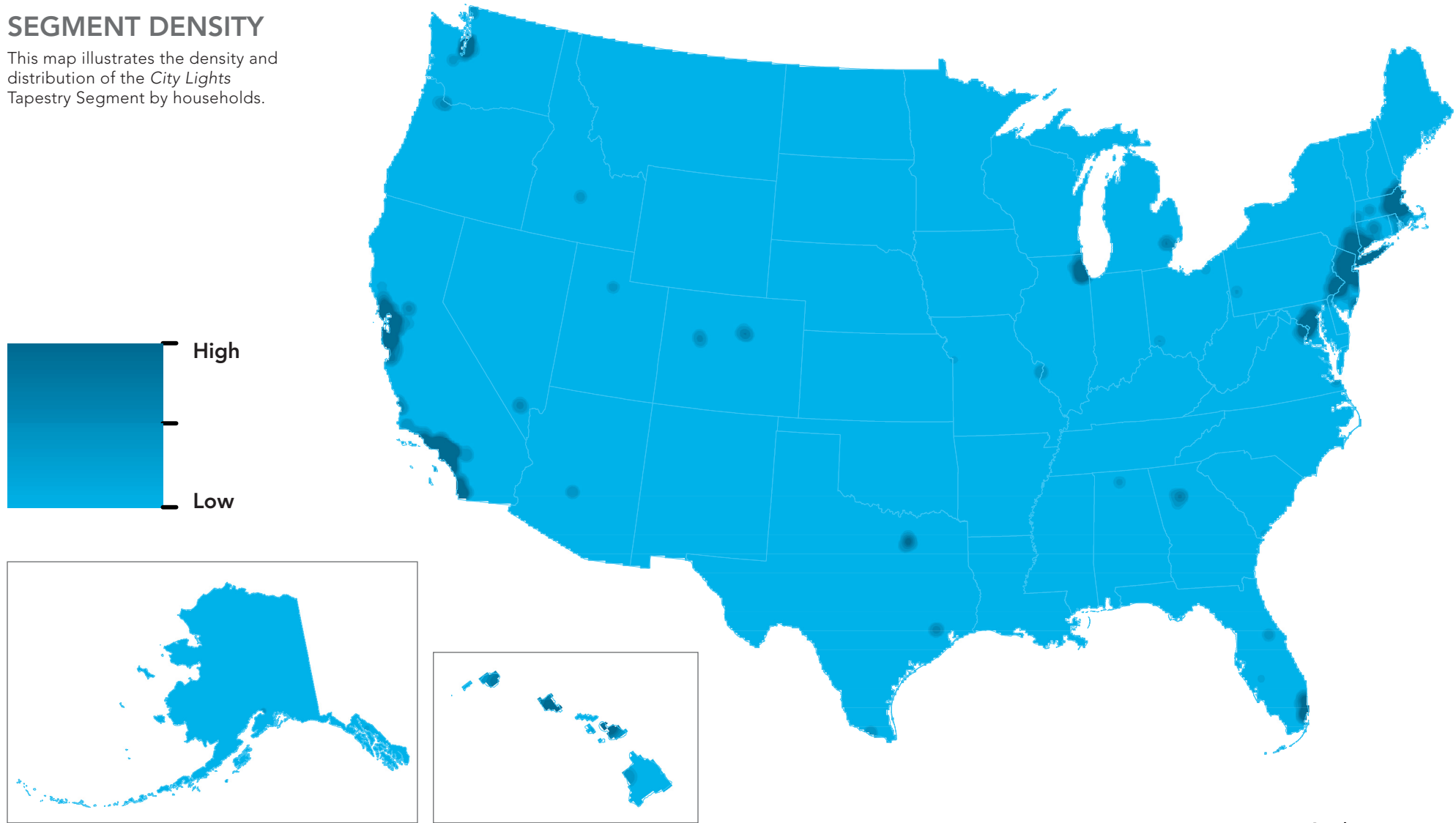
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *City Lights* Tapestry Segment by households.





LifeMode Group: Next Wave

Diverse Convergence

13A

Households: 1,528,100

Average Household Size: 3.07

Median Age: 32.8

Median Household Income: \$46,500

WHO ARE WE?

Diverse Convergence neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (especially in New York and New Jersey) or in California. Almost 40% of residents are foreign-born; nearly one in four households is linguistically isolated. Young families renting apartments in older buildings dominate this market; about one-quarter of households have children. Over one-fifth of households have no vehicle, typically those living in the city. Workers are mainly employed in white-collar and service occupations (especially food service and building maintenance). One-fifth of workers commute using public transportation and more walk or bike to work than expected. Median household income is lower, but home values are higher, reflecting the metropolitan areas in which they live. Consumers are attentive to personal style; purchases reflect their youth and their children. Residents visit Spanish-language websites, watch programs on Spanish TV networks, and listen to Hispanic music.

OUR NEIGHBORHOOD

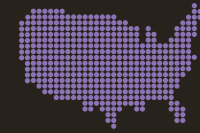
- Densely settled urban periphery of large metropolitan areas, East and West Coasts.
- Young family market: 41% of families with children (married couple or single parent), plus married couples without children and a notable proportion of multigenerational households (Index 174).
- Approximately 76% of householders live in multiunit apartment buildings, 30% in two and four unit structures (Index 372).
- Majority of apartments built before 1970 (65%), 29% built before 1940 (Index 223).
- One of two vehicles for two-thirds of households; 22% have no vehicle (Index 243).

SOCIOECONOMIC TRAITS

- Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English.
- 27% have no high school diploma (Index 210); 28% have a high school diploma only (Index 103).
- Labor force participation rate is 67% and higher than the US average.
- Hardworking consumers, striving to get ahead; style matters to them.
- Preserving the environment and being in tune with nature are very important.
- Media used most often is the internet.



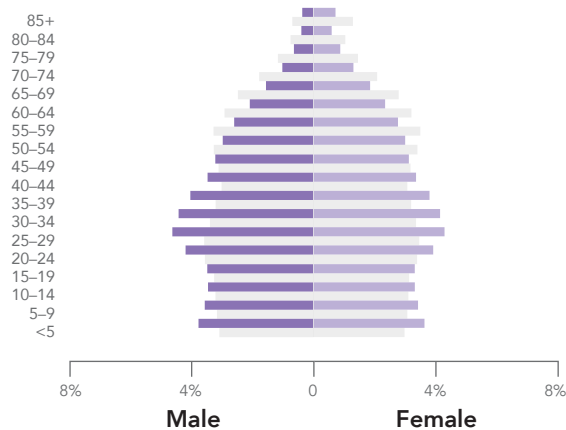
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: **32.8** US: 38.2

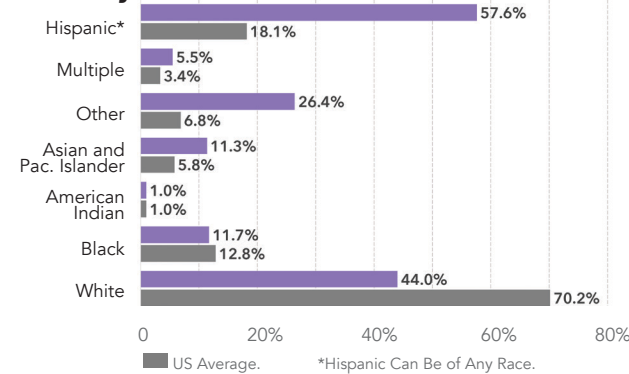
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **88.7** US: 64.0



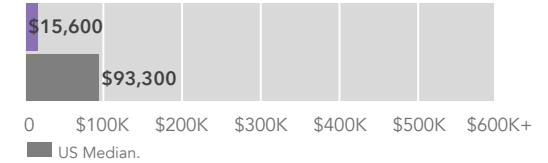
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

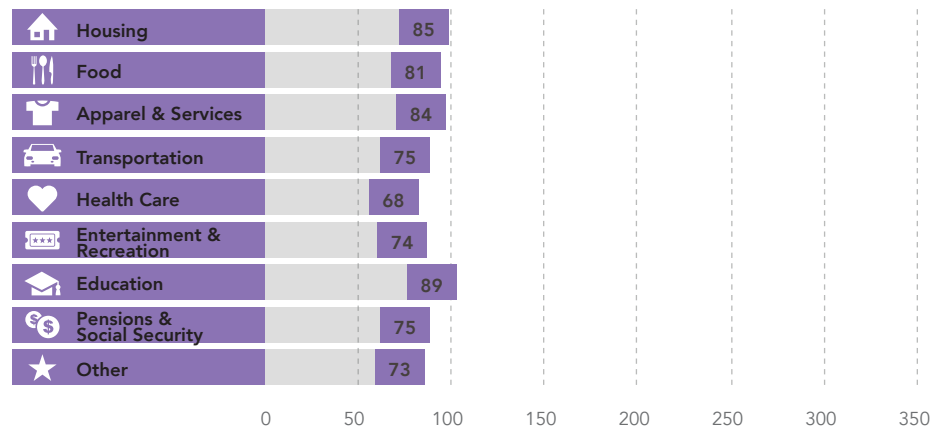


Median Net Worth



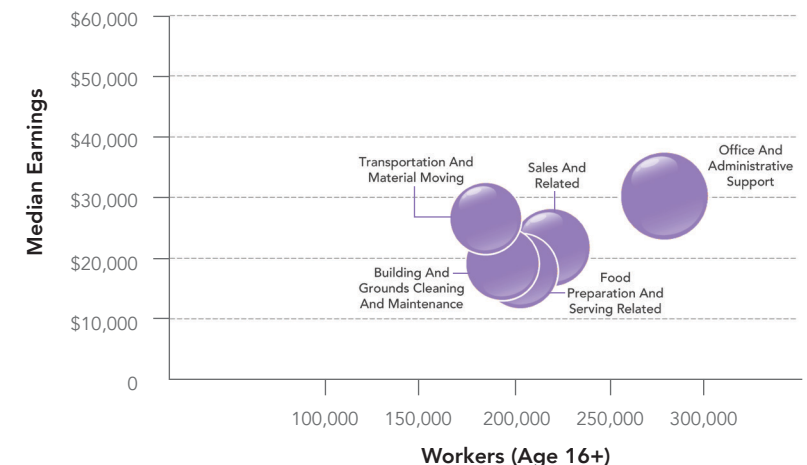
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Limited funds to invest in retirement savings plans, stocks, or bonds.
- Shop for groceries at warehouse and club stores, as well as specialty markets.
- Read baby magazines and purchase baby products.
- Family activities include visiting theme parks, going to the beach, playing soccer and basketball, and going out for fast food.
- Use the internet to visit Spanish-language websites and download music, access social media sites, watch movies, and play games.
- Watch programs on children's channels and on Spanish TV networks.
- Listen to Spanish and Latin music on cell phones or on the radio at home.

HOUSING

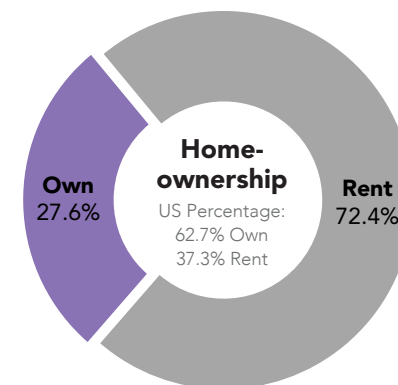
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



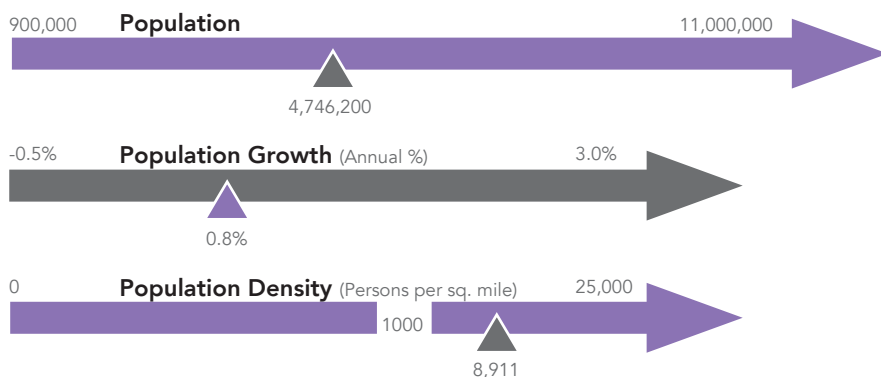
Typical Housing:
High-Density Apartments;
Single Family

Average Rent:
\$1,191

US Average: \$1,038

**POPULATION CHARACTERISTICS**

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.

**ESRI INDEXES**

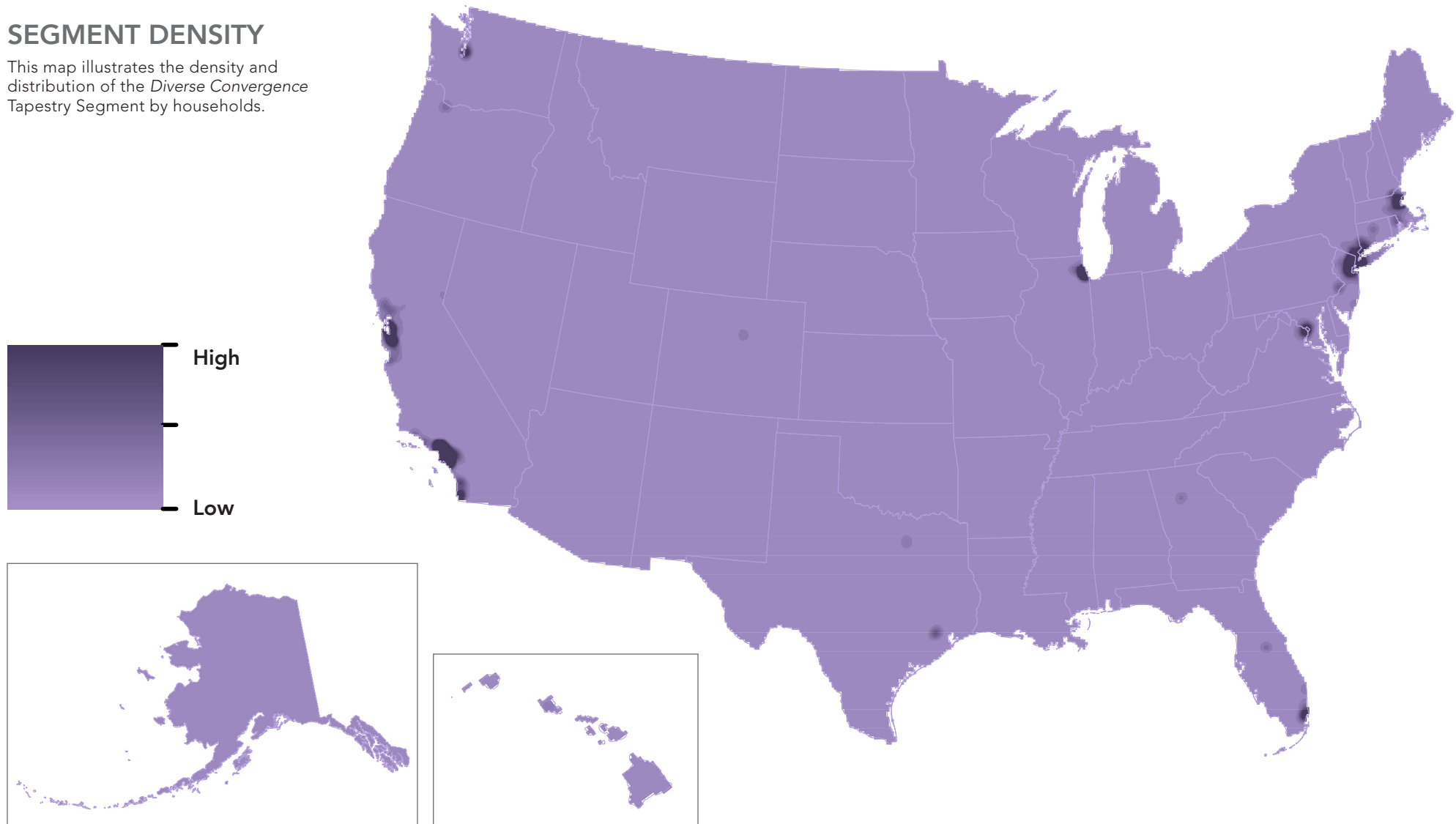
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Diverse Convergence* Tapestry Segment by households.



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info@esri.com
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LifeMode Group: Next Wave

Family Extensions

13B

Households: 912,400

Average Household Size: 4.12

Median Age: 28.3

Median Household Income: \$38,300

WHO ARE WE?

Family Extensions is a family-oriented market distinguished by multigenerational households. Their spending reflects their children—baby food and furniture or children's apparel—and convenience—fast-food and family restaurants. Consumer choices also focus on personal style, as well as the latest trends and fashions. Although young and predominantly renters, this market is stable, affected more by immigration from abroad than local moves.

OUR NEIGHBORHOOD

- Older neighborhoods, which can be found in the urban periphery of large metropolitan areas, primarily on the West Coast.
- Most of the housing built before 1960; 25% built before 1940.
- Housing a mix of single-family homes (less than half) and apartments, primarily in buildings with 2–4 units.
- Primarily renter-occupied homes, with an average rent of \$1,067 monthly.
- Family market, primarily married couples with children, but also a number of multigenerational households; average household size at 4.12.

SOCIOECONOMIC TRAITS

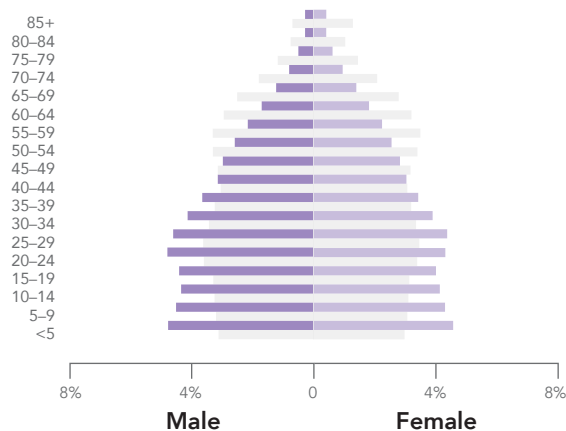
- More than 40% of the population was born abroad (Index 327); 25% of the households have members who speak only Spanish (Index 558).
- Labor force participation is average (Index 98).
- Trendy consumers who focus on style.
- Brand loyalty and environmentally safe products also guide purchasing choices, although these consumers are open to new products.
- Use, but do not rely on, technology.



AGE BY SEX (Esri data)

Median Age: 28.3 US: 38.2

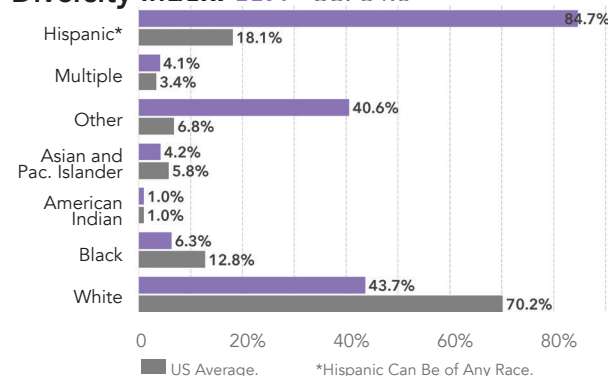
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 85.4 US: 64.0



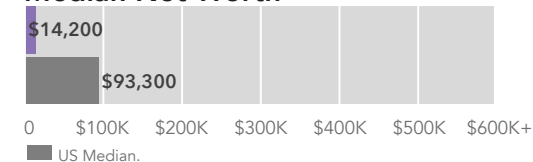
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

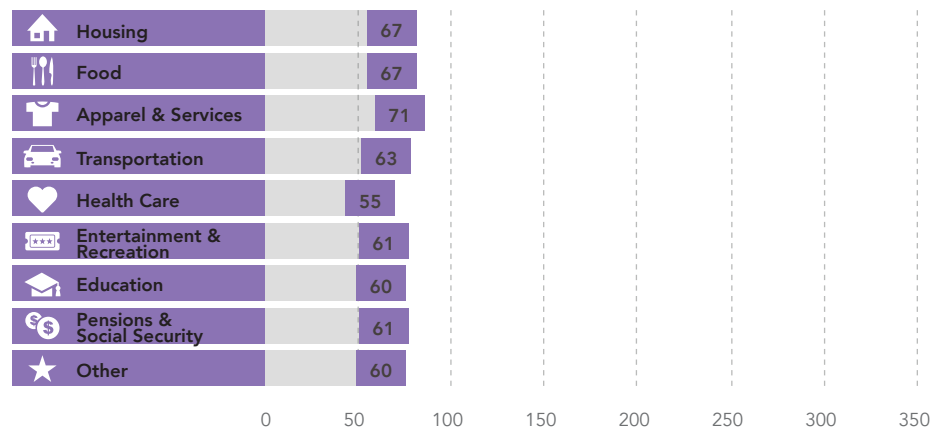


Median Net Worth



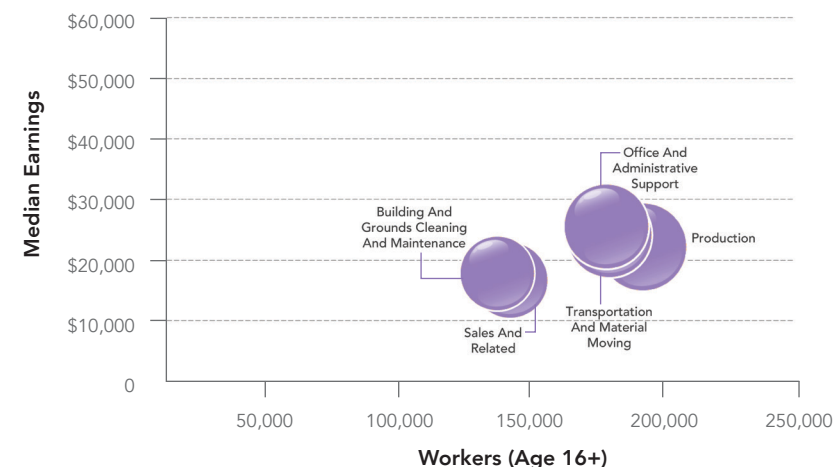
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Recent purchases reflect personal style—apparel, personal care products like hair coloring and tooth whiteners.
- Family is reflected in purchases as well—baby products and children's apparel.
- Banking is done primarily in person; savings and debt are minimal.
- Media preferences favor Spanish-language channels and websites.
- Residents are soccer fans.

HOUSING

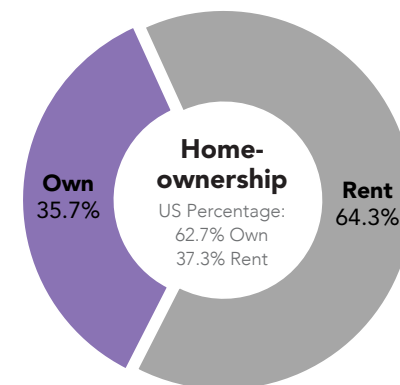
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multiunit Rentals

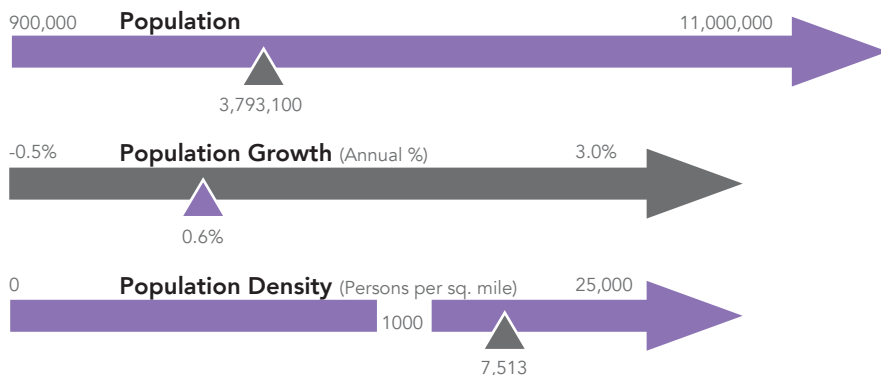
Average Rent:
\$1,067

US Average: \$1,038



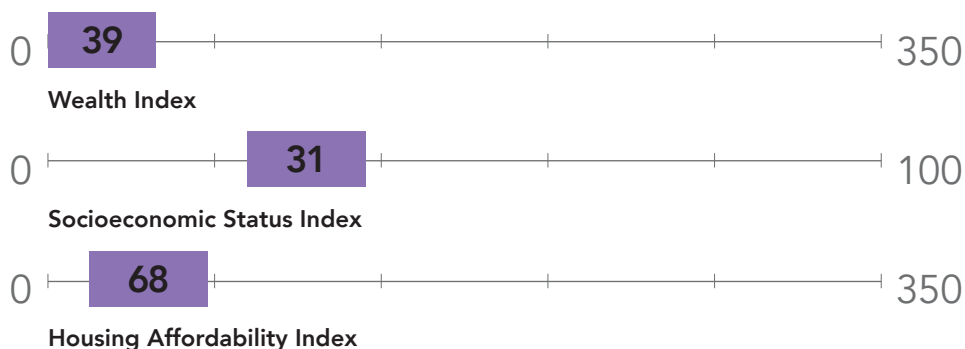
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

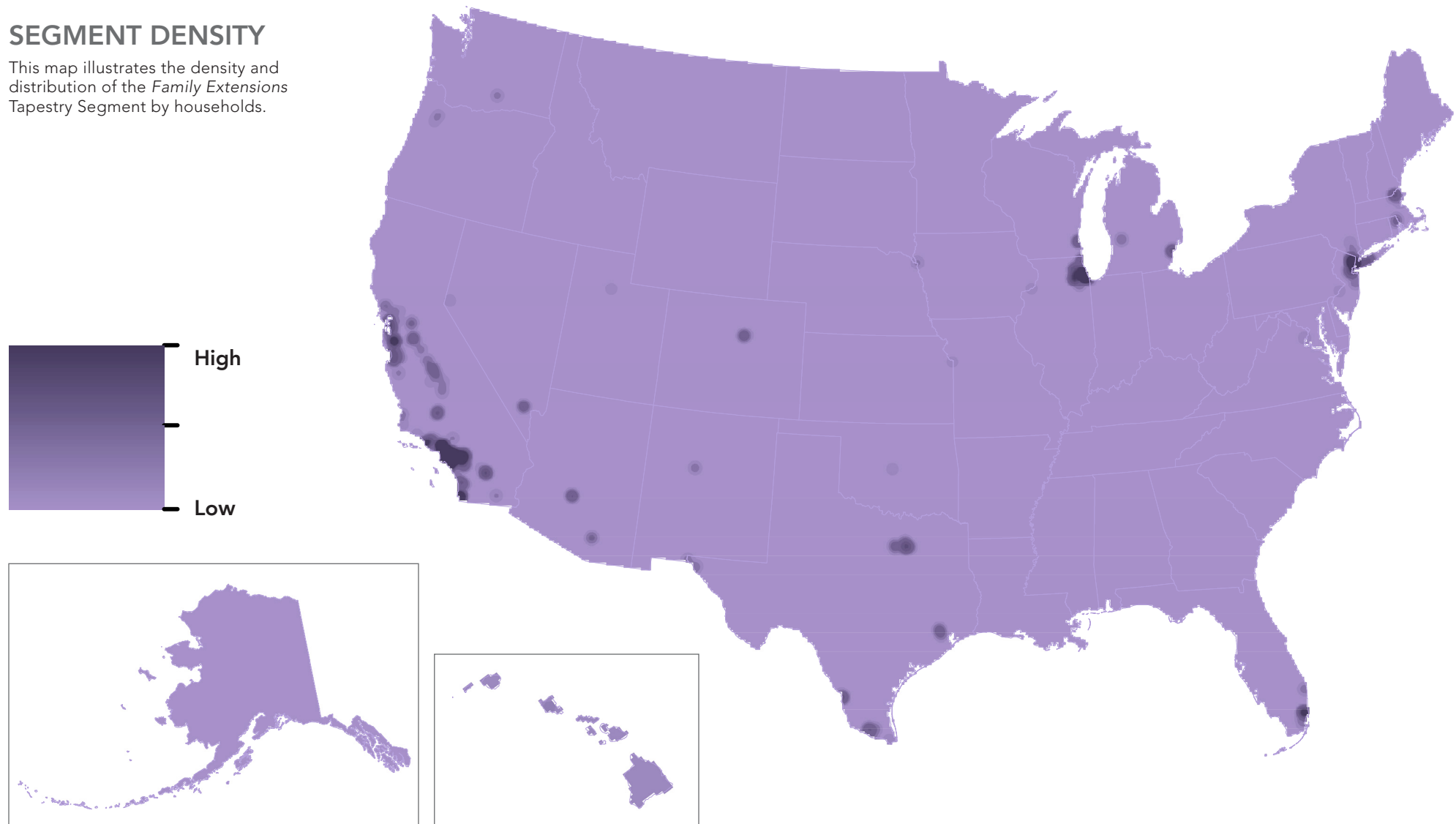
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Family Extensions* Tapestry Segment by households.





LifeMode Group: Next Wave

NeWest Residents

13C

Households: 970,800

Average Household Size: 3.35

Median Age: 27.3

Median Household Income: \$30,200

WHO ARE WE?

NeWest Residents households are new to America and their careers, often with new, young families. Many are new to the English language; nearly one-third of households are linguistically isolated. As residents adopt the American way of life, many pursue risky employment opportunities for the benefit of their extended families. Long hours in blue-collar jobs, primarily in the service industry, are common. Skilled workers steer toward construction and manufacturing sectors. Female labor force participation is somewhat low.

OUR NEIGHBORHOOD

- Concentrated in larger metropolitan areas (over half a million people) in the South and West.
- Reside in mostly renter-occupied apartments in older, mid- to high-rise buildings. Over 80% of housing units were built before 1990. Rental rates are below the US average (Index 85).
- Half of all households have children, in either married-couple or single-parent families.
- With average household size exceeding three, presence of children less than 5 years old is high compared to the US average. Dependent children represent approximately one-third of the population.

SOCIOECONOMIC TRAITS

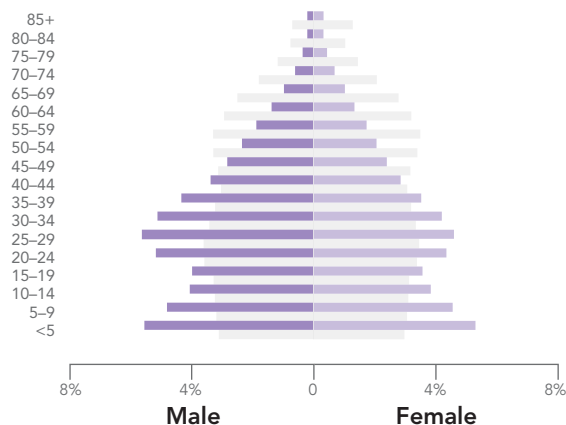
- Female labor participation is slightly lower than the US average, partially attributable to the language barrier in this diverse foreign-born market.
- Male labor force participation (Index 116) is compulsory for these new families.
- Working full-time in blue-collar jobs, this market works hard and dreams big. They seek adventure and take risks for the betterment of their families.
- They are automotive enthusiasts; if they had the savings, they would buy a used, but bold, fun-to-drive vehicle.

AGE BY SEX

(Esri data)

Median Age: 27.3 US: 38.2

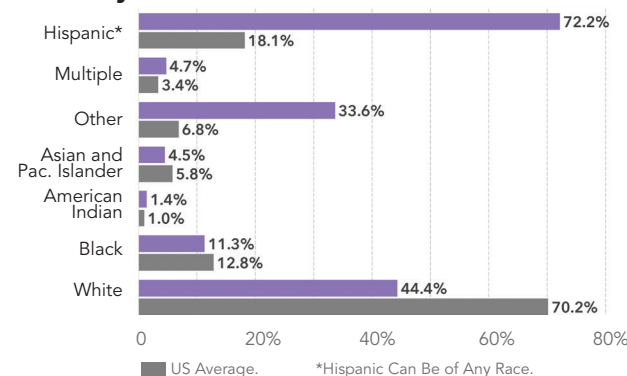
■ Indicates US



RACE AND ETHNICITY

(Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 87.3 US: 64.0


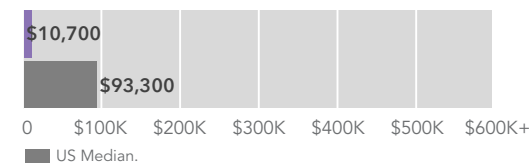
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

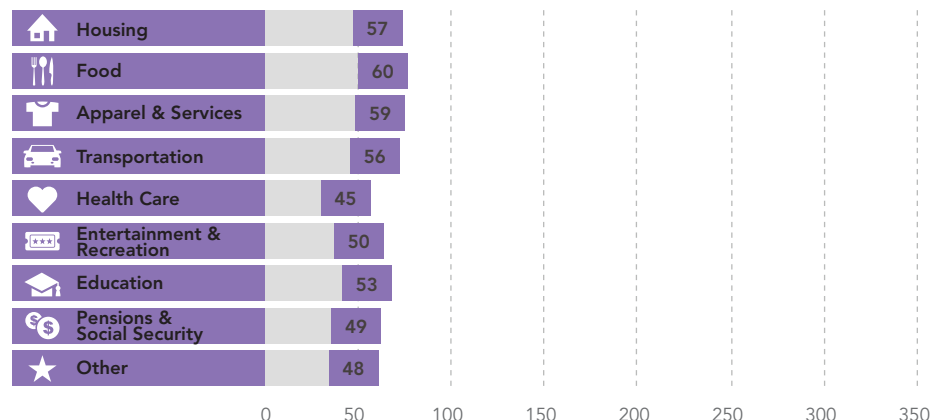


Median Net Worth



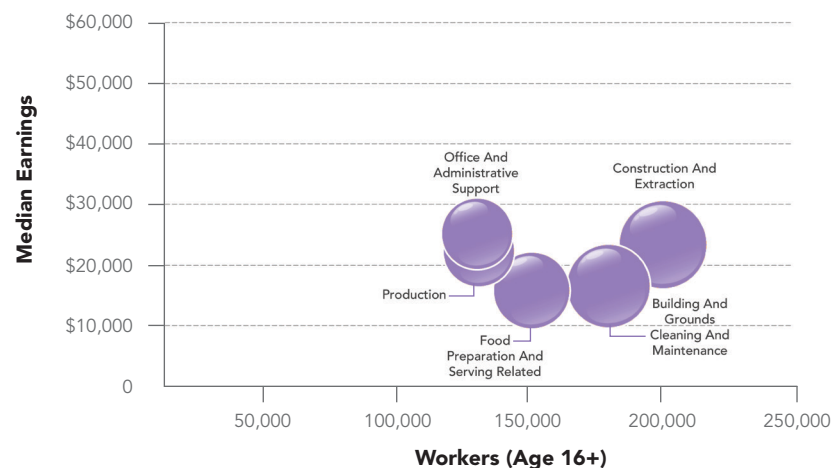
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- NeWest Residents households prefer watching Spanish-language channels over watching sports on TV or listening to popular music. Fast-food dining is a big hit.
- NeWest Residents consumers love their caffeine; drinking coffee, sodas, sports, and energy drinks.
- A large portion of their income goes toward baby and children products—disposable diapers, baby food, furniture and equipment, and vitamin supplements.
- They prefer to use cash; debit card ownership is low. New immigrants often choose not to obtain a credit card.

HOUSING

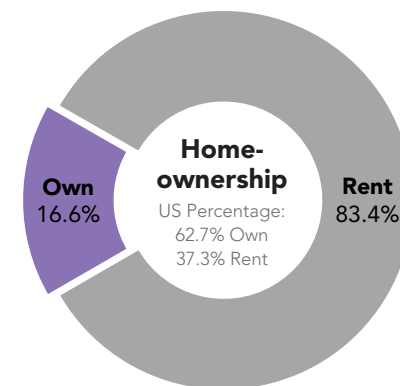
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals

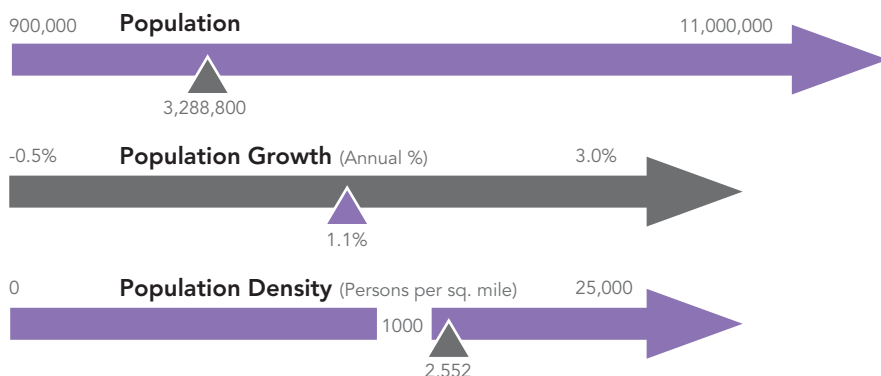
Average Rent:
\$887

US Average: \$1,038



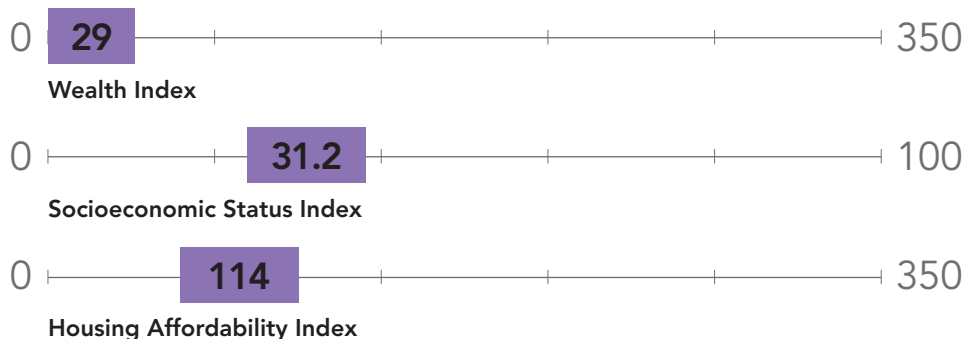
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

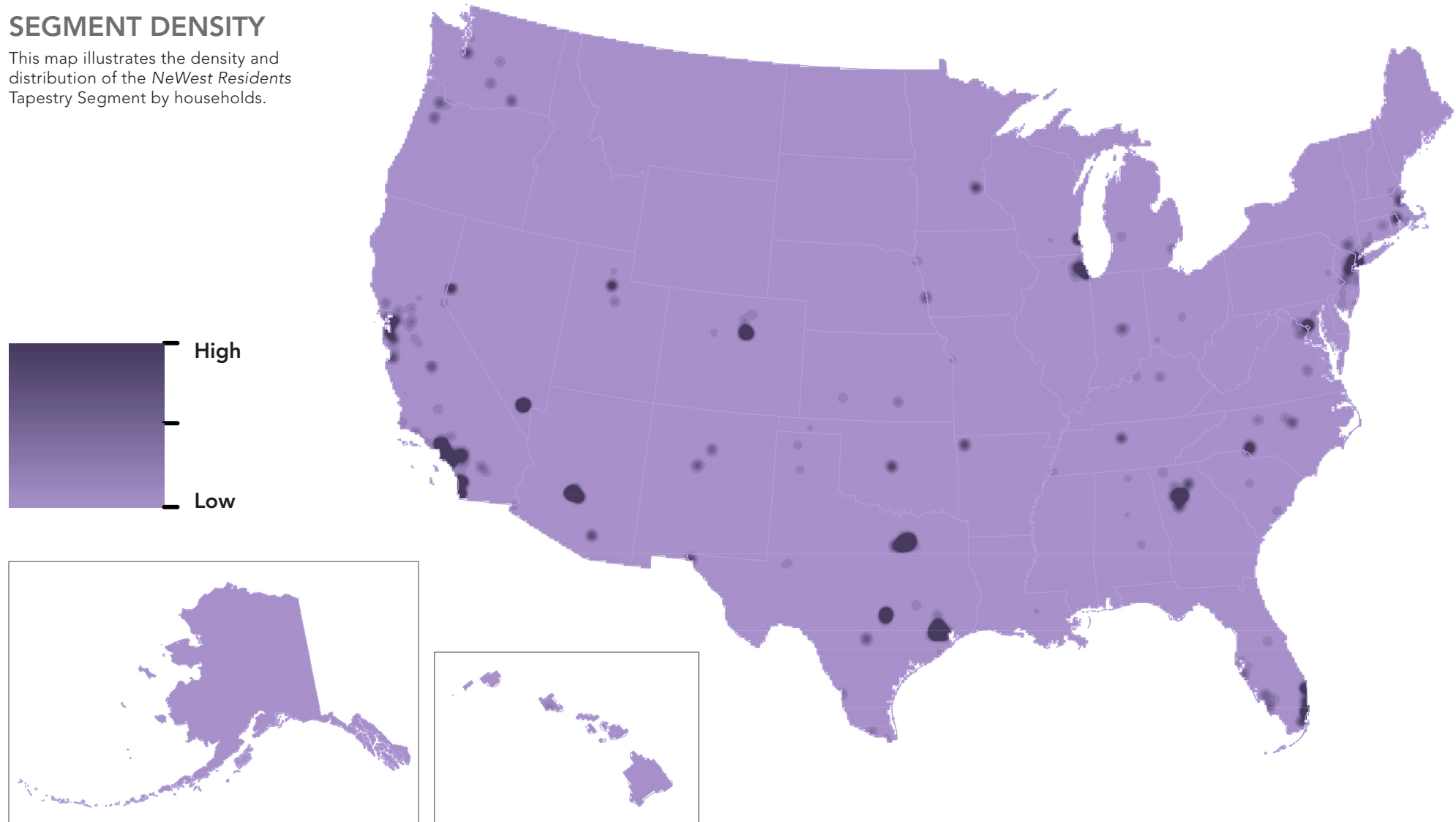
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *NeWest Residents* Tapestry Segment by households.





LifeMode Group: Midtown Singles

Metro Fusion

11C

Households: 1,753,500

Average Household Size: 2.65

Median Age: 29.3

Median Household Income: \$35,700

WHO ARE WE?

Metro Fusion is a young market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. Most residents live in midsize apartment buildings. *Metro Fusion* is a hardworking market with residents that are dedicated to climbing the ladders of their professional and social lives.

OUR NEIGHBORHOOD

- Over 60% of the homes are multiunit structures located in the urban periphery.
- Three-quarters of residents are renters, and rents are about 13% less than the US average.
- Most housing units were built before 1990.
- Single-parent and single-person households make up over half of all households.

SOCIOECONOMIC TRAITS

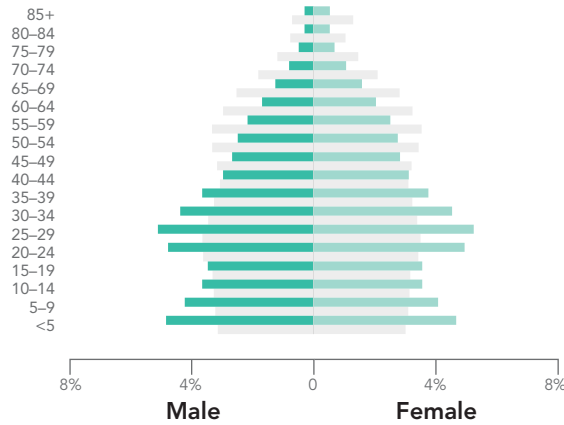
- Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
- They work hard to advance in their professions, including working weekends.
- They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.
- They spend money readily on what's hot unless saving for something specific.
- Social status is very important; they look to impress with fashion and electronics.



AGE BY SEX (Esri data)

Median Age: **29.3** US: 38.2

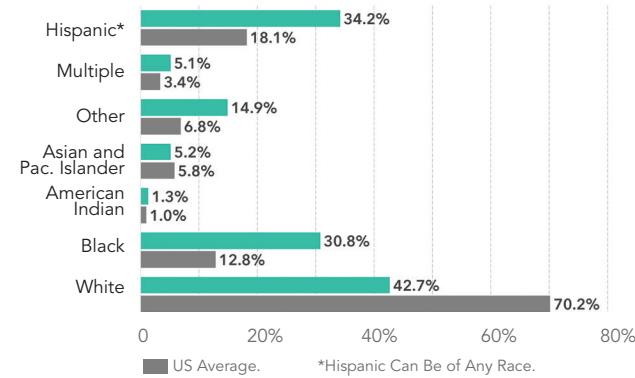
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **84.6** US: 64.0



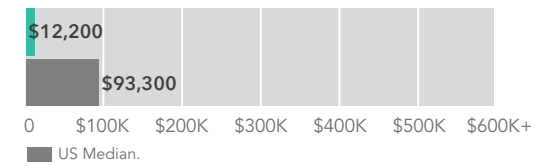
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

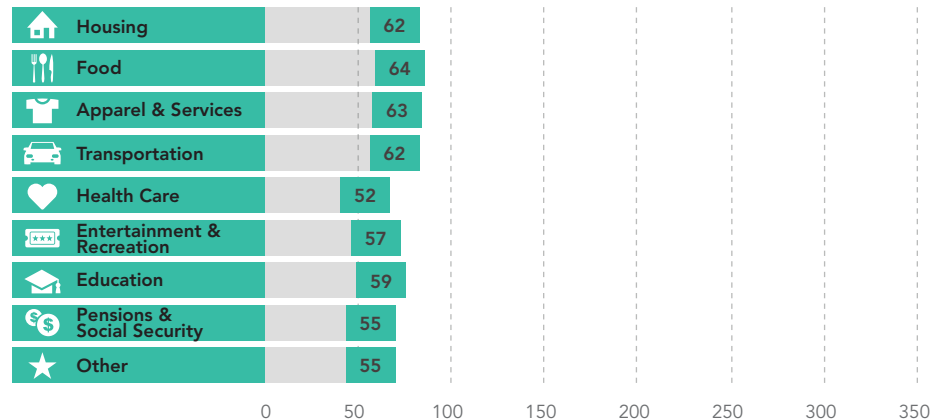


Median Net Worth



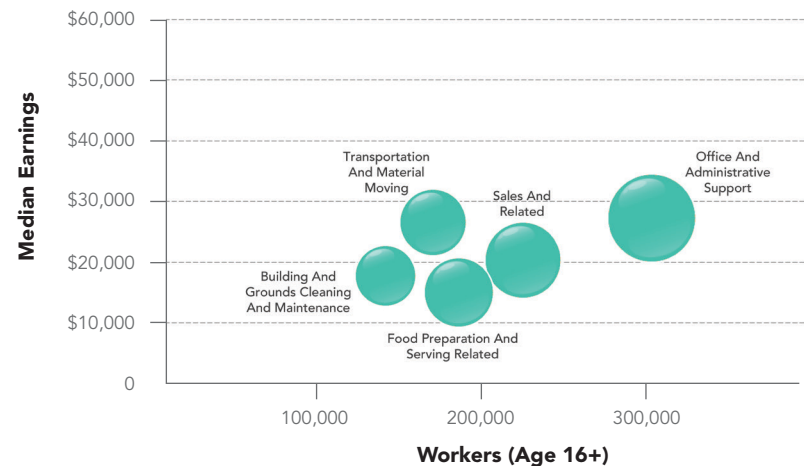
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Enjoy watching MTV, BET, Spanish TV networks, and truTV.
- Listen to R&B, rap, Latin, and urban music.
- Football and weight lifting are popular activities.
- Shop at discount grocery stores, Family Dollar, and Walmart.
- Often eat frozen dinners, but when dining out prefer McDonald's, Taco Bell, Burger King, and Pizza Hut.

HOUSING

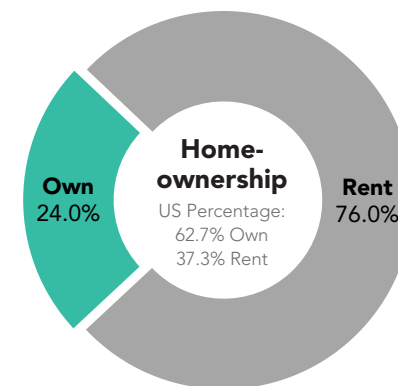
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals;
Single Family

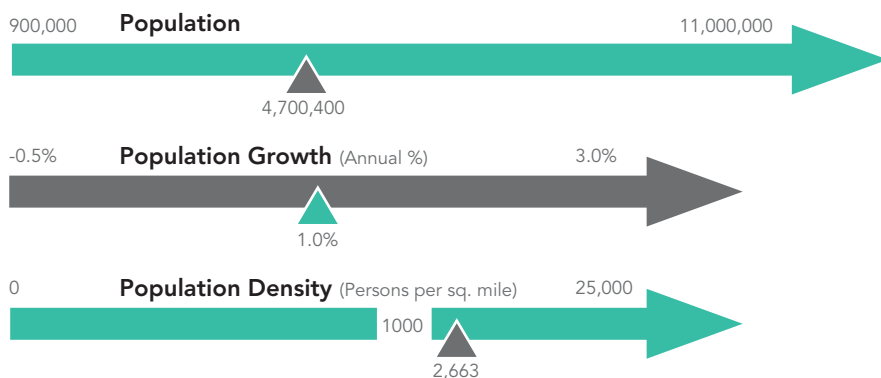
Average Rent:
\$898

US Average: \$1,038



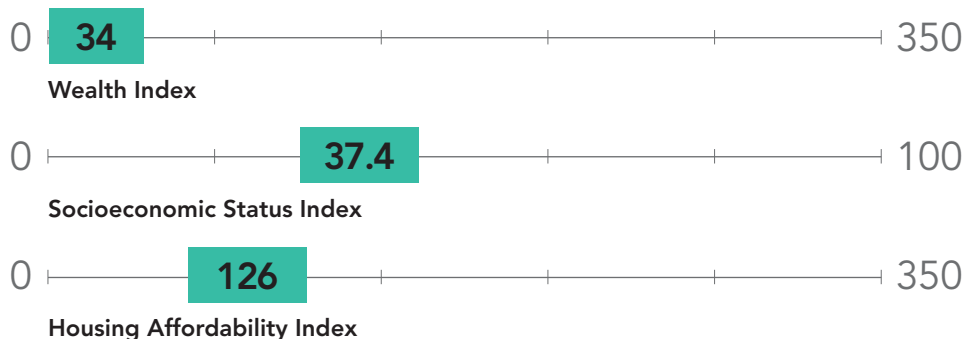
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

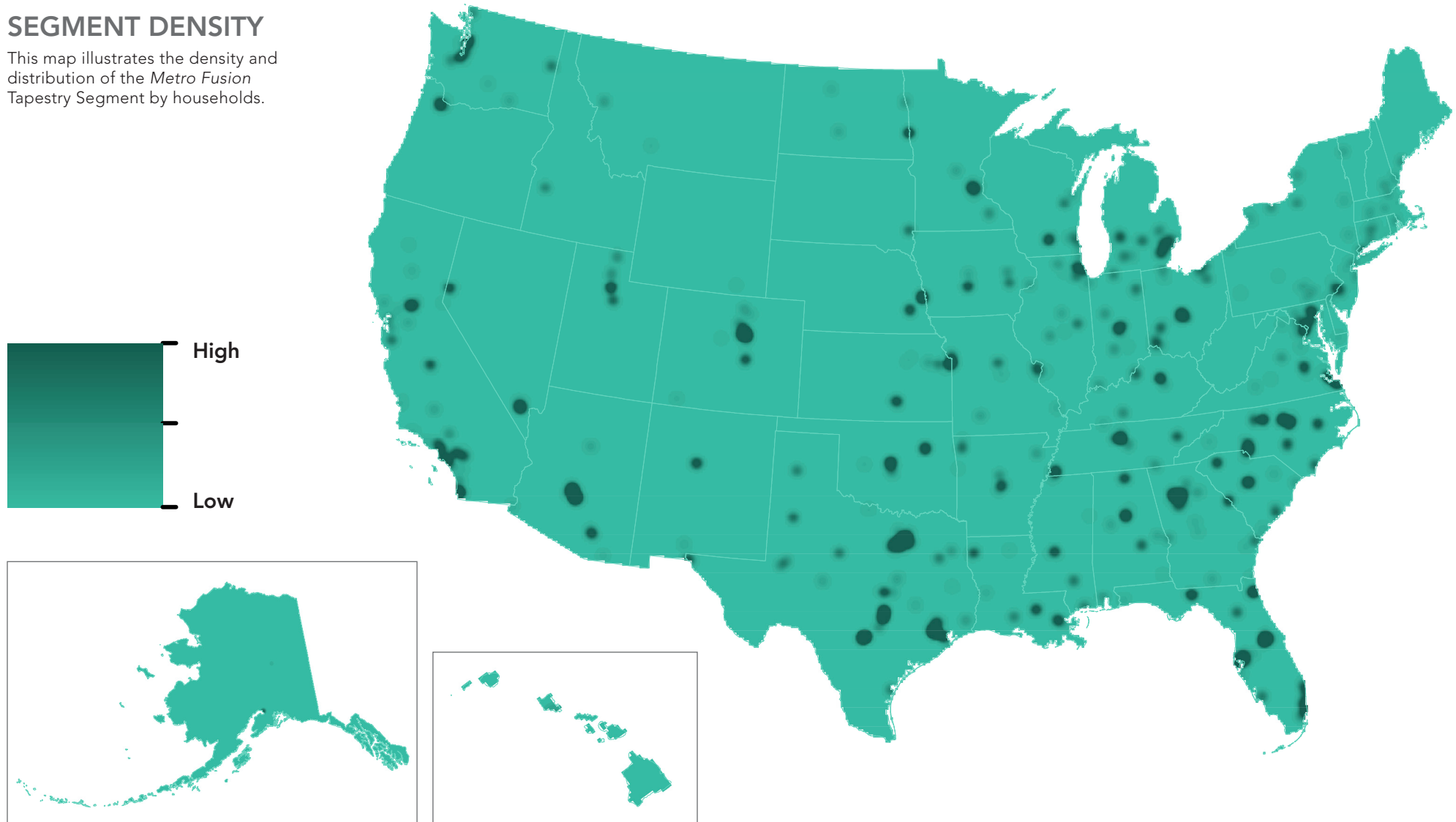
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Metro Fusion* Tapestry Segment by households.



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G2831429

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1-800-447-9778
info@esri.com
esri.com



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THE
SCIENCE
OF
WHERE®



LifeMode Group: Upscale Avenues

Urban Chic

2A

Households: 1,635,200

Average Household Size: 2.39

Median Age: 43.3

Median Household Income: \$109,400

WHO ARE WE?

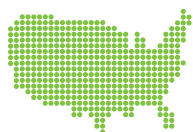
Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily.

OUR NEIGHBORHOOD

- More than half of *Urban Chic* households include married couples; nearly 30% are singles.
- Average household size is slightly lower at 2.39.
- Homes range from prewar to recent construction, high-rise to single family. Over 60% of householders live in single-family homes; more than one in four live in multiunit structures.
- Two-thirds of homes are owner occupied.
- Major concentrations of these neighborhoods are found in the suburban periphery of large metropolitan areas on the California coast and along the East Coast.
- Most households have two vehicles available. Commuting time is slightly longer, but commuting by bicycle is common (Index 252).

SOCIOECONOMIC TRAITS

- Well educated, more than 65% of residents hold a bachelor's degree or higher (Index 212).
- Labor force participation is higher at 68%.
- Residents are employed in white-collar occupations—in managerial, technical, and legal positions.
- Nearly 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a “green” lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.



TAPESTRY
SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: 43.3 US: 38.2

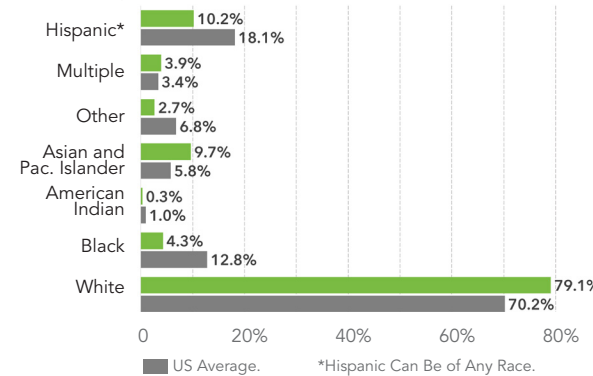
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 48.1 US: 64.0



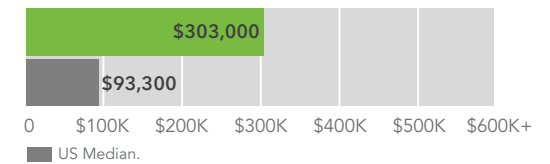
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

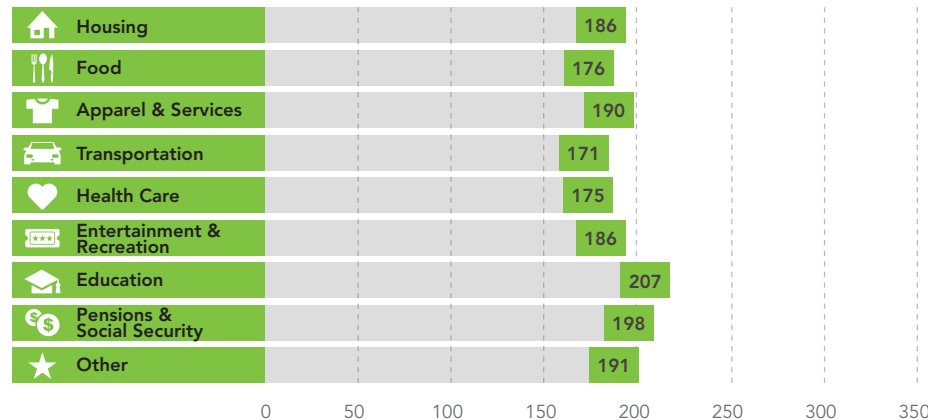


Median Net Worth



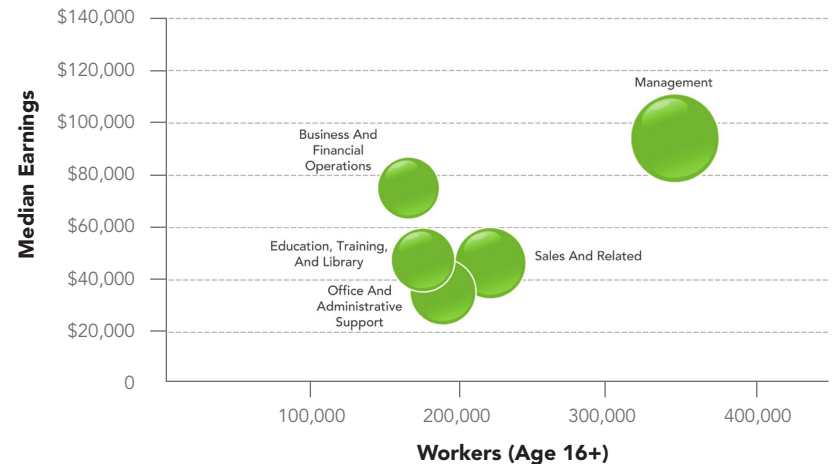
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Shop at Trader Joe's, Costco, or Whole Foods.
- Eat organic foods, drink imported wine, and truly appreciate a good cup of coffee.
- Travel extensively (domestically and internationally).
- Prefer to drive luxury imports and shop at upscale establishments.
- Embrace city life by visiting museums, art galleries, and movie theaters for a night out.
- Avid book readers of both digital and audio formats.
- Financially shrewd residents that maintain a healthy portfolio of stocks, bonds, and real estate.
- In their downtime, enjoy activities such as skiing, yoga, hiking, and tennis.

HOUSING

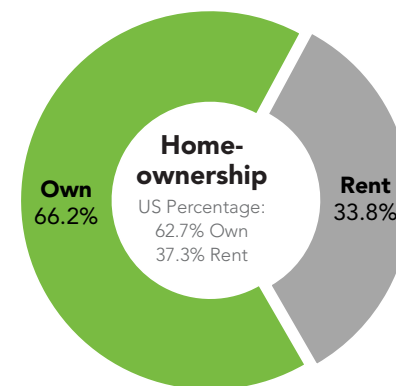
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

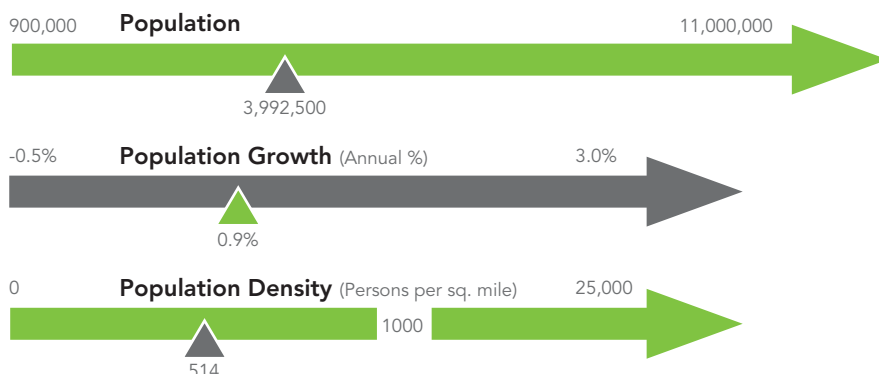
Median Value:
\$623,400

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

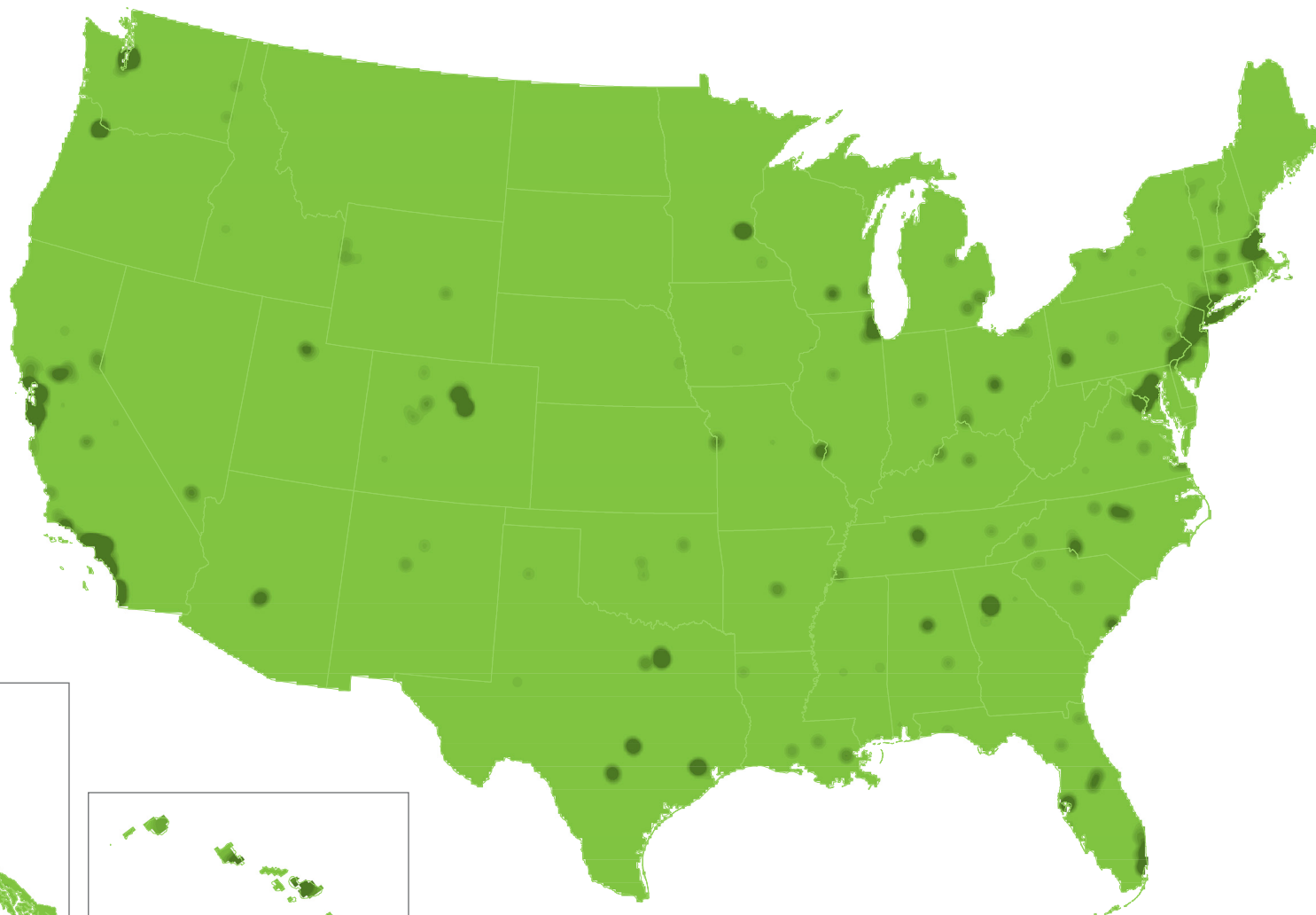
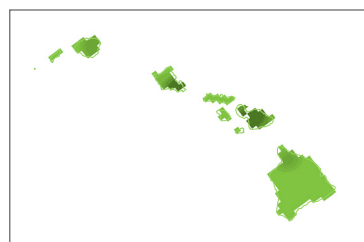
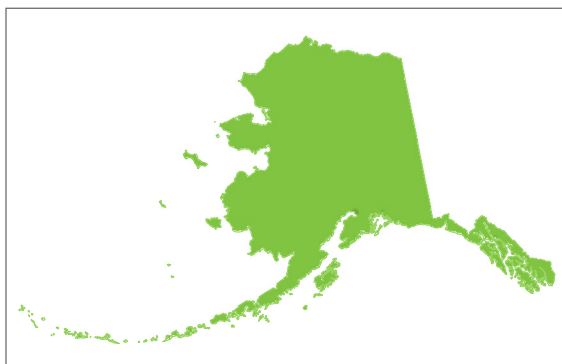
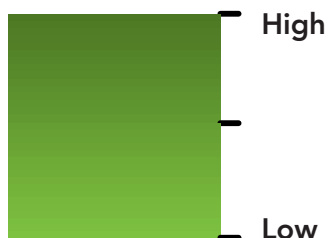
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Urban Chic* Tapestry Segment by households.





LifeMode Group: Upscale Avenues

Pacific Heights

2C

Households: 889,400

Average Household Size: 3.17

Median Age: 42.7

Median Household Income: \$93,300

WHO ARE WE?

Pacific Heights is one of the smaller markets (with less than 1% of households), composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific Coast in California, in Hawaii, and in the Northeast. This market includes the highest percentage of multiracial populations. This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households. They own their homes, mainly high-priced single-family homes, with a higher proportion of town houses. Workers are generally employed in white-collar occupations such as business, computer, architecture, and engineering roles. Median household income and net worth are much higher than the US. These trendy residents buy nice food and clothing, as well as the latest gadgets.

OUR NEIGHBORHOOD

- These are diverse, densely populated neighborhoods in the urban periphery of metropolitan areas.
- Homes are primarily owner occupied and older, most built in 1950–1979 (57%).
- Two-thirds of homes are single family; 14% are town houses (Index 244).
- Nearly 70% of owned homes are valued at over \$500,000 (Index 492).
- Percentage of vacant housing units at 4.1% is one of the lowest (Index 36).
- About 61% of households are composed of married-couple families, with or without children under 18 years, with a higher ratio of adult children living at home (Index 157).
- Two-thirds of households own one or two vehicles, but 28% own three or more (Index 141).

SOCIOECONOMIC TRAITS

- Education completed: Over 67% of residents have some college education; 41% have a bachelor's degree or higher (Index 131).
- Labor force participation rate is average at 62%.
- Salaries account for most of the household income among these professionals, but investment income adds to their affluence.
- Financially conservative, these consumers tend to opt for low-risk investments.
- They keep up-to-date with the latest styles and trends, as well as the latest technology.



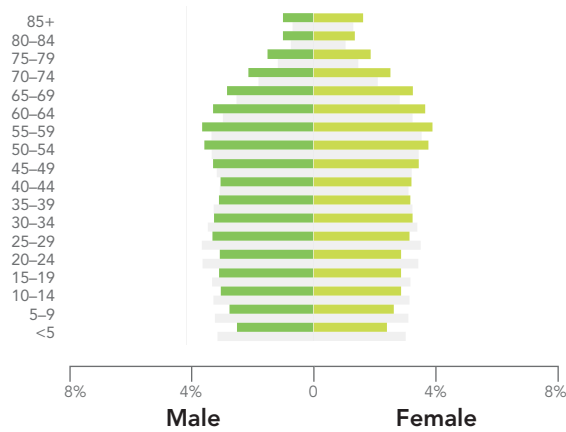
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



AGE BY SEX (Esri data)

Median Age: 42.7 US: 38.2

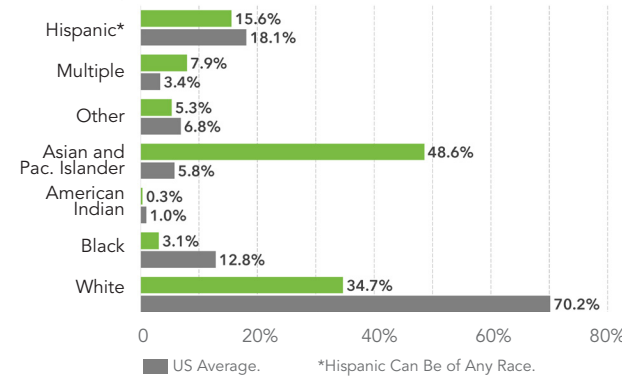
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

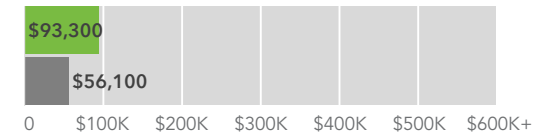
Diversity Index: 75.0 US: 64.0



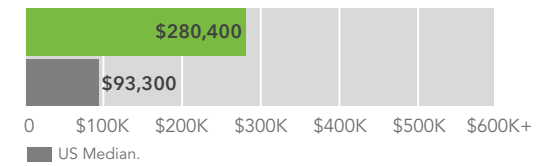
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

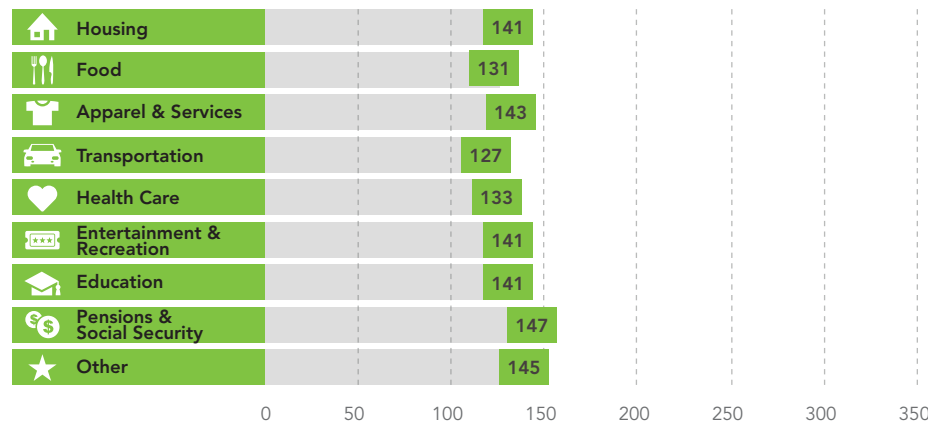


Median Net Worth



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Prefer imported vehicles, owning later models.
- Favor trendier stores for apparel; Costco and specialty markets for groceries.
- Own iPads and newer Mac computers.
- Use the internet to visit online blogs and chat rooms, watch TV programs and movies, trade and track investments, and make purchases.
- Enjoy visiting theme parks; eating out at family restaurants; stopping by Starbucks for coffee; listening to all news, contemporary, and hit radio music; and reading fashion magazines.
- Partial to Showtime, HBO, Travel Channel, and CNN.
- Make phone calls overseas; some foreign travel over the last three years.

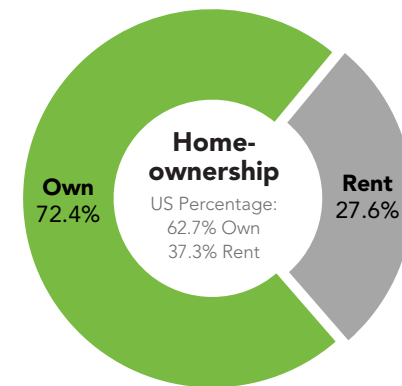
HOUSING

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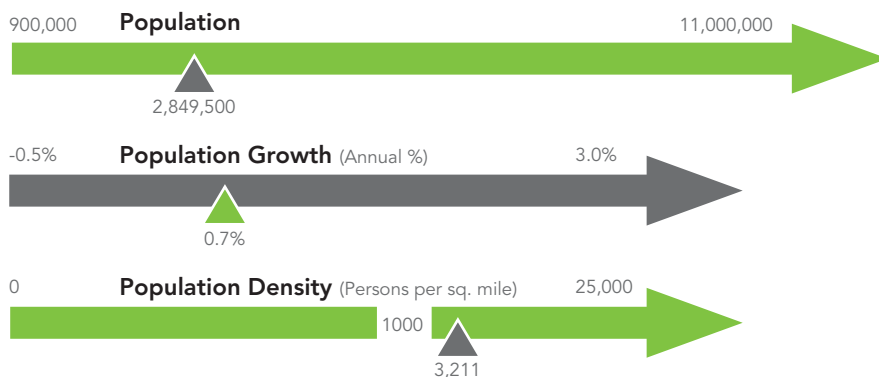
Typical Housing:
Single Family

Median Value:
\$611,700
US Median: \$207,300



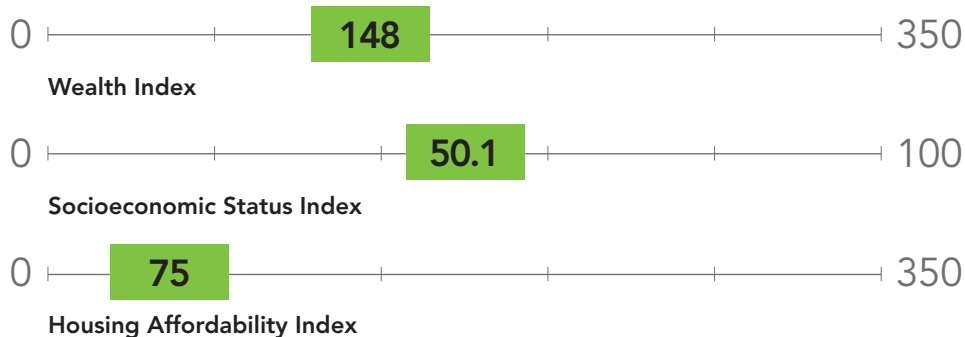
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

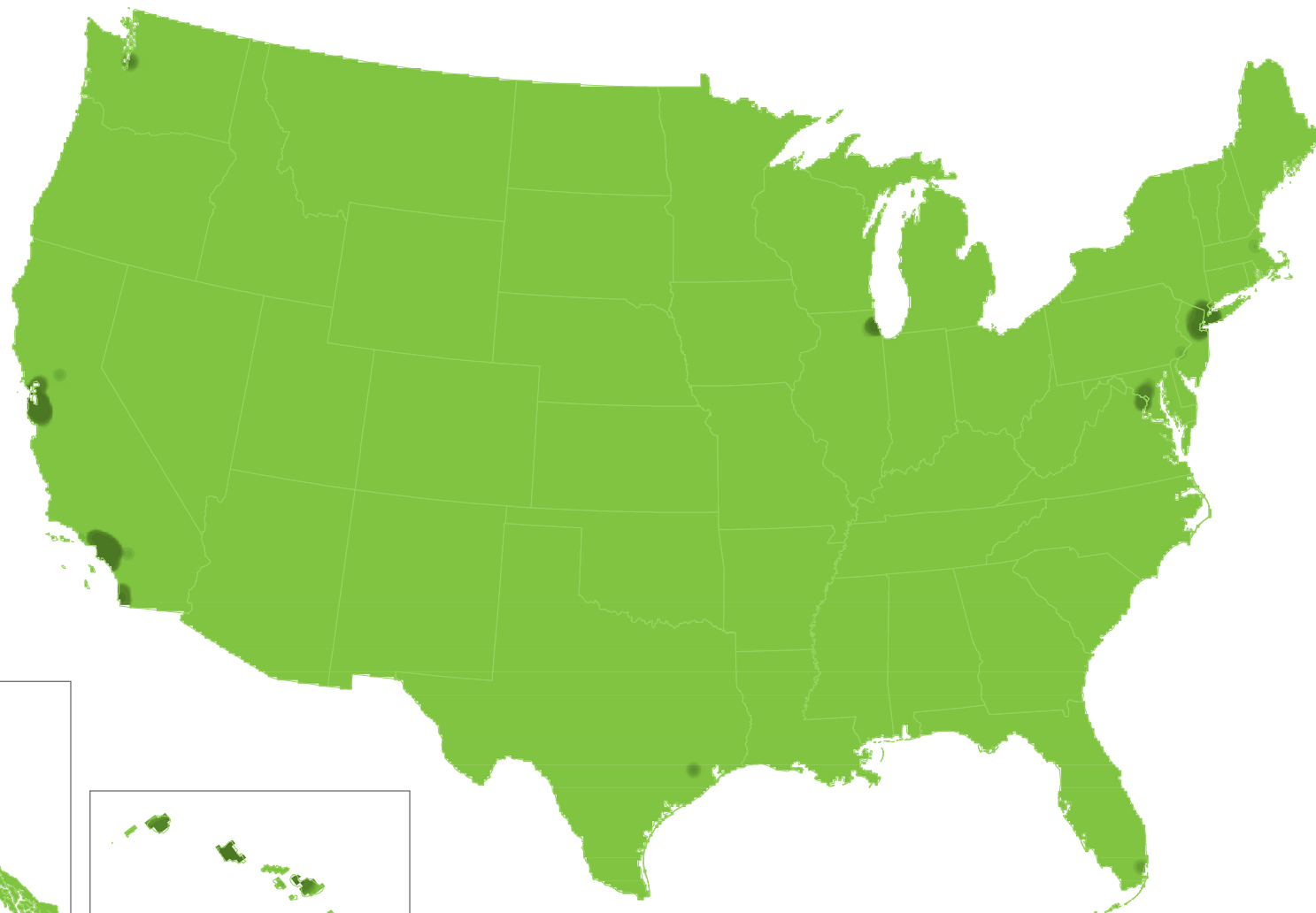
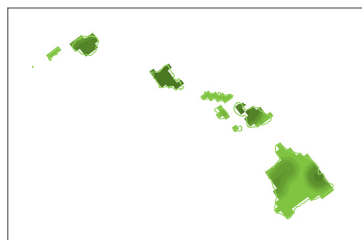
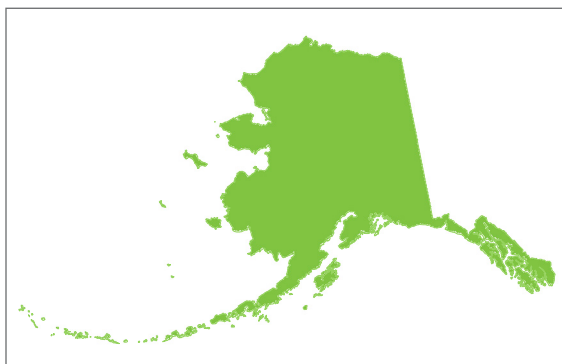
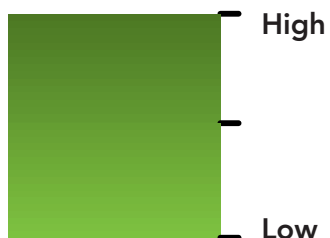
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY

This map illustrates the density and distribution of the *Pacific Heights* Tapestry Segment by households.





STAFF REPORT

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

California Government Code Section 65400 mandates that cities prepare, and submit to their legislative bodies, a General Plan Annual Progress Report (GPAPR) for the previous calendar year. The GPAPR tracks the progress of the City's implementation of the General Plan programs with an emphasis on the implementation of the Housing Element. Cities must submit the GPAPR to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1st of each year, along with the Housing Successor Annual Report (SB 341 report) regarding the low and moderate-income housing asset fund, which must be submitted to HCD annually.

Strategic Plan Goal(s):

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

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

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

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Authorize staff to submit the Signal Hill GPAPR for calendar year 2024, the Housing Successor Annual Report (SB 341 report) to OPR and HCD.

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Background:

California Government Code Section 65400 mandates that cities prepare and submit to their legislative bodies a GPAPR for the previous calendar year. California State law requires that each city adopt a General Plan to include a comprehensive long-term plan guiding its future, covering its entire planning area. The General Plan must address a broad range of issues associated with development, including seven mandatory elements: Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Safety, and Noise. For some jurisdictions, including Signal Hill, there is an additional element related to Environmental Justice. The Signal Hill General Plan currently contains six separate elements, of which the Environmental Resources Element combines the mandated elements of Conservation and Open Space, and includes the Parks and Recreation Master Plan.

State law requires the City to update the General Plan periodically. While there is no specific requirement regarding how often to update the General Plan, the planning period has traditionally been 15 to 20 years. The Housing Element is the only portion of the General Plan with a mandated schedule. The OPR guidance documents considers a General Plan to be current if the local jurisdiction has updated at least five of the seven required elements within the last eight years. The last comprehensive revision of the Signal Hill General Plan occurred in 1986; however, the City has updated various elements over time.

The HCD certified the City's 6th Cycle Housing element in October 2022. The certification triggered the requirement to prepare the Environmental Justice Element. The City executed a contract with Moore, Iacofano & Goltsman Incorporated (MIG) in 2023, which completed the public outreach campaign and, in 2024, a draft of the element was presented to staff for comments. In addition, MIG prepared a draft update to the Environmental Resources Element. City staff reviewed and provided comments to MIG on both drafts. Staff continues to work with MIG on completion of the final documents. Previously planned updates to the Land Use and Circulation Elements have been paused to complete a broad economic and land use analysis of three key areas across the City, called Opportunity Study Areas.

Opportunity Study Areas

In 2024, the City selected the firm PlaceWorks to conduct a comprehensive economic and land use analysis for three large areas of the City, called Opportunity Study Areas (OSAs). Broadly defined, the purpose of the analysis is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax base for several years. The OSA analysis is estimated to be substantially completed by the end of the 2025 calendar year with follow up actions in 2026. The OSA analysis will lay an important foundation for the next anticipated General Plan

Element updates to the Land Use and Circulation Elements.

General Plan Elements	Adoption / Updates
1. Land Use *	1986, 1989, 2001
2. Housing	1986, 1989, 2002, 2008, 2014, 2022
3. Circulation *	1986, 2010
4. Environmental Resources (Combines Open Space and Conservation Elements)	1987, 1988, 1989 2022 – Parks Master Plan Update 2024 – Update pending completion
5. Environmental Justice	2024 – Pending completion
6. Safety *	1986, 2016
7. Noise *	1986, 2010

* Elements pending updates following OSA analysis

Analysis:

The GPAPR provides an annual opportunity to reflect upon the City's progress to implement the City's General Plan. The GPAPR provides an analysis of implementation achievements, connecting these to the relevant General Plan policies (Attachment A). The following sections identify the key accomplishments for each General Plan element for 2024:

Land Use Element

The Land Use Element provides an overview of Signal Hill's vision for the future, setting forth the means to protect the land use philosophy of the community, character of existing neighborhoods, and quality of the physical environment. This element contains criteria and appropriate locations for various land use types. Within each land use type there are guidelines for the intensity of development, design concepts, and standards for measuring the appropriateness of development. Key achievements in 2024 for Land Use, by neighborhood, include completed projects, projects under construction, projects in plan check review and projects under entitlement review, and citywide long-range projects including the OSAs and Civic Center Master Plan. Key achievements are included and outlined in the GPAPR (Attachment A).

2021 - 2029 6th Cycle Housing Element

Housing policy has been a long-standing priority in California. Over the past half-century, the California State Legislature has approved and passed numerous measures requiring local governments to adequately plan for housing needs within their communities. As part of these measures, municipalities are required to prepare and update local General Plan's which have mandated elements, including a Housing Element. The Housing Element is the only element within the General Plan that is required to be certified by the State. To obtain State certification, the Housing Element must include a plan to accommodate each municipality mandated Regional Housing Needs Assessment (RHNA) allocation, divided into four income categories. The income levels of "extremely low," "very low," and "low" are typically noted as affordable or workforce housing. The "moderate" and "above moderate" categories are noted as market rate housing. The State closely monitors and tracks housing production annually through the GPAPR.

The Housing Element identifies both constraints and opportunities in creating affordable housing in the City. The Housing Element serves as a comprehensive strategy outlining goals, policies, and programs to preserve, upgrade, and create housing in general. The California HCD requires the GPAPR to include housing data provided in a prescribed format based on the number of project entitlements and permits issued to track the actual production of housing annually. The format has expanded to incorporate new reporting requirements associated with numerous housing-related laws aimed at addressing the statewide housing supply and affordability crisis.

Signal Hill's RHNA allocation for the 2021-2029 Housing Element cycle is 517 units total for all income levels. This RHNA number is more than three times the previous cycle number of 169 units. Staff would note that during the previous Housing Element Cycle, the City facilitated construction of 100% of its affordable housing allocation. The table below illustrates the percentage of units required in each income category.

Income Level	6 th Cycle RHNA /Units	Percent
Very Low	161	31.1%
Low	78	15.1%
Moderate	90	17.4%
Above Moderate	188	36.4%
Total	517	100%

In 2024, the City approved construction of a new housing project for eight (8) condominium dwelling units on an existing vacant lot. The condominium unit project is anticipated to submit for plan check in 2025. Additionally, the City issued building permits for nine (9) Accessory Dwelling Units (ADUs) in 2024. Of the nine (9) permits issued for ADU's, three (3) have completed construction. An additional ADU completed construction in 2024, which had an original submittal date in 2023; therefore, the City successfully completed four (4) ADU final inspections in 2024.

Since the start of the current housing cycle in 2021, the City has finalized building permits for 51 dwelling units categorized by the following income levels:

Income Level	RHNA Allocation	% of RHNA Allocation	Units Finaled 2021	Units Finaled 2022	Units Finaled 2023	Units Finaled 2024	Total to Date
Very Low	161	31.1%	0	0	0	0	0
Low	78	15.1%	0	0	0	0	0
Moderate	90	17.4%	0	0	0	0	0
Above Moderate	188	36.4%	12	24	11	4	51
Combined	517	100%	12	24	11	4	51

Implementation of the 6th Cycle Housing Element: 2021 - 2029

As part of the certification activities for the 6th Cycle Housing Element, the City identified four housing sites with the capacity to accommodate the required RHNA, plus an approximate 15% surplus. The City prepared an Environmental Impact Report (EIR) and rezoned the sites for the development of two mixed-use commercial/residential projects and two affordable/workforce housing projects. In 2023, the City selected the firm National Community Renaissance (National CORE) and entered into an Exclusive Negotiation Agreement to assist the City with development of two housing projects. In 2024, National CORE proposed a conceptual design for Walnut Bluff to obtain feedback from the City Council and the public. The City continues to work with National CORE on the final design. Additionally, the City has been actively working on completing all the programs in the Housing Element. The GPAPR shows the housing programs completed thus far.

Workforce Housing Grants, Funding, and Financing

Historically, the City utilized redevelopment funding to facilitate the development of workforce housing. The funding aided in purchasing, rezoning, and remediating sites to market them to developers. Prior to 2012, the City successfully used redevelopment funding to develop 291 affordable units. With the dissolution of the redevelopment agency, this funding resource is no longer available.

In 2023, the City issued a Notice of Funding Availability (NOFA) requesting qualified workforce housing developers to apply. The NOFA identified approximately \$10 million of City funds which, subject to formal approval by the City and the Housing Authority, could be available from multiple sources including: the Low- and Moderate- Income Housing Asset Fund, affordable housing in-lieu fees, and the ongoing Permanent Local Housing Allocation grant program. The City funds would be used toward the development of the two workforce housing projects, which would provide a total of 380 units, 90 of which would be for moderate-income housing. After a competitive selection process, the City selected National CORE, a nationally recognized workforce housing developer. As noted above, the City entered into an Exclusive Negotiation Agreement (ENA) with National CORE in 2024 regarding the projects. National CORE commenced its due diligence of the housing sites, began negotiations with the property owner to execute a Purchase and Sale Agreement (PSA) and began preparation of numerous applications for available funding sources to complete the projects. National CORE has initially focused on the smaller Walnut Bluff site for securing site control and a PSA for the Walnut Bluff site is expected to be executed in early 2025. The City, the Housing Authority, and National CORE entered into an Affordable Housing Agreement for the development of the Walnut Bluff site in February 2025.

Circulation Element

The Circulation Element establishes guidelines and policy direction for the development and maintenance of a comprehensive transportation system in the City. The Element works to achieve long-term development, maintenance, and enhancement of the City's circulation system by recognizing that transportation routes and utility services play an important role in shaping the physical development of the City.

Key achievements in 2024 include:

- East Burnett Street Improvement Project - The Public Works Department is working on a complete roadway rehabilitation on East Burnett Street, from Walnut Avenue, up Skyline Drive

to Dawson Avenue. The two most critical components upon project completion are sidewalks on Burnett and a bicycle lane on both east and westbound of the street. Public Works is currently preparing the Request for Proposal (RFP) for the Environmental phase, design will start 2024 and construction is anticipated to start in the FY 2025-2026.

- Cherry Avenue and Jessie Nelson Improvement Project - The Public Works Department completed slurry sealing 13,300 square feet at Jessie Nelson Circle and Hilltop Park in April 2024.
- 2024 Annual Sidewalk Repair - The Public Works Department completed a total of 4,653 square feet of sidewalk repair at 58 locations within the City. The scope also included one new ADA ramp at Jessie Nelson Circle.
- Citywide Median Improvement Project - The Public Works Department completed the plans and specification for the Citywide Median Improvement Project. The objective on this Project is to enhance the landscape and improve irrigation at medians within the City.
- East Willow Street corridor (from Walnut Avenue to Cherry Avenue) congestion relief/intersection improvement project. Construction is anticipated to start in Spring of 2025.
- Hillbrook Park - The Public Works Department started construction on Hillbrook Park in April 2024. Improvements include new play equipment, new barbecue picnic shelters, stormwater infiltration, and the removal of dry creek beds to increase usable space. The City completed the project in early 2025.

Environmental Resources Element

The Environmental Resources Element combines the required Open Space and Conservation categories into one element. Amended in 1989, the Environmental Resources Element includes the Parks and Recreation Master Plan (PRMP) and associated Prioritization and Implementation Plan (PIP) to provide a blueprint for the development of the City's parks and trails system. The Element guides the management of natural resources and open space within the City by directing the timing, location, amount, and uses of resources related to air, groundwater, soils, wildlife, and minerals.

Key achievements in 2024 include:

- Hillbrook Park - The Public Works Department started construction on Hillbrook Park in April 2024. Improvements include new play equipment, new BBQ picnic shelters, stormwater infiltration, and the removal of dry creek bed to increase usable space. The City completed construction of this project in early 2025.
- Civic Center Master Plan - In 2024, the City continued working on the Civic Center Master Plan (CCMP). The purpose of the CCMP is to work with the community to reimagine the Civic Center and incorporate desired amenities that will serve future residents. Following selection in 2023 of the "The Campus" design, and given the large scope and related cost associated with developing the project, the City Council divided the project into three primary phases. Phase 1 of the CCMP would include the amphitheater and expanded parking lot along East 21

st Street. Phases 2 and 3 include a new community center, sports courts, playground, improvements to Jessie Nelson Circle, and accessibility improvements.

- Rooftop Solar Projects - The Community Development Department has been actively implementing expedited plan check review and permit issuance for the installation small rooftop solar projects.
- Food Distribution Program - The Parks and Recreation and Library Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families. 37 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, 65 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.
- Paperless Transactions - The Finance Department continued to promote and increase paperless transactions, such as reducing the issuance of paper checks.
- 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.
- The City Council adopted the Public Works Department's Street Tree Master Plan in 2023. The five-year plan updated the street tree policy and tree planting standards.
 - In 2024, the City utilized the remainder of the grant from the USDA Forest Service Urban and Community Forestry (NOFO) received in 2023, to plant over 300 trees citywide. The focused areas included vacant tree sites where there were no trees, trees were removed or were dead.
 - The City inspected all seven drill sites on September 11, 2024; inspections have been conducted, on average, monthly throughout the year by the City's Oil Services Coordinator. All State, Federal, and local permits and licensing are current and compliant for the 28 reporting agencies that have monitoring and oversight of operations. No Notices of Violation were received from any of the agencies in 2024. Landscaping, fencing, equipment, and stormwater protection measures were found to be in good condition.

Safety Element

The Safety Element focuses on policies and programs to mitigate and minimize any unreasonable risks and limit the level of community exposure to a range of hazards. The element includes topics such as public safety, evacuation routes, and potential hazards. Additionally, the Safety Element incorporates the Local Hazard Mitigation Plan, which outlines mitigation strategies specific to the city to reduce risk by protecting life and property, enhancing public awareness, preserving natural systems, encouraging partnerships, and/or strengthening emergency services.

Key achievements in 2024 include:

- **Advanced Scheduling** - The Finance Department completed the implementation of Advanced Scheduling for the Police Department in Tyler Enterprise Resource Planning System. The new scheduling system is utilized to ensure that the proposed number of officers are scheduled for each shift.
- **Technology Safety Installations** - The Finance Department completed the installation of new Police Department servers, wireless access points, a new fire-wall system, and provided cybersecurity training to all employees.
- **Motorola Police Radio Upgrade** - The Police Department replaced end-of-life hardware with new equipment, and upgraded tower infrastructure, dispatch terminals, and handheld and patrol car radios to increase coverage and capability.
- **Body Worn Cameras** - The Police Department deployed new body-worn cameras for patrol officers, which are equipped with improved technological capabilities.
- **Cloud-Based Evidence Storage System** - The Police Department, along with IT, developed a Cloud-Based Evidence Storage System which electronically stores body worn/in-car camera footage as well as other electronic evidence. This system makes evidence storage more secure, more accessible, and it is easier to maintain.
- **Signal Hill Police Department Funding** - In 2024, the Signal Hill Police Department received grant funding from the State of California Office of Traffic Safety. The funding will facilitate best practice strategies to be conducted to reduce the number of persons killed and injured in crashes involving alcohol and other primary crash factors. The funded strategies may include impaired driving enforcement, enforcement operations focusing on primary crash factors, distracted driving, night-time seat belt enforcement, special enforcement operations encouraging motorcycle safety, enforcement and public awareness in areas with a high number of bicycle and pedestrian crashes, and educational programs. These strategies are designed to earn media attention thus enhancing the overall deterrent effect.
- **Measure H Homeless Services** - The Signal Hill Police Department met regularly with the Measure H Homeless Services Liaison to discuss various available resources for the unhoused population in Signal Hill.
- **Earthquake Drill** - The Safety Committee coordinated employee participation in the statewide "Great California Shakeout" in October.
- **Communications** - City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including Signal Hill Petroleum, the City's largest petroleum and natural gas operator.
- **Safety Element Routes** - Staff continued to follow the 2016 Safety Element, which provides a map identifying designated evacuation routes within the City for transportation of hazardous

and toxic materials.

- Alquist-Priolo Earthquake Fault Zone - The Building and 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.

Noise Element

The Noise Element is intended to limit the community's exposure to excessive noise levels and ensure that local regulations are consistent with state and federal regulations. The Noise Element identifies noise sources and incorporates measures to effectively reduce excessive noise impacts to residents.

Key achievements in 2024 include:

- Fireworks Ordinance - The Administrative Department prepared a Fireworks Ordinance prohibiting the possession, sale, use, or discharge of dangerous fireworks that pose a serious risk to the public's safety in 2022. The 2024 calendar year was the second year the City implemented the ordinance.
- Noise Standards - The Signal Hill Police Department enforces compliance with noise standards in the current Motor Vehicle Code. Additionally, the City's building plan checks process incorporated review of noise standards covered in the 2022 California Building Code.
- Permitting Process - The City's building plan check process incorporated noise standards covered in the 2019 California Building Code.
- Noise Impacts - Staff analyzed noise impacts during project review as part of the California Environmental Quality Act review process. Any noise impacts following construction are addressed as part of the City's code enforcement program.
- Long Beach Airport - Staff maintained communication with Long Beach Airport personnel regarding airport operations. Staff received one noise complaint in the past year. The City provided residents with contact information to the Long Beach Airport Noise Abatement office for official complaints.
- Council of Governments (COG) - Staff maintained membership in the Gateway Cities COG and participated in regional reviews of transportation and airport operations.

Conclusion:

The GPAPR and summary of accomplishments for implementation of the City's General Plan for 2024 must be submitted to both OPR and to HCD by April 1, 2025, along with the SB 341 housing asset fund. If authorized by the City Council, staff would submit the documents to the State for review.

3/25/2025

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

A. Draft General Plan Annual Progress Report

CITY OF SIGNAL HILL



2024

GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by
Community Development Department
March 25, 2025

LAND USE ELEMENT

The Land Use Element was adopted in 2001. It contains four goals and 63 implementation programs. **The significant projects for 2024 and their status are described below:**

Projects Completed:

North End Neighborhood:

- 3177 California Avenue, Gateway Center North – Development of a new self-storage facility.
- 3353 ½ Myrtle Avenue – Accessory Dwelling Unit
- 3331 ½ Cerritos Avenue - Accessory Dwelling Unit conversion

Atlantic/Spring Neighborhood:

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

West Side Neighborhood:

- 2320 ½ Cerritos Avenue – Accessory Dwelling Unit
- 1180 East 23rd Street – Remodel of commercial buildings and property, and associated street improvements

Central Neighborhood:

- 1500 East Spring Street – Honda Dealership outdoor patio for service department.

Civic Center Neighborhood:

- 22391 ½ Gaviota Avenue – Accessory Dwelling Unit

Hilltop Neighborhood:

- 2152 East Willow Street – Demolition of Wells Fargo ATM.
- 2100 Ohio Avenue – Demolition existing damaged SFD
- 2150 East Willow Street – Interior remodel of an existing restaurant for a new Jersey Mike's

Southeast Neighborhood:

- 2023 ½ East 19th Street – Accessory Dwelling Unit
- 1870 ½ Temple Avenue – Accessory Dwelling Unit conversion

Projects Under Construction:

North End Neighborhood

- 3369 ½ Cerritos Avenue – Accessory Dwelling Unit

West Side Neighborhood:

- 909 ½ E 25th Street – Accessory Dwelling Unit
- 921 ½ E 25th Street – Accessory Dwelling Unit
- 2321 ½ and 2323 ½ Lemon Avenue – Two detached Accessory Dwelling Units

Central Neighborhood:

- 2998 Cherry Avenue – New Audi Auto Dealership

Hilltop Neighborhood:

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

Southeast Neighborhood:

- 1991 ½ Junipero Avenue – Accessory Dwelling Unit
- 2638 and 2638 ½ Wall Street – Two detached Accessory Dwelling Units
- 1919 ½ Dawson Avenue – Accessory Dwelling Unit
- 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
- 3288 ½ Lewis Avenue – Accessory Dwelling Unit
- 3201 ½ Orange Avenue - Accessory Dwelling Unit

West Side Neighborhood:

- 3318 ½ Cerritos Avenue – Accessory Dwelling Unit

Civic Center Neighborhood:

- 1788 East Willow Street – Interior improvements to an existing Starbucks café

Hilltop Neighborhood

- 1900 and 1900 ½ Temple Avenue – New Single-Family Dwelling and detached Accessory Dwelling Unit

Southeast Neighborhood

- 2750 East 20th Street- SH Smart Homes
- 1979 ½ Junipero Avenue – Accessory Dwelling Unit

Projects Under Entitlement Review:

North End Neighborhood:

- 3201 Walnut Avenue – 102,607 square foot distribution warehouse

Civic Center Neighborhood:

- 1701 East Creston Avenue- New industrial building.

Hilltop Neighborhood:

- 1933-39 Temple Avenue – Eight new townhomes

Southeast Neighborhood:

- 1939 Temple Avenue – Courtyard, 8 condominium units.
- 2599 Pacific Coast Highway – 7 condominium units.
- 1965 ½ Dawson Avenue- Accessory Dwelling Unit
- 2027 ½ Junipero Avenue- Junior Accessory Dwelling Unit

Citywide Long-Range Projects:

- Opportunity Study Area Economic and Land Use Analysis
- Civic Center Master Plan

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 approved the construction of a new housing project for eight (8) condominium dwelling units on an existing vacant lot. Additionally, the City issued permits for nine (9) Accessory Dwelling Units within the past year.
- The City continues to comply with the State housing legislation to accelerate housing production within the City. In 2023, the City selected the National Community Renaissance (National CORE) to assist the City with the development of two workforce housing projects. The two workforce housing projects will provide a total of 380 units, 90 of which would be for moderate-income housing. In 2024, National CORE continued their due diligence of the housing sites, began negotiations with the property owner to execute a Purchase and Sale Agreement (PSA) and began preparation of numerous applications for available funding sources to complete the projects. National CORE has initially focused on the smaller Walnut Bluff site for securing site control and a PSA for the Walnut Bluff site is expected to be executed in early 2025.

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 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, including 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 all well 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 and National CORE has commenced due diligence of site conditions, negotiations with the property owner, and funding applications.

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 implemented a Mobile and Sidewalk Vending Ordinance that ensures all food vendors in the City comply with state, local, and health safety regulations. The ordinance provides minimum distance requirements were established for sensitive receptors, time frames, and safety regulations for locations on 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.

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

- 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 Department continues to address building code violations through the Neighborhood Enhancement Program.
- National Building Safety Month is celebrated each year during the month of May.

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 stormwater management (LID) plans for City review and approval for compliance with State and City 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 stormwater regulation (LID and MS4), 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. In 2024, the City processed a total of 10 small-site LID plans.

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.

- 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 and Planning Commission during duly noticed meetings. The report is made available to the public for a full comprehensive review of the projects and programs throughout the year.

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 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.

General Plan Housing Element Annual Progress Report 2024

Please Start Here

General Information	
Jurisdiction Name	Signal Hill
Reporting Calendar Year	2024
Contact Information	
First Name	Colleen T.
Last Name	Doan
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Street Address	2175 Cherry Avenue
City	Signal Hill
Zipcode	90755

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Signal Hill	
Reporting Year	2024	(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
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

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

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	8	0	0
Accessory Dwelling Unit	0	9	4
Mobile/Manufactured Home	0	0	0
Total	8	9	4

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:	12
Number of Proposed Units in All Applications Received:	17
Total Housing Units Approved:	1
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
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	Applications	Units
Ministerial	10	12
Discretionary	2	5

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

Jurisdiction	Signal Hill	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

Jurisdiction	Signal Hill	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicate
Cells in grey contain

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																	
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability	
1					2	3	4								5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	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	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	8		8	0
	7215-008-023	2239.5 Gaviota Avenue	ADU	10284410	ADU	O										0	
	7215-008-023	3369.5 Cerritos Avenue	ADU	10284384	ADU	O										0	
	7148-006-003	3288.5 Lewis Avenue	ADU	10284146	ADU	O										0	
	7216-017-003	1979.5 Junipero Avenue	ADU	10284467	ADU	O										0	
	7216-023-006	2638 and 2638.5 Wall Street	ADU	10284214	ADU	O										0	
	7216-023-006	1919.5 Dawson Avenue	ADU	10284256	ADU	O										0	
	7211-021-042	2321.5 and 2323.5 Lemon Avenue	ADU	10284101	ADU	O										0	
	7148-004-012	3318.5 Cerritos Avenue	ADU	10284386	ADU	O										0	
	7216-015-004	1965.5 Dawson Avenue	ADU	10284439	ADU	O										0	
	7148-007-048	3201.5 Orange Avenue	ADU	10284027	ADU	O										0	
	7211-018-033	1100 E 23rd Street	Duplex Project	10284094	2 to 4	O										0	
	7216-020-012	2750 E 20th Street	Three-Unit Project	10284182	2 to 4	O										0	
	7216-020-011 7216-021-002	1933-39 Temple Avenue	Courtyard Project	SPDR 24-01	5+	O							8	11/12/2024	8		
	7211-019-032	2320.5 Cerritos	ADU	10282217	ADU	O										0	
	7211-004-021	909.5 25th Street	ADU	10283893	ADU	O										0	
	7211-004-020	921.5 E 25th Street	ADU	10283944	ADU	O										0	
	7148-009-040	3353.5 Myrtle Avenue	ADU	10283740	ADU	O										0	
	7216-014-003	2023 19th Street	ADU	10283394	ADU	O										0	
	7148-003-013	3331.5 Cerritos	ADU	10283824	ADU	O										0	
																0	
																0	
																0	

as an optional field
in auto-calculation formulas

ability by Household Incomes - Building Permits							Affordability by Household Incomes - Certificates of Occupancy									Streamlining	
7					8	9	10							11	12	13	14
Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)
0	0	0	0	9		9	0	0	0	0	0	0	4		4	0	
				1	11/15/2024	1							1	11/15/2024	1		NONE
				1	12/20/2024	1									0		NONE
						0									0		NONE
						0									0		NONE
						0									0		NONE
						0									0		NONE
				2	10/16/2024	2									0		NONE
						0									0		NONE
						0									0		NONE
						0									0		NONE
						0									0		NONE
						0									0		NONE
						0									0		NONE
						0									0		NONE
				1	2/23/2024	1							1	9/10/2024	1		NONE
				1	9/20/2024	1									0		NONE
				1	2/14/2024	1									0		NONE
				1	3/5/2024	1							1	10/28/2024	1		NONE
				1	2/23/2024	1									0		NONE
				1	12/21/2023	1							1	11/4/2024	1		NONE
						0									0		
						0									0		

[illegible]

Jurisdiction	Signal Hill	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	161	-	-	-	-	-	-	-	-	-	-	-	161
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	78	-	-	-	-	-	-	-	-	-	-	-	78
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	90	-	-	-	-	-	-	-	-	-	-	-	90
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		188	2	-	6	7	9	-	-	-	-	-	24	164
Total RHNA		517												
Total Units			2	-	6	7	9	-	-	-	-	-	24	493
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely Low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		81	-	-	-	-	-	-	-	-	-	-	-	81

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Signal Hill	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Development agreements, site acquisition and remediation to be completed by 2025.	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
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.	Sites inventory updated in 2023 and will continuously be updated.	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- IN PROGRESS (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
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.	Information posted on City website and will be updated continuously	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- COMPLETED; CONTINUED EFFORT 6/2023: send direct outreach of higher need or lower-income and to rental/property managers and housing assistance service providers in higher opportunity areas- COMPLETED; CONTINUED EFFORT
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 crediton 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.	Completed all of the programs, except for the programs that require a continued effort	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
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	Staff has kept up quarterly contact with LA county Housing departments and groups	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- COMPLETED; CONTINUED EFFORT
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.	The City selected National Community Renaissance (National CORE) as the affordable housing developer for the sites. National CORE, the City, and SHP are developing an Exclusive Negotiation Agreement and preparation of financing applications. Once the Development Agreement is executed, site acquisition and remediation will commence. The City anticipates site work to begin by Mid-2024.	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 websit- 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- IN PROGRESS
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.	To be completed by 2026	Prepare a density bonus ordinance by end of fourth quarter 2022 and adopt end of fiscal year 2023-Given the multiple legislative changes initiated by the State, the City has detrimned to postpone creation of a local Ordinance and adhere to State regulations.

Density Bonus Ordinance	Prepare and adopt a density bonus ordinance. Responsible Agency: Community Development Department	To be completed by 2025	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 2024, the City continued working with the selected non-profit workforce housing firm, National CORE, to assess the Walnut Bluff and Orange Bluff sites, to negotiate a Purchase and Sale Agreement with the property owner and prepare financing applications.
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.	To be completed by 2025	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 2025, the City identified a list of uses to be added to the land use table, including, but not limited to, employee housing in SFR zones, larger family day care homes, supportive housing, etc. A Zone Ordinance Amendment is planned to update the land use table to incorporate the changes 2025. -IN PROGRESS
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	Completed November 2023	1st Quarter 2023- COMPLETED; ATTACHMENT C IN REPORT In 2024, maintained information on the City web site.
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	Completed December 2023	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 and CONTINUED in 2024;
Housing Code Enforcement	40 closed code violation cases per year	Continued effort by Building Inspector and Chief Building Official, Eric Kranda.	The program will be implemented on an ongoing basis during the 2021-2029- CONTINUED EFFORT
Housing Rehabilitation	Objective: 3 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.	Annual Outreach for 2023 conducted. PLHA funds continually applied for and housing information for funding and assistance is on the website.	Coordination with the County of Los Angeles: annually through the Annual Action Plan process; In 2024, continued revisions for release of approved PLHA funds for Years 1-4 from the County. Applied for PLHA Year 5. PLHA funds can be used for site remediation for the Walnut Bluff and Orange Bluff sites. Website availability of housing rehabilitation resources, by 1st Quarter 2023, Initiate outreach in June 2023 and annually thereafter- CONTINUED EFFORT
Accessibility Modifications Program	NOTHING WRITTEN	NOTHING WRITTEN	NOTHING WRITTEN
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)	To be completed in 2025	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;
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.)	To be completed in 2025	Adopt a policy that new housing developments must implement an Affirmative Fair Housing Marketing Plan by mid-year 2022. In 2024, the City continued working with National CORE to negotiate site purchase, project design, and outreach for the Walnut Bluff affordable housing project. Additionally, the City has incorporate an Affirmative Fair Housing Marketing Plans (AFHMP) informational sheet and application. SEE ATTACHMENT A AND ATTACHMENT B - IN PROGRESS

Jurisdiction	Signal Hill	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F										
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)										
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.										
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here:	
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf	
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Mobilehome Park Preservation										
Total Units by Income										

Jurisdiction	Signal Hill	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

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Housing Element Implementation

Not
Cells in c

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	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
Summary Row: Start Data Entry Below												

Jurisdiction	Signal Hill	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.
Notes

No

CIRCULATION ELEMENT

The Circulation Element was adopted in 2010, contains eight goals and 33 implementation programs.

The significant achievements for the year 2024 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 Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on Burnett Street and bicycle lanes.

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

- See 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.

- Cherry Avenue and Jessie Nelson Circle Improvement Project – The Public Works Department completed the slurry sealing of 13,300 square feet at Jessie Nelson Circle and Hilltop Park.

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

- Cherry Avenue and Jessie Nelson Circle Improvement Project – The Public Works Department completed the slurry sealing of 13,300 square feet at Jessie Nelson Circle and Hilltop Park.

- Citywide Median Improvement Project – The Public Works Department has completed the median improvement of Cherry Avenue and Spring Street, which included the addition of new drought tolerant landscaping, irrigation system, and a new City monument sign.
- 2024 Annual Sidewalk Repair – The Public Works Department completed a total of 4,653 square feet of sidewalk repairs at 58 locations within the City. This included the installation of a new ADA ramp on Jessie Nelson Circle.

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 Policy 1.b

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.

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on Burnett Street and bicycle lanes.
- Hillbrook Park – The Public Works Department completed 95% of 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.

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on Burnett Street and bicycle lanes.

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.

- 2024 Annual Sidewalk Repair – The Public Works Department Annual sidewalk repair focused on repairing existing sidewalks throughout the City for better pedestrian access.

Goal 6: UTILITIES

Provide safe, efficient, and environmentally friendly utilities 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 offered expedited review of EV chargers and rooftop solar projects.

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 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 2024 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.

- City trees are trimmed on a set (biannual) schedule.
- Street Tree Master Plan – City Council adopted the Public Works Department’s Street Tree Master Plan in 2023. The five-year plan updated the street tree policy and tree planting standards.
 - The Public Works Department received a \$1,000,000 grant from the USDA Forest Service Urban and Community Forestry (NOFO). The grant will be utilized for the planting and maintenance of over 1,000 trees, increasing the urban forest coverage and promoting a healthier, greener community in Signal Hill.
- 2024 Annual Sidewalk Repair – The Public Works Department completed a total of 4,653 square feet of sidewalk repair at 58 locations within the City. The scope also included one new ADA ramp at Jessie Nelson.

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

- Street Tree Master Plan – City Council adopted the Public Works Department’s Street Tree Master Plan in 2023. The five-year plan updated the street tree policy and tree planting standards.

- In 2024, the remainder of the grant that the Public Works Department received in 2023 from the USDA Forest Service Urban and Community Forestry (NOFO) was utilized to plant over 300 trees citywide. The focused areas included vacant tree sites where there were no trees, trees were removed or were dead.
- Citywide Median Improvement Project – This is an ongoing effort that the Public Works Department is focused on. In 2024, the median project on Cherry Avenue and Spring Street was completed. In addition, across the City, monument signs were installed and new trees were planted. The goal is to enhance the landscape and improve irrigation at medians within the City.
- Hillbrook Park Project – The Public Works developed design plans for the upgrade to the park. Design plans were developed after a year of public outreach meetings and conceptual plans were vetted with the public and Parks, Recreation, and Library Services staff. The project is expected to be completed in early 2025.

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. In 2024, 37 low-income families received assistance. They received a debit card from the City's local grocery store to purchase supplemental groceries each month. In addition, 65 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 25 Signal Hill students in 2nd to 5th grades 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.
- Celebrated the city's 100th-year anniversary of incorporation, hosting more than 20 different events, activities, and programs where members of the community were invited to commemorate this milestone anniversary.

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 CUP, 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 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 2024, 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 7.3: Provide information to the public on environmental conditions and issues in Signal Hill.

- The Sustainable City Committee meets quarterly and act as the community liaison to share the City's many sustainable achievements, practices and policies.
- 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 2024 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 Signal Hill Petroleum, the City's largest petroleum and natural gas operator.
- 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.
- In 2024 the City's Emergency Management Coordinator continued updates to the City's Hazard Mitigation Plan and emergency preparedness activities.

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 continued regular 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.

- The City's Safety Committee met on a quarterly basis. The Safety Committee performed numerous actions such as testing panic alarms, replenishing emergency supplies, and conducting inspections for all departments to address staff's safety and to minimize liability exposure.
- The Safety Committee planned an earthquake drill for City employees in October 2024 which is the statewide "Great California Shakeout."
- 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.

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 and 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.

- The City's Emergency Management Coordinator continued updates to the City Hazard Mitigation Plan. Emergency Operations Center (EOC) staff and emergency response personnel continued to follow the Hazard Mitigation Plan, which was last updated in October 2017.

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.

- The Signal Hill Police Department (SHPD) continued to utilize social media (e.g., Facebook) as a platform to educate the public by providing tips for keeping their personal property safe, deterring crime, and reporting crime to SHPD's dispatch line.
- Measure H Homeless Services – The Signal Hill Police Department met regularly with the Measure H Homeless Services Liaison to discuss various available resources for the unhoused population in Signal Hill.
- In 2024, the Signal Hill Police Department received grant funding from the State of California Office of Traffic Safety. The funding will facilitate best practice strategies to be conducted to reduce the number of persons killed and injured in crashes involving alcohol and other primary crash factors. The funded strategies may include impaired driving enforcement, enforcement operations focusing on primary crash factors, distracted driving, night-time seat belt enforcement, special enforcement operations encouraging motorcycle safety, enforcement and public awareness in areas with a high number of bicycle and pedestrian crashes, and educational programs. These strategies are designed to earn media attention thus enhancing the overall deterrent effect.
- The City's Finance Department completed the installation of new Police Department servers, wireless access points, a new fire-wall system, and provided cybersecurity training to all employees.

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

- See 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 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 Policy 2.e.

NOISE ELEMENT

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs. **The significant achievements for the year 2024 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.

- Staff maintained membership in the Gateway Cities Council of Governments (COG) and participated in regional reviews of transportation and airport operations.
- The Signal Hill Police Department enforced compliance with the noise standards of the current Motor Vehicle Code.
- The City's building plan check process incorporated noise standards covered in the 2022 California Building Code.
- During project review, staff analyzed noise impacts as part of the California Environmental Quality Act (CEQA) process. 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 (both verbally and in writing) the standards outlined in Signal Hill Municipal Code Chapter 9.16 Noise.

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 2024, one aircraft-related noise complaint was received. Residents were provided with contact information to the Long Beach Airport Noise Abatement office for official complaints.
- The Finance Department prepared a Fireworks Ordinance prohibiting the possession, sale, use, or discharge of dangerous fireworks that pose a serious risk to the public's safety in 2022. 2023 was the first calendar year where the ordinance was implemented.

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2023/2024
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)
FOR THE
CITY OF SIGNAL HILL**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the Signal Hill Housing Authority (Housing Successor) activities during Fiscal Year 2023/2024 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund (Annual Comprehensive Financial Report, or 'ACFR') for Fiscal Year 2023/2024 (Fiscal Year) as prepared by Rogers, Anderson, Malody & Scott, LLP (Auditor), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amounts Received and Deposited Pursuant to 34191.4(b)(3)(A):** This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF allocable to 20% of the repayments on reinstated City/Agency loans per Section 34191.4.
- II. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

- V. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- IX. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for every five year period, with the first time period beginning January 1, 2014 and whether the statutory thresholds have been met. This report contains the information required to be reported for the five-year period starting FY 2019/20 and ending FY 2023/24.
- XI. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2014 to June 30, 2024.
- XII. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

XIII. **Inventory of Homeownership Units:** This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include an equity sharing and repayment provisions, including (a) number of units; (b) number of units lost to the portfolio in the last fiscal year and the reason for those losses, and (c) any funds returned to the housing successor pursuant to losses or repayments.

This Report is to be provided to the Housing Successor's governing body. In addition, this Report, ACFR and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website.

I. AMOUNTS RECEIVED AND DEPOSITED PURSUANT TO 34191.4(B)(3)(A)

A total of \$375,777 was deposited into the LMIHAF during Fiscal Year 2023/24 pursuant to Section 34191.4(B)(3)(A). This amount is equal to 20% of a loan repayment between the City and the Successor Agency pursuant to ROPS item #21.

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$743,754 was deposited into the LMIHAF during the Fiscal Year, of which \$375,777 was for items listed on the ROPS. The deposits are allocated as follows:

	FY 2023/24 Totals	% of Total
Loan Payments	\$0	0%
Interest Income	317,532	43%
Rental Income	50,445	7%
Misc. Income	0	0%
Loan Payments for item listed on the ROPS (#21)	375,777	50%
Total LMIHAF Deposits¹	\$743,754	100%

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$13,615,370, of which \$6,693,856 is available.² No remaining items in the ending balance are listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	FY 2023/24
Monitoring & Administration Expenditures	\$4,520
Homeless Prevention & Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Moderate Income Units	\$0
➤ Expenditures on Low Income Units	0
➤ Expenditures on Very-Low Income Units	0
➤ Expenditures on Extremely-Low Income Units	0
Total Housing Development Expenditures	\$0
Total LMIHAF Expenditures	\$4,520

The Housing Successor is allowed to spend up to the greater of \$263,100³ or 5% of the value of the Housing Assets Portfolio (defined and calculated in Section V), which totals \$6,603,982, on

¹ Expressed as cash and does not include accrued interest income, unrealized gain on investment, and accrued interest on notes receivables.

² Refers only to cash available and excludes nonspendable portion of fund balance such as accounts payable, deposits payable, land and improvements held for resale.

Monitoring and Administration Expenditures. Therefore, the Housing Successor is using less than 1% of the maximum allowable \$330,199 for Monitoring and Administration Expenditures.

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of FY 2023/24
Statutory Value of Real Property Owned by Housing Successor	\$615,641
Value of Loans and Grants Receivables ⁴	5,988,341
Total Value of Housing Assets	6,603,982

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VII. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS for projects.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have

³ The expenditure cap is subject to annual Consumer Price Index (CPI) changes. In FY 2023-24 HCD increased the expenditure cap to \$263,100 based on changes to the CPI.

⁴ For purposes of this report, the Value of Loans and Grants includes the Zinnia Apartments Residual Receipts loan of \$5,950,000. Note that the Finance Department typically records this loan with a corresponding allowance for doubtful accounts of \$5,950,000, which causes the loan to have a net effect of zero on the LMIHAF fund balance. Therefore, in the FY 2023/24 ACFR the value of this loan is not shown in the LMIHAF fund balance.

commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

The following provides a status update on the real property or housing asset(s) that were acquired prior to February 1, 2012 and compliance with the five-year period:

Address	Date Approved by DOF as Housing Asset	Deadline to Initiate Development Activity	Status of Activity
967 Las Brisas Way	8/2012	8/2017	The Housing Successor is working with housing developer Abode Communities to transfer the duplex once the developer has secured funding.

The following provides a status update on the real property or properties that have been acquired using affordable housing funds on or after February 1, 2012, and for which the five-year activity deadline does not apply:

Address	Date of Acquisition	Deadline to Initiate Development Activity	Status of Activity
2200 Block of Gaviota Ave	8/2012	N/A	Property is subject to Surplus Land Act. Site has some financial feasibility challenges due to the presence of an abandoned oil well on the property.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor.

Inclusionary / Production Housing. According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor.

The former redevelopment agency's Implementation Plans are posted on the City's website.

X. INCOME TARGETING TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year period, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

If the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% of the AMI in any five year report, the Housing Successor shall not expend any of the remaining funds for households earning between 60% and 80% of the AMI until the Housing Successor demonstrates compliance with this limitation in an annual report.

For purposes of this calculation, “development” means new construction, acquisition and rehabilitation, substantial rehabilitation as defined in Section 33413, acquisition of long-term affordability covenants on multifamily units as described in Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years.

The following table provides the Housing Successor’s Income Targeting Test as of June 30, 2024 for the period of FY 2019/20 through FY 2023/24 (Current Reporting Period)⁵:

	Extremely-Low Income (≤30% AMI) LMIHAF Expenditures	31% - 59% AMI LMIHAF Expenditures	60% - 80% AMI LMIHAF Expenditures	Total LMIHAF Spent
FY 2019/2020	0	0	0	0
FY 2020/2021	0	0	0	0
FY 2021/2022	0	0	0	0
FY 2022/2023	0	0	0	0
FY 2023/2024	0	0	0	0
Total July 1, 2019 – June 30, 2024	\$0	\$0	\$0	\$0

⁵ The FY 2018/19 Annual Report found the Housing Successor to be in compliance with the Income Targeting Test for the previous 5-year period of January 1, 2014 through June 30, 2019.

The following table provides a summary of the Income Targeting Test for the Current Reporting Period:

For the Period: 7/1/2019 – 6/30/2024	Extremely-Low Income Targeting Test	60% to 80% AMI Income Targeting Test
Expenditures as a % of Total Expenditures	0%	0%
Requirements	At least 30% of Total Expenditures	At most 20% of Total Expenditures

As illustrated above, no LMIHAF funds were expended between FY 2018/19 and FY 2023/24; thus, the Housing Successor is in compliance with the Income Targeting Test.

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following summarizes the number of deed-restricted rental housing units produced by the former redevelopment agency and the Housing Successor over the past 10 years (July 1, 2014 to June 30, 2024):

Project Name	Year Built	# of Senior Units	# of Non-Senior Units	Total # of Units
Zinnia Apartments ⁶	2017	0	71	71
Totals		0	71	71

The following provides the Housing Successor's Senior Housing Test for the 10 year period of July 1, 2014 to June 30, 2024:

	FY 2023/2024
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	71
Senior Housing Percentage	0%

⁶ Zinnia Apartments, a 72-unit affordable housing rental project, was placed in service on November 30, 2017. One unit is set aside for an on-site manager's unit and thus not included in this report's analysis.

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The following provides the Excess Surplus test for the preceding four Fiscal Years:

Available Housing Funds – FY 2023/24	
Available Housing Funds – FY 2023/24	\$6,693,856

Limitation on Available Housing Funds FY 2023/24	
Greater of:	
➤ Base Amount	\$1,000,000
➤ Four Years of Deposits	
FY 2019/20	\$1,396,584
FY 2020/21	228,570
FY 2021/22	306,300
FY 2022/23	433,374
Total Deposits	\$2,364,828
Limitation on Available Housing Funds	\$2,364,828

The ending cash balance of \$6,693,856 is \$4,329,029 greater than the \$2,364,828 limitation on available housing funds. Therefore, the LMIHAF has an Excess Surplus.

The City of Signal Hill selected sites for the 6th Cycle Housing Element during Fiscal Year 2020/21, which includes sites for 329 affordable housing units and 517 units for all income levels. The Housing Element was certified by the state in October 2022, and the Housing Authority has issued a NOFA making the surplus funds available for the development of affordable housing on these sites.

XIII. HOMEOWNERSHIP

The Housing Successor is to provide an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the LMIHAF pursuant to Section 33334.3(f). The inventory for the Housing Successor is as follows:

- The following summarizes the current inventory of the Housing Successor's homeownership portfolio:

	# of Units
Restricted homeownership units as of June 30, 2024	3

- There were no losses of homeownership units in the portfolio during FY 2023/24.

- The Housing Successor has not contracted with an outside entity for the management of the ownership portfolio.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal
Hill, California 90755-3799

STAFF REPORT

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: THOMAS BEKELE
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: CONFIRMATION OF PROPOSED RATES FOR WATER DELIVERED THROUGH THE
CITY'S DISTRIBUTION SYSTEM AND OUTLINE OF PROPOSITION 218 PROCESS**

Summary:

The 2023-2028 City of Signal Hill Strategic Plan identifies updating the Water Master Plan (WMP) and Water Rate Study (RS) as key initiatives for Fiscal Year 2024-2025. The WMP evaluates the City's water infrastructure, identifies deficiencies, and outlines a plan for necessary improvements. The RS conducts a comprehensive rate analysis, establishing a sustainable and equitable five-year tiered rate structure that integrates public engagement and City Council recommendations. In December 2023, the City entered into a professional services agreement with Dudek to assist in preparing the WMP & RS. City staff collaborated with Dudek and its subconsultant, Raftelis, to evaluate water system operations, assess financial needs, and develop recommendations.

On December 10, 2024, the City Council appointed a Water Rate Subcommittee to review the WMP, assess Capital Improvement Projects, evaluate rate structures, and analyze the reserve policy. During the Subcommittee Meeting on January 27, 2025, members reviewed the Water Division's current and projected costs, considering the financial impact of infrastructure improvements and ongoing operational expenses. After evaluating three rate structure options, the Subcommittee selected the Self-Funded option as the most viable. This option includes a 15 percent rate increase in the first two years, 14 percent in the third and fourth years, and 10 percent in the fifth year, ensuring sufficient funding for capital projects, debt repayment, and financial reserves to address consumption fluctuations and economic uncertainties. The proposed rate adjustment is driven by high-priority Capital Improvement Projects, many of which are required to meet state-mandated regulations. Additionally, revenue losses resulting from water conservation efforts have impacted the Water Division's financial stability, making a structured rate increase necessary.

On February 27, 2025, the Public Works Department presented the findings of the WMP & RS in a public workshop, outlining the three rate adjustment options reviewed by the Subcommittee. After considering the financial implications and public input, the City Council directed staff to proceed with

the Self-Funded option as the preferred rate adjustment plan. The recommended rate adjustment ensures that the Water Division can fully fund its operating expenses, capital projects, reserves, and debt service obligations over the next five years without issuing additional debt.

Following a community workshop on March 10, 2025, staff proposes implementing the recommended rate adjustments beginning in Fiscal Year 2025-2026. The proposed changes require amendments to Signal Hill Municipal Code Section 13.04.130 and confirmation to initiate a Proposition 218 Protest Hearing. Staff recommends that the City Council approve the proposed rate adjustments and authorize the necessary actions for implementation.

Strategic Plan Goal(s):

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

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

1. Confirm the recommended water rate adjustments of 15% in FY 2025-26, 15% in FY 2026-27, 14% in FY 2027-28, 14% in FY 2028-29, and 10% in FY 2029-30.
2. Set a Proposition 218 Protest Hearing for May 27, 2025.

Fiscal Impact:

Pursuant to the findings of the Water Rate Subcommittee meeting on January 27, 2025, the City Council Workshop on February 25, 2025, and the Community Workshop on March 10, 2025, the recommended water rate adjustment would allow the Water Division to fully fund its operations, capital projects, reserves, and debt service over a five-year rate adjustment without the need to issue new debt. The proposed water rate adjustments are as follows:

Year	Rate Increase
FY 2025-2026	15%
FY 2026-2027	15%
FY 2027-2028	14%
FY 2028-2029	14%
FY 2029-2030	10%

This option also includes a one-time \$3 million bridge loan from the General Fund to the Water Enterprise Fund to support the Gundry Reserve Roof Replacement and Rehabilitation Project. In addition, this option avoids additional debt, helping to maintain the financial stability of the City's

Water Division, which currently holds \$12.8 million in existing loans and debt, with \$6.8 million still outstanding in subsequent years.

Background:

The City's Water Division is responsible for the operation of the City's water system, guaranteeing the efficient distribution of potable water to more than 3,000 customers. In addition to employing professionals with the required training, certification, and experience to service and maintain the City's complex water system, the Water Division must also implement a capital program that regularly replaces and upgrades aging infrastructure to meet evolving safety standards. Due to continuously updated State water quality standards as well as the needs of the City's aging system, the City conducts a water rate study to assess the operating and capital needs of the Water Division and recommend rate adjustments as necessary. Given the important public health responsibilities associated with maintaining the water system, periodic rate adjustments are necessary to ensure the system remains financially solvent.

The City of Signal Hill's Water System is supplied by a combination of imported water from the Metropolitan Water District (MWD) and groundwater extracted from the Central Basin through three city-owned wells: Well 7 and Well 10, located in Long Beach, and Well 9, located at the City Yard in Signal Hill. The City's water infrastructure includes three storage reservoirs and three booster pump stations at Gundry, Temple, and Hilltop. Groundwater treatment facilities are located at Gundry and Well 9, ensuring that potable water is safely distributed through 50 miles of pipeline, ranging from 4 to 20 inches in diameter. Water collected from Wells 7 and 10 is pumped to Gundry Treatment Plant where the Gundry Reservoir functions as a critical forebay for the broader distribution network. Gundry Reservoir functions as a forebay to the distribution lines. Well 9, in contrast, undergoes an advanced on-site treatment process, utilizing a three-stage nano-filtration system followed by liquid granular activated carbon (LGAC) treatment. Given the City's geography, the City's water system operates within three primary pressure zones (Zones 1 through 3) and a subZone 3A. To enhance supply reliability, the system maintains two emergency connections with the cities of Long Beach and Lakewood.

Water Master Plan and Rate Study

On December 12, 2023, the City Council awarded a contract to Dudek to update the WMP and RS, which were last updated in 2018 and 2019, respectively. The RS assessed the Water Division's five-year capital needs while also considering the community's ability to afford essential water services. The WMP serves as a comprehensive strategy for managing, distributing, and conserving the City's water resources over the next ten years. Key components of the WMP include an assessment of current and future infrastructure needs to support the water system, an evaluation of water supply and demand, and recommendations for necessary improvements. The WMP also outlines maintenance requirements to ensure the system remains in good standing, provides a structured approach to addressing deficiencies, and includes a prioritized list of projects and recommendations for infrastructure improvements necessary to comply with the latest State Water Board regulations.

The objective of the RS is to assess the water system's revenues and expenditures and develop a sustainable, equitable, five-year tiered rate structure that incorporates recommendations from the WMP to ensure adequate funding for operations and capital improvements. The City's water system revenue primarily comes from customer water rates, structured by usage tiers and customer

classifications (residential, commercial, industrial, and irrigation). Additional revenue sources include connection fees and potential state or federal grants. The Water Development Fund also generates revenue by collecting fees from developers to support capacity enhancements required for new developments; however, contributions are inconsistent and cannot be relied upon as a stable funding source. Water system expenses include costs for water supply, maintenance, system upgrades, administrative operations, and debt service payments. The RS establishes a rate structure that aligns revenues with expenditures while incorporating the WMP's recommendations, ensuring the long-term financial stability of the water system.

Factors Impacting WMP & RS Recommendations

The WMP and RS recommendations are shaped by the City's infrastructure needs and financial challenges. A water rate adjustment is essential to address unfunded state and federal mandates, aging infrastructure, declining revenues from conservation efforts, rising water purchase costs from the Water Replenishment District (WRD) and MWD, and increasing operations and maintenance expenses. Without an adjustment, the City risks service disruptions, regulatory non-compliance, and an inability to fund critical infrastructure projects. Some of the most significant factors driving the rate structure recommendations include:

Water Capital Improvement Projects & Regulatory Compliance

The City's Water Capital Improvement Project (CIP) plan, a key driver of the proposed rate increase, addresses deferred maintenance and compliance with unfunded state and federal mandates. These regulations require significant infrastructure upgrades to maintain water quality, adding financial burdens and creating challenges to the City's efforts to reduce dependence on imported water. For instance, while the Water Division completed Well 10 in 2022, it remains offline due to new PFOA/PFOS testing requirements and the need to update several operational manuals and procedures. In order to comply, the Water Division must replace well components with NSF 61-certified materials or demonstrate equivalency. Additionally, the City must update its Operations and Maintenance Standards and revise its disinfection strategy to meet evolving regulations, further limiting efforts to decrease reliance on imported water from MWD.

A recent State Water Board survey confirmed the City's water quality but identified essential capital projects, including:

- Replacing 110,000+ linear feet of AC pipes at \$550-\$900 per foot.
- Clearing vegetation at Temple Reservoir and constructing a new disinfection station at \$400,000, with annual chemical costs of \$50,000-\$70,000.

The proposed water rate adjustment is required to fund these projects, ensuring service reliability, regulatory compliance, and long-term sustainability.

Impact of Conservation on Revenue

The 2019 rate adjustment did not account for a significant drop in water consumption. Following the 2021 statewide drought emergency, the State enacted Level II conservation measures, reducing per

capita water use from 146 gallons/day in 2020 to 119 gallons/day in 2023. This 67-million-gallon reduction resulted in revenue losses of \$600,000-\$900,000 over four years. Despite the Governor lifting drought restrictions in 2024, laws such as AB 1572 continue to enforce conservation efforts, impacting revenues.

Aging Infrastructure & System Failures

The City's aging infrastructure continues to impact system reliability, driving the need for rate adjustments. Many pipelines, reservoirs, and treatment facilities have exceeded their useful life, leading to rising maintenance costs and emergency repairs. A primary concern is the aging cast-iron pipes, which frequently leak, resulting in water loss and costly repairs. Over the past two years, the City repaired more than 20 mainline leaks at a total cost of approximately \$360,000 in emergency repairs. To mitigate further failures, the proposed CIP plan includes replacing 1.5% of asbestos cement and cast-iron pipes annually. Other critical infrastructure concerns include the Gundry Reservoir, built in 1929, which has surpassed its expected lifespan. The treatment facility's tank walls, also constructed in 1929, require structural improvements, while high-pressure valves and pressure-reducing stations from the 1960s and 1980s need replacement. Additionally, Well 7, built in 1978, has significantly deteriorated. Once operating at 1,830 GPM, its output has declined to 900 GPM, reducing capacity by nearly half. The water rate study includes the replacement of Well 7 in years 3 to 5, with an estimated cost of position to Supervisor, overall operations and maintenance costs continue to rise. Increased \$5.5 million.

Rising Operations & Maintenance Costs

The City's Water Division operates at all time to ensure compliance with stringent water quality monitoring requirements. While there have been no major changes to salaries and benefits outside of a single reclassification of a Senior Operator, costs include:

- Higher chemical and insurance expenses, with insurance alone totaling \$500,000 annually, which is more than a \$200,000 annual increase from the last time new rates were adopted in 2019.
- Growing debt service obligations tied to infrastructure projects and regulatory compliance.

Increased Water Replenishment & Imported Water Costs

Between 2020 and 2024, WRD's replenishment assessment fee increased 15% (\$382 to \$437 per acre-foot), while MWD's imported water cost rose 30% (\$1,078 to \$1,395 per acre-foot). With 70% of the City's supply from WRD and 30% from MWD, these increases have added at least \$200,000 in ongoing annual costs.

Well 9 Advanced Water Treatment Project

Completed in 2016, Well 9 was designed to enhance groundwater pumping but now produces only 650 GPM instead of the intended 1,200 GPM due to sediment issues. The City plans to redevelop the well and install a turbine pump as part of the Five-Year CIP plan.

Reserve Policy for Financial Stability

The City's reserve policy ensures long-term financial resilience, with three key components:

1. Capital Reserve - 50% of the five-year CIP average to fund infrastructure projects and unexpected failures.
2. Rate Stabilization Reserve - 15% of commodity revenue to buffer revenue fluctuations and prevent sudden rate spikes.
3. Operating Reserve - 365 days of operating cash to cover expenses during revenue shortfalls or emergencies.

These reserves enhance financial stability while supporting necessary water system improvements.

Water Rate Study Options

Dudek and Raftelis completed the WMP, evaluation of revenues and expenditures, and provided the following three five-year rate adjustment options for the Subcommittee and City Council consideration:

Option 1: Self-Funded CIP

This approach involves a phased rate increase of 15% in the first two years, 14% in the third and fourth years, and 10% in the final year. By relying solely on existing cash reserves and future revenues, this option avoids debt issuance entirely, making it the most fiscally conservative strategy.

A primary advantage is the elimination of interest payments, resulting in significant long-term cost savings. Additionally, the City gains immediate and unrestricted ownership of all completed infrastructure assets, free from long-term financial obligations. However, the key challenge of this approach is the requirement for substantial upfront rate increases to generate the necessary funding.

Option 2: Partially Debt-Financed CIP

This option proposes rate increases of 14% in the first year, 12% in the second, 10% in the third, and 8% in the fourth and fifth years. A \$9 million bond would be issued in the fourth year, allowing the City to distribute the cost of infrastructure improvements over time while mitigating immediate rate increases. By leveraging bond financing, critical projects can be completed without exhausting cash reserves, preserving financial flexibility for operational needs and unexpected expenses. If market conditions are favorable, securing a low-interest rate could reduce the long-term cost of borrowing, making this a strategic financing tool.

However, this approach introduces long-term debt, increasing overall project costs due to interest payments. Additionally, future ratepayers will be responsible for servicing the debt even after projects are completed, potentially necessitating further rate increases. The City will also be subject to debt covenants, which may impose financial restrictions and limit budgetary flexibility. While this option helps moderate initial rate increases, it ultimately increases long-term capital costs due to interest expenses.

Option 3: Partially Debt-Financed CIP

This option implements a consistent annual rate increase of 9% over five years, coupled with the issuance of two bonds: \$6 million in the third year and another \$6 million in the fifth year. This structure reduces the immediate financial burden on ratepayers while ensuring that infrastructure projects are completed in a timely manner. Additionally, by spacing out the bond issuances, the City can preserve cash reserves and maintain greater financial flexibility.

However, this model results in the highest overall debt obligations, leading to increased interest costs and a greater total expenditure on capital improvements. It also exposes the City to market risks, particularly if interest rates rise before the second bond issuance. Managing multiple bonds adds financial complexity, requiring strict compliance with debt covenants and careful credit management. While this option minimizes short-term rate increases, it could necessitate future rate hikes to accommodate rising debt service costs, potentially restricting funding for new projects or emergency needs.

Subcommittee Meeting

On December 10, 2024, the City Council appointed a Water Rate Subcommittee to review the WMP and associated CIP, evaluate various rate structures, and assess the reserve policy. The Water Rate Subcommittee is comprised of the following members:

Robert D. Copeland	Council Member
Charlie Honeycutt	Council Member
Carlo Tomaino	City Manager
Yvette Aguilar	Deputy City Manager
Matthew Richardson	City Attorney
Thomas Bekele, P.E.	Public Works Director/City Engineer
Siamlu Cox	Acting Finance Director
Margarita Beltran	Contracts Manager
Greg Ripperger	Dudek Consultant
Kevin Kostiuik	Raftelis Consultant

The Subcommittee met on January 27, 2025, and received a presentation covering water rate history, water system funds, reserve practices and policies, cost of service analysis, and factors driving the need for a rate adjustment. The Subcommittee Meeting consisted of a presentation on a financial analysis performed by Dudek, Raftelis, and City staff that included water rate history, water system fund accounts, water fund reserve policies, and cost factors driving the need for a rate adjustment. The Subcommittee reviewed three five-year rate adjustment scenarios for consideration and recommended Option 1 as the preferred choice. This option avoids additional debt, helping to maintain the financial stability of the City's water department, which currently holds \$12.8 million in existing loans and debt, with \$6.8 million still outstanding in subsequent years.

City Council Workshop

The City Council Workshop took place on February 25, 2025, during which the City Council received a presentation on the WMP assessment, recommendations, and a rate analysis outlining three

proposed rate options and reviewed the Subcommittee's recommendations. During this meeting, the City Council approved a \$3 million Inter-Fund Loan Agreement between the City's General Fund and Water Enterprise Fund to fund the Gundry Reservoir Roof Replacement and Rehabilitation Project, directed staff to proceed with option 1 rate structure, and instructed staff to proceed with the prop 218 process and schedule a tentative date to conduct a Proposition 218 hearing.

Analysis:

Community Workshop

The City held a second workshop to present the WMP & RS, review state study options, discuss recommendations from the City Council and Subcommittee, and gather community input. On March 10, 2025, the community workshop took place in the City Council Chambers, with five residents in attendance. City staff provided a comprehensive presentation on the water rate analysis and addressed residents' questions. The meeting was interactive, with participants seeking clarification on various aspects of the water system and proposed rate adjustments.

During this workshop, community members raised several questions, including the purpose of the workshop, the maintenance and operation of Well 9's treatment system, the servicing schedule for the City's water valves, and the timeline for Well 10 to become operational. Residents also inquired about the current structure of water consumption tiers, potential cost recovery for Well 9 expenses, meter size change requests, and the impact of deregulation on utility costs.

City staff explained that the workshop aimed to provide transparency and thoroughly addressed all questions raised. Staff also engaged in follow-up conversations, phone calls, reviewed reports provided by some residents, and conducted one-on-one meetings with residents who requested further clarification. Staff understand that residents or rate payers may have additional questions as they review the Master Plan and proposed rate structure and is committed to providing clear responses to all inquiries.

By the end of the workshop, there was a general consensus that a five-year rate adjustment was necessary for the Water Division to maintain the City's water system and infrastructure in optimal condition, fully fund operating costs, and implement required system upgrades to comply with the latest regulations without incurring new debt.

Proposition 218 and Water Rate Adjustments

Proposition 218, known as the "Right to Vote on Taxes Act", regulates the process by which local agencies impose or increase property-related fees, such as water service charges. Proposition 218 requires that water rates maintain a clear and direct relationship between costs incurred and the rates charged, establishing key requirements to guarantee transparency and fairness in rate-setting. Revenues collected from property-related charges imposed by a public agency must not exceed the costs required to provide the corresponding services. Additionally, these revenues must be used exclusively for the purpose for which they were imposed, and fees may only be charged for services that are actively used or immediately available to the property owner.

To ensure public participation, the City is required to mail a written notice of any proposed fee or charge to all record property owners and tenants responsible for paying water service charges at

least 45 days before a public hearing, during which all written protests will be considered. The notice must include the proposed rate structure, the rationale for the rate increase, basis for rate calculations, and details of the public hearing, allowing affected parties ample time to review and respond.

At the public hearing, property owners and customers or rate payers have the opportunity to submit oral comments or written protests. Written protests must include the protestor's name, parcel address, and signature. Each parcel is limited to one protest submission, and electronic or email submissions are not permitted. If more than 50% of affected property owners or customers of record submit written protests, the proposed rate increase cannot be adopted. If a majority protest is not received, the City Council may proceed with adopting the proposed water rates.

By adhering to these procedures, the City ensures transparency, provides the public with meaningful participation opportunities, and safeguards against excessive or unjustified rate increases. These measures reinforce the City's commitment to maintaining equitable and legally compliant water rate structures that align with the principles established under Proposition 218.

Next Steps

In accordance with Proposition 218, the City must notify property owners and ratepayers of any proposed water rate adjustments and hold a public hearing at least 45 days after mailing the notices. Staff recommends public hearing date of May 27, 2025, to provide sufficient time for public notice and input. If a majority protest is not received, the City Council may proceed with adopting the proposed water rates, which include a 15% increase in FY 2025-26, a 15% increase in FY 2026-27, a 14% increase in FY 2027-28, a 14% increase in FY 2028-29, and a 10% increase in FY 2029-30. Staff will bring forth an Ordinance amendment to the existing municipal code in April 2025 as part of the process of updating the current rates.

If approved, staff would proceed with mailing and publishing the Notice of Proposition 218 Public Hearing (Attachment A), tentatively scheduled for March 28, 2025, but no later than 45 days before the Proposition 218 hearing on May 27, 2025. In accordance with Signal Hill Municipal Code Section 13.040.130, the water rates are adopted by resolution if approved. The proposed water rate structure would take effect on July 1, 2025.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

A. Draft Notice

Notice of Public Hearing Proposed Water Rate Increases

Notice is hereby given that the City Council (Council) of the City of Signal Hill (City) will conduct a public hearing on **May 27, 2025, at 7:00 P.M.** or as soon thereafter as practicable, at City Council Chambers located at **2175 Cherry Avenue, Signal Hill, California 90755-3799**, to consider adopting increases to the rates of its water service charges.

Members of the public who wish to view meetings can watch the live stream online or on television. Members of the public may email public comments to: CityClerk@cityofsignalhill.org or may call 562-989-7300. Comments must be submitted before 5:00 p.m. on the day of the meeting.

Please note that a legal challenge to the proposed water rates must be brought within 120 days of the date the resolution adopting the rates is adopted.

REASONS FOR THE PROPOSED RATE INCREASES

The City works continuously to minimize price increases to its customers through long-range financial planning, capital investment, and operational spending reviews, among others. These initiatives have allowed the City to keep rates for water service as low as possible given the City's costs of providing water service.

However, numerous factors are impacting the City's revenue requirements. The three main drivers affecting revenue adjustments include funding vital capital improvement projects, inflationary pressures impacting operating and maintenance and capital costs, and meeting recommended reserve levels. Without additional revenue, the City cannot maintain existing or proposed reserve levels, achieve minimum debt service coverage requirements, or adequately fund capital improvements.

While the City continually strives to keep costs as low as possible, and use and maintain its assets in the most efficient and effective way possible. Nevertheless, the City must ensure there is enough revenue to pay maintain capital infrastructure, keep pace with inflation on the costs of purchasing materials necessary to treat and deliver water, and recover costs associated with ensuring sufficient water supply. To that end, the City hired an independent rate consultant to conduct a rate study and determine how best to meet its revenue requirements and keep pace with projected cost increases over a three-year period. Based on this evaluation, the City has determined that rate adjustments and increases are necessary.

A copy of the rate study (Study) is available for inspection at the offices of the City, and is also available online at <https://www.cityofsignalhill.org/>.

BASIS UPON WHICH THE RATES ARE CALCULATED

The City provides water to three customer classes: Residential (including single-family and multi-family); Commercial, Industrial and Institutional, and Irrigation customers. The proposed rate structure for the water service charges includes a monthly meter charge, based on the size of the

meter serving the parcel, and a commodity rate. Commodity rates for Residential and Irrigation customers include two tiers, and three tiers for Commercial, Industrial, and Institutional customers. Commodity rates are based on the amount of water used by each parcel, measured in cubic hundred feet (“CCF”). Additionally, the City imposes a fire service charge on parcels with a private fire line serving the parcel, determined based on the size of the fire meter.

PROPOSED RATES

The City is proposing to increase the rates for its water service charges. If approved, the rates will be effective for services provided on and after July 1, 2025, and will be increased each July 1 thereafter as set forth in the tables below. The rates set forth below are the maximum rates that may be imposed by the City.

Proposed Monthly Meter Service Charges (\$/Month)

A Line	B Meter Size	C July 1, 2025	D July 1, 2026	E July 1, 2027	F July 1, 2028	G July 1, 2029
1	5/8"	\$28.08	\$30.61	\$33.36	\$36.36	\$39.63
2	3/4"	\$28.08	\$30.61	\$33.36	\$36.36	\$39.63
3	1"	\$72.27	\$78.77	\$85.86	\$93.59	\$102.01
4	1 1/2"	\$159.30	\$173.64	\$189.27	\$206.30	\$224.87
5	2"	\$276.04	\$300.89	\$327.97	\$357.48	\$389.66
6	3"	\$618.47	\$674.13	\$734.80	\$800.93	\$873.02
7	4"	\$618.47	\$674.13	\$734.80	\$800.93	\$873.02
8	6"	\$618.47	\$674.13	\$734.80	\$800.93	\$873.02
9	8"	\$618.47	\$674.13	\$734.80	\$800.93	\$873.02
10	10"	\$1,972.97	\$2,150.53	\$2,344.08	\$2,555.05	\$2,785.00

Proposed Water Usage Rates (\$/CCF)

A Line	B Class/Tier	C Monthly Tier (CCF)	D July 1, 2025	E July 1, 2026	F July 1, 2027	G July 1, 2028	H July 1, 2029
Residential - Single Family							
1	Tier 1	0-15	\$4.77	\$5.20	\$5.67	\$6.18	\$6.74
2	Tier 2	>16	\$7.62	\$8.30	\$9.05	\$9.87	\$10.75
Residential - Multi-Family							
3	Tier 1	0-15	\$4.77	\$5.20	\$5.67	\$6.18	\$6.74
4	Tier 2	>16	\$7.62	\$8.30	\$9.05	\$9.87	\$10.75
Commercial, Industrial, and Institutional							
5	Tier 1	0-15	\$4.77	\$5.20	\$5.67	\$6.18	\$6.74
6	Tier 2	16-150	\$7.62	\$8.30	\$9.05	\$9.87	\$10.75
7	Tier 3	>151	\$11.22	\$12.23	\$13.33	\$14.53	\$15.83
Irrigation							
8	Tier 1	0-15	\$4.77	\$5.20	\$5.67	\$6.18	\$6.74
9	Tier 2	>16	\$7.26	\$7.91	\$8.62	\$9.40	\$10.25

Proposed Monthly Fire Service Charges (\$/Month)

A	B	C	D	E	F	G
Line	Fire Line Diameter	July 1, 2025	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029
Residential Fire Lines						
1	2"	\$132.75	\$144.70	\$157.72	\$171.92	\$187.39
2	4"	\$262.44	\$286.06	\$311.80	\$339.87	\$370.45
3	6"	\$394.59	\$430.10	\$468.81	\$511.01	\$557.00
4	8"	\$498.15	\$542.99	\$591.85	\$645.12	\$703.18
5	10"	\$498.15	\$542.99	\$591.85	\$645.12	\$703.18
Business Fire Lines						
6	2"	\$224.49	\$244.69	\$266.71	\$290.72	\$316.88
7	3"	\$224.49	\$244.69	\$266.71	\$290.72	\$316.88
8	4"	\$498.15	\$542.99	\$591.85	\$645.12	\$703.18
9	6"	\$498.15	\$542.99	\$591.85	\$645.12	\$703.18
10	8"	\$498.15	\$542.99	\$591.85	\$645.12	\$703.18
11	10"	\$498.15	\$542.99	\$591.85	\$645.12	\$703.18

WRITTEN PROTESTS AND LEGAL OBJECTIONS

Written Protests: Any record owner of a parcel upon which the water rate increases are proposed to be imposed and any tenant directly liable for water service fees and charges the payment of water service charges (i.e., a customer of record who is not a property owner) may submit a written protest to the proposed rate increases to the City's water service charges; however, only one protest will be counted per identified parcel. Any written protest must: (1) state that the identified property owner or tenant is opposed to the proposed water rate increases; (2) provide the location of the identified parcel (by street address, assessor's parcel number, or customer account number); and (3) include the name and signature of the property owner or tenant submitting the protest. Written protests may be submitted in one of the following manners: (1) by mail or in person to the City Clerk's Office at 2175 Cherry Avenue, Signal Hill, CA 90755, provided they are received by 4:00 P.M. on May 27, 2025, or (2) at the Public Hearing on May 27, 2025, so long as they are received prior to the close of the public comment portion of the Public Hearing. Any protest submitted via e-mail or other electronic means will not be accepted as a valid written protest. Please indicate on the outside of any envelope mailed to the City – Attn: Rate Hearing.

The City Council will accept and consider all written protests and will hear and consider all oral comments to the proposed rate increases at the Public Hearing. Oral comments at the Public Hearing will not qualify as valid protests unless accompanied by a written protest. Upon the conclusion of the Public Hearing, the City Council will consider adoption of the proposed rate increases as described in this notice. If written protests against the proposed rates are not presented by a majority of the property owners or tenants of the identified parcels subject to the proposed rate increases, the City Council will be authorized to adopt the rate increases. Details regarding the proposed water service charges are available at the City's offices (location noted above) or on the City's website at <https://www.cityofsignalhill.org/>. If you have any questions regarding the proposed rates or the amount of the water service charges that may be imposed on your property, please contact the City at tbekele@cityofsignalhill.org.

Separate Exhaustion of Administrative Remedies Procedure (Cal. Gov't. Code § 53759.1.): The owner of record of any parcel upon which the water rates are proposed for imposition, or a customer of record who is not the property owner (e.g., a tenant), may submit a written objection ("Objection") to the City.

Substantive and Procedural Requirements: In order to be valid, an Objection must:

(1) specify the grounds for alleging the City's noncompliance with Proposition 218; (2) provide the location of the identified parcel (street address, or assessor's parcel number); (3) include the name and signature of the party submitting the Objection; and (4) indicate the submission is an Objection. Please note the specified grounds must be sufficiently detailed to allow the City to determine whether alterations to the proposed rates are needed, and to provide you with a meaningful response. By way of example, an Objection stating a proposed rate change violates Proposition 218, without explaining the basis for this claim, is insufficient for purpose of administrative exhaustion.

Objections must be received by the earlier of the close of the public comment portion of the public hearing, or 11:59 p.m. on May 27, 2025. Failure to timely submit an Objection will bar any right to challenge the proposed water rates through a legal proceeding. Any Objection received after the earlier of the close of the public comment portion of the public hearing, or 11:59 p.m. on **May 27, 2025** will not be counted as an Objection.

Objections must be mailed or hand delivered to the attention of the City Clerk's Office at 2175 Cherry Avenue, Signal Hill, CA 90755. Objections submitted by email, fax, or other electronic means will not be accepted.

Documents comprising the City's written basis for the proposed increases to the water service charges are available at <https://www.cityofsignalhill.org/>. A printed copy of the written basis will be mailed to a party upon request and will be available at the City Clerk's Office for inspection.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: DAVID HOPPER
CITY TREASURER**

**SIAMLU COX
ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

SUBJECT: WARRANT REGISTER DATED MARCH 25, 2025

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.

Strategic Plan Goal(s):

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

Recommendation:

Authorize payment of the Warrant Registers dated March 25, 2025.

Fiscal Impact:

Funds are budgeted and available for payment.

Analysis:

All warrants are submitted for approval. Invoices and supporting documentation are available for review in the Finance Department.

Attachment:

3/25/2025

Warrant Register for Council Meeting 03/25/2025

Payment Type	Payment Date	Payment Numbers	Total
Regular Check	3/25/2025	119758 THRU 119810	\$ 296,409.24
EFT*	3/26/2025	104402 THRU 104431	\$ 244,059.47
Payroll**	3/13/2025	VARIOUS	\$ 335,885.08
Payroll Vendor Payments	3/4/25 - 3/17/25	VARIOUS	\$ 490,756.99
Credit Card Transactions	3/10/2025	DFT0014104	\$ 55,097.49
Manual DFT*	2/27/25 - 03/17/25	VARIOUS	\$ 92,412.06
Utility Billing Refund	3/25/2025	119757	\$ 610.98
Total			\$ 1,515,231.31

* EFT/DFT - Electronic/Draft Funds Transfer

** Represents the total net payroll direct deposit on pay date

A. Warrant Register



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/25/2025 - 3/25/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 8892 - ABSOLUTE SOFTWARE, INC.							
119758	03/25/2025	INV01669964	02/27/2025	SOFTWARE LICENSING (14)	100-74-5570	Software Licensing & Support	1,680.00
Vendor 8892 - ABSOLUTE SOFTWARE, INC. Total:							1,680.00
Vendor: 9654 - ADRIAN MERRIT							
119759	03/25/2025	01142025	01/14/2025	NATIONAL LIBRARY WEEK: MAGIC SHOW	100-81-5723	Event/Program Costs	395.00
Vendor 9654 - ADRIAN MERRIT Total:							395.00
Vendor: 0062 - BRODART CO							
119760	03/25/2025	B6939344	02/22/2025	LIBRARY BOOK SUPPLIER (39)	100-81-5721	Special Department Supplies	646.75
119760	03/25/2025	B6939345	02/22/2025	LIBRARY BOOK SUPPLIER (2)	100-81-5721	Special Department Supplies	84.80
119760	03/25/2025	B6939415	02/22/2025	LIBRARY BOOK SUPPLIER (1)	100-81-5721	Special Department Supplies	24.57
119760	03/25/2025	B6939416	02/22/2025	LIBRARY BOOK SUPPLIER (15)	100-81-5721	Special Department Supplies	366.54
119760	03/25/2025	B6939426	02/22/2025	LIBRARY BOOK SUPPLIER (9)	100-81-5721	Special Department Supplies	192.86
119760	03/25/2025	B6939465	02/22/2025	LIBRARY BOOK SUPPLIER (15)	100-81-5721	Special Department Supplies	300.50
119760	03/25/2025	B6939492	02/22/2025	LIBRARY BOOK SUPPLIER (38)	100-81-5721	Special Department Supplies	804.34
119760	03/25/2025	B6939499	02/22/2025	LIBRARY BOOK SUPPLIER (14)	100-81-5721	Special Department Supplies	349.05
119760	03/25/2025	B6939586	02/22/2025	LIBRARY BOOK SUPPLIER (2)	100-81-5721	Special Department Supplies	57.60
119760	03/25/2025	B6939590	02/22/2025	LIBRARY BOOK SUPPLIER (2)	100-81-5721	Special Department Supplies	82.84
119760	03/25/2025	B6939596	02/22/2025	LIBRARY BOOK SUPPLIER (2)	100-81-5721	Special Department Supplies	158.85
119760	03/25/2025	B6939993	02/22/2025	LIBRARY BOOK SUPPLIER (40)	100-81-5721	Special Department Supplies	576.45
119760	03/25/2025	B6940214	02/22/2025	LIBRARY BOOK SUPPLIER (2)	100-81-5721	Special Department Supplies	37.54
Vendor 0062 - BRODART CO Total:							3,682.69
Vendor: 9237 - BUREAU VERITAS TECHNICAL ASSESSMENTS LLC							
119761	03/25/2025	VIS68063-001	01/29/2025	FACILITY MASTER PLAN	400-40-5896	Facilities Capital Improvement	4,480.00
Vendor 9237 - BUREAU VERITAS TECHNICAL ASSESSMENTS LLC Total:							4,480.00
Vendor: 8635 - CATALYST ENVIRONMENTAL SOLUTIONS CORPORATION							
119762	03/25/2025	CSH-703	03/04/2025	PROFESSIONAL SVCS: EAST BURNETT ST PROJECT	400-40-5894	Street Capital Improvements	288.76
119762	03/25/2025	CSH-703	03/04/2025	PROFESSIONAL SVCS: EAST BURNETT ST PROJECT	400-40-5894	Street Capital Improvements	6,930.24
Vendor 8635 - CATALYST ENVIRONMENTAL SOLUTIONS CORPORATION Total:							7,219.00
Vendor: 5363 - CAVENAUGH & ASSOCIATES							
119763	03/25/2025	02272025	02/27/2025	DUI SEMINAR TRAINING	100-72-5320	Travel & Training	620.00
119763	03/25/2025	02282025	02/28/2025	DUI SEMINAR TRAINING	100-72-5320	Travel & Training	620.00
Vendor 5363 - CAVENAUGH & ASSOCIATES Total:							1,240.00

Warrant Register						Payment Dates: 3/25/2025 - 3/25/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 0377 - CITY OF LONG BEACH							
119764	03/25/2025	02122025L	02/12/2025	LEASE AGREEMEENT: 1/1 - 3/31/25	100-76-5400	Contract Services - General	5,590.95
119764	03/25/2025	40970	02/18/2025	JOINT TRAFFIC SIGNAL MAINT: JUL - SEP 2024	100-95-5400	Contract Services - General	12,785.52
Vendor 0377 - CITY OF LONG BEACH Total:							18,376.47
Vendor: 9467 - CLIPA, LLC							
119765	03/25/2025	100324	10/01/2024	100TH: HOLIDAY LIGHTS & DECORATIONS	100-82-5470	Historical Preservation	99,000.00
Vendor 9467 - CLIPA, LLC Total:							99,000.00
Vendor: 1688 - D & H WATER SYSTEMS INC							
119766	03/25/2025	I2025-0233	02/27/2025	GUNDRY RESERVOIR SVC: 2/26/25	500-40-5560	Repair & Maintenance Servic...	2,873.00
119766	03/25/2025	I2025-0234	02/27/2025	GUNDRY RESERVOIR SVC: 2/26/25	500-40-5560	Repair & Maintenance Servic...	2,262.08
Vendor 1688 - D & H WATER SYSTEMS INC Total:							5,135.08
Vendor: 5346 - DAVE & BUSTERS							
119767	03/25/2025	ADNYAV	02/21/2025	SUMMER YOUTH EXCURSION 7/24/25	100-16000	Inventory & Prepayments	3,105.11
Vendor 5346 - DAVE & BUSTERS Total:							3,105.11
Vendor: 0157 - DEPARTMENT OF CONSERVATION							
119768	03/25/2025	01242025	01/24/2025	SMIP FEES - QTR 2: 10/1 - 12/31/24	100-24201	Strong M InstrProgCat 1&2	193.08
119768	03/25/2025	01242025	01/24/2025	SMIP FEES - QTR 2: 10/1 - 12/31/24	100-24201	Strong M InstrProgCat 1&2	415.78
119768	03/25/2025	01242025	01/24/2025	SMIP FEES - QTR 2: 10/1 - 12/31/24	100-32-4632	Building Permits	4.61
Vendor 0157 - DEPARTMENT OF CONSERVATION Total:							613.47
Vendor: 5468 - DUTHIE POWER SERVICES							
119769	03/25/2025	S138518	02/21/2025	PROFESSIONAL SVCS: GENERATOR REPAIR	100-92-5400	Contract Services - General	1,433.36
Vendor 5468 - DUTHIE POWER SERVICES Total:							1,433.36
Vendor: 0695 - ECS IMAGING INC							
119770	03/25/2025	19430	12/09/2024	LASERFICHE LICENSING: 1/9/25 - 1/10/26	100-76-5400	Contract Services - General	4,886.00
Vendor 0695 - ECS IMAGING INC Total:							4,886.00
Vendor: 9749 - ERNIE L GUDERJAHN							
119771	03/25/2025	02142025	02/14/2025	NATIONAL LIBRARY WEEK: OPTICAL ILLUSIONS	100-81-5723	Event/Program Costs	350.00
Vendor 9749 - ERNIE L GUDERJAHN Total:							350.00

Warrant Register						Payment Dates: 3/25/2025 - 3/25/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 1121 - EWING IRRIGATION PRODUCTS INC.							
119772	03/25/2025	24954343	02/21/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	887.58
Vendor 1121 - EWING IRRIGATION PRODUCTS INC. Total:							887.58
Vendor: 9725 - GATEWAY CITIES AFFORDABLE HOUSING TRUST							
119773	03/25/2025	016	09/03/2024	ANNUAL ADMIN COST	223-40-5310	Dues & Memberships	7,500.00
Vendor 9725 - GATEWAY CITIES AFFORDABLE HOUSING TRUST Total:							7,500.00
Vendor: 7311 - INLAND EMPIRE STAGES, LTD							
119774	03/25/2025	63365	02/26/2025	SENIOR EXCURSION: LA FLOWER MARKET	202-40-5670	Recreational Transit	1,436.40
Vendor 7311 - INLAND EMPIRE STAGES, LTD Total:							1,436.40
Vendor: 9582 - JESSE LEE							
119775	03/25/2025	1170	01/01/2025	CITY HALL RENOVATION: POWER OUTLETS/MEDIA BOXES	400-40-5896	Facilities Capital Improvement	14,629.00
Vendor 9582 - JESSE LEE Total:							14,629.00
Vendor: 0548 - JOHN HUNTER & ASSOCS. INC.							
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-23530	Deposits-Community Develo...	28.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-23530	Deposits-Community Develo...	35.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-23530	Deposits-Community Develo...	140.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-23530	Deposits-Community Develo...	175.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-23530	Deposits-Community Develo...	560.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-23530	Deposits-Community Develo...	2,800.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-34-4600	Administrative Fee (CD)	-560.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-34-4600	Administrative Fee (CD)	-35.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-34-4600	Administrative Fee (CD)	-28.00
119776	03/25/2025	SH1VPO12410	12/31/2024	STORMWATER & WATERSHED MANAGEMENT	100-93-5400	Contract Services - General	835.00
Vendor 0548 - JOHN HUNTER & ASSOCS. INC. Total:							3,950.00
Vendor: 9410 - JOSE DE JESUS AYON							
119777	03/25/2025	00030372	01/21/2025	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	95.92
Vendor 9410 - JOSE DE JESUS AYON Total:							95.92

Warrant Register						Payment Dates: 3/25/2025 - 3/25/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 5125 - KNOTTS BERRY FARM							
119778	03/25/2025	02212025	02/21/2025	SUMMER YOUTH EXCURSION: 100-16000 8/14/25		Inventory & Prepayments	4,726.00
Vendor 5125 - KNOTTS BERRY FARM Total:							4,726.00
Vendor: 1793 - KOA CORPORATION							
119779	03/25/2025	KAJC36052-22	12/31/2024	ON CALL SVCS: 11/25 - 12/27/24	100-91-5400	Contract Services - General	2,724.01
119779	03/25/2025	KAJC36052-22	12/31/2024	ON CALL SVCS: 11/25 - 12/27/24	100-91-5400	Contract Services - General	271.99
119779	03/25/2025	KAJC36052-22	12/31/2024	ON CALL SVCS: 11/25 - 12/27/24	400-40-5894	Street Capital Improvements	85.60
119779	03/25/2025	KAJC36052-23	01/27/2025	ON CALL SVCS: HILLBROOK PARK	100-91-5400	Contract Services - General	1,797.60
Vendor 1793 - KOA CORPORATION Total:							4,879.20
Vendor: 8790 - L.N. CURTIS AND SONS							
119780	03/25/2025	INV908080	01/22/2025	UNIFORMS	100-72-5730	Uniforms	22.10
Vendor 8790 - L.N. CURTIS AND SONS Total:							22.10
Vendor: 0655 - LA COUNTY SHERIFF'S DEPARTMENT							
119781	03/25/2025	251982BL	02/12/2025	INMATE MEALS SVCS: JAN 2025	100-72-5400	Contract Services - General	253.60
Vendor 0655 - LA COUNTY SHERIFF'S DEPARTMENT Total:							253.60
Vendor: 9744 - LBIW, INC							
119782	03/25/2025	0091061-IN	12/31/2024	WATER DEPT SUPPLIES	500-40-5740	General Supplies	578.81
Vendor 9744 - LBIW, INC Total:							578.81
Vendor: 0496 - LINDE GAS & EQUIPMENT INC							
119783	03/25/2025	48151978	02/22/2025	WATER DEPT RENTAL: 1/20 - 2/20/25	500-40-5552	Rental/Lease of Equipment	168.14
Vendor 0496 - LINDE GAS & EQUIPMENT INC Total:							168.14
Vendor: 1423 - LONG BEACH PRESS TELEGRAM							
119784	03/25/2025	01292025	01/29/2025	PRINT SUBSCRIPTION: 13 WEEKS	100-81-5721	Special Department Supplies	262.51
Vendor 1423 - LONG BEACH PRESS TELEGRAM Total:							262.51
Vendor: 5245 - LOS ANGELES COUNTY POLICE CHIEFS' ASSOCIATION							
119785	03/25/2025	03042025	03/04/2025	ANNUAL DUES: 2025	100-74-5310	Dues & Memberships	500.00
Vendor 5245 - LOS ANGELES COUNTY POLICE CHIEFS' ASSOCIATION Total:							500.00
Vendor: 9269 - MACHAN SIGN COMPANY, INC							
119786	03/25/2025	33266	02/20/2025	LIBRARY SIGNAGE	100-95-5740	General Supplies	2,628.00
Vendor 9269 - MACHAN SIGN COMPANY, INC Total:							2,628.00
Vendor: 9285 - MARIA E BODRAN							
119787	03/25/2025	907098	02/07/2025	OFFICE SUPPLIES	100-91-5740	General Supplies	270.94
Vendor 9285 - MARIA E BODRAN Total:							270.94

Warrant Register						Payment Dates: 3/25/2025 - 3/25/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 9186 - MEGAN COVARUBIAS							
119788	03/25/2025	03072025	03/07/2025	TRAVEL/TRAINING REIMBURSEMENT	100-75-5320	Travel & Training	20.19
Vendor 9186 - MEGAN COVARUBIAS Total:							20.19
Vendor: 8616 - MUNICIPAL MANAGEMENT ASSISTANTS OF SOUTHERN CALIFORNIA, INC.							
119789	03/25/2025	12029	02/24/2025	2025 MMASC ANNUAL CONFERENCE REGISTRATION	100-95-5320	Travel & Training	150.00
Vendor 8616 - MUNICIPAL MANAGEMENT ASSISTANTS OF SOUTHERN CALIFORNIA, INC. Total:							150.00
Vendor: 4862 - NAPA AUTO PARTS							
119790	03/25/2025	540059	02/22/2025	VEHICLE MAINT	601-40-5721	Vehicle Supplies	75.44
Vendor 4862 - NAPA AUTO PARTS Total:							75.44
Vendor: 9745 - NURIA ORTIZ							
119791	03/25/2025	1	02/27/2025	EVENT SPEAKER: YOUTH ART MONTH	100-44-5400	Contract Services - General	450.00
Vendor 9745 - NURIA ORTIZ Total:							450.00
Vendor: 5635 - NV5 INC							
119792	03/25/2025	427209	01/22/2025	FY 24-25 LLMD ENGINEER'S REPORT	260-40-5400	Contract Services - General	2,500.00
Vendor 5635 - NV5 INC Total:							2,500.00
Vendor: 1874 - OLLIE GEORGE CIGLIANO							
119793	03/25/2025	0000052	02/13/2025	LIBRARY PROGRAM: COOKING DEMO	100-81-5723	Event/Program Costs	400.00
Vendor 1874 - OLLIE GEORGE CIGLIANO Total:							400.00
Vendor: 8819 - PARKWOOD LANDSCAPE MAINTENANCE, INC.							
119794	03/25/2025	109045	02/28/2025	LLMD LANDSCAPE MAINT: FEB 2025	260-40-5530	Lawn Care Services	2,611.97
Vendor 8819 - PARKWOOD LANDSCAPE MAINTENANCE, INC. Total:							2,611.97
Vendor: 5448 - PETE'S PLUMBING							
119795	03/25/2025	150193	02/24/2025	PROFESSIONAL SVCS: REPAIR DRAIN STOPPAGE	100-92-5400	Contract Services - General	220.00
Vendor 5448 - PETE'S PLUMBING Total:							220.00
Vendor: 9625 - PLACEWORKS, INC							
119796	03/25/2025	CSHI-01.0-1	12/31/2024	PLACEWORKS - OSA STUDY: DEC 2024	100-47-5400	Contract Services - General	12,346.13
119796	03/25/2025	CSHI-01.0-2	01/31/2025	PLACEWORKS - OSA STUDY: JAN 2025	100-47-5400	Contract Services - General	35,109.05
Vendor 9625 - PLACEWORKS, INC Total:							47,455.18
Vendor: 9727 - ROBERT SASSAMAN III							
119797	03/25/2025	072225	02/20/2025	YOUTH EXCURSION: 7/22/25	100-16000	Inventory & Prepayments	1,478.00
Vendor 9727 - ROBERT SASSAMAN III Total:							1,478.00

Warrant Register						Payment Dates: 3/25/2025 - 3/25/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 1582 - SAF T FLO WATER SERVICES							
119798	03/25/2025	104703	02/25/2025	WATER DEPT SUPPLIES	500-40-5560	Repair & Maintenance Servic...	2,900.96
Vendor 1582 - SAF T FLO WATER SERVICES Total:							2,900.96
Vendor: 9579 - SPECTRASYSTEMS, INC							
119799	03/25/2025	03062025	03/06/2025	PLAYGROUND RESURFACING - 400-21150 RETENTION		Retention Payable	6,631.25
Vendor 9579 - SPECTRASYSTEMS, INC Total:							6,631.25
Vendor: 3130 - STEAMX LLC							
119800	03/25/2025	71423	02/25/2025	FLEET DEPT SUPPLIES	601-40-5721	Vehicle Supplies	392.25
119800	03/25/2025	71429	02/25/2025	PUBLIC WORKS SUPPLIES	100-95-5721	Special Dept Supplies-Graffiti	95.80
119800	03/25/2025	71459	02/27/2025	FLEET DEPT SUPPLIES	601-40-5721	Vehicle Supplies	773.64
Vendor 3130 - STEAMX LLC Total:							1,261.69
Vendor: 6207 - STEPHANIE'S LINENS AND MORE, LLC							
119801	03/25/2025	230263687	02/27/2025	CATERING SVCS: SENIOR LUNCHEON ST PATRICKS	100-82-5723	Event/Program Costs	80.00
Vendor 6207 - STEPHANIE'S LINENS AND MORE, LLC Total:							80.00
Vendor: 9753 - STEPHEN E PETERS							
119802	03/25/2025	23351	02/07/2025	VEHICLE MAINT: UNIT #40700	601-40-5721	Vehicle Supplies	2,615.00
Vendor 9753 - STEPHEN E PETERS Total:							2,615.00
Vendor: 8695 - SWA GROUP INC							
119803	03/25/2025	203523	02/14/2025	PROFESSIONAL SVCS: STREET TREE PLANTING	400-40-5894	Street Capital Improvements	19,200.82
Vendor 8695 - SWA GROUP INC Total:							19,200.82
Vendor: 8920 - THE SHERWIN-WILLIAMS CO							
119804	03/25/2025	5214-0	02/25/2025	PUBLIC WORKS SUPPLIES	100-95-5721	Special Dept Supplies-Graffiti	178.49
Vendor 8920 - THE SHERWIN-WILLIAMS CO Total:							178.49
Vendor: 1723 - TRAFFIC MANAGEMENT INC							
119805	03/25/2025	06-113471	02/19/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	200.89
119805	03/25/2025	1193002	01/24/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	2,033.20
119805	03/25/2025	1200641	01/31/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	2,033.20
Vendor 1723 - TRAFFIC MANAGEMENT INC Total:							4,267.29
Vendor: 7108 - TRB AND ASSOCIATES INC							
119806	03/25/2025	6032	02/01/2025	CONTRACT PLAN CHECK & ON-CALL STAFFING: JAN 2025	100-63-5421	Plan Check Professional Servic	3,557.83
Vendor 7108 - TRB AND ASSOCIATES INC Total:							3,557.83
Vendor: 0122 - ULINE							
119807	03/25/2025	188957824	02/10/2025	SAFETY GLOVES	100-72-5740	General Supplies	369.54
119807	03/25/2025	189378053	02/19/2025	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	184.31
119807	03/25/2025	189393747	02/19/2025	PUBLIC WORKS SUPPLIES	202-40-5400	Contract Services - General	445.00
119807	03/25/2025	189393747	02/19/2025	PUBLIC WORKS SUPPLIES	601-40-5740	General Supplies	1,308.75
119807	03/25/2025	189588366	02/24/2025	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	263.35

Warrant Register						Payment Dates: 3/25/2025 - 3/25/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
119807	03/25/2025	189797130	02/28/2025	WATER DEPT SUPPLIES	500-40-5730	Uniforms	1,204.75
						Vendor 0122 - ULINE Total:	3,775.70
Vendor: 0497 - UNDERGROUND SERVICE ALERT							
119808	03/25/2025	220250687	03/01/2025	MONTHLY DATABASE MAINT: MAR 2025	500-40-5400	Contract Services - General	87.70
119808	03/25/2025	24-252978	03/01/2025	CA STATE REGULATORY COSTS: FEB 2025	500-40-5400	Contract Services - General	59.70
						Vendor 0497 - UNDERGROUND SERVICE ALERT Total:	147.40
Vendor: 4842 - USA BLUEBOOK							
119809	03/25/2025	INV00628062	02/19/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	372.52
119809	03/25/2025	INV00630224	02/21/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	119.94
119809	03/25/2025	INV00634906	02/26/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	662.04
119809	03/25/2025	INV00635076	02/26/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	121.15
						Vendor 4842 - USA BLUEBOOK Total:	1,275.65
Vendor: 0066 - WILLDAN ENGINEERING							
119810	03/25/2025	00629611	02/20/2025	ENGINEERING SVCS: STREET SIGN DESIGN	400-40-5894	Street Capital Improvements	772.00
						Vendor 0066 - WILLDAN ENGINEERING Total:	772.00
						Grand Total:	296,409.24

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	211,434.75
202 - Transportation	1,881.40
223 - Housing Authority Special Revenue Fund	7,500.00
260 - Lighting and Landscape	5,111.97
400 - Capital Improvement	53,017.67
500 - Water Operations Fund	12,298.37
601 - Vehicle and Equipment	5,165.08
Grand Total:	296,409.24

Account Summary

Account Number	Account Name	Payment Amount
100-16000	Inventory & Prepayments	9,309.11
100-23530	Deposits-Community De...	3,738.00
100-24201	Strong M InstrProgCat 1...	608.86
100-32-4632	Building Permits	4.61
100-34-4600	Administrative Fee (CD)	-623.00
100-44-5400	Contract Services - Gene...	450.00
100-47-5400	Contract Services - Gene...	47,455.18
100-63-5421	Plan Check Professional ...	3,557.83
100-72-5320	Travel & Training	1,240.00
100-72-5400	Contract Services - Gene...	253.60
100-72-5730	Uniforms	22.10
100-72-5740	General Supplies	369.54
100-74-5310	Dues & Memberships	500.00
100-74-5570	Software Licensing & Su...	1,680.00
100-75-5320	Travel & Training	20.19
100-76-5400	Contract Services - Gene...	10,476.95
100-81-5721	Special Department Supp..	3,945.20
100-81-5723	Event/Program Costs	1,145.00
100-82-5470	Historical Preservation	99,000.00
100-82-5723	Event/Program Costs	80.00
100-91-5400	Contract Services - Gene...	4,793.60
100-91-5740	General Supplies	270.94
100-92-5400	Contract Services - Gene...	1,653.36
100-92-5740	General Supplies	447.66
100-93-5400	Contract Services - Gene...	835.00
100-94-5740	General Supplies	95.92
100-95-5320	Travel & Training	150.00
100-95-5400	Contract Services - Gene...	12,785.52
100-95-5721	Special Dept Supplies-Gr...	274.29

Account Summary

Account Number	Account Name	Payment Amount
100-95-5740	General Supplies	6,895.29
202-40-5400	Contract Services - Gene...	445.00
202-40-5670	Recreational Transit	1,436.40
223-40-5310	Dues & Memberships	7,500.00
260-40-5400	Contract Services - Gene...	2,500.00
260-40-5530	Lawn Care Services	2,611.97
400-21150	Retention Payable	6,631.25
400-40-5894	Street Capital Improvem...	27,277.42
400-40-5896	Facilities Capital Improv...	19,109.00
500-40-5400	Contract Services - Gene...	147.40
500-40-5552	Rental/Lease of Equipm...	168.14
500-40-5560	Repair & Maintenance S...	8,036.04
500-40-5730	Uniforms	1,204.75
500-40-5740	General Supplies	2,742.04
601-40-5721	Vehicle Supplies	3,856.33
601-40-5740	General Supplies	1,308.75
Grand Total:		296,409.24

Project Account Summary

Project Account Key	Payment Amount
None	246,284.82
6064	3,360.00
6069	168.00
6175	210.00
90.19004.CIPR.113	14,629.00
90.20007.TIF.233	85.60
90.24012.CIPG.240	6,930.24
90.24012.CIPR.113	288.76
90.25004.TIF.233	772.00
90.25008.FACR.124	4,480.00
90.25012.CIPG.240	19,200.82
Grand Total:	296,409.24

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/26/2025 - 3/26/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 1151 - ALL CITY MANAGEMENT SRVCS INC.							
104402	03/26/2025	98834	02/05/2025	CROSSING GUARD SVCS: 1/19 - 2/1/25	100-74-5400	Contract Services - General	5,225.22
104402	03/26/2025	99135	02/19/2025	CROSSING GUARD SVCS: 2/2 - 2/15/25	100-74-5400	Contract Services - General	5,217.30
Vendor 1151 - ALL CITY MANAGEMENT SRVCS INC. Total:							10,442.52
Vendor: 1372 - ALLIANT INSURANCE SERVICES							
104403	03/26/2025	2988481	02/14/2025	INSURANCE FOR EVENTS	100-82-5723	Event/Program Costs	587.00
104403	03/26/2025	2988481	02/14/2025	INSURANCE FOR EVENTS	100-82-5723	Event/Program Costs	587.00
Vendor 1372 - ALLIANT INSURANCE SERVICES Total:							1,174.00
Vendor: 8218 - BEST BEST & KRIEGER LLP							
104404	03/26/2025	1009726	10/25/2024	LEGAL SVCS: PUBLIC RECORDS ACT	100-43-5410	Legal Services	568.40
104404	03/26/2025	1009726	10/25/2024	LEGAL SVCS: PUBLIC RECORDS ACT	100-74-5410	Legal Services	2,842.00
104404	03/26/2025	1018269	01/27/2025	LEGAL SVCS: CODE ENFORCEMENT UPDATE	100-62-5410	Legal Services	554.30
104404	03/26/2025	1018273	01/27/2025	LEGAL SVCS: COMMUNITY SVCS	100-82-5410	Legal Services	144.60
104404	03/26/2025	1021088	02/27/2025	LEGAL SVCS: CONTRACTS - COM DEV	100-61-5410	Legal Services	2,735.20
104404	03/26/2025	1021089	02/27/2025	LEGAL SVCS: CONTRACTS - FINANCE		Legal Services	24.10
104404	03/26/2025	1021091	02/27/2025	100-53-5410 LEGAL SVCS: CONTRACTS - 100-91-5410 PUBLIC WORKS		Legal Services	315.20
104404	03/26/2025	1021091	02/27/2025	LEGAL SVCS: CONTRACTS - PUBLIC WORKS	100-93-5410	Legal Services	120.50
104404	03/26/2025	1021091	02/27/2025	LEGAL SVCS: CONTRACTS - PUBLIC WORKS	500-40-5410	Legal Services	239.50
104404	03/26/2025	1021092	02/27/2025	LEGAL SVCS: PUBLIC WORKS	100-23560	Deposits-Public Works	72.30
104404	03/26/2025	1021092	02/27/2025	LEGAL SVCS: PUBLIC WORKS	100-23560	Deposits-Public Works	24.10
104404	03/26/2025	1021092	02/27/2025	LEGAL SVCS: PUBLIC WORKS	100-91-5410	Legal Services	313.30
104404	03/26/2025	1021092	02/27/2025	LEGAL SVCS: PUBLIC WORKS	500-40-5410	Legal Services	24.10
104404	03/26/2025	1021096	02/27/2025	LEGAL SVCS: WALNUT - TIDELINE	100-23530	Deposits-Community Develo...	121.50
104404	03/26/2025	1021096	02/27/2025	LEGAL SVCS: WALNUT - TIDELINE	100-23530	Deposits-Community Develo...	607.50
104404	03/26/2025	1021096	02/27/2025	LEGAL SVCS: WALNUT - TIDELINE	100-34-4600	Administrative Fee (CD)	-121.50

Warrant Register						Payment Dates: 3/26/2025 - 3/26/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104404	03/26/2025	1021098	02/27/2025	LEGAL SVCS: SHP CUP APPLICATION	100-23530	Deposits-Community Develo...	4,584.20
104404	03/26/2025	1021098	02/27/2025	LEGAL SVCS: SHP CUP APPLICATION	100-23530	Deposits-Community Develo...	22,921.00
104404	03/26/2025	1021098	02/27/2025	LEGAL SVCS: SHP CUP APPLICATION	100-34-4600	Administrative Fee (CD)	-4,584.20
104404	03/26/2025	1021099	02/27/2025	LEGAL SVCS: COMMUNITY SVCS	100-82-5410	Legal Services	24.10
104404	03/26/2025	1021102	02/27/2025	LEGAL SVCS: FINANCE	100-53-5410	Legal Services	1,301.40
104404	03/26/2025	1021105	02/27/2025	LEGAL SVCS: WALNUT BLUFF	100-23530	Deposits-Community Develo...	7,738.10
104404	03/26/2025	1021105	02/27/2025	LEGAL SVCS: WALNUT BLUFF	100-23530	Deposits-Community Develo...	1,547.62
104404	03/26/2025	1021105	02/27/2025	LEGAL SVCS: WALNUT BLUFF	100-34-4600	Administrative Fee (CD)	-1,547.62
Vendor 8218 - BEST BEST & KRIEGER LLP Total:							40,569.70
Vendor: 1560 - CARUSO FORD							
104405	03/26/2025	631118820	01/28/2025	VEHICLE MAINT	601-40-5540	Vehicle Maintenance	2,900.00
Vendor 1560 - CARUSO FORD Total:							2,900.00
Vendor: 6774 - CINDY DUENAS							
104406	03/26/2025	02252025	02/25/2025	TRAVEL/TRAINING REIMBURSEMENT	100-76-5320	Travel & Training	60.53
Vendor 6774 - CINDY DUENAS Total:							60.53
Vendor: 0714 - CIRCLE MARINA CW LLC							
104407	03/26/2025	020625	02/06/2025	CAR WASH SVCS (3): JAN 2025	100-74-5540	Vehicle Maintenance	24.00
Vendor 0714 - CIRCLE MARINA CW LLC Total:							24.00
Vendor: 1239 - CLEAN ENERGY							
104408	03/26/2025	CE12761306	02/28/2025	CNG FUEL: FEB 2025	601-40-5754	Fuel Purchases	866.04
Vendor 1239 - CLEAN ENERGY Total:							866.04
Vendor: 9147 - DANIA B CALDERON							
104409	03/26/2025	183	02/11/2025	LIBRARY PROGRAM: HEALTH WELLNESS	100-81-5723	Event/Program Costs	70.00
104409	03/26/2025	184	02/11/2025	LIBRARY PROGRAM: HEALTH WELLNESS	100-81-5723	Event/Program Costs	70.00
104409	03/26/2025	185	02/11/2025	LIBRARY PROGRAM: HEALTH WELLNESS	100-81-5723	Event/Program Costs	70.00
104409	03/26/2025	186	02/11/2025	LIBRARY PROGRAM: HEALTH WELLNESS	100-81-5723	Event/Program Costs	70.00
Vendor 9147 - DANIA B CALDERON Total:							280.00
Vendor: 9352 - DAWSON PRODUCTIONS, LLC							
104410	03/26/2025	0114	10/17/2024	SOTC 2024 EDITING REVISIONS	100-45-5400	Contract Services - General	1,500.00
Vendor 9352 - DAWSON PRODUCTIONS, LLC Total:							1,500.00
Vendor: 5121 - FERGUSON ENTERPRISES INC. #1350							
104411	03/26/2025	5192802	02/25/2025	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	83.73

Warrant Register						Payment Dates: 3/26/2025 - 3/26/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104411	03/26/2025	5199677	02/27/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	84.50
						Vendor 5121 - FERGUSON ENTERPRISES INC. #1350 Total:	168.23
Vendor: 1194 - GRAINGER							
104412	03/26/2025	9413585275	02/19/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	2,097.82
104412	03/26/2025	9420631690	02/26/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	214.20
104412	03/26/2025	9421603821	02/27/2025	WATER DEPT SUPPLIES	500-40-5730	Uniforms	138.96
104412	03/26/2025	9422785213	02/27/2025	WATER DEPT SUPPLIES	500-40-5730	Uniforms	441.78
						Vendor 1194 - GRAINGER Total:	2,892.76
Vendor: 8410 - GREEN GIANT LANDSCAPE, INC							
104413	03/26/2025	1197-09	02/13/2025	HILLBROOK PARK RENOVATION	400-21150	Retention Payable	-3,232.50
104413	03/26/2025	1197-09	02/13/2025	HILLBROOK PARK RENOVATION	400-40-5895	Park Capital Improvements	55,300.00
104413	03/26/2025	1197-09	02/13/2025	HILLBROOK PARK RENOVATION	400-40-5895	Park Capital Improvements	1,650.00
104413	03/26/2025	1197-09	02/13/2025	HILLBROOK PARK RENOVATION	400-40-5895	Park Capital Improvements	7,700.00
						Vendor 8410 - GREEN GIANT LANDSCAPE, INC Total:	61,417.50
Vendor: 0225 - HACH COMPANY							
104414	03/26/2025	14380766	02/20/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	920.68
104414	03/26/2025	14392913	02/27/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	315.19
						Vendor 0225 - HACH COMPANY Total:	1,235.87
Vendor: 8818 - INFINITY TECHNOLOGIES							
104415	03/26/2025	3567	03/06/2025	IT SVCS: FEB 2025	100-52-5440	Technology Technical Services	9,250.00
104415	03/26/2025	3567	03/06/2025	IT SVCS: FEB 2025	100-74-5440	IT Services	9,250.00
104415	03/26/2025	3568	03/06/2025	DATTO OFFICE 365: FEB 2025	100-52-5570	Software Licensing & Support	301.50
						Vendor 8818 - INFINITY TECHNOLOGIES Total:	18,801.50
Vendor: 8840 - KASEYA US, LLC							
104416	03/26/2025	2464553100291	03/28/2025	IT UNITREND SVCS: MAR 2025	100-52-5570	Software Licensing & Support	461.89
104416	03/26/2025	2464553100291	03/28/2025	IT UNITREND SVCS: MAR 2025	100-74-5570	Software Licensing & Support	461.89
104416	03/26/2025	2464553100291	03/28/2025	IT UNITREND SVCS: MAR 2025	500-45-5570	Software Licensing & Support	307.92
						Vendor 8840 - KASEYA US, LLC Total:	1,231.70
Vendor: 0727 - LONG BEACH TRANSIT							
104417	03/26/2025	I0009472	01/27/2025	DIAL A LIFT SVCS: 2ND QTR	202-40-5672	Dial-A-Lift	1,637.00
						Vendor 0727 - LONG BEACH TRANSIT Total:	1,637.00
Vendor: 0498 - MEARN'S CONSULTING CORP							
104418	03/26/2025	19-WALNUT BLUFF	02/15/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	3,202.50
104418	03/26/2025	19-WALNUT BLUFF	02/15/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	640.50

Warrant Register						Payment Dates: 3/26/2025 - 3/26/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104418	03/26/2025	19-WALNUT BLUFF	02/15/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-640.50
104418	03/26/2025	24184-3314 LEMON AVE	02/25/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	61.00
104418	03/26/2025	24184-3314 LEMON AVE	02/25/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	305.00
104418	03/26/2025	24184-3314 LEMON AVE	02/25/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-61.00
104418	03/26/2025	24241	02/15/2025	ENVIRONMENTAL CONSULTING: FY 24-25	100-61-5400	Contract Services - General	610.00
104418	03/26/2025	2510	02/24/2025	ENVIRONMENTAL CONSULTING: FY 24-25	100-61-5400	Contract Services - General	152.50
						Vendor 0498 - MEARNES CONSULTING CORP Total:	4,270.00
Vendor: 5673 - MEDICO PROFESSIONAL LINEN SERVICE							
104419	03/26/2025	21185885	02/26/2025	SHPD SUPPLIES	100-75-5721	Special Department Supplies	110.78
						Vendor 5673 - MEDICO PROFESSIONAL LINEN SERVICE Total:	110.78
Vendor: 5672 - NORTHSTAR CHEMICAL							
104420	03/26/2025	304979	02/25/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	3,760.66
						Vendor 5672 - NORTHSTAR CHEMICAL Total:	3,760.66
Vendor: 0170 - OFFICE DEPOT							
104421	03/26/2025	402661203011	01/06/2025	OFFICE SUPPLIES - PRL	100-82-5740	General Supplies	59.42
104421	03/26/2025	404943929001	01/14/2025	OFFICE SUPPLIES - PRL	100-82-5740	General Supplies	67.16
104421	03/26/2025	405539661001	01/20/2025	OFFICE SUPPLIES - PD	100-76-5740	General Supplies	188.37
104421	03/26/2025	406320159001	01/10/2025	OFFICE SUPPLIES - PD	100-72-5740	General Supplies	29.66
104421	03/26/2025	406636743001	01/27/2025	OFFICE SUPPLIES - PRL	100-82-5723	Event/Program Costs	226.40
104421	03/26/2025	406636743001	01/27/2025	OFFICE SUPPLIES - PRL	100-82-5740	General Supplies	247.45
104421	03/26/2025	406766775001	01/16/2025	OFFICE SUPPLIES - PRL	100-81-5740	General Supplies	65.18
104421	03/26/2025	407554289001	01/17/2025	OFFICE SUPPLIES - PD	100-74-5740	General Supplies	45.85
104421	03/26/2025	407554322001	01/20/2025	OFFICE SUPPLIES - PD	100-74-5740	General Supplies	42.56
104421	03/26/2025	407891229001	01/23/2025	OFFICE SUPPLIES - PRL	100-82-5740	General Supplies	56.33
104421	03/26/2025	409860915001	02/13/2025	OFFICE SUPPLIES - PUBLIC WORKS	100-92-5740	General Supplies	317.85
104421	03/26/2025	410270166001	02/11/2025	OFFICE SUPPLIES - PD	100-74-5740	General Supplies	224.93
104421	03/26/2025	410798642001	02/17/2025	OFFICE SUPPLIES - PD	100-74-5740	General Supplies	445.27
104421	03/26/2025	411190062001	02/14/2025	OFFICE SUPPLIES - PD	100-74-5740	General Supplies	45.05
104421	03/26/2025	411884974001	02/14/2025	OFFICE SUPPLIES - PD	100-72-5740	General Supplies	63.49
104421	03/26/2025	411885303001	02/14/2025	OFFICE SUPPLIES - PD	100-72-5740	General Supplies	17.89
104421	03/26/2025	412012190001	02/21/2025	OFFICE SUPPLIES - COMM DEV	100-51-5710	Office Supplies	38.16

Warrant Register						Payment Dates: 3/26/2025 - 3/26/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104421	03/26/2025	412012190001	02/21/2025	OFFICE SUPPLIES - COMM DEV	100-63-5740	General Supplies	13.68
104421	03/26/2025	412306683001	02/24/2025	OFFICE SUPPLIES - PRL	100-81-5740	General Supplies	65.95
104421	03/26/2025	413122387001	02/21/2025	OFFICE SUPPLIES - PD	100-72-5740	General Supplies	109.70
104421	03/26/2025	414014551001	02/26/2025	OFFICE SUPPLIES - FIN/ADMIN	100-44-5740	General Supplies	55.80
104421	03/26/2025	414014551001	02/26/2025	OFFICE SUPPLIES - FIN/ADMIN	100-53-5740	General Supplies	26.34
104421	03/26/2025	414076018001	03/04/2025	OFFICE SUPPLIES - FINANCE	100-53-5740	General Supplies	84.07
104422	03/26/2025	411189579001	02/17/2025	OFFICE SUPPLIES - PD	100-74-5740	General Supplies	32.70
Vendor 0170 - OFFICE DEPOT Total:							2,569.26
Vendor: 0992 - RUSSELL ROBINETT							
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	642.33
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	22,233.33
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	3,681.67
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	3,441.67
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	671.67
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	716.42
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	6,125.08
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	956.83
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	958.00
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	1,313.42
104423	03/26/2025	03252025	03/25/2025	RENT PAYMENTS: APR 2025	100-47-5551	Rental of Land & Buildings Exp	955.25
Vendor 0992 - RUSSELL ROBINETT Total:							41,695.67
Vendor: 3508 - S & J SUPPLY CO INC							
104424	03/26/2025	S100245085.001	02/03/2025	WATER DEPT SUPPLIES	100-94-5400	Contract Services - General	1,352.45
104424	03/26/2025	S100245085.001	02/03/2025	WATER DEPT SUPPLIES	500-40-5560	Repair & Maintenance Servic...	549.64
104424	03/26/2025	S100245085.001	02/03/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	264.65
Vendor 3508 - S & J SUPPLY CO INC Total:							2,166.74
Vendor: 0460 - SMITH PAINT							
104425	03/26/2025	945653	02/11/2025	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	133.72
104425	03/26/2025	946582	02/25/2025	PUBLIC WORKS SUPPLIES	100-95-5721	Special Dept Supplies-Graffiti	415.98
Vendor 0460 - SMITH PAINT Total:							549.70
Vendor: 9636 - SVA ARCHITECTS, INC							
104426	03/26/2025	63131	01/31/2025	PROFESSIONAL SVCS: AMPHITHEATER PROJECT	400-40-5896	Facilities Capital Improvement	26,736.50
Vendor 9636 - SVA ARCHITECTS, INC Total:							26,736.50
Vendor: 8859 - TLC LUXURY TRANSPORTATION							
104427	03/26/2025	123158	02/27/2025	SENIOR EXCURSION: NIXON LIBRARY	202-40-5670	Recreational Transit	1,500.00
Vendor 8859 - TLC LUXURY TRANSPORTATION Total:							1,500.00
Vendor: 9545 - TRANSTECH ENGINEERS, INC							
104428	03/26/2025	20251540	01/31/2025	ON CALL SVCS: JAN 2025	100-91-5400	Contract Services - General	4,767.00
Vendor 9545 - TRANSTECH ENGINEERS, INC Total:							4,767.00

Warrant Register						Payment Dates: 3/26/2025 - 3/26/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 1088 - U.S. ARMOR CORPORATION							
104429	03/26/2025	48769	02/17/2025	UNIFORMS	100-72-5730	Uniforms	317.80
						Vendor 1088 - U.S. ARMOR CORPORATION Total:	317.80
Vendor: 8896 - VITAL RECORDS CONTROL							
104430	03/26/2025	4708115	01/31/2025	SHREDDING SVCS: JAN 2025	100-76-5400	Contract Services - General	594.01
						Vendor 8896 - VITAL RECORDS CONTROL Total:	594.01
Vendor: 1110 - W.G. ZIMMERMAN ENGINEERING INC.							
104431	03/26/2025	25-01-668	02/10/2025	ON CALL SVCS: WILLOW ST CORRIDOR - JAN 2025	400-40-5894	Street Capital Improvements	2,860.00
104431	03/26/2025	25-01-669	02/10/2025	ON CALL SVCS: PROGRESS REPORT - JAN 2025	100-91-5400	Contract Services - General	6,172.50
104431	03/26/2025	25-01-670	02/10/2025	ON CALL SVCS: JAN 2025	100-91-5400	Contract Services - General	787.50
						Vendor 1110 - W.G. ZIMMERMAN ENGINEERING INC. Total:	9,820.00
						Grand Total:	244,059.47

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	136,782.83
202 - Transportation	3,137.00
400 - Capital Improvement	91,014.00
500 - Water Operations Fund	9,359.60
601 - Vehicle and Equipment	3,766.04
Grand Total:	244,059.47

Account Summary

Account Number	Account Name	Payment Amount
100-23530	Deposits-Community De...	41,728.92
100-23560	Deposits-Public Works	96.40
100-34-4600	Administrative Fee (CD)	-6,954.82
100-43-5410	Legal Services	568.40
100-44-5740	General Supplies	55.80
100-45-5400	Contract Services - Gene...	1,500.00
100-47-5551	Rental of Land & Buildin...	41,695.67
100-51-5710	Office Supplies	38.16
100-52-5440	Technology Technical Se...	9,250.00
100-52-5570	Software Licensing & Su...	763.39
100-53-5410	Legal Services	1,325.50
100-53-5740	General Supplies	110.41
100-61-5400	Contract Services - Gene...	762.50
100-61-5410	Legal Services	2,735.20
100-62-5410	Legal Services	554.30
100-63-5740	General Supplies	13.68
100-72-5730	Uniforms	317.80
100-72-5740	General Supplies	220.74
100-74-5400	Contract Services - Gene...	10,442.52
100-74-5410	Legal Services	2,842.00
100-74-5440	IT Services	9,250.00
100-74-5540	Vehicle Maintenance	24.00
100-74-5570	Software Licensing & Su...	461.89
100-74-5740	General Supplies	836.36
100-75-5721	Special Department Supp..	110.78
100-76-5320	Travel & Training	60.53
100-76-5400	Contract Services - Gene...	594.01
100-76-5740	General Supplies	188.37
100-81-5723	Event/Program Costs	280.00
100-81-5740	General Supplies	131.13
100-82-5410	Legal Services	168.70

Account Summary

Account Number	Account Name	Payment Amount
100-82-5723	Event/Program Costs	1,400.40
100-82-5740	General Supplies	430.36
100-91-5400	Contract Services - Gene...	11,727.00
100-91-5410	Legal Services	628.50
100-92-5740	General Supplies	317.85
100-93-5410	Legal Services	120.50
100-94-5400	Contract Services - Gene...	1,352.45
100-94-5740	General Supplies	217.45
100-95-5721	Special Dept Supplies-Gr...	415.98
202-40-5670	Recreational Transit	1,500.00
202-40-5672	Dial-A-Lift	1,637.00
400-21150	Retention Payable	-3,232.50
400-40-5894	Street Capital Improvem...	2,860.00
400-40-5895	Park Capital Improveme...	64,650.00
400-40-5896	Facilities Capital Improv...	26,736.50
500-40-5410	Legal Services	263.60
500-40-5560	Repair & Maintenance S...	549.64
500-40-5721	Special Department Supp..	4,996.53
500-40-5730	Uniforms	580.74
500-40-5740	General Supplies	2,661.17
500-45-5570	Software Licensing & Su...	307.92
601-40-5540	Vehicle Maintenance	2,900.00
601-40-5754	Fuel Purchases	866.04
Grand Total:		244,059.47

Project Account Summary

Project Account Key	Payment Amount
None	105,824.75
600	762.50
6022	27,505.20
6205	13,128.72
6215	366.00
6223	729.00
80.23007.CIPR.113	55,300.00
80.23007.MSA.242	7,700.00
80.23007.MSW.239	1,650.00
800	587.00
802	587.00
808	226.40
90.22008.TIF.233	2,860.00
90.24013.CIPG.240	26,736.50

Project Account Summary

Project Account Key	Payment Amount
9050	24.10
9051	72.30
Grand Total:	244,059.47

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/10/2025 - 3/10/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 5657 - Wells Fargo Bank, N.A. (114)							
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-13001	Accrued Accounts Receivable	-1,875.89
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-13001	Accrued Accounts Receivable	-1,572.11
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-13001	Accrued Accounts Receivable	-15.72
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-41-5323	Council Development - Woods	950.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-41-5330	Meetings	15.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-41-5330	Meetings	50.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-41-5330	Meetings	90.42
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-41-5330	Meetings	950.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-41-5511	Telephone	172.68
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5330	Meetings	176.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5330	Meetings	199.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5511	Telephone	38.01
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5740	General Supplies	26.43
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5740	General Supplies	25.02
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5740	General Supplies	39.65
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5740	General Supplies	110.09
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-44-5740	General Supplies	87.21
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-45-5310	Dues & Memberships	120.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-45-5310	Dues & Memberships	13.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-45-5310	Dues & Memberships	16.53
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-45-5740	General Supplies	40.27
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-45-5740	General Supplies	59.52
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5320	Travel & Training	419.63
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5350	Employee Recognition	35.95
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5350	Employee Recognition	134.78
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5350	Employee Recognition	80.11
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5350	Employee Recognition	79.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5350	Employee Recognition	167.71
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5350	Employee Recognition	53.85
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5400	Contract Services - General	39.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5425	Medical Services	81.37
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	29.65
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	106.36
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	33.15
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	124.90
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	550.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-46-5721	Special Department Supplies	62.23

Warrant Register
Payment Dates: 3/10/2025 - 3/10/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5310	Dues & Memberships	120.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5310	Dues & Memberships	485.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5310	Dues & Memberships	95.20
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5330	Meetings	850.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5330	Meetings	1,025.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5400	Contract Services - General	150.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5740	General Supplies	22.04
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5740	General Supplies	413.92
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-47-5740	General Supplies	88.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-51-5320	Travel & Training	14.65
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	1,783.02
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	240.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	2,085.84
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	65.63
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-51-5511	Telephone/Internet	210.45
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-52-5570	Software Licensing & Support	629.53
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-52-5740	General Supplies	154.30
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-53-5310	Dues & Memberships	60.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-53-5740	General Supplies	66.12
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-53-5740	General Supplies	22.04
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-53-5740	General Supplies	591.52
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-61-5330	Meetings	909.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-62-5330	Meetings	130.08
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-62-5330	Meetings	140.80
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-62-5740	General Supplies	23.68
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-62-5740	General Supplies	9.70
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-62-5740	General Supplies	57.32
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-63-5320	Travel & Training	85.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-63-5740	General Supplies	41.57
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-63-5740	General Supplies	40.01
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-71-5740	General Supplies	85.25
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5320	Travel & Training	145.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5320	Travel & Training	385.22
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5320	Travel & Training	694.22
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5320	Travel & Training	468.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5320	Travel & Training	385.22
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5320	Travel & Training	150.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5511	Telephone	440.19
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5511	Telephone	38.01
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5511	Telephone	1,080.82
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5740	General Supplies	81.03
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5740	General Supplies	119.92
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5740	General Supplies	176.39
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5740	General Supplies	-49.47

Warrant Register
Payment Dates: 3/10/2025 - 3/10/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-72-5740	General Supplies	557.52
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-73-5400	Contract Services - General	246.58
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-73-5511	Telephone	207.85
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-73-5511	Telephone	38.01
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5320	Travel & Training	775.92
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5511	Telephone	249.42
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5570	Software Licensing & Support	629.53
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5570	Software Licensing & Support	300.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5570	Software Licensing & Support	22.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5740	General Supplies	31.56
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5740	General Supplies	0.25
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5740	General Supplies	50.20
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-74-5740	General Supplies	26.44
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-75-5320	Travel & Training	375.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-75-5511	Telephone/Data	785.38
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-75-5511	Telephone/Data	785.38
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-76-5320	Travel & Training	150.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-76-5740	General Supplies	43.88
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-77-5511	Telephone	83.16
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5570	Software Licensing & Support	15.49
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5721	Special Department Supplies	-19.80
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5721	Special Department Supplies	14.87
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	137.75
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	162.94
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	313.76
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	142.17
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	114.80
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	37.46
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	19.92
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	18.72
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	129.12
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5723	Event/Program Costs	33.29
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5740	General Supplies	14.89
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5740	General Supplies	49.56
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5740	General Supplies	41.86
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5740	General Supplies	22.05
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5740	General Supplies	162.79
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5740	General Supplies	37.47
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-81-5740	General Supplies	42.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5310	Dues & Memberships	15.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5320	Travel & Training	337.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5320	Travel & Training	337.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5320	Travel & Training	209.48
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5470	Historical Preservation	375.00

Warrant Register
Payment Dates: 3/10/2025 - 3/10/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	124.54
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	83.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	953.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	67.50
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	55.11
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	62.88
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	17.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	96.52
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	2,208.80
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	208.50
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	159.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	128.76
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	118.40
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	1,474.91
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	51.19
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	110.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	14.33
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	95.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5723	Event/Program Costs	69.46
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5740	General Supplies	49.39
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5740	General Supplies	82.47
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5740	General Supplies	1.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-82-5740	General Supplies	44.09
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5330	Meetings	49.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5330	Meetings	45.54
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5511	Telephone	289.43
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	71.84
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	72.85
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	71.62
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	56.19
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	6.14
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	33.06
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	333.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	-8.81
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	623.95
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	614.38
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	13.49
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	68.61
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	18.95
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	51.77
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	190.36
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	133.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	123.55
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	99.37

Warrant Register
Payment Dates: 3/10/2025 - 3/10/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5723	Event/Program Costs	185.16
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	22.03
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	23.40
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	15.42
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	13.22
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	31.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	7.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	54.01
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	39.99
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	83.84
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	244.37
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	138.27
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	88.14
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	124.09
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	64.22
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	184.44
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	220.49
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-83-5740	General Supplies	93.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5310	Dues & Memberships	125.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5330	Meetings	14.17
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5511	Telephone	722.29
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5511	Telephone	186.80
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5740	General Supplies	8.15
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5750	Gasoline, Oil, & Tires	51.41
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5750	Gasoline, Oil, & Tires	52.21
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-91-5750	Gasoline, Oil, & Tires	57.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5511	Telephone/Data	124.71
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5511	Telephone/Data	227.87
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	16.63
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	30.86
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	154.20
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	187.36
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	19.83
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	216.54
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	88.11
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	242.90
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	22.04
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	41.83
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	40.29
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	54.02
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	9.90
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	55.04
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	50.44
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	48.45

Warrant Register
Payment Dates: 3/10/2025 - 3/10/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	66.08
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	49.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	726.55
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	65.05
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	11.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	44.08
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	330.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-92-5740	General Supplies	352.68
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-94-5330	Meetings	5.51
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-94-5330	Meetings	132.55
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-94-5330	Meetings	75.96
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-94-5330	Meetings	52.38
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-94-5511	Telephone/Data	83.14
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-94-5740	General Supplies	31.97
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-94-5740	General Supplies	96.10
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-95-5511	Telephone/Data	249.42
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-95-5740	General Supplies	265.26
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-95-5740	General Supplies	58.70
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-95-5740	General Supplies	90.74
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-95-5740	General Supplies	752.76
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	100-95-5740	General Supplies	65.86
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	201-40-5723	Food Distribution Costs	1,339.92
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	400-40-5895	Park Capital Improvements	2,009.34
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improvement	50.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improvement	12.40
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improvement	132.26
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improvement	210.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improvement	210.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	400-40-5896	Facilities Capital Improvement	210.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5310	Dues & Memberships	135.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5330	Meetings	44.00
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5330	Meetings	132.55
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5330	Meetings	75.95
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5330	Meetings	57.76
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5400	Contract Services - General	1.49
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5400	Contract Services - General	8.30
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5511	Telephone/Data	139.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5511	Telephone/Data	415.70
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5721	Special Department Supplies	1,027.61
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	395.39
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	244.57
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	40.15
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	735.08
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	284.05

Warrant Register						Payment Dates: 3/10/2025 - 3/10/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	16.51
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	288.30
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	954.44
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	19.92
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	379.23
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-40-5740	General Supplies	58.89
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	500-45-5720	Postage	25.41
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5320	Travel & Training	9.98
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5320	Travel & Training	11.91
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5511	Telephone	41.57
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5540	Vehicle Maintenance	2,622.81
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5721	Vehicle Supplies	260.83
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5721	Vehicle Supplies	230.63
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5721	Vehicle Supplies	208.72
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5740	General Supplies	-47.65
DFT0014104	03/10/2025	02282025	03/10/2025	P-Card WF Statement	601-40-5740	General Supplies	121.26
						Vendor 5657 - Wells Fargo Bank, N.A. (114) Total:	55,097.49
						Grand Total:	55,097.49

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	41,983.23
201 - HCDA Grant	1,339.92
400 - Capital Improvement	2,834.00
500 - Water Operations Fund	5,480.28
601 - Vehicle and Equipment	3,460.06
Grand Total:	55,097.49

Account Summary

Account Number	Account Name	Payment Amount
100-13001	Accrued Accounts Recei...	-3,463.72
100-41-5323	Council Development - ...	950.00
100-41-5330	Meetings	1,106.41
100-41-5511	Telephone	172.68
100-44-5330	Meetings	376.95
100-44-5511	Telephone	38.01
100-44-5740	General Supplies	288.40
100-45-5310	Dues & Memberships	150.52
100-45-5740	General Supplies	99.79
100-46-5320	Travel & Training	419.63
100-46-5350	Employee Recognition	552.38
100-46-5400	Contract Services - Gene...	39.98
100-46-5425	Medical Services	81.37
100-46-5721	Special Department Supp..	906.29
100-47-5310	Dues & Memberships	700.20
100-47-5330	Meetings	1,875.00
100-47-5400	Contract Services - Gene...	150.00
100-47-5740	General Supplies	523.96
100-51-5320	Travel & Training	14.65
100-51-5511	Telephone/Internet	4,384.94
100-52-5570	Software Licensing & Su...	629.53
100-52-5740	General Supplies	154.30
100-53-5310	Dues & Memberships	60.00
100-53-5740	General Supplies	679.68
100-61-5330	Meetings	909.00
100-62-5330	Meetings	270.88
100-62-5740	General Supplies	90.70
100-63-5320	Travel & Training	85.00
100-63-5740	General Supplies	81.58
100-71-5740	General Supplies	85.25
100-72-5320	Travel & Training	2,227.66

Account Summary

Account Number	Account Name	Payment Amount
100-72-5511	Telephone	1,559.02
100-72-5740	General Supplies	885.39
100-73-5400	Contract Services - Gene...	246.58
100-73-5511	Telephone	245.86
100-74-5320	Travel & Training	775.92
100-74-5511	Telephone	249.42
100-74-5570	Software Licensing & Su...	952.52
100-74-5740	General Supplies	108.45
100-75-5320	Travel & Training	375.00
100-75-5511	Telephone/Data	1,570.76
100-76-5320	Travel & Training	150.00
100-76-5740	General Supplies	43.88
100-77-5511	Telephone	83.16
100-81-5570	Software Licensing & Su...	15.49
100-81-5721	Special Department Supp..	-4.93
100-81-5723	Event/Program Costs	1,109.93
100-81-5740	General Supplies	371.58
100-82-5310	Dues & Memberships	15.99
100-82-5320	Travel & Training	885.40
100-82-5470	Historical Preservation	375.00
100-82-5723	Event/Program Costs	6,101.79
100-82-5740	General Supplies	177.94
100-83-5330	Meetings	95.52
100-83-5511	Telephone	289.43
100-83-5723	Event/Program Costs	2,760.44
100-83-5740	General Supplies	1,448.87
100-91-5310	Dues & Memberships	125.00
100-91-5330	Meetings	14.17
100-91-5511	Telephone	909.09
100-91-5740	General Supplies	8.15
100-91-5750	Gasoline, Oil, & Tires	160.62
100-92-5511	Telephone/Data	352.58
100-92-5740	General Supplies	2,923.84
100-94-5330	Meetings	266.40
100-94-5511	Telephone/Data	83.14
100-94-5740	General Supplies	128.07
100-95-5511	Telephone/Data	249.42
100-95-5740	General Supplies	1,233.32
201-40-5723	Food Distribution Costs	1,339.92
400-40-5895	Park Capital Improveme...	2,009.34
400-40-5896	Facilities Capital Improv...	824.66
500-40-5310	Dues & Memberships	135.00

Account Summary

Account Number	Account Name	Payment Amount
500-40-5330	Meetings	310.26
500-40-5400	Contract Services - Gene...	9.79
500-40-5511	Telephone/Data	555.68
500-40-5721	Special Department Supp..	1,027.61
500-40-5740	General Supplies	3,416.53
500-45-5720	Postage	25.41
601-40-5320	Travel & Training	21.89
601-40-5511	Telephone	41.57
601-40-5540	Vehicle Maintenance	2,622.81
601-40-5721	Vehicle Supplies	700.18
601-40-5740	General Supplies	73.61
Grand Total:		55,097.49

Project Account Summary

Project Account Key	Payment Amount
None	43,087.19
80.23007.CIPR.113	2,009.34
800	3,808.25
806	1,760.00
807	319.14
813	543.23
814	608.45
818	617.36
8201A	1,339.92
824	179.95
90.19004.CIPR.113	824.66
Grand Total:	55,097.49

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/14/2025 - 3/14/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 1464 - CALIFORNIA BUILDING STANDARDS							
DFT0014105	03/14/2025	10082024-2	10/08/2024	BSC FEES: 2ND QTR 10/1 - 12/31/24	100-24202	Building Standards Commissi...	173.00
DFT0014105	03/14/2025	10082024-2	10/08/2024	BSC FEES: 2ND QTR 10/1 - 12/31/24	100-32-4632	Building Permits	-2.00
Vendor 1464 - CALIFORNIA BUILDING STANDARDS Total:							171.00
Grand Total:							171.00

Report Summary

Fund Summary		Payment Amount
Fund		
100 - General Fund		171.00
Grand Total:		171.00

Account Summary			Payment Amount
Account Number	Account Name		
100-24202	Building Standards Com...		173.00
100-32-4632	Building Permits		-2.00
Grand Total:			171.00

Project Account Summary		Payment Amount
Project Account Key		
None		171.00
Grand Total:		171.00

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/13/2025 - 3/13/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 0377 - CITY OF LONG BEACH							
DFT0014084	03/13/2025	1784-022125	02/21/2025	WATER SVCS - 6475 ORANGE AVE	100-92-5512	Utility Services	75.34
DFT0014085	03/13/2025	4016-022125	02/21/2025	GAS SVCS - 1919 E HILL ST	100-92-5512	Utility Services	14.80
DFT0014086	03/13/2025	7236-022125	02/21/2025	GAS SVCS - 2745 WALNUT AVE	100-92-5512	Utility Services	449.00
DFT0014087	03/13/2025	8237-022125	02/21/2025	GAS SVCS - 2175 E 28TH ST	100-92-5512	Utility Services	18.42
DFT0014088	03/13/2025	8387-022125	02/21/2025	WATER SVCS - 6059 CHERRY AVE	100-92-5512	Utility Services	27.94
DFT0014089	03/13/2025	8906-022125	02/21/2025	GAS SVCS - 2175 CHERRY AVE	100-92-5512	Utility Services	121.54
DFT0014090	03/13/2025	9816-022125	02/21/2025	GAS SVCS - 1780 E HILL ST	100-92-5512	Utility Services	92.60
Vendor 0377 - CITY OF LONG BEACH Total:							799.64
Grand Total:							799.64

Report Summary

Fund Summary		Payment Amount
Fund		
100 - General Fund		799.64
Grand Total:		799.64

Account Summary		Payment Amount
Account Number	Account Name	
100-92-5512	Utility Services	799.64
Grand Total:		799.64

Project Account Summary		Payment Amount
Project Account Key		
None		799.64
Grand Total:		799.64

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/17/2025 - 3/17/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 7313 - CITY OF SIGNAL HILL							
DFT0014003	03/17/2025	02282025	03/17/2025	MONTHLY WATER CHARGES - FEB 2025	100-13001	Accrued Accounts Receivable	401.29
DFT0014003	03/17/2025	02282025	03/17/2025	MONTHLY WATER CHARGES - FEB 2025	100-47-5512	Utility Services	25.76
DFT0014003	03/17/2025	02282025	03/17/2025	MONTHLY WATER CHARGES - FEB 2025	100-92-5512	Utility Services	5,004.97
DFT0014003	03/17/2025	02282025	03/17/2025	MONTHLY WATER CHARGES - FEB 2025	100-94-5512	Utility Services	15,129.64
DFT0014003	03/17/2025	02282025	03/17/2025	MONTHLY WATER CHARGES - FEB 2025	100-95-5512	Utility Services	30.00
DFT0014003	03/17/2025	02282025	03/17/2025	MONTHLY WATER CHARGES - FEB 2025	260-40-5512	Utility Services	671.48
DFT0014003	03/17/2025	02282025	03/17/2025	MONTHLY WATER CHARGES - FEB 2025	500-40-5512	Utility Services	296.53
Vendor 7313 - CITY OF SIGNAL HILL Total:							21,559.67
Grand Total:							21,559.67

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	20,591.66
260 - Lighting and Landscape	671.48
500 - Water Operations Fund	296.53
Grand Total:	21,559.67

Account Summary

Account Number	Account Name	Payment Amount
100-13001	Accrued Accounts Recei...	401.29
100-47-5512	Utility Services	25.76
100-92-5512	Utility Services	5,004.97
100-94-5512	Utility Services	15,129.64
100-95-5512	Utility Services	30.00
260-40-5512	Utility Services	671.48
500-40-5512	Utility Services	296.53
Grand Total:		21,559.67

Project Account Summary

Project Account Key	Payment Amount
None	21,559.67
Grand Total:	21,559.67

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 2/27/2025 - 3/14/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 5303 - FRONTIER							
DFT0014096	03/14/2025	1920-021725	02/17/2025	FRONTIER PHONE CHARGES: FEB 2025	100-51-5511	Telephone/Internet	980.00
DFT0014097	03/04/2025	1844-020725	02/07/2025	FRONTIER PHONE CHARGES: FEB 2025	100-74-5511	Telephone	713.27
DFT0014098	03/12/2025	6025-021525	02/15/2025	FRONTIER PHONE CHARGES: FEB 2025	100-51-5511	Telephone/Internet	770.42
DFT0014099	03/05/2025	1663-020825	02/08/2025	FRONTIER PHONE CHARGES: FEB 2025	100-51-5511	Telephone/Internet	99.58
DFT0014100	03/10/2025	9765-021325	02/13/2025	FRONTIER PHONE CHARGES: FEB 2025	100-51-5511	Telephone/Internet	116.13
DFT0014101	02/27/2025	1335-020225	02/02/2025	FRONTIER PHONE CHARGES: FEB 2025	100-74-5511	Telephone	1,710.62
DFT0014107	03/14/2025	0842-021725	02/17/2025	FRONTIER PHONE CHARGES: FEB 2025	100-51-5511	Telephone/Internet	505.53
DFT0014107	03/14/2025	0842-021725	02/17/2025	FRONTIER PHONE CHARGES: FEB 2025	500-40-5511	Telephone/Data	2,026.58
Vendor 5303 - FRONTIER Total:							6,922.13
Grand Total:							6,922.13

Report Summary

Fund Summary		
Fund		Payment Amount
100 - General Fund		4,895.55
500 - Water Operations Fund		2,026.58
Grand Total:		6,922.13

Account Summary		
Account Number	Account Name	Payment Amount
100-51-5511	Telephone/Internet	2,471.66
100-74-5511	Telephone	2,423.89
500-40-5511	Telephone/Data	2,026.58
Grand Total:		6,922.13

Project Account Summary		
Project Account Key		Payment Amount
None		6,922.13
Grand Total:		6,922.13

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/11/2025 - 3/11/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 1318 - PITNEY BOWES GLOBAL FINANCIAL SRVCS LLC							
DFT0014103	03/11/2025	2296-021125	02/11/2025	POSTAGE REFILL	100-51-5720	Postage	1,541.99
Vendor 1318 - PITNEY BOWES GLOBAL FINANCIAL SRVCS LLC Total:							1,541.99
Grand Total:							1,541.99

Report Summary

Fund Summary		Payment Amount
Fund		
100 - General Fund		<u>1,541.99</u>
Grand Total:		1,541.99

Account Summary		Payment Amount
Account Number	Account Name	
100-51-5720	Postage	<u>1,541.99</u>
Grand Total:		1,541.99

Project Account Summary		Payment Amount
Project Account Key		
None		<u>1,541.99</u>
Grand Total:		1,541.99

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 3/10/2025 - 3/12/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 0464 - SOUTHERN CALIFORNIA EDISON							
DFT0014091	03/10/2025	9772-022525	02/25/2025	ELECTRIC SERVICE: JAN 2025	100-13001	Accrued Accounts Receivable	11.44
DFT0014091	03/10/2025	9772-022525	02/25/2025	ELECTRIC SERVICE: JAN 2025	100-92-5512	Utility Services	16,162.44
DFT0014091	03/10/2025	9772-022525	02/25/2025	ELECTRIC SERVICE: JAN 2025	100-94-5512	Utility Services	544.54
DFT0014091	03/10/2025	9772-022525	02/25/2025	ELECTRIC SERVICE: JAN 2025	100-95-5510	Electricity	16,855.93
DFT0014091	03/10/2025	9772-022525	02/25/2025	ELECTRIC SERVICE: JAN 2025	100-95-5512	Utility Services	1,414.90
DFT0014091	03/10/2025	9772-022525	02/25/2025	ELECTRIC SERVICE: JAN 2025	260-40-5512	Utility Services	33.36
DFT0014091	03/10/2025	9772-022525	02/25/2025	ELECTRIC SERVICE: JAN 2025	500-40-5512	Utility Services	17,614.19
DFT0014092	03/10/2025	8542-022425	02/24/2025	ELECTRIC SERVICE: FEB 2025	100-94-5512	Utility Services	66.44
DFT0014093	03/12/2025	1222-022825	02/28/2025	ELECTRIC SERVICE: FEB 2025	500-40-5512	Utility Services	2,179.79
DFT0014094	03/12/2025	1820-022725	02/27/2025	ELECTRIC SERVICE: FEB 2025	100-47-5512	Utility Services	2,174.05
DFT0014095	03/12/2025	5614-022825	02/28/2025	ELECTRIC SERVICE: FEB 2025	100-92-5512	Utility Services	4,360.55
Vendor 0464 - SOUTHERN CALIFORNIA EDISON Total:							61,417.63
Grand Total:							61,417.63

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	41,590.29
260 - Lighting and Landscape	33.36
500 - Water Operations Fund	19,793.98
Grand Total:	61,417.63

Account Summary

Account Number	Account Name	Payment Amount
100-13001	Accrued Accounts Recei...	11.44
100-47-5512	Utility Services	2,174.05
100-92-5512	Utility Services	20,522.99
100-94-5512	Utility Services	610.98
100-95-5510	Electricity	16,855.93
100-95-5512	Utility Services	1,414.90
260-40-5512	Utility Services	33.36
500-40-5512	Utility Services	19,793.98
Grand Total:		61,417.63

Project Account Summary

Project Account Key	Payment Amount
None	61,417.63
Grand Total:	61,417.63

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



UBPKT02697 - Refund for Overpayment 104-03242-01

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
104-03242-01		3/25/2025	119757	610.98			610.98	Deposit
Total Refunds: 1			Total Refunded Amount:	610.98				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS / REFUNDS	610.98
Revenue Total:	610.98

General Ledger Distribution

Posting Date: 03/25/2025

	Account Number	Account Name	Posting Amount	IFT
Fund:	500 - Water Operations Fund			
	500-10100	Cash - Combined Fund	-610.98	Yes
	500-13001	Customer Accounts Receivable	<u>610.98</u>	
		500 Total:	<u>0.00</u>	
Fund:	990 - Combined Cash Fund			
	990-10201	Wells Fargo - General Account	-610.98	
	990-24100	Due To Other Funds	<u>610.98</u>	Yes
		990 Total:	<u>0.00</u>	
		Distribution Total:	<u>0.00</u>	



STAFF REPORT

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: AGREEMENT FOR PROFESSIONAL SERVICES - HUMAN HEALTH
ENVIRONMENTAL RISK ASSESSMENT REVIEW SERVICES**

Summary:

The State of California Office of Health Hazard Assessment (OEHHA) is a State agency whose mission is to protect and enhance public health and the environment by scientific evaluation of risks posed by hazardous substances. One of the services offered by OEHHA is the review of Human Health Risk Assessments (HHRA) which are reports prepared under the environmental review process for all development projects. The HHRA uses environmental data collected from the site to estimate the nature, magnitude, and probability of adverse health effects on people who may be exposed to contaminants. The HHRA is used to make decisions regarding the development of a property and if the proposed development is safe for construction workers and the people who will occupy the site. OEHHA offers HHRA services to local governments via professional services agreements. The City's current Service Agreement with OEHHA expires on April 11, 2025, and the City would like to continue the services and therefore must approve a new Agreement. The proposed Agreement term would be for twenty-four months with the allowance to extend the term for an additional twenty-four months. The total compensation for the services shall not exceed \$20,000.

Strategic Plan Goal(s):

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Authorize the City Manager to enter into an Agreement for on-call Professional Services for Human Health/Environmental Risk Assessment Review with OEHHA for a term of twenty-four months with a not-to-exceed total compensation amount of \$20,000.

Fiscal Impact:

Staff recommends a professional services agreement with a not-to-exceed limit of \$20,000. Actual costs will be determined by the volume of human health and environmental risk assessment reviews requested by the City on behalf of developers. The City will apply a 20% administrative fee to partially recover processing expenditures for non-city projects, potentially generating up to \$4,000.

Background and Analysis:

OEHHA is a State agency whose mission is to protect and enhance public health and the environment by scientific evaluation of risks posed by hazardous substances. One of the services offered by OEHHA is the review of Human Health Risk Assessments (HHRA). Recognizing that local government agencies typically do not possess the technical capacity to conduct these reviews in-house, OEHHA offers these services to local governments via professional services agreements.

The HHRA is a process to determine if contaminants detected at a proposed development site are of concern to human health and the environment. The HHRA uses environmental data collected from the site to estimate the nature, magnitude, and probability of adverse health effects on people who may be exposed to contaminants. The HHRA is used to make decisions about the development of a property and if the proposed development is safe for construction workers and the people who will occupy the site.

As part of the City's environmental review process for new development projects, the City determines whether or not a HHRA is required, using the information contained in a Phase I Environmental Site Assessment (ESA) and a Phase II ESA. ESAs are prepared by professional consulting firms on behalf of developers and reviewed by the City's environmental risk consultants. If required, the City's environmental risk consultant approves the proposed work plan, reviews the HHRA, and then forwards the final document to staff for submittal to OEHHA.

The City's current contract with OEHHA expires on April 11, 2025. Subject to City Council approval, the proposed agreement would allow for a 24-month contract and a total compensation amount not-to-exceed \$20,000 (Attachment A).

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

A. Professional Services Agreement with OEHHA

AGREEMENT: CITY OF SIGNAL HILL – OFFICE OF ENVIRONMENTAL HEALTH HAZARD ASSESSMENT

AGREEMENT FOR PROFESSIONAL SERVICES – (ON-CALL) RISK ASSESSMENT

This AGREEMENT is between the City of Signal Hill, (hereinafter referred to as "the City"), and THE STATE OF CALIFORNIA, OFFICE OF ENVIRONMENTAL HEALTH HAZARD ASSESSMENT (OEHHA) (hereinafter referred to as the "CONTRACTOR"). This AGREEMENT is effective upon the approval signature dates of the CITY and Contractor whichever date is the later.

I. RECITALS

WHEREAS, the CITY desires technical assistance in risk assessment for the residents of the CITY by contracting with CONTRACTOR; and

WHEREAS, the CITY AND CONTRACTOR desire cooperation and coordination in implementing joint responsibilities towards risk management; and

WHEREAS, CONTRACTOR is prepared to provide such services in the terms and conditions set forth in this AGREEMENT and attachments which are part of this AGREEMENT; and

WHEREAS, the CITY and CONTRACTOR desire to enter into this AGREEMENT on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the CITY and CONTRACTOR agree as follows:

II. TERMS AND CONDITIONS

A. MISSION. The CITY hereby retains the CONTRACTOR and the CONTRACTOR hereby accepts such responsibility as described herein.

B. TERM. The term of this AGREEMENT shall commence on April 11, 2025 and shall continue in effect until the services provided for herein have been performed or until twenty-four (24) months from April 11, 2025, whichever occurs sooner, unless this AGREEMENT is sooner terminated as provided for hereinafter. Services shall be undertaken and completed in such a sequence as to assure their effectiveness in implementing this AGREEMENT. This AGREEMENT may be amended for a period not to exceed an additional 24 months, upon written agreement between the parties, provided the funds allocated herein have not been exhausted.

C. CONTRACTOR RESPONSIBILITIES. The CONTRACTOR'S services shall include the professional services as detailed in EXHIBIT A.

D. COMPENSATION. The compensation for the services as outlined in EXHIBIT A shall not exceed \$20,000. CONTRACTOR will submit monthly invoices for work actually performed to the CITY at the rates set forth in EXHIBIT B.

All invoices should be accompanied by documentation setting forth in detailed description of the services rendered. The CITY shall make payment within 30 days of receipt of invoice. Invoices shall be sent to:

*Community Development
Attn: Colleen T. Doan
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
And email to pthorne@cityofsignalhill.org*

When payment by the CITY is deemed delinquent, CONTRACTOR may follow collection procedures in accordance with the Accounts Receivable Management Act as provided in Government Code Sections 16580-16586.

E. REIMBURSABLE EXPENSES. The CONTRACTOR shall bill the CITY for reimbursable expenses including mass production photocopying, photographs and slides, mileage, messenger service, parking and long-distance phone calls.

F. OWNERSHIP OF DOCUMENTS. All studies, papers, files, drawings, contracts, reports and other such documents prepared or developed in accordance with this AGREEMENT by the CONTRACTOR shall remain the property of the CITY.

G. INDEPENDENT CONTRACTOR. The CONTRACTOR shall perform the work as provided herein as an independent contractor and shall not be considered an employee of the CITY or under CITY supervision or control. This AGREEMENT is by and between the CONTRACTOR and the CITY, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or associate, between the CITY and the CONTRACTOR.

H. INDEMNIFICATION. ***(Note: Non-negotiable term and condition. Failure to accept Item H as stated below will require OEHHA to withdraw offer of services.)*** The CONTRACTOR agrees to indemnify, defend and save harmless the CITY, its agents, officers and employees only from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever including, but not limited to, bodily injury, death, personal injury, or property damage arising from or directly connected with CONTRACTOR'S

review of the assessment of human health and/or environmental risks at the Site which services are more particularly described in Exhibit A.

I. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONTRACTOR whose name is as appears first above written and said CONTRACTOR shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONTRACTOR from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.

J. INSURANCE. (Note: Non-negotiable term and condition. Failure to accept Item J as stated below will require OEHHA to withdraw offer of services). CITY agrees to accept evidence of self-insurance from CONTRACTOR for all lines of insurance, including General Liability and Workers' Compensation Insurance. The CONTRACTOR shall provide the CITY with satisfactory evidence of self-insurance coverage upon the CITY's request.

Workers' Compensation. The CONTRACTOR agrees to maintain at its expense, during the term of this AGREEMENT, all necessary insurance for its employees engaged in the performance of this AGREEMENT, including, but not limited to, Workers' Compensation insurance, and to provide the CITY with satisfactory evidence of such insurance coverage upon the CITY's request.

Failure on the part of the CONTRACTOR to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

K. NON-DISCRIMINATION. The CONTRACTOR agrees that no person shall be excluded from employment in the performance of this AGREEMENT on the grounds of race, creed, color, sex, age, marital status, or place of national origin. In this connection, the CONTRACTOR agrees to comply with all County, State and Federal laws relating to equal employment opportunity rights.

L. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.

M. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal

representative drafted such provision, but this AGREEMENT is to be construed as if both parties drafted it hereto.

N. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other AGREEMENTS, either oral or in writing, between the parties hereto with respect to the retention of CONTRACTOR by the CITY and contains all the covenants and AGREEMENTS between the parties with respect to such retention.

O. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated at the sole discretion of either party by giving written notice at least thirty days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONTRACTOR under this AGREEMENT shall, at the option of the CITY, become its property and the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONTRACTOR, and the CITY may withhold any payments to the CONTRACTOR for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONTRACTOR is determined.

Q. CHANGES. The CITY or the CONTRACTOR may request changes in the scope of the services of the CONTRACTOR to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONTRACTOR'S compensation, which are mutually agreed upon by and between the CITY and the CONTRACTOR, shall be incorporated in written amendments to this AGREEMENT.

R. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT.

S. PROPOSAL. EXHIBIT A and EXHIBIT B, as well as any and all addenda or additions mutually agreed upon in writing by both parties herein, are incorporated by reference to this AGREEMENT.

III. NOTICES

Notices herein shall be presented in person or by certified or registered U.S. Mail, as follows:

To the CONTRACTOR:

Deputy Director
Administrative Services Division

Office of Environmental Health Hazard
Assessment
1001 I Street
P.O. Box 4010, MS 12B
Sacramento, CA 95812-
4010

To the CITY:

Carlo Tomaino, *City Manager*
City of Signal Hill
2175 Cherry Ave.
Signal Hill, CA 90755

IN WITNESS HEREOF, the CITY and CONTRACTOR have executed
this AGREEMENT as of the date first herein above set forth.

CITY OF SIGNAL HILL

STATE OF CALIFORNIA

Carlo Tomaino
City Manager

MIKE GYURICS
Deputy Director,
Administrative Services Division

Date: _____

Date: _____

Approved as to form:

Matthew E. Richardson
City Attorney

Date: _____

EXHIBIT A STATEMENT OF WORK

1. The Office of Environmental Health Hazard Assessment (hereinafter referred to as "OEHHA") hereby enters into an AGREEMENT with the CITY to review the assessment of human health and/or environmental risks under the oversight of the CITY and/or the Los Angeles County Regional Water Quality Control Board hereinafter referred to as "AUTHORITY".
2. The Project Representatives during the term of this AGREEMENT will be:

City of Signal Hill	Office of Environmental Health Hazard Assessment
<i>Attention:</i> Colleen T. Doan	Attention: Meng Sun
<i>Address:</i> 2175 Cherry Ave., Signal Hill, CA 90755	Address: 1001 I Street P.O. Box 4010, MS 12B Sacramento, CA 95812
<i>Phone:</i> (562) 989-7340	Phone: (916) 327-7327
<i>E-Mail:</i> cdoan@cityofsignalhill.org	E-Mail: meng.sun@oehha.ca.gov

The parties may change their respective Project Representative upon providing ten (10) days written notice to the other party.

3. The Project Administrative Contacts during the term of this AGREEMENT will be:

City of Signal Hill	Office of Environmental Health Hazard Assessment
<i>Attention:</i> Colleen T. Doan	Attention: Brian Brown
<i>Address:</i> 2175 Cherry Ave., Signal Hill, CA 90755	Address: 1515 Clay St., 16 th Fl. Oakland, CA 94612
<i>Phone:</i> (562) 989-7340	Phone: (510) 622-3193
<i>E-Mail:</i> cdoan@cityofsignalhill.org	E-Mail: brian.brown@oehha.ca.gov

The Project Administrative Contacts are responsible for executing tasks as outlined in the "Work to be Performed". All inquiries regarding work to be performed should be directed to the Project Administrative Contacts.

4. The Contract Representatives during the term of this AGREEMENT will be:

City of Signal Hill	Office of Environmental Health Hazard Assessment
<i>Attention:</i> Colleen T. Doan	<i>Attention:</i> Cindy Vang
<i>Address:</i> 2175 Cherry Ave., Signal Hill, CA 90755	<i>Address:</i> 1001 I Street P.O. Box 4010, MS 12B Sacramento, CA 95812
<i>Phone:</i> (562) 989-7340	<i>Phone:</i> (916) 327-8357
<i>E-Mail:</i> cdoan@cityofsignalhill.org	<i>E-Mail:</i> cindy.vang@oehha.ca.gov

B. WORK TO BE PERFORMED

1. It is the responsibility of the CITY to:
 - a. Provide a written work request to OEHHA containing:
 - 1) Description of the site, name/title, location/street address.
 - 2) Site project number, if applicable.
 - 3) Description of the type of review services requested including travel, conference calls, and meeting attendance, as needed.
 - 4) Work timetable and/or requested completion date.
 - 5) The name, title, telephone number, e-mail address and mailing address of the CITY Project Manager.
 - 6) If applicable, the name, title, telephone number, e-mail address and mailing address of a designated AUTHORITY project manager.
 - 7) A listing of documents to be reviewed together with the documents themselves. All documents submitted to OEHHA will be accompanied by a work request.
 - b. Submit a work request to the OEHHA Project Administrative Contact for each site and/or document for program assignment and cost estimation.
 - c. Serve as liaison between the OEHHA and CITY and will oversee and coordinate all work activities.
 - d. Compensate OEHHA in accordance with the OEHHA Air and Site Assessment and Climate Indicator Branch Schedule of Hourly Rates (EXHIBIT B) for work request estimates, work performed and necessary travel expenses and per diem.
2. As specified in the work request submitted by the CITY Project Representative, it is the responsibility of OEHHA to perform the following services when requested:

- a. Assist the CITY staff in planning and coordinating meetings with responsible parties (RP) and/or their consultants. Provide information necessary to develop risk assessments for specific cleanup sites as listed in the work request.
- b. Evaluate the appropriateness of the proposed conceptual site model and/or other aspects of the risk assessment.
- c. Review risk assessments submitted, under cover of a work request, to OEHHA by the CITY Project Representative. OEHHA shall review, evaluate and make written recommendations for revisions to the assessment as submitted to the CITY and AUTHORITY project managers. In the event of subsequent revisions, OEHHA shall review and evaluate any such revisions to provide additional recommendations of the overall assessment documents by the mutually agreed upon completion date stated on the work request.
- d. Provide consultation services to CITY staff, AUTHORITY staff and Responsible Party (RP) and/or consultants on issues concerning human health and/or environmental risks.
- e. When requested, provide expert testimony on and concerning OEHHA's review and consultation on behalf of the CITY and AUTHORITY at council or board hearings and courtroom proceedings. Such expert testimony shall be available during the executed term of this AGREEMENT.
- f. Provide general human health and/or environmental risk assistance and training when specified on a work request.
- g. Send a memorandum providing comment and recommendations to the CITY and AUTHORITY upon completion of the work and within the time frame as specified in the work request.
- h. Record all time and activities spent on the project and provide these records to CITY upon their request.
- i. Prepare invoice(s) to include contract number, work request and/or site reference number, a brief description of work performed, number of hours and costs by position and travel and per diem if applicable. Invoices shall be submitted, in duplicate, not more frequently than monthly in arrears to:

*City of Signal Hill
Attention: Community Development
2175 Cherry Avenue
Signal Hill, CA 90755
Via email to pthorne@cityofsignalhill.org*

EXHIBIT B
OFFICE OF ENVIRONMENTAL HEALTH HAZARD ASSESSMENT
AIR AND SITE ASSESSMENT AND CLIMATE INDICATOR BRANCH (ASACIB)
SCHEDULE OF HOURLY RATES

For the period covering April 11, 2025 – June 30, 2025

Position	Hourly Rate
Supervising Toxicologist	\$212
Senior Toxicologist	207
Environmental Program Manager (Supervisory)	205
Staff Toxicologist (Specialist)	164
Associate Toxicologist	135
Research Scientist Supervisor I	164
Research Scientist II	135
Research Scientist I	123
Associate Government Program Analyst	113
Staff Services Analyst	76
Office Technician (Typing)	68

For the period covering July 1, 2025 – June 30, 2027

Position	Hourly Rate
Supervising Toxicologist	\$229
Senior Toxicologist	217
Environmental Program Manager (Supervisory)	222
Staff Toxicologist (Specialist)	164
Associate Toxicologist	135
Research Scientist Supervisor I	164
Research Scientist II	135
Research Scientist I	123
Associate Government Program Analyst	113
Staff Services Analyst	91
Office Technician (Typing)	76

The above hourly rates include costs for personnel services, benefits, and indirect/overhead costs. Hourly rates exclude travel and per diem costs.

Annually OEHHA shall compare the Flat Hourly Rate aggregate with actual expenditures as reported by the OEHHA financial system for the preceding 12-month period to determine if any decrease and/or increase by classification should be made. If it is determined that revisions to the Flat Hourly Rate are warranted, OEHHA shall prepare a revised rate schedule and through an amendment of the AGREEMENT, the revised rate schedule shall be attached to and made a part of this AGREEMENT.

Payment for services performed under this agreement shall be based upon: 1) number of hours of consultation; 2) necessary travel time; 3) associated travel and per diem costs incurred.

Any reimbursement of costs for associated travel and per diem shall be at the rates not to exceed those amounts paid to the State's represented employees under collective bargaining agreements currently in effect.



STAFF REPORT

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: BRAD KENNEALLY
ACTING CHIEF OF POLICE**

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: CONTRACT AMENDMENT REGISTER DATED MARCH 25, 2025

Summary:

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- The City Council authorized funds with the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There are two contract amendments for City Council consideration as follows:

1. Phoenix Group Information Systems, Parking Citation Processing/Administration, the proposed second amendment would extend the term through 6/30/25 and increase the contract by \$65,000 for a new not-to-exceed amount of \$189,000.
2. Moore Iacofano Goltsman, Inc. (MIG) requested to extend its contract term, for preparation of updates to the City's General Plan Elements, for one year, to expire on April 26, 2026, with the allowed maximum CPI increase of 3.3%, keeping the total compensation amount of \$250,000. MIG will retain the option to extend its contract term for one additional year.

Strategic Plan Goal(s):

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

3/25/2025

Recommendation:

Authorize the Contract Amendment Register dated March 25, 2025.

Fiscal Impact:

The City Council has authorized funding as part of the adopted Fiscal Year 2024-2025 Operating Budget related to the proposed contract amendments.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachments:

- A. Contract Amendment Register
- B. Phoenix Group Information Systems, Second Amendment
- C. MIG, One-Year Contract Extension Amendment

CONTRACT AMENDMENT REGISTER

Contract No.	Dept.	Service	Vendor	RFP (Y/N) & Council Approval Date	Cooperative Purchasing (Y/N) & Source	Current Term and Expiration Date	Current Not-to-Exceed	Amendment / Change Order No.	Additional Term and Date	Additional Comp & CPI	New Not-to-Exceed	Funding Source	Adopted Budget
TERM AND COMPENSATION													
1	Police Department	Parking Citation Processing/Administration	Phoenix Group Information Systems	4/7/2015	N	5 Years 4/28/2025	\$124,000	2	2 Months 6/30/2025	\$65,000	\$189,000	100-76-5420	Yes
COMPENSATION ONLY													
TERM ONLY													
1	Community Development	General Plan Updates	Moore Iacofano Goltzman, Inc (MIG)	4/26/2022	N	3 Years 4/26/2025	\$250,000	1	12 Months 4/26/2026			100-61-5400	Yes
CHANGE ORDERS													

N/A: Not applicable

CITY OF SIGNAL HILL
SECOND AMENDMENT TO
CONTRACT SERVICES AGREEMENT WITH PHOENIX GROUP INFORMATION SYSTEMS

1. PARTIES AND DATE.

This Second Amendment to Contract Services Agreement for Parking Citation Processing Services ("Second Amendment") is entered into on the 25th day of March, 2025, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 ("City") and **PHOENIX GROUP INFORMATION SYSTEMS**, a California Corporation, with its principal place of business at **2677 N. Main St., Suite 440 Santa Ana, CA 92705** ("Contractor"). City and Contractor are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into that certain Contract Services Agreement on April 7th, 2015, for the provision of certain parking fee and citations services with a term of 5 years and a total Contract Sum not to exceed \$58,000 over the term of the Agreement ("Agreement").

2.2 First Amendment. The Parties entered into the First Amendment to Contract Services Agreement dated April 28th 2020 in order to extend the term of the Agreement to expire on April 28th 2025, and increase the total Contract Sum not to exceed \$124,000 over the term of the Agreement ("First Amendment").

2.3 Second Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement to expire on June 30th, 2025, and increase the compensation by \$65,000, for a total Contract Sum not-to-exceed \$189,000 over the term of the Agreement ("Second Amendment").

3. TERMS.

3.1 Contract Sum. Section 2.1 of the Agreement is hereby amended in its entirety to read as follows:

"Subject to any limitations set forth in this agreement, City agrees to pay Contractors the amounts specified in the "Compensation" schedule attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses shall not exceed **One Hundred Eighty Nine Thousand Dollars (\$189,000)** (the "Contract Sum") unless additional compensation is approved pursuant to Section 1.10."

3.2 Term. Section 3.5 of the Agreement is hereby amended in its entirety to read as follows:

“Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until June 30th 2025.”

3.3 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

****Signatures on following page****

**SIGNATURE PAGE TO CONTRACT SERVICES AGREEMENT WITH
PHOENIX GROUP INFORMATION SYSTEMS**

CITY OF SIGNAL HILL

**PHOENIX GROUP INFORMATION
SYSTEMS**

By: _____
Carlo Tomaino, City Manager

By: _____
Robert Murphy, President
Phoenix Group Information Systems

ATTEST:

By: _____
Daritza Gonzales,
City Clerk

By: _____
Robert Murphy, Secretary
Phoenix Group Information Systems

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

CITY OF SIGNAL HILL

FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT

1. PARTIES AND DATE.

This First Amendment to Professional Consultant Services Agreement ("First Amendment") is made and entered into this ____ day of _____, 20____, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue, Signal Hill, CA 90755("City") and Moore Lacofano Goltsman, Inc. (MIG), a California corporation, with its principal place of business at 800 Hearst Avenue, Berkeley, CA 94710 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into that certain Professional Consultant Services Agreement for the provision of professional consultant services for the preparation of a General Plan Environmental Justice Element and update to the Safety, Environmental Resource Element, Circulation Element and Land Use Element of the City of Signal Hill's General Plan dated April 26, 2022 ("Agreement") with an initial term of 3 years and total compensation not-to-exceed \$250,000 over the term of the Agreement.

2.2 First Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement by one year to expire on April 26, 2026, thereby exercising the first of two optional one-year term extensions authorized under the Agreement and in order to increase the rates of compensation under the Agreement by 3.3%.

3. TERMS.

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

"The term of this Agreement shall be from April 26, 2022 to April 26, 2026, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than one additional one-year term. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines."

3.2 Rates of Compensation. Exhibit "C" of the Agreement is hereby amended in its entirety and replaced in the form of Attachment "1" to this First Amendment, attached hereto and incorporated herein by reference.

3.3 Remaining Provisions. Except as specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

****Signatures on following page****

SIGNATURE PAGE TO

**FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT
BETWEEN CITY OF SIGNAL HILL AND MOORE LACOFANO GOLTSMAN, INC.**

CITY OF SIGNAL HILL

MOORE LACOFANO GOLTSMAN, INC.

By: _____
Carlo Tomaino
City Manager

By: _____
Daniel S. Lacofano, President

ATTEST:

By: _____
Chris Beynon, Treasurer

By: _____
Daritza Gonzalez
City Clerk

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

**ATTACHMENT “1” TO FIRST AMENDMENT TO PROFESSIONAL CONSULTANT
SERVICES AGREEMENT**

**EXHIBIT "C"
COMPENSATION**

Consultant shall receive compensation at the rates set forth below. In no event shall the compensation paid to Consultant exceed Two Hundred Fifty Thousand Dollars (\$250,000) over the term of the Agreement without the advanced written consent of the City Council or City Manager, as applicable.

In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth below may be increased or reduced each year at the time of renewal, but any increase shall not exceed the Consumer Price Index, All Urban Consumers, Los Angeles-Riverside-Orange Counties for the preceding year..

***See detailed rate schedules on following page(s)**

Staff Billing Rates – Urban Planning

STAFF	HOURLY RATE
Principal-in-charge	\$232.50
Project Manager	\$165.25
General Plan Specialist	\$165.25
Project Associate	\$110.60
Senior Planner II	\$196.25
Planning Director	\$201.45
Senior Planner I	\$154.95

Expenses

CATEGORY	BASIS
Commercial travel	Cost + 10%
Automobile travel	Current IRS rate
Lodging/meals	Cost + 10%
Photocopying (A and B sizes)	\$0.10/image
Color copies	\$0.50/image
Commercial report production	Cost + 10%
Noise meter setup	\$50/unit/day
Subcontractors	Cost + 10%
Other (lab, aerial photos, etc.)	Cost + 10%

Staff Billing Rates – Environmental Services

STAFF	HOURLY RATE
Director of Environmental Services	\$206.00
Air Quality and Noise Analyst	\$98.15
Environmental Analyst/Noise Studies	\$154.95
Director of Air Quality, Greenhouse Gases, and Noise Services	\$212.75
Senior Environmental Analyst I	\$129.20
Senior Environmental Analyst II	\$170.45

Expenses

CATEGORY	BASIS
Commercial travel	Cost + 10%
Automobile travel	Current IRS rate
Lodging/meals	Cost + 10%
Photocopying (A and B sizes)	\$0.10/image
Color copies	\$0.50/image
Commercial report production	Cost + 10%
Noise meter setup	\$50/unit/day
Subcontractors	Cost + 10%
Other (lab, aerial photos, etc.)	Cost + 10%



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: SIAMLU COX
DEPUTY ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

SUBJECT: SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of all surplus funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown in the report. The monthly transaction report provides a list of the changes in investments for the prior month.

Strategic Goal(s):

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

Recommendation:

Receive and file.

Fiscal Impact:

No fiscal impact is associated with the recommended action.

Background:

The Schedule of Investments, dated February 28, 2025, shows the distribution of the City and its former Redevelopment Agency's invested surplus funds and the annualized interest for each investment listed. Also provided is the monthly transaction report detailing changes within the investment account.

Analysis:

3/25/2025

In accordance with California Government Code Section 53646, all listed investments comply with the City's adopted Investment Policy. Funds are available to meet anticipated expenditure requirements for the next six months.

Attachments:

- A. Investment Transaction Report
- B. Schedule of Investments

Investments Transaction Report

2/28/25

Total Investments Beginning Balance (PAR Value):	108,178,297.33
Receipts	
Interest	173,644.36
Transfer To LAIF from Checking	-
Transfer To CAMP from Checking	2,620,000.00
Transfer To CLASS from Checking	-
Bond Contributions to Fiscal Agent	-
Investment Purchases	-
Money Market	750,000.00
Total Receipts	3,543,644.36
Disbursements	
Transfer To Checking from LAIF	(167,000.00)
Transfer To Checking from CAMP	-
Transfer To Checking from CLASS	-
Bond Debt Service Payments by Fiscal Agent	-
Bond Draw Down from Fiscal Agent	-
Investment Maturities/Calls	(750,000.00)
Money Market	-
Total Disbursements	(917,000.00)
Total Investments Ending Balance (PAR Value):	110,804,941.69

Schedule of Investments
(Includes City of Signal Hill and Signal Hill Redevelopment Agency)
February 28, 2025

Investment	CUSIP #	PURCHASE Date	MATURITY Date*	COUPON	YIELD@	V A L U E				Annual Projected Interest
Local Agency Investment Fund (LAIF):										
City of Signal Hill		Various	Demand	N/A	4.330%	41,531,439.17	41,531,439.17	41,531,439.17	1,779,780.58	
Successor Agency		Various	Demand	N/A	4.330%	523,277.88	523,277.88	523,277.88	22,186.13	
					Subtotal	42,054,717.05	42,054,717.05	42,054,717.05	1,801,966.71	
California Asset Management Program (CAMP):										
a City of Signal Hill		Various	Demand	N/A	4.510%	14,707,266.11	14,707,266.11	14,707,266.11	601,498.13	
					Subtotal	14,707,266.11	14,707,266.11	14,707,266.11	601,498.13	
California Cooperative Liquid Assets Securities System (California CLASS):										
a City of Signal Hill		Various	Demand	N/A	4.413%	5,860,424.42	5,860,424.42	5,860,424.42	215,097.78	
					Subtotal	5,860,424.42	5,860,424.42	5,860,424.42	215,097.78	
Government Securities:										
FREDDIE MAC (FHLMC)	3134GWWM4	10/13/2020	3/28/2025	0.450%	0.381%	500,000.00	500,000.00	498,666.25	2,250.00	
FREDDIE MAC (FHLMC)	3134GWXE1	10/13/2020	6/30/2025	0.500%	0.396%	500,000.00	500,000.00	493,668.16	2,500.00	
FEDERAL FARM CREDIT BANK	3133EMB0J	9/29/2020	9/29/2025	0.530%	0.530%	1,000,000.00	1,000,000.00	978,838.88	5,300.00	
FANNIE MAE	3135G0G63	8/7/2023	11/7/2025	0.500%	4.720%	500,000.00	500,000.00	487,643.56	2,500.00	
INTL FINANCE CORP (IFC)	45950VSG2	8/8/2023	1/7/2026	4.550%	4.890%	500,000.00	500,000.00	500,526.27	22,750.00	
FREDDIE MAC (FHLMC)	3130AKZ25	2/26/2021	2/26/2026	0.650%	0.750%	500,000.00	500,000.00	483,159.48	3,250.00	
FEDERAL HOME LOAN BANK	3130AXB31	4/3/2024	3/13/2026	4.875%	4.677%	500,000.00	500,000.00	503,579.46	24,375.00	
FEDERAL HOME LOAN BANK	3130APJX4	10/29/2021	4/29/2026	1.100%	1.100%	500,000.00	500,000.00	482,453.38	5,500.00	
INTER-AMERICAN DEVEL BANK (IADB)	4581X0E0K	7/6/2023	5/15/2026	4.500%	4.840%	500,000.00	500,000.00	502,016.87	22,500.00	
FEDERAL HOME LOAN BANK	3130AJJH0	10/11/2021	5/19/2026	0.920%	0.985%	500,000.00	500,000.00	480,620.40	4,600.00	
FEDERAL HOME LOAN BANK	3130ANSV3	9/16/2021	6/16/2026	0.800%	0.730%	500,000.00	500,000.00	479,236.51	4,000.00	
FEDERAL FARM CREDIT BANK	3133EM377	9/1/2021	9/1/2026	0.870%	0.810%	500,000.00	500,000.00	476,558.40	4,350.00	
FEDERAL HOME LOAN BANK	3130APAN2	10/18/2021	9/30/2026	0.950%	1.054%	500,000.00	500,000.00	476,010.17	4,750.00	
FEDERAL HOME LOAN BANK	3130APCD5	10/21/2021	10/21/2026	1.000%	1.000%	500,000.00	500,000.00	475,673.24	5,000.00	
FEDERAL HOME LOAN BANK	3130APHT5	10/26/2021	10/26/2026	1.200%	1.210%	500,000.00	500,000.00	476,845.20	6,000.00	
FEDERAL HOME LOAN BANK	3130APXM2	12/15/2021	12/15/2026	1.500%	1.500%	500,000.00	500,000.00	476,572.96	7,500.00	
FEDERAL HOME LOAN BANK	3130AQHB2	1/27/2022	1/27/2027	1.500%	1.500%	500,000.00	500,000.00	476,070.28	7,500.00	
FEDERAL HOME LOAN BANK	3130AQHS5	1/28/2022	1/28/2027	1.700%	1.700%	500,000.00	500,000.00	477,853.75	8,500.00	
FEDERAL HOME LOAN BANK	3130ALSAB	2/25/2022	2/25/2027	0.900%	0.900%	500,000.00	500,000.00	469,835.13	4,500.00	
INTER-AMERICAN DEVEL BANK (IADB)	45818WED4	10/7/2022	6/10/2027	2.980%	4.080%	500,000.00	500,000.00	486,773.74	14,900.00	
FEDERAL HOME LOAN BANK	3130AT4T1	9/22/2022	9/22/2027	4.000%	4.000%	500,000.00	500,000.00	499,644.76	20,000.00	
INTER-AMERICAN DEVEL BANK (IADB)	4581X0EH7	2/7/2023	11/12/2028	4.000%	3.690%	500,000.00	500,000.00	498,982.51	20,000.00	
INTL BK RECON & DEVELOPMENT (IBRD)	45906M3RD	2/7/2023	2/3/2028	3.625%	3.660%	500,000.00	500,000.00	493,926.63	18,125.00	
FEDERAL FARM CREDIT BANK	3133EPJDB	5/8/2023	5/9/2028	3.600%	3.504%	500,000.00	500,000.00	492,976.26	18,000.00	
INTL BK RECON & DEVELOPMENT (IBRD)	45906MAE8	6/26/2023	6/26/2028	4.500%	4.500%	500,000.00	500,000.00	500,091.38	22,500.00	
INTL BK RECON & DEVELOPMENT (IBRD)	459058KT9	8/8/2023	7/12/2028	3.500%	4.269%	500,000.00	500,000.00	490,719.57	17,500.00	
INTL FINANCE CORP (IFC)	45950VSM9	12/12/2023	11/27/2028	4.500%	4.284%	500,000.00	500,000.00	507,730.26	22,500.00	
INTER-AMERICAN DEVEL BANK (IADB)	45818WEW2	9/16/2024	1/11/2029	4.010%	3.985%	500,000.00	500,000.00	497,111.87	20,500.00	
FEDERAL FARM CREDIT BANK	3133EP3B9	2/15/2024	2/13/2029	4.125%	4.210%	500,000.00	500,000.00	500,200.34	20,625.00	
FEDERAL HOME LOAN BANK	3130AVBD3	4/16/2024	3/9/2029	4.500%	4.660%	500,000.00	500,000.00	508,430.84	22,500.00	
INTL FINANCE CORP (IFC)	45950VSZ0	4/2/2024	3/27/2029	4.375%	4.376%	1,000,000.00	1,000,000.00	1,009,872.47	43,750.00	
FEDERAL HOME LOAN BANK	3130B1K55	5/30/2024	5/29/2029	4.780%	4.741%	500,000.00	500,000.00	503,188.89	23,900.00	
INTER-AMERICAN DEVEL BANK (IADB)	45818WVY3	9/16/2024	8/15/2029	3.900%	3.444%	1,000,000.00	1,000,000.00	994,127.11	39,000.00	
FEDERAL HOME LOAN BANK	3130B2NF8	9/18/2024	9/4/2029	4.250%	4.210%	300,000.00	300,000.00	298,236.23	12,750.00	
INTL BK RECON & DEVELOPMENT (IBRD)	459058LN1	10/16/2024	10/16/2029	3.875%	3.942%	1,000,000.00	1,000,000.00	989,298.17	38,750.00	
FANNIE MAE	3135GAX55	10/22/2024	10/22/2029	4.250%	4.205%	500,000.00	500,000.00	496,644.27	21,250.00	
					Subtotal	19,800,000.00	19,800,000.00	19,463,783.65	543,725.00	
Municipal Bonds										
SAN JOSE CA TXBL-SER B	798135F20	10/12/2022	9/1/2027	2.600%	4.600%	500,000.00	500,000.00	481,686.40	13,000.00	
CALIFORNIA STATE UNIV REVENUE	13077DQF2	2/16/2024	11/11/2027	1.361%	4.380%	500,000.00	500,000.00	463,803.10	6,805.00	
CALIFORNIA STATE TXBL VAR CONSTRUCT	13063DC48	4/18/2024	2/1/2028	1.700%	4.829%	500,000.00	500,000.00	466,385.50	8,500.00	
CALIFORNIA STATE TXBL VAR BID GROUP	13063DMB1	4/18/2024	4/1/2029	3.050%	4.768%	1,000,000.00	1,000,000.00	956,152.60	30,500.00	
					Subtotal	2,500,000.00	2,500,000.00	2,368,027.60	58,805.00	
Money Market Funds + (Cash on Hand)										
c Goldman FS Gov 1237	38142Y716	Various	Demand	N/A	4.250%	\$8,248,891.81	8,248,891.81	8,248,891.81	310,145.84	
JPMorgan FedMMF Inst 836	4812A2Z75	Various	Demand	N/A	4.200%	1,557,112.52	1,557,112.52	1,557,112.52	65,027.83	
Wells Fargo Gov 11751	94975PA05	Various	Demand	N/A	4.240%	52,889.46	52,889.46	52,889.46	2,208.65	
					Subtotal	\$9,858,893.79	9,858,893.79	9,858,893.79	377,382.33	
Certificate of Deposit- Negotiable										
FLAGSTAR BANK FSB	33847E3D7	4/29/2020	4/29/2025	1.150%	1.150%	250,000.00	250,000.00	248,666.26	2,875.00	
SYNCHRONY BANK	87165HB41	5/1/2020	5/1/2025	1.050%	1.100%	250,000.00	250,000.00	248,589.11	2,625.00	
STATE BANK INDIA	85626P326	7/10/2020	7/10/2025	0.950%	0.950%	247,000.00	247,000.00	243,989.66	2,346.50	
SALLIE MAE BANK	7954506W0	7/29/2020	7/29/2025	0.650%	0.650%	247,000.00	247,000.00	243,236.18	1,605.50	
MEDALLION BANK UTAH	58404DHQ7	7/30/2020	7/30/2025	0.550%	0.550%	247,000.00	247,000.00	243,131.34	1,358.50	
BARCLAYS BANK	06740KRZ2	8/16/2023	8/16/2025	5.000%	5.000%	250,000.00	250,000.00	251,132.97	12,500.00	
TOYOTA FINANCIAL SGS BK	89235MKF7	8/21/2020	8/21/2025	0.650%	0.650%	247,000.00	247,000.00	242,670.56	1,605.50	
BMW BANK NORTH AMERICA	05580AXF6	9/25/2020	9/25/2025	0.500%	0.500%	250,000.00	250,000.00	244,670.22	1,250.00	
FIRST CHOICE BANK	319461DB2	9/30/2020	9/30/2025	0.400%	0.400%	250,000.00	250,000.00	244,359.72	1,000.00	
PACIFIC WESTERN BANK	69506YSAB	9/30/2020	9/30/2025	0.450%	0.450%	250,000.00	250,000.00	244,476.44	1,125.00	
HIAWATHA NATIONAL BANK	428548AT8	10/9/2020	10/9/2025	0.450%	0.450%	250,000.00	250,000.00	244,212.64	1,125.00	
CITY BANK NATIONAL ASSOCIATION	17312QAD8	10/30/2023	10/30/2025	5.350%	5.350%	250,000.00	250,000.00	251,797.85	13,375.00	
BANKUNITED NA	0606519D3	3/19/2021	3/19/2026	0.800%	0.800%	250,000.00	250,000.00	241,096.66	2,000.00	
UBS BANK USA	90348JN48	6/23/2021	6/23/2026	0.750%	0.750%	247,000.00	247,000.00	235,939.84	1,852.50	
NEW YORK COMMUNITY BANK	649447U20	6/30/2021	7/1/2026	0.700%	0.700%	247,000.00	247,000.00	235,638.13	1,729.00	
GOLDMAN SACHS BANK USA	38149MWX7	7/28/2021	7/28/2026	0.850%	0.850%	250,000.00	250,000.00	238,386.23	2,125.00	
MERIDIAN BANK	58958PJ33	7/28/2021	7/28/2026	0.700%	0.700%	250,000.00	250,000.00	237,779.65	1,750.00	
FIRST NATL BK OF AMERICA	321110YU7	7/30/2021	7/30/2026	0.650%	0.650%	250,000.00	250,000.00	237,750.00	1,500.00	
SAUK VALLEY BANK & TRUST	804375DV2	7/30/2021	7/30/2026	0.650%	0.650%	250,000.00	250,000.00	237,608.47	1,625.00	
AMERICAN NATL BANK MN CD	02769QEW5	11/10/2023	11/10/2026	5.050%	5.050%	250,000.00	250,000.00	253,309.13	12,625.00	
CAPITAL ONE	14042RQG9	11/24/2021	11/24/2026	1.150%	1.150%	250,000.00	250,000.00	237,127.71	2,875.00	
CAPITAL ONE BANK USA	14042TEB8	11/24/2021	11/24/2026	1.150%	1.150%	250,000.00	250,000.00	237,127.71	2,875.00	
BANK HAPOLIM	06251A3M0	1/7/2022	1/7/2027	1.500%	1.500%	250,000.00	250,000.00	237,812.57	3,750.00	
NELNET BANK INC	64034KAJ0	2/2/2022	2/2/2027	1.450%	1.450%	250,000.00	250,000.00	237,137.47	3,625.00	
CFBANK	15721UEW5	2/2/2022	2/17/2027	1.400%	1.400%	250,000.00	250,000.00	236,614.63	3,500.00	
AMERICAN EXPR NATL BK	02589AC42	4/6/2022	4/6/2027	2.650%	2.650%	250,000.00	250,000.00	241,977.06	6,625.00	
4812BWNBQ4	4812BWNBQ4	4/19/2022</								



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

3/25/2025

AGENDA ITEM

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

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of March 11, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL March 11, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chamber on March 11, 2025.

(1) **CALL TO ORDER – 7:03 P.M.**

Mayor Jones called the meeting to order and led the Pledge of Allegiance.

(7) **PLEDGE OF ALLEGIANCE**

(2) **ROLL CALL**

PRESENT: MAYOR KEIR JONES
VICE MAYOR TINA HANSEN
COUNCIL MEMBER ROBERT COPELAND
COUNCIL MEMBER CHARLIE HONEYCUTT

ABSENT: COUNCIL MEMBER LORI WOODS

(9) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA**

Nicole Levin (Los Angeles, CA) from the Sierra Club, Andrea Vega (Los Angeles, CA) from the Food and Water Watch organization, Amy Fung (Pasadena, CA) from Climate Brunch, Signal Hill resident Rosalyn, and Craig Sheldon (Pomona, CA) addressed the City Council and relayed comments from a recent Valentine's Day event in opposition to new oil well permits in the City.

David Steele and Mary Gonzales, Signal Hill residents, addressed the City Council and commented in opposition to new oil well business in the City.

(10) **PRESENTATIONS**

- a. CITY MANAGER CARLO TOMAINO WILL INTRODUCE TINA KNAPP, ASSISTANT CITY CLERK.

City Manager Carlo Tomaino presented agenda item 10a.

(11) CITY MANAGER REPORTS

- a. SCHEDULE FOR APPOINTMENTS TO THE PLANNING COMMISSION, PARKS AND RECREATION COMMISSION, AND CIVIL SERVICE COMMISSION

The City Council approved the proposed recruitment schedule and determined that interviews and appointments will be held at the City Council meeting on April 22, 2025. Staff was directed to prepare and include supplemental questions to the application.

- b. PROPOSED REGULATIONS AMENDING THE CITY'S MUNICIPAL CODE TO ALLOW FOR THE SALE OF FIREWORKS

The City Council discussed various components of allowing the sale of State-approved fireworks in the City and identified a list of questions and concerns that need to be answered/addressed before further evaluating proceeding in this process. The City Council directed staff to obtain additional information and address the questions/concerns posed and return the item to a future City Council meeting for continued discussion.

Rick Poe, John Kelly, and Cassidy Salguero, TNT Fireworks, addressed the City Council and commented on TNT Fireworks' general experience and specific experience facilitating the sale of State-approved fireworks in other municipalities.

Mary Gonzales and Rosalyn, Signal Hill residents, and Craig Sheldon (Pomona, CA) and Amy Fung (Pasadena, CA) addressed the City Council opposing the sale of fireworks in the City.

(12) CONSENT CALENDAR

- a. PUBLIC WORKS CONTRACT WITH GENTRY GENERAL ENGINEERING, INCORPORATED FOR THE FISCAL YEAR 2024-2025 SIDEWALK REPAIR PROJECT (PROJECT NO. 90.25007)
- c. RESOLUTION APPROVING A LIST OF PROJECTS FUNDED BY SENATE BILL 1 - THE ROAD REPAIR AND ACCOUNTABILITY ACT FOR FISCAL YEAR 2025-26
- d. RESOLUTION APPROVING A LIST OF PROJECTS TO BE FUNDED BY THE SAFE, CLEAN WATER PROGRAM - MEASURE W FOR FISCAL YEAR 2025-26
- e. WARRANT REGISTER DATED MARCH 11, 2025
- f. APPROVAL OF MEETING MINUTES

Council Member Honeycutt requested that item 12b be pulled from the Consent Calendar.

It was moved by COUNCIL MEMBER HONEYCUTT and seconded by VICE MAYOR HANSEN to approve the balance of the Consent Calendar.

The following vote resulted:

AYES: MAYOR JONES
VICE MAYOR HANSEN
COUNCIL MEMBER COPELAND
COUNCIL MEMBER HONEYCUTT

NOES: NONE

ABSENT: COUNCIL MEMBER WOODS

ABSTAIN: NONE

- b. PUBLIC WORKS CONTRACT WITH PALP, INCORPORATED, DBA EXCEL PAVING COMPANY (EXCEL PAVING) FOR THE CALIFORNIA AVENUE IMPROVEMENTS PROJECT

Staff provided a brief overview of item 12b in response to Council Member Honeycutt's interest in public awareness for the value of the Contract.

It was moved by COUNCIL MEMBER HONEYCUTT and seconded by COUNCIL MEMBER COPELAND to approve item 12b.

The following vote resulted:

AYES: MAYOR JONES
VICE MAYOR HANSEN
COUNCIL MEMBER COPELAND
COUNCIL MEMBER HONEYCUTT

NOES: NONE

ABSENT: COUNCIL MEMBER WOODS

ABSTAIN: NONE

(13) COUNCIL AGENDA--NEW BUSINESS

Council Member Honeycutt thanked the Signal Hill Police Department for their involvement in today's senior bingo event.

Vice Mayor Hansen asked that information be prepared for the public regarding the framework and regulatory requirements regarding oil activity in the City.

Mayor Jones expressed his deep care and concern for the well-being of the City and its residents. Mayor Jones also welcomed Knead Donuts & Tea to the City.

Council Members Copeland and Honeycutt agreed with Mayor Jones' comments regarding the City Council's care and concern for the City and its residents, and reminded all of the efforts that have been made to improve and ensure the City is a livable community.

(14) ADJOURNMENT

It was moved by COUNCIL MEMBER COPELAND and seconded by VICE MAYOR HANSEN to adjourn tonight's meeting to the next regular meeting of the City Council on March 25, 2025 at 7:00 p.m.

MAYOR JONES adjourned the meeting at 8:35 p.m.

KEIR JONES
MAYOR

Attest:

DARITZA GONZALEZ
CITY CLERK