

CITY COUNCIL

Updates on OSA: Signal Hill's efforts to massively reshape its downtown

Samantha Diaz
Managing Editor

Signal Hill made progress on several elements of its downtown revitalization plan, known as the Opportunity Study Areas (OSAs), at Tuesday night's city council meeting.

The moves are meant to get the OSAs from "conceptual planning to development-ready conditions" and included:

- Preparing for zoning changes to existing buildings and corridors
- Issuing a Request For Proposals for the CEQA (California Environmental Quality Act) documents for environmental review
- Developing an economic plan for infrastructure investments
- Engaging in discussions on proposed branding opportunities

In late March, the city council approved the Economic Analysis for the OSA to guide reinvestment and the layout of the new downtown, with areas focusing on retail, hotels, residential and office and industrial.

PlaceWorks, a California-based planning and design firm that conducted the economic analysis, is still assisting the City with the next steps, such as choosing a name and exact location for the main gathering space. A primary goal of the framework is to attract investment



Richard H. Grant | Signal Tribune

The intersection at Willow Street and Cherry Avenue, as seen from above on Sept. 14, 2021.

and development from outside parties by making the areas an attractive location for investors.

Signal Hill's revitalized areas will undergo zoning overlays, meaning the existing buildings will not see zoning changes or have to vacate, but they will receive additional allowances for what can exist within

a building or lot. However, lots or buildings operating using a conditional use permit can be refined.

The overlay zones will also add requirements like building height, open space, setbacks, parking and more and will require buffers for residential uses.

Three zones have been identified

to guide development:

- Community Core (mixed-use)
- Innovation and Enterprise
- Workshop, Studio and Entertainment

Community Core

The Community Core zone will have a combination of uses, including residential, retail and office uses

"within a cohesive development framework" using both vertical and horizontal layouts from Atlantic Avenue to Temple Avenue. Community Core zones are proposed in every block of the project.

Vertical mixed-use is when multiple buildings serve multiple uses. Horizontal is when a building is, for example, retail on the bottom floor and residential on the top floors. The plan envisions these spaces being used for things like shops, cafes and services that offer street level engagements and walkability.

Innovation and Enterprise

The Innovation and Enterprise zone is for "cutting-edge industries and forward-thinking ventures" such as incubators, aerospace firms, research and development labs, light industrial operations, creative office spaces and technology-driven businesses, as well as medical uses like an urgent care or niche medical office. This space is most concentrated between Atlantic Avenue and California Avenue.

Workshop, Studio and Entertainment

The Workshop and Studio zone is also for a mix of uses, including restaurants, small-scale breweries, small venue event spaces and other recreational activities, "creating a dynamic environment where industry and leisure coexist." This zone is between Cherry Avenue and

see SIGNAL HILL OSA page 7

UTILITIES

Well, well, well

Samantha Diaz & Samuel Chacko
Managing Editor | Photojournalist

Signal Hill officials gathered on Oct. 23 for a celebration bursting with new opportunities, as the city's newest water well spouted out its first of many gallons.

Water Well No. 10, which can pump 1,100 gallons of water per minute, will allow the City to expand its ground water supply capacity, meaning the water Signal Hill pumps and keeps within the city. The more ground water supplies a city has, the less it has to purchase from outside sources. This is especially important during summer months, when water demand is at its peak.

Mayor Keir Jones called the well "a step towards longterm, sustainable living."

The Mayor was joined by the Signal Hill City Council, City Manager Carlo Tomaino and various Public Works members to witness the first gush of water entering the well, which is more than three football fields deep.

see WATER WELL NO. 10 page 7



Samuel Chacko | Signal Tribune

(From left to right) Well No. 10 spurs out water as Councilmember Lori Woods, Signal Hill Mayor Keir Jones, Councilmember Charlie Honeycutt and Vice Mayor Tina Hansen watch in a distance on Oct. 23, 2025.



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VETERANS

Long Beach Veterans Day celebration returns to Houghton Park on Nov. 8

Staff Report

Signal Tribune

Long Beach veterans will be recognized and connected to resources as the annual Veterans Day Celebration returns to Houghton Park on Nov. 8.



Richard H. Grant | Signal Tribune

A World War II-era fighter plane does a quick flyover of Houghton Park during the events of the Long Beach Veterans Day celebration on Nov. 12, 2022.

The event will take place from noon to 4 p.m. and is organized by the City in partnership with the Office of Veterans Support, City's Veterans Commission and Veterans Day Committee. The Veterans Day celebration is a family-friendly event honoring veterans and active United States military members.

The celebration will include a flagship veterans recognition ceremony along with a community resources fair with more than 25 participating organizations. There will also be live entertainment, food trucks, a beer garden, a kids' zone, a bootcamp-style obstacle course and flyovers with historic aircraft. In addition, the City's Health Department will offer flu shots.

"Veterans Day serves as a reminder that our freedoms were secured through courage, sacrifice and service," said Mayor Rex Richardson in a public statement. "As we gather at Houghton Park to honor our veterans and active military servicemembers, we celebrate not only their bravery but the enduring spirit of community that unites our city."

The ceremony will recognize the following individuals and organizations demonstrating outstanding

service to the veteran community:

- Gus Orozco, "2025 Veterans Day Celebration Grand Marshal"
- American Gold Star Manor Long Beach, "Outstanding Community Organization"
- Ryan Antes, "Outstanding Volunteer"
- Skip Keesal, "In Memoriam"

Music performances will feature The Satin Dollz with songs and dances recalling the '40s Big Band Swing Era, and the tribute band Knyght Ryder bringing '80s and '90s rock.

"Veterans remind us what service truly means," said Ninth District Councilmember Dr. Joni Ricks-Oddie in a public statement. "Here in North Long Beach, we're proud to have so many veterans who continue to serve and strengthen our community. Their courage and commitment to something greater than themselves reflect the best of who we are, and it's an honor to celebrate them today."



Richard H. Grant | Signal Tribune

Attendees of the Long Beach Veterans Day celebration dance to the band Knyght Ryder at Houghton Park on November 12, 2022.

The complete schedule of events are as follows:

- 12:30 p.m. – Veterans recognition ceremony, historic aircraft flyovers and presentation of colors by Cabrillo High School's NJROTC color guard
- 1:15 p.m. – The Satin Dollz live musical performance
- 2:30 p.m. – Knyght Ryder live musical performance
- All Day – DJ sets and emcee by Mr. Quick

To learn more about the event, visit longbeach.gov/veteransday.

CULTURE



Richard H. Grant | Signal Tribune

Dancers from Ballet Folklórico Nueva Antequera perform a folk dance at the Museum of Latin American Art during the Día de los Muertos celebration on Oct. 29, 2023.

10 events to celebrate Día de los Muertos in Long Beach

Angela Osorio

Reporter

After the cancellation of Long Beach's annual Día de los Muertos parade due to fears of immigration enforcement, small businesses and large organizations alike are working double time to keep the Día de los Muertos spirit alive.

The Mexican holiday honoring deceased loved ones, typically running from Oct. 31 to Nov. 2, is a centuries-old tradition centered on family, culture, celebration and a reunion with beloved souls.

From mariachi performances and community ofrendas (altars) to painting and craft-making, here are 10 ways you can honor your loved ones and celebrate Day of the Dead in Long Beach.

All events on this list are free to attend unless stated otherwise.

Saturday, Nov. 1**Death Cafe and Group Reading**

When: 7 p.m. to 9:30 p.m.
Where: Cooper Arms Building – 455 E. Ocean Boulevard
Price: \$44

Details: Tune in for a safe discussion on death with organizers Pam Chotswatdi and Angela Lockhart from Cardomom Path and a group reading with medium Lisa Mercier.

Cardomom Path is a group of end-of-life professionals and doulas dedicated to assisting in transitions to death, guiding others through grief and educating the community on end-of-life planning, care options and more.

Tickets are available for purchase online. Snacks and refreshments will be provided.

Día de los Muertos with Long Beach Heritage

When: 12:30 p.m. to 4:30 p.m.
Where: Bembridge House – 953 N. Park Circle

Details: Bring a photo of a loved one and join the community for a Día de los Muertos celebration at the Bembridge House, organized by Long Beach Heritage and Councilmember Mary Zendejas.

Frames will be provided for guests to add their loved one to the community ofrenda, and attendees can enjoy food and other traditional crafts.

Make sure to bring a 4-by-6-inch photo to place on the altar.

Giveaway with Wilmore City Community Association

When: 12:30 p.m. to 2:30 p.m.
Where: Bembridge House – 953

N. Park Circle

Details: Live in Wilmore City? Enter a chance to win a \$30 Grocery Outlet gift card at the Bembridge House, where the Wilmore City Community Association will be giving away 75 gift cards in the holiday spirit.

Día de los Muertos at Roxanne's

When: 6 p.m. to midnight
Where: Roxanne's Bar – 1115 E. Wardlow Road

Details: Enjoy Aztec dance performances, live music, specialty drinks and family-friendly face painting and coloring at the culmination event of this pop-up experience at Roxanne's Bar.

Marie's Tek Tec, a lounge at Roxanne's, has transformed into Marie's de los Muertos for the month of October, offering colorful decorations, candles, evolving ofrendas and six themed cocktails such as "muerto vivo" or "living dead," a blend of aged and dark rum, lime juice, grenadine and more.

Enjoy menu specials at the event, including buy one shot, get one free, to pour one out in honor of a loved one.



Richard H. Grant | Signal Tribune

Julio "Jules" Gutierrez, founder of local pop-up bar Chuntikis, slowly opens the gate to the Marie's Tek Tec bar area of Roxanne's on March 9, 2023.

Día de Los Muertos at Hotel Maya

When: Saturday, Nov. 1 from 5:30 p.m. to 9:30 p.m. and Sunday, Nov. 2 from 11:30 a.m. to 3:30 p.m.
Where: 700 Queensway Drive

Details: Visit Fuego Restaurant at Hotel Maya for a weekend celebration with live music, face painting, tequila tastings, giveaways and a sugar skull contest.

Enjoy performances from "The Night Shift Band" on Saturday and "Mariachi Espectacular" on Sunday.

Make a reservation online.

Sunday, Nov. 2 Día de los Muertos at Alter Ego

When: 6:30 p.m. to 8:30 p.m.
Where: Alter Ego at Fairmont Breakers – 210 E. Ocean Blvd.

Details: Spend your Sunday eve-

ning enjoying craft cocktails and bites for purchase, along with a live performance from Mexican singer La Bella Ruby at the Alter Ego lounge in the Fairmont Breakers hotel.

The event is organized by Fairmont Breakers in partnership with Affluent Hispanic Philanthropies.

Admission is 21+ only. RSVP online.

Story time and alebrije craft at Casita Bookstore

When: 11 a.m.
Where: 1440 E. Fourth St.

Details: Join this local, Latinx-owned bookstore in celebrating Día de los Muertos with a storytime led by educator Xochil Brizuela, founder of XB Spanish and More.

After the storytime, stick around for alebrije craft-making, honoring the mythical Mexican creatures known as spiritual guides who accompany ancestors to the afterlife.

"Charla con cafecito" at Casita Bookstore

When: 5 p.m.
Where: 1440 E. Fourth St.

Details: After the story time and craft-making, return to Casita Bookstore for a talk with author Annette Chavez Macias of "Everything She Never Knew."

The novel, released in September, explores themes of friendship, heartbreak, betrayal and Mexican-American culture.

Day of the Dead Paint & Sip with Morning Dew Grazing

When: 3 p.m.
Where: 235 E. Broadway
Price: \$35

Details: Enjoy a painting session while sipping mocktails, beer and champurrado. Bring a photo of a loved one to add to the community ofrenda and relish in a charcuterie board provided by catering company Morning Dew Grazing.

Tickets are available for purchase online.

Friday, Nov. 7 First Fridays: Celebrating Día de los Muertos

When: 6:30 p.m. to 9:30 p.m.
Where: Bixby Knolls corridor, along Atlantic Avenue

Details: Booked this weekend? Join Bixby Knolls in their annual Día de los Muertos celebration next week as part of their "First Fridays" series.

Enjoy live mariachi music, art stands, shops and entertainment at various businesses, and bring a photo to add to the community ofrenda.



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AROUND TOWN

A WEEKLY LIST OF THINGS TO DO IN LONG BEACH AND SIGNAL HILL

Families can kick-off their weekend with multiple free Halloween-themed events on Friday. Kids can catch a spooky but age-appropriate screening of “Goosebumps” at Burnett Neighborhood Library or visit Mark Twain Neighborhood Library for the Trick-or-Treat Fest, featuring crafts and candy stations. Billie Jean King Main Library will host a Halloween Parade with themed stations, spooky crafts and short movies, while Silverado Park will host a community Halloween Carnival with games, cookie decorating, costume contests and more.

Pet owners in Long Beach have two opportunities this week to help support the health of their furry friends. Sunshine Rabbit Center will host a special session on bladder and urinary health for bunnies, offering tips from a veterinarian on prevention and care for both new and experienced rabbit parents. Meanwhile, Long Beach Animal Care Services will hold a low-cost vaccine clinic for cats and dogs, providing discounted vaccines and microchips to help pets stay healthy and protected.

Young creatives in Long Beach have multiple free events to explore art and STEM this week. Kids can practice watercolor painting at Los Altos Neighborhood Library, experiment with coding and robotics at Mark Twain Neighborhood Library, or explore the artistic process at Billie Jean King Main Library.

31 FRIDAY

KIDS’ MONSTER MATINEE

2:30 p.m. to 4:30 p.m. Kids between the ages of 6 and 12 are invited to celebrate Halloween with an age-appropriate movie at Burnett Neighborhood Library (560

E. Hill St.). Drop by after school to enjoy a screening of “Goosebumps” (rated PG) and light snacks before heading out for trick-or-treating. Costumes are encouraged but not required. Free.

TRICK OR TREAT FEST

3 p.m. to 4:30 p.m. Families are invited to enjoy candy stations, crafts, and festive activities in a safe, fun environment at Mark Twain Neighborhood Library (1401 E. Anaheim St.). Costumes are welcome. Free.

HALLOWEEN PARADE

3 p.m. to 4:30 p.m. Families are invited to celebrate spooky season at Billie Jean King Main Library (200 W. Broadway). Walk through themed stations around the library to collect treats, make a spooky craft and watch short movies. Treat bags will be provided. Costumes are encouraged. Free.

SILVERADO PARK NEIGHBORHOOD HALLOWEEN CARNIVAL

5 p.m. to 8 p.m. Celebrate Halloween with family and neighbors during this community festival at Silverado Park (1545 W. 31st St.), featuring carnival games, crafts, cookie decorating, costume contests, a cake walk and more. Costumes are encouraged. Free.

01 SATURDAY

BEEKEEPING 101

10 a.m. to 11:30 a.m. Learn the basics behind beekeeping in this hands-on beginner class at the Willow Springs Bee Sanctuary (the exact address will be provided after registration). Participants will explore honeybee biology, hive maintenance, essential tools and tips for supporting local pollinators. Protective gear will be provided.

Ticket prices start at \$75 on Locali Seasoned’s website.

DAY OF THE DEAD STORYTIME

Noon. Young children are invited to celebrate Día de los Muertos at Brewitt Neighborhood Library (4036 E. Anaheim St.) with a special storytime featuring songs, stories and activities honoring this cultural tradition. Free.

02 SUNDAY

URBAN FARM WINE TASTING

Noon to 4 p.m. Those 21 and older are invited to enjoy a day of wine tasting at Heritage Farm (1336 Gladys Ave.). Guests can sample a variety of Silva Road wines in a relaxed, scenic setting. Tickets can be purchased for \$35 on Eventbrite.

BARNYARD AFTERNOON

Noon to 4:30 p.m. Families are invited to Rancho Los Alamitos (6400 E. Bixby Hill Road) for a day of crafts, games and barnyard fun in celebration of Día de los Muertos. Guests can explore the historic grounds, meet farm animals and participate in hands-on activities. Two sessions are available, from noon to 2 p.m. and from 2:30 p.m. to 4:30 p.m. Admission costs \$5 per group on the day of the event or \$7.18 on Eventbrite.

03 MONDAY

CONFERENCE ON GREEN ENERGY AND SMART SYSTEMS

9 a.m. to noon. Stakeholders are invited to attend this in-person conference inside the Pyramid at California State University Long



Richard H. Grant | Signal Tribune

The Willow Springs Sanctuary will host a beginner beekeeping class this Saturday from 10 a.m. to 11:30 a.m. Tickets are \$75 on Locali Seasoned’s website.

Beach (E. Atherton St. & Merriam Way), hosted by the IEEE Systems Council Chapter, Coastal Los Angeles Section. Attendees will explore the latest developments in green energy and smart systems through presentations and discussions with experts in science and high-tech fields. Tickets start at \$23.18 on Eventbrite.

04 TUESDAY

WONDER TECH FEST

8 a.m. to 10 p.m. Celebrate technology, innovation and culture at the Long Beach Convention Center (300 East Ocean Blvd.) during this three-day festival organized by Wonder Women Tech. The event features keynote presentations, workshops, live performances, exhibitions and networking opportunities. Tickets start at \$217.25 for in-person general admission and \$86.98 for the virtual summit on Eventbrite. Survivors of the LA wildfires can register for free.

CALIFORNIA NATIVE PLANT SALE

10 a.m. to 1 p.m. The El Dorado Nature Center (7550 E. Spring St.) will begin hosting its annual Native Plant Sale on Tuesdays, Thursdays and Sundays from Nov. 4 to Nov. 25. A wide variety of California native plants will be available for purchase. Proceeds will support the Friends of El Dorado Nature Center. Plants will be sold while supplies last. Prices vary.

05 WEDNESDAY

WATERCOLOR WORKS

3:30 p.m. to 4:30 p.m. Kids ages 6 to 12 are invited to practice watercolor painting at the Los Altos Neighborhood Library (5614 E.

Britton Drive). All materials will be provided. Free.

CSULB MOBILE MAKERS

3:30 p.m. to 5 p.m. Kids in the 3rd to 5th grades are invited to the Mark Twain Neighborhood Library (1401 E. Anaheim St.) to explore science, technology, engineering and math through hands-on projects. This session will focus on coding with Ozobots, allowing participants to design, build and test their own robotic creations. Registration through the City’s online event calendar is required. Free.

06 THURSDAY

ENGLISH CONVERSATION CLUB

4:30 p.m. to 6 p.m. English language learners are invited to an informal gathering to practice English conversations, reading and writing at the Billie Jean King Main Library (200 W. Broadway). Free.

ARTLAB X LONG BEACH MUSEUM OF ART

4:30 p.m. to 6 p.m. Children ages 6 to 12 are invited to explore process-based artmaking at Billie Jean King Main Library (200 W. Broadway) during this drop-in creative program held in collaboration with the Long Beach Museum of Art. Younger children are welcome with a guardian’s supervision. Free.

IS THAT IT?

NOPE!

VISIT US ONLINE AT WWW.SIGNALTRIBUNE.COM FOR MORE EVENTS.

Signal Tribune

MANAGING EDITOR
Samantha Diaz

DESIGN EDITOR
Ryan Hardison

LEGALS COORDINATOR
Katherine Green

STAFF WRITER
Kristen Farrah Naeem

REPORTER
Angela Osorio

PHOTOJOURNALIST
Justin Enriquez

PHOTOJOURNALIST
Jorge Hernandez

PHOTOJOURNALIST
Samuel Chacko

The *Signal Tribune* welcomes letters to the editor, which should be signed, dated and include a phone number to verify authenticity. Letters are due by noon on the Wednesday before desired publication date. The *Signal Tribune* reserves the right to edit letters for grammar, language and space requirements. Letters must be 500 words or fewer. The *Signal Tribune* will publish no more than one “pro” letter and one “con” letter on a particular topic in a single issue. The *Signal Tribune* does not print letters that refer substantially to articles in other publications and might not print those that have recently been printed in other publications or otherwise presented in a public forum. Letters to the editor and commentaries are the opinions of the authors and do not necessarily reflect those of the *Signal Tribune* or its staff. Although the editorial staff will attempt to verify and/or correct information when possible, letters to the editor and commentaries are opinions, and readers should not assume that they are statements of fact. Letter-writers will be identified by their professional titles or affiliations when, and only when, the editorial staff deems it relevant and/or to provide context to the letter. We do not run letters to the editor submitted by individuals who have declared their candidacies for public office in upcoming races. This policy was put in place because, to be fair, if we publish one, we would have to publish all letters submitted by all candidates. The volume would no doubt eliminate space for letters submitted by other readers. Instead, we agree to interview candidates and print stories about political races in an objective manner and offer very reasonable advertising rates for those candidates who wish to purchase ads. **The *Signal Tribune* is published each Friday. Yearly subscriptions are available for \$70.**

1860 Obispo Avenue, Suite F, Signal Hill, CA 90755 (562) 595-7900 www.signaltribune.com newspaper@signaltribune.com



(Left) Members of the Los Cerritos Wetlands Authority are presented a certificate signed by Orange County First District Supervisor Janet Nguyen as they celebrate the groundbreaking of the wetlands restoration project on Oct. 24, 2025. (Right) Residents and officials view renderings of the Southern Los Cerritos Wetlands presented during the groundbreaking ceremony on Oct. 24, 2025. The restoration project will feature a community hub for research and education along with a gathering place for residents.



Shovels and helmets are placed at the Southern Los Cerritos Wetlands groundbreaking ceremony on Oct. 24, 2025.

In Photos: After decades of advocacy, Los Cerritos Wetlands Restoration Project breaks ground

Story & Photos by Jorge Hernandez

Photojournalist



Members of SYRUSA Engineering place puzzle pieces onto a canvas during the groundbreaking of the Southern Los Cerritos Wetlands restoration project on Oct. 24, 2025.

The South Los Cerritos Wetlands Restoration project officially broke ground Friday, Oct. 24, heralding the rehabilitation and future opening of more than 100 acres of land to the public. Members of the Los Cerritos Wetlands Authority (LCWA) board and City and State officials were in attendance to celebrate the launch of the long-awaited open space project. Funders of the project, members of Tribal Advisory Group and wildlife officials were also present for the celebration. Visitors were welcomed with puzzle pieces to place onto a board showcasing the before and after of the rendered project. LCWA Chair and Councilmember Kristina Duggan called the project a win for open space and education. “This has been a transformational couple of years,” Duggan said. “Thank goodness for the state coastal conservancy and the work that they bring in with two decades of work to get to the first phase of the project.” The first phase of the restoration project will begin with the western part of the wetlands, including the western tidal swamp. This phase will also include the creation of a community hub and gathering place that will provide education, an open space for residents to learn about nature, and access for tribal groups. LCWA boardmember and Seal Beach City Councilmember Joe Kalmick thanked the partners and funders as the project will also allow Seal Beach residents access to the wetlands. “It’s kind of overwhelming to be able to look at this now,” Kalmick said.

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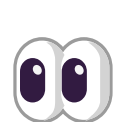
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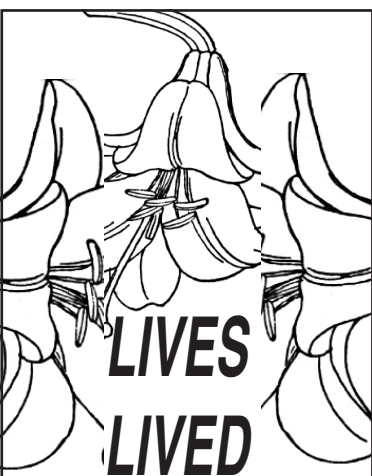
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**Pet of the week:
Gustavo &
Margarita**

Trick or treat, and here's a sweet treat for you! Their names are Gustavo, an orange tabby, and his twin sister, Margarita, a silver tabby. They were sick when they came in, and the staff and volunteers worked their magic and transformed them into wonderful, healthy kittens. Gustavo is the spokesperson for the pair—he purrs no matter who's handling him and plays. He makes sure that his quiet, reserved sister joins in the fun. It would be a horror movie to separate this bonded pair, so to adopt or foster them, email PetAdopt@longbeach.gov to speed the process, or call (562) 570-7387. Better yet, pay a personal visit to our shelter, 7700 E. Spring St., Long Beach (at entrance to El Dorado Park, no parking fee for shelter guests). Say, "Trick or treat! Fill a cat carrier with someone sweet—Margarita (ID#A741511) and Gustavo (ID#A741512)!"

(This rescue is encouraged by the usual suspects.)



- Natalie Flores 29
- Diana Maldonado 76
- Marlin Anderson 50
- Samneang Sat 79
- Nicole Jacquez 41
- Bettyanna Arreguin 81
- Alan Jennings 72
- Kyoung Kim 78
- Roseann Cherney Baker 75
- Mallory Keipp 27

The families were assisted by McKenzie Mortuary. For more details on service dates and times, contact (562) 961-9301

TST7879 Case No. 25VECP00565 ORDER TO SHOW CAUSE FOR CHANGE OF NAME
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, 6230 SYLMAR AVE., VAN NUYS, CA. 91401 PETITION OF: Nicholas Alexander for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Nicholas Alexander has filed a petition with this court for a decree changing names as follows: Present Name: Nicholas Alexander Proposed Name: Nick Alexander 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: December 05, 2025; Time: 8:30a.m., Dept. U, Room: 620. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. October 17, 24, 31 & November 7, 2025 ___/ss//___ Shirley K. Watkins, Judge of the Superior Court Dated: October 14, 2025

TST7880 Case No. STPB11089 NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEVEN ELSEA
1. To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both of STEVEN ELSEA 2. A Petition for Probate has been filed by HENRY FREDERICK RAMEY, JR. in the Superior Court of California, County of Los Angeles. 3. The Petition for Probate requests that HENRY FREDERICK RAMEY, JR. be appointed as personal representative to administer the estate of the decedent. 4. 5. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain and very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. 6. A hearing on the petition will be held in this court as follows: a. NOVEMBER 4, 2025, AT 8:30a.m. in DEPARTMENT 44 b. Stanley Mosk Courthouse 111 North Hill St., Los Angeles, CA 90012. 7. If you object to the granting of the petition, you should appear at the hearing and state your objection or file written objections with the court before the hearing. Your appearance

may be in person or by your attorney. 8. If you are a creditor or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court with the later of either (1) four months from the date of issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. 9. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code Section 1250. A request for Special Notice form is available from the court clerk. HENRY FREDERICK RAMEY, JR. 7101 ROSECRANS AV., #98, PARAMOUNT, CA. 90723 Phone: (909) 678-9348 Signal Tribune Newspaper - October 17, 24, & November 7, 2025

TST7887 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.
NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY
IMPORTANT NOTICE TO PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/26/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
Trustor: William Allen Davis, an unmarried man
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 10/04/2005 as Instrument No. 05 2388743 in book --, page-- and further modified by that certain Modification Agreement recorded on 10/31/2012, as Instrument No. 20121655411 of Official Records in the office of the Recorder of Los Angeles

County, California,
Date of Sale: 12/16/2025 at 11:00 AM
Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766
Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 889,485.05
THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:
All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:
More fully described in said Deed of Trust. Street Address or other common designation of real property: 2119 RIDGEVIEW TERRACE DRIVE, SIGNAL HILL, CA 90806 A.P.N.: 7217-029-007
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 889,485.05.
Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.
The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.
NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.
NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2023-02050-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.
NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able

to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2023-02050-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>
Date: October 23, 2025

Trustee Sale Assistant
**This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e).
Published in the Signal Tribune: October 31, November 7 & 14, 2025

TST7896 / 2025 244307 FICTITIOUS BUSINESS NAME STATEMENT
The following person is doing business as: EHS CONSULTING, 638 W 36TH ST, LONG BEACH, CA. 90806. County: LOS ANGELES. Registrant: RAMI DOUEIRI, 638 W 36TH ST, LONG BEACH, CA. 90806. State of Incorporation/Organization: N/A. This business is conducted by: an Individual. I declare that all information in this statement is true and correct. Signed: RAMI DOUEIRI, OWNER. The registrant has not begun to use this fictitious business name. The registrant began using this fictitious business name in N/A. This statement was filed with the county clerk of Los Angeles County on 10/29/2025. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see section 14411 et seq., Business and Professions Code). Pub. The Signal Tribune: October 31 & November 7, 14, 21, 2025.

TST7889 Case No. 25NWCP00497 ORDER TO SHOW CAUSE FOR CHANGE OF NAME
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, NORWALK SUPERIOR COURT, 12720 NORWALK BLVD., NORWALK, CA. 90650 PETITION OF: Linda Nguyen for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Linda Nguyen has filed a petition with this court for a decree changing names as follows: Present Name: Linda Nguyen Proposed Name: Linda Nguyen-Crutchter 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: December 22, 2025; Time: 8:30a.m., Dept. C, Room: 312. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. October 31 & November 7, 14, 21, 2025 ___/ss//___ Lee W. Tsao, Judge of the Superior Court Dated: October 27, 2025

TST7890/Order No: 2718
Auto Lien Sale
On 11/17/2025 at 821 SOUTH MAPLE AVE MONTEBELLO, CA a Lien Sale will be held on a 2018 VOLKS
VIN: 3VWGW17AU9JM265663
STATE: CA LIC: 9LBR008 at 9AM

TST7891/Order No: 4122
Auto Lien Sale
On 11/17/2025 at 7601 S FIGUEROA UNIT E LOS ANGELES, CA a Lien Sale will be held on a 2018 DODGE
VIN: 2C3CDXCT4JH139338
STATE: CA LIC: 9DAW701 at 9AM

TST7892/Order No: 4146
Auto Lien Sale
On 11/17/2025 at 7401 1/2 S MAIN ST LOS ANGELES, CA a Lien Sale will be held on a 2021 TOYOTA
VIN: JTNKHMBX2M1125371
STATE: CA LIC: 8WYX202 at 9AM

TST7893/Order No: 4171
Auto Lien Sale
On 11/17/2025 at 15321 ATLANTIC AVE COMPTON, CA a Lien Sale will be held on a 2021 HONDA
VIN: SHHF7H41MU423521
STATE: CA LIC: 9PKX909 at 9AM

TST7894/Order No: 4174
Auto Lien Sale
On 11/17/2025 at 15321 ATLANTIC AVE COMPTON, CA a Lien Sale will be held on a 2020 MERCEDES-B
VIN: W1KWF6EB8LR593859
STATE: CA LIC: 9TTV269 at 9AM

TST7895/Order No: 4176
Auto Lien Sale
On 11/17/2025 at 15321 ATLANTIC AVE COMPTON, CA a Lien Sale will be held on a 2020 NISSAN
VIN: 5N1AT2MTXLC703261
STATE: CA LIC: 8ZWK918 at 9AM

RETIRED COUPLE HAS \$1MIL TO LEND ON CA. REAL ESTATE*
V.I.P. TRUST DEED COMPANY
Buys T.D.s and Buys/Lends on Partial Interests
OVER 40 YEARS OF FAST FUNDING
Principal (818) 248-0000 Broker
WWW.VIPLAN.COM *Sufficient equity required - no consumer loans
Real Estate License #01041073 CA Department of Real Estate, NMLS #339217
Private Party loans generally have higher interest rates, points & fees than conventional discount loans

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SIGNAL HILL OSA
continued from page 1

Temple Avenue.

Additional Elements

PlaceWorks also presented a path that will go through the entire proposed area, and will be open to bicycles and pedestrians either through a sidewalk or trail.

The path will travel through neighborhoods in the Atlantic Avenue and Willow Street block, along the border of the Sunnyside Cemetery and Willow Springs Park and through neighborhoods along 27th Street, then 28th Street to Temple Avenue. PlaceWorks said they've done outreach with the City of Long Beach to discuss a path along Willow Springs Park.

There is no official name for the soon-to-be revamped areas between Atlantic and Temple Avenues to the east and west and Spring and Willow Streets to the north and south, but the council reviewed three possibilities:

The Place at Signal Hill: "Symbolizes a hometown" and is "everyone's space" to "enjoy life, create memories and live fully."

North of Willow (NOW): "Has a modern vibe that's naturally attractive and locally rooted for authenticity."

Viewpoint: "Honoring the symbolism of the city's name" and is about "a new perspective and vision for the city."

Councilmembers didn't particularly like any of the names, and



Richard H. Grant | Signal Tribune

Road construction at the intersection on Cherry Avenue and East 28th Street contributed to congestion on Cherry Avenue on Sept. 14, 2021.

disagreed on whether "Signal Hill" should be in the name itself, with some councilmembers saying it's redundant and others wanting more city recognition.

The goal of the name is to give Signal Hill a "real sense of self" versus being adjacent to Long Beach, lean into the small town feeling while remaining contemporary and to move away from the connotations of the oil industry.

Next Steps

For the remainder of the year, PlaceWorks and City staff will be working on drafting the overlay standards and their permitted uses,

trying to decide on a name, developing a fiscal analysis of the area and figuring out economic incentives.

In the first half of 2026, the City's goals are to finalize the fiscal analysis, begin the CEQA, develop a traffic study, conduct stakeholder outreach, continue area marketing and evaluate the current infrastructure. Late 2026 will be focused on finalizing the CEQA, adopting the overlays and new zones, continuing area marketing and conducting more stakeholder outreach.

Read the full story online at SigTrib.com.

WATER WELL NO. 10
continued from page 1

The opening of Well 10 will also allow the City to give the other older wells needed maintenance and to rest each well when necessary.

The well will act as a replacement for former Well 8, which serviced the city between 1980 and 2018 before being decommissioned for a loss of pumping capacity and infrastructural issues. Well 10 was designed in 2020, and went under construction between 2021 and 2023. Meanwhile, Well 8 was demolished in early 2021 to make way for the new one, which sits about 20 feet from its predecessor.

Since 2023, Signal Hill has been conducting tests on the site, creating new training materials and submitting documents to the California State Water Resources Board's Department of Drinking water.

With the opening of Well 10, Signal Hill's water supply is poised for "greater self-sufficiency, stable production" and will allow the City



Samuel Chacko | Signal Tribune

After Signal Hill Mayor Keir Jones spoke during the Well No. 10 ribbon cutting ceremony, he, alongside the vice mayor and City officials, make it official by cutting the ribbon by one of the pipes on Oct. 23, 2025.

"to adapt to changing regulations, climate variability, and fortify the infrastructure against future peak

demand stresses," the City said in a public statement.

Staff Reports

Signal Tribune

Election Day closures announced for Long Beach offices and services

Many public offices and services will be closed across Long Beach on Tuesday, Nov. 4, in observance of Election Day.

The City designates the first Tuesday in November as a holiday each year, whether or not local elections are held. However, this year, voters will be heading to the polls to decide the fate of Proposition 50.

Prop. 50 is a ballot measure that would temporarily replace the current congressional-district map drawn by the California Citizens Redistricting Commission with new lines crafted by the state legislature for the 2026, 2028 and 2030 elections. The proposition has been supported by California Governor

Gavin Newsom, and was put forward in response to redistricting efforts in Texas that are widely believed to favor Republican candidates.

Essential services such as fire stations, police front desks, lifeguard stations, and emergency dispatch for gas, water, and sewage issues will remain open and operating as usual.

Although libraries will be closed, residents will still be able to access e-books, audiobooks and other online resources through the Long Beach Public Library's digital catalog, available 24 hours a day online.

Revamped Michelle Obama Neighborhood Library Courtyard opens to the public Nov. 8

Community members are invited to check out the newly renovated Michelle Obama Neighborhood Library Courtyard during the Long



Courtesy of the City of Long Beach

The Michelle Obama Neighborhood Library Courtyard includes a new stage area, shaded seating, interactive pathways and native plantings.

Beach Public Library's (LBPL) free unveiling on Saturday, Nov. 8.

This event will include remarks by Mayor Rex Richardson, Ninth District Councilmember Dr. Joni Ricks-Oddie and representatives from the Department of Library, Arts and Culture, as well as a ceremonial ribbon cutting. Attendees can also enjoy music, light refreshments and a guided walkthrough of

EYE ON CRIME

CRIMES REPORTED BY THE SIGNAL HILL POLICE

Wednesday, October 22

3:21 a.m., Burglary, 2800 block Walnut Ave.
10:55 a.m., Grand theft – motor vehicle, 1500 block E. Spring St.
3:58 p.m., Burglary, 3100 block California Ave.
6:00 p.m., Injury traffic collision, Cherry Ave./E. Burnett St.

Thursday, October 23

12:53 p.m., Burglary, 2300 block Walnut Ave.
3:49 p.m., Petty theft, 2200 block W. Willow St. (citation issued)

Friday, October 24

12:44 a.m., Contact minor with intent; vandalism, 2200 block Temple Ave. (2 suspects arrested)
6:57 a.m., Fire, 1800 block E. Willow St.
12:08 p.m., Elder abuse, 2200 block Legion Dr.

Saturday, October 25

9:16 a.m., Keep the peace, 1900 block St. Louis Ave.

Sunday, October 26

7:07 p.m., Grand theft – motor vehicle, 2400 block Cherry Ave.

Monday, October 27

8:15 a.m., Injury traffic collision, Walnut Ave./E. 28th St.
9:05 a.m., Auto burglary, 1000 block E. Burnett St.
2:30 p.m., Grand theft, 2400 block Cherry Ave.
11:26 p.m., Injury traffic collision, E. Spring St./405 Fwy

Tuesday, October 28

10:57 a.m., Critical missing, 2700 block Walnut Ave.
11:21 a.m., Critical missing, 1100 block E. 23rd St.
2:04 p.m., Auto burglary, 2300 block Lewis Ave.
4:50 p.m., Injury traffic collision, Orange Ave. south of E. Willow St.

Dine in or Take Out!



We serve breakfast and lunch daily

Open from 7 a.m. to 2 p.m.

Mimosa Sale!

Tues & Wed in November - \$6 Mimosas
Choice of: Oj, Guava, Grapefruit or Cranberry



3405 Orange Ave, Long Beach

562.490.2473 • Visit blackbirdlb.com to see our menu

BITS & BOBS

the courtyard.

The community unveiling is the first chance for the public to explore the new outdoor space, which is intended to be a site for reflection, programming and community gathering.

Those who are unable to attend in person can stroll the new courtyard via a virtual tour, which will be made available on the LBPL website after the ceremony.

The unveiling ceremony for the Michelle Obama Neighborhood Library Courtyard will take place Saturday, Nov. 8 from 10 a.m. to noon at 5870 Atlantic Ave.

Long Beach releases interest forms for the 2028 Olympics

The City of Long Beach has released interest forms as part of the continuing preparations for the 2028 Olympic and Paralympic Games.

Property owners and local businesses in the city are encouraged to submit an online interest form to be placed on a database shared with interested parties of the games stakeholders, such as the National Olympic Committee (NOC), National Paralympic Committee (NPC), marketing partners and more.

The committees and marketing partners will help identify and secure a place that best fits a business or property owner's operational, logistical and cultural needs. Long Beach will soon offer engagement opportunities for local businesses and property owners, as well as other ways to get involved in the 2028 Games.

More information about the interest form and the City's efforts in the 2028 Games is available at LongBeach.gov/2028games.

Read the full version of these stories at SigTrib.com.

JIMMY E'S

13 FOR \$13 - LUNCH SPECIALS 11 AM – 3 PM *

- 
BLT
 Sourdough, applewood smoked bacon, lettuce, tomato, and mayo served w/your choice of soup, salad, or fries
- 
TURKEY OR HAM SANDWICH
 Sourdough, lettuce, tomato, and mayo served w/ your choice of soup, salad, or fries
- 
TUNA
 Toasted rye, cheddar, and tomato served w/ your choice of soup, salad, or fries
- 
4 CHEESE GRILLED CHEESE SANDWICH
 Texas toast served w/ your choice of soup, salad, or fries
- 
CHICKEN SALAD SANDWICH
 Sourdough, spicy mayo, bacon served w/ your choice of soup, salad, or fries
- 
CLASSIC CAESAR SALAD
 Romaine lettuce tossed w/ Caesar dressing
- 
PENNE PESTO
 penne pasta served w/ creamy pesto sauce served w/ garlic bread
- 
SPAGHETTI MARINARA
 house-made marinara on a bed of spaghetti pasta served w/ garlic bread
- 
TACOS
 2 tacos w/ your choice of chicken or steak served w/ chips + salsa
- 
FISH SANDWICH
 fried cod, lettuce, tomato, and tartar on a brioche bun w/ your choice of soup, salad, or fries
- 
GYRO WRAP
 spinach tortilla, gyro, tomato, onion, feta cheese and tzatziki served w/ your choice of soup, salad, or fries
- 
BUFFALO CHICKEN WRAP
 spinach tortilla, chicken tenders tossed in buffalo sauce, lettuce, tomato, onion, and cheese served w/ your choice of soup, salad, or fries
- 
GOUDA MAC + CHEESE
 Villa Frizzoni elbow macaroni smother in our creamy four cheese sauce made up of a blend of Cheddar, Monterey Jack, Parmesan, and Smoked Gouda topped with Bacon

*Notify your server of all known allergies or dietary restrictions.
 Consuming raw or undercooked meats (such as rare/medium rare), poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions