



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING  
SIGNAL HILL PLANNING COMMISSION  
December 16, 2025

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Signal Hill Public Library Community Room on December 16, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR SAEIDA MILLER  
COMMISSIONER GEGE LOPEZ  
COMMISSIONER VICTOR PARKER  
COMMISSIONER SONIA SAVOULIAN

ABSENT: VICE CHAIR PERICA BELL

(3) **PLEDGE OF ALLEGIANCE**

(4) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**

There was no public business from the floor.

(5) **PRESENTATIONS**

- a. DURING THE OCTOBER 28, 2025 CITY COUNCIL MEETING, THE COUNCIL RECEIVED AN UPDATE ON THE OPPORTUNITY STUDY AREA (OSA) PLANNING EFFORT. THE PRESENTATION WAS PROVIDED BY PLACEWORKS, THE CONSULTANT WORKING WITH STAFF ON THE PROJECT. THE OSA FRAMEWORK ESTABLISHES A COORDINATED PLANNING AND ECONOMIC DEVELOPMENT STRATEGY TO GUIDE REINVESTMENT, IMPROVE INFRASTRUCTURE, AND ATTRACT NEW PRIVATE INVESTMENT WITHIN KEY UNDERUTILIZED AREAS OF THE

CITY. IN PARTNERSHIP WITH PLACEWORKS, STAFF IDENTIFIED THREE OVERLAY ZONES: THE COMMUNITY CORE (MIXED-USE); THE INNOVATION & ENTERPRISE; AND THE WORKSHOP, STUDIO, & ENTERTAINMENT OVERLAY ZONES. TOGETHER, THESE ZONING OVERLAYS PROVIDE A FLEXIBLE REGULATORY STRUCTURE THAT ALIGNS LAND USE PLANNING WITH THE CITY'S BROADER ECONOMIC AND FISCAL SUSTAINABILITY GOALS. EACH OVERLAY RESPONDS TO CURRENT MARKET CONDITIONS AND LEVERAGES THE CITY'S ECONOMIC ANALYSIS TO SUPPORT COMPATIBLE, HIGH-QUALITY DEVELOPMENT.

Planning Manager Luis gave a presentation on the Opportunity Study Areas project.

Commissioners asked clarifying questions and inquired about possible future updates.

**(8) DIRECTOR'S REPORTS**

a. 2026 HOMELESS COUNT EVENT

Associate Planner Martinez gave the staff report.

Commissioners Lopez and Savouliau and Chair Miller volunteered for the event.

Chair Miller called for a voice vote to receive and file the report.

b. 2026 PROJECT SPOTLIGHT

Assistant Planner Lopez Sevilla gave the staff report.

Chair Miller called for a voice vote to receive and file the report.

c. 2026 PLANNING COMMISSIONERS ACADEMY

Associate Planner Martinez gave the staff report.

Commissioners Lopez, Parker, and Savouliau express interest in attending the conference.

Chair Miller called for a voice vote to receive and file the report.

**(9) CONSENT CALENDAR**

a. PREVIOUS MINUTES

b. CITY COUNCIL FOLLOW UP

c. IN THE NEWS

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER SAVOULIAU, to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR MILLER  
COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: VICE CHAIR BELL

ABSTAIN: NONE

**(10) COMMISSION NEW BUSINESS**

Commissioners wished staff and residents Happy Holidays.

**(11) ADJOURNMENT**

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER LOPEZ to adjourn to the regular meeting of the Planning Commission on Tuesday, January 20, 2026 at 7:00 p.m. in the Signal Hill Library Community Room, 1800 E Hill St, Signal Hill, CA, 90755.

The following vote resulted:

AYES: CHAIR MILLER  
COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: VICE CHAIR BELL

ABSTAIN: NONE

CHAIR MILLER adjourned the meeting at 7:42 p.m.

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SAEIDA MILLER  
CHAIR

Attest:

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CARLOS LUIS  
ACTING COMMISSION SECRETARY