



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
December 16, 2025

The City of Signal Hill appreciates your attendance. Public interest provides the Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

Meetings begin at 7:00 pm. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. 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 participate:

- In-person : Signal Hill Public Library Community Room, 1800 East Hill Street, 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 commdev@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, December 16, 2025. Written comments will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not be read into the record.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER

COMMISSIONER SAVOULIAN

(3) **PLEDGE OF ALLEGIANCE**

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

(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.

(8) **DIRECTOR'S REPORTS**

- a. 2026 HOMELESS COUNT EVENT

Summary:

The Los Angeles Homeless Services Authority (LAHSA) sponsors an annual regional homeless count. The 2026 Greater Los Angeles Homeless Count event will be held over the course of three days. Signal Hill's count will be conducted on *Wednesday, January 21, 2026, starting at 7:30 pm*. The Community Development Department will host the event and provide coordination and training for volunteers. The Police Department will provide four unmarked vehicles to drive count volunteers through their assigned sections of the City.

Strategic Plan Goal(s):

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

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

Recommendation:

Save the date and volunteer.

b. 2026 PROJECT SPOTLIGHT

Summary:

Staff will highlight the upcoming development project for the calendar year 2026.

Recommendation:

Receive and file.

c. 2026 PLANNING COMMISSIONERS ACADEMY

Summary:

The League of California Cities 2026 Planning Commissioners Academy will be held March 11-13 at the Sheraton Park Hotel Anaheim.

Strategic Plan Goal(s):

Goal 5: High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Select one or more Planning Commissioners to attend.

(9) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

a. PREVIOUS MINUTES

Summary:

Regular meeting of October 21, 2025.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

A brief summary of the City Council's actions from the last City Council

meeting(s).

Recommendation:

Receive and file.

Background & Analysis:

1) At the October 28, 2025 City Council meeting:

- Mayor Keir Jones presented a proclamation to Colleen T. Doan, Community Development Director, in recognition of her retirement.
- City Council adopted a resolution designating the Community Room of the Signal Hill Public Library as the temporary location of meetings during the remodeling of City Hall.
- PlaceWorks presented an update on the Opportunity Study Areas project.

2) At the November 13, 2025 City Council meeting:

- City Council introduced an Ordinance amending Title 15 of the Signal Hill Municipal Code (SHMC) to adopt by reference the 2025 California Building Standards Code.
- City Council approved a revised ENA between the City of Signal Hill and National Community Renaissance.
- City Council adopted a resolution awarding a contract for the City Hall renovation window installation project.

3) At the November 25, 2025 City Council meeting:

- City Council authorized the City Manager to enter into a contract with CABD Construction for the Amphitheater Project.

4) At the December 9, 2025 City Council meeting:

- City Council reorganized for 2026: Tina Hansen will serve as Mayor, and Charlie Honeycutt will serve as Vice Mayor.
- City Council introduced an Omnibus Ordinance amending various sections of the SHMC to clarify regulations and conform to state law.
- City Council adopted Ordinance No. 2025-11-1555 amending Title 15 (Buildings and Construction) of the SHMC.
- City Council received the Annual Comprehensive Financial Report.
- City Council approved a City Council Committee Policy.
- City Council designated April 14 as the annual Jessie Nelson Day of Remembrance.

c. IN THE NEWS

Summary:

Articles compiled by staff that may be of interest to the Commission.

Recommendation:

Receive and file.

Background and analysis:

Articles include:

- How a Single Stairway Can Take Affordable Housing to a New Level - Planning Magazine
- Pitch Perfect - Architectural Record
- Tiny ADU transforms LA home into stunning art gallery - LA Times

(10) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN
VICE CHAIR BELL
CHAIR MILLER

(11) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, January 20, 2026, at 7:00 p.m., in the Signal Hill Public Library Community Room, 1800 East Hill Street, Signal Hill, CA 90755.

PUBLIC PARTICIPATION

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.

AFFIDAVIT OF POSTING

I, Carlos Luis, Acting Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall, the Signal Hill Library, Discovery Well Park, and Reservoir Park, 72 hours in advance of this meeting.