



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION October 21, 2025

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on October 21, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: NONE

(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. PLANNING MANAGER CARLOS LUIS WILL GIVE A PRESENTATION CELEBRATING NATIONAL COMMUNITY PLANNING MONTH.

Planning Manager Luis presented agenda item 5a.

- b. PLANNING MANAGER CARLOS LUIS WILL GIVE A PRESENTATION CELEBRATING THE CAREER AND RETIREMENT OF COMMUNITY

DEVELOPMENT DIRECTOR COLLEEN T. DOAN.

Planning Manager Luis presented item 5b.

Staff and Commissioners thanked Director Doan for her service to the City.

(6) PUBLIC HEARING

- a. CONSIDERATION OF A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE MAKING SPECIFIED CHANGES TO TITLE 20 (ZONING) OF THE CITY'S MUNICIPAL CODE TO GENERALLY CLARIFY REGULATIONS, UPDATE PROVISIONS TO CONFORM TO STATE LAW, REMOVE UNNECESSARY OR REDUNDANT REGULATIONS, AND MODERNIZE THE ZONING ORDINANCE

Community Development Director Doan read the form of notice, and Planning Manager Luis gave the staff report.

Commissioner Lopez inquired whether EV charging stations would be required with the updates to the off-street parking ordinance. Director Doan answered that EV chargers are covered by the California Building Codes, not the Municipal Code.

Chair Miller opened the public hearing.

Mike Murchison, Signal Hill property owner, spoke in favor of the project and asked clarifying questions regarding parking studies and when the Ordinance will take effect.

Director Doan answered his questions.

Elias Rodriguez, Signal Hill business owner, spoke in favor of the project.

There being no further public testimony, Chair Miller closed the public hearing.

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER SAVOULIAN to adopt the resolution recommending City Council approval of ZOA 25-02.

The following vote resulted:

AYES: CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(7) CONSENT CALENDAR

- a. PREVIOUS MINUTES
- b. CITY COUNCIL FOLLOW UP
- c. DEVELOPMENT STATUS REPORT
- d. IN THE NEWS

It was moved by VICE CHAIR BELL and seconded by COMMISSIONER LOPEZ, to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(8) COMMISSION NEW BUSINESS

Commissioner Lopez invited the Commission and the public to attend the Grand Opening ceremony at Fletcher Jones Audi, at 2998 Cherry Avenue on Saturday October 25th.

Commissioner Bell thanked Staff and Commissioner Savoulia for attending the Mayor's Clean-Up event on Saturday, October 18th.

(9) ADJOURNMENT

It was moved by COMMISSIONER SAVOULIAN and seconded by COMMISSIONER LOPEZ to adjourn to the regular meeting of the Planning Commission on Tuesday, November 18, 2025 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
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIR MILLER adjourned the meeting at 7:43 p.m.

SAEIDA MILLER

CHAIR

Attest:

CARLOS LUIS

ACTING COMMISSION SECRETARY