



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
October 21, 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 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 commdev@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, October 21, 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. PLANNING MANAGER CARLOS LUIS WILL GIVE A PRESENTATION CELEBRATING NATIONAL COMMUNITY PLANNING MONTH.
- b. PLANNING MANAGER CARLOS LUIS WILL GIVE A PRESENTATION CELEBRATING THE CAREER AND RETIREMENT OF COMMUNITY DEVELOPMENT DIRECTOR COLLEEN T. DOAN.

(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

Summary:

Form of Notice: The City published the required Notice in the Signal Tribune newspaper per Government Code §65854(b)(2) on September 26, 2025; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 on September 26, 2025.

The City of Signal Hill ("City") periodically identifies sections of the Signal Hill Municipal Code that are outdated, unclear, conflict with other Municipal Code regulations, or warrant modifications to improve or enhance the functions and operations of the City. Pursuant to Government Code section 65854(a), the Planning Commission must hold a public hearing on proposed changes to the Zoning Code and provide its recommendation to the City Council. Accordingly, the Planning Commission will consider adopting the proposed Resolution specifying various changes to Title 20 (Zoning Code) of the City's Municipal Code, that aims to clarify regulations, update provisions to conform to state law, remove unnecessary or redundant regulations, and modernize the Zoning Ordinance.

Strategic Plan Goal:

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

Recommendation:

Adopt a resolution recommending City Council adoption of Zoning Ordinance

Amendment 25-02, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF 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; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(7) 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 August 19, 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.

c. DEVELOPMENT STATUS REPORT

Summary:

Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation:

Receive and file.

d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN
VICE CHAIR BELL
CHAIR MILLER

(9) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, November 18, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, 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, Colleen T. Doan, 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.