



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
August 19, 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, August 19, 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) PUBLIC HEARING**

- a. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 25-01
A REQUEST TO CONSTRUCT AND OPERATE A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 75-FOOT-HIGH MONO-PALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS AVENUE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on August 8, 2025; was mailed to property owners within a 300' radius of the subject site on August 8, 2025; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on August 8, 2025.

The applicant, Smartlink, on behalf of Verizon Wireless, is requesting approval of a Conditional Use Permit to install a new mono-palm wireless communication facility at the southeast corner of the property located at 2766 Saint Louis Avenue. The proposed mono-palm would host twelve (12) new wireless telecommunication antennas. The project also proposes auxiliary equipment for the antennas and a standby gas generator for the auxiliary equipment.

Strategic Plan Goal(s):

Goal 4: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 75-FOOT-HIGH MONO-PALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS AVENUE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15332

b. CONSIDERATION OF AN ORDINANCE AMENDING THE CITY'S ZONING CODE CONCERNING PERMEABLE HARDSCAPE AND LANDSCAPE MATERIALS

Summary:

Form of Notice: The City published the required Notice in the Signal Hill Tribune newspaper per Government Code §65854(b)(2) on July 25, 2025; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 on July 25, 2025.

The City of Signal Hill ("City") has current regulations in place aimed at alleviating the negative health impacts associated with the potential concentrations of methane gas caused by the legacy of oil operations and other natural means occurring subsurface within and outside the City. Through the subject ordinance, the City desires to implement additional environmentally conscious measures to reduce such impacts by requiring that replacement of existing hardscape and landscape materials in the City's residential and commercial zones, including all Specific Plans, would require administrative review to ensure that a certain level of permeability is maintained.

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:

Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 25-01, entitled:

AN RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 25-01, AMENDING CHAPTERS 20.10 "RESIDENTIAL DISTRICTS" AND 20.20 "COMMERCIAL DISTRICTS" OF TITLE 20 "ZONING" OF THE SIGNAL HILL MUNICIPAL CODE TO REGULATE PERMEABLE HARDSCAPE AND LANDSCAPE MATERIALS; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(6) 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 June 17, 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.

(7) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN
VICE CHAIR BELL
CHAIR MILLER

(8) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning

Commission to be held on Tuesday, September 16, 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.