



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING
SIGNAL HILL PLANNING COMMISSION
August 19, 2025

FINAL

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on August 19, 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) **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

Commission Secretary Doan read the Form of Notice. Associate Planner Martinez gave the staff report.

Commissioners asked clarifying questions regarding existing equipment, new utilities, and security measures.

Chair Miller opened the public hearing.

The applicant, Veronica Arvizu of Smartlink, on behalf of Verizon, introduced herself.

Tom Bariyes, business owner, spoke.

Randy Wilson, business owner, spoke.

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

The Commission requested the staff add the following conditions of approval: that contact information for the new equipment will be posted on-site, and that any FAA requirements will be met prior to permit issuance.

It was moved by COMMISSIONER SAVOULIAN and seconded by COMMISSIONER PARKER to adopt Resolution No. 887-08-19 recommending City Council approval of CUP 25-01 and the conditions of approval as amended.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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

Commission Secretary Doan read the Form of Notice and gave the staff report.

Commissioners asked questions about when the landscaping requirements would apply, the effect of the requirements on any homeowners' associations, and associated costs.

Chair Miller opened the public hearing.

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

Commissioners deliberated on an educational awareness campaign for residents to learn about the new landscaping requirements.

It was moved by COMMISSIONER SAVOULIAN and seconded by VICE CHAIR BELL to adopt Resolution No. 888-08-19 recommending City Council approval of ZOA 25-01.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(6) CONSENT CALENDAR

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

It was moved by COMMISSIONER PARKER and seconded by VICE CHAIR BELL, 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

(7) COMMISSION NEW BUSINESS

Commissioner Lopez invited the public to sign up for the Community Emergency Response Team (CERT) Training in the City of Signal Hill, which will be held in October

at the Signal Hill Police Station.

(8) ADJOURNMENT

It was moved by COMMISSIONER SAVOULIAN and seconded by COMMISSIONER PARKER to adjourn to the regular meeting of the Planning Commission on Tuesday, September 16, 2025 at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, 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 8:20 p.m.

SAEIDA MILLER
CHAIR

Attest:

CARLOS LUIS
ACTING COMMISSION SECRETARY