



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 18, 2026

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 18, 2026. 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. REORGANIZATION

SUMMARY:

ANNUALLY, THE COMMISSION SELECTS MEMBERS TO SERVE ONE-YEAR TERMS AS CHAIR AND VICE CHAIR. PLANNING MANAGER CARLOS LUIS WILL CALL FOR NOMINATIONS FOR CHAIR, AND ONCE SEATED, THE NEW CHAIR WILL CALL FOR NOMINATIONS FOR VICE CHAIR TO SERVE THE 2026/27 TERM OF OFFICE.

(6) PUBLIC HEARING

PUBLIC HEARING TO CONSIDER A SITE PLAN AND DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF A NEW 1,025-SQUARE-FOOT DRIVE-THRU COFFEE SHOP LOCATED AT 850 EAST 33RD STREET WITHIN THE GATEWAY NORTH SPECIFIC PLAN (SP-12) ZONING DISTRICT AND THE ADOPTION OF AN ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION

Summary:

The applicant, Gurinder Kehr of Dutch Bros, LLC, is requesting approval of a Site Plan and Design Review (SPDR) application to construct a new 1,025 square-foot drive-thru coffee shop at 850 East 33rd Street within the Gateway North Specific Plan (SP-12) zoning district. The project proposes to construct a modified building design that reduces the previously approved building square footage in Area Three of SP-12 from 5,000 square feet to 1,025 square feet.

The project also requires review pursuant to the California Environmental Quality Act (CEQA). Staff prepared an Addendum to the previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2021030665) to evaluate the proposed project's modifications and environmental impacts.

Strategic Plan Goal(s):

Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

Recommendation:

- 1) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 26-01, A REQUEST TO CONSTRUCT A NEW 1,025-SQUARE-FOOT DRIVE-THRU COFFEE SHOP LOCATED AT 850 EAST 33RD STREET WITHIN THE GATEWAY NORTH SPECIFIC PLAN (SP-12) ZONING DISTRICT AND ADOPTING AN ADDENDUM TO SCH# 2021030665 APPROVED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15162 AND 15164

(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 March 17, 2026.

Recommendation:

Approve.

b. DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

c. 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, September 15, 2026 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, Greg Kapovich, Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall 72 hours in advance of this meeting.