



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A SPECIAL
PLANNING COMMISSION MEETING
February 06, 2025

The City of Signal Hill appreciates your attendance. Citizen interest provides the Commission with valuable information regarding issues of the community. Regular 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 Thursday, February 6, 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 SAVOULIAN
VICE CHAIR MILLER
COMMISSIONER BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE**(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA****(5) PRESENTATIONS**

- a. PUBLIC WORKS WILL PROVIDE AN UPDATE ON THE UPCOMING CLOSURE OF CALIFORNIA AVENUE FOR STREET IMPROVEMENTS.

(6) PUBLIC HEARING

- a. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 23-02 ALLOWING A CHURCH USE ON PROPERTY LOCATED AT 3300 EAST WILLOW STREET 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 15301

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on January 24, 2025; was mailed to property owners within a 300' radius of the subject site on January 24, 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 January 24, 2025.

The applicant, Robert Chavez, is requesting approval of a Conditional Use Permit for a church use on property located at 3300 East Willow Street. The church proposes to offer services Tuesdays - Fridays consisting of Bible Study, Marriage/Family Support, Music/Vocal Classes, Small Group meetings, Young Adult Meetings, and Substance/Anger Management Groups. Group service hours start at 6:00 p.m. The church also offers weekly worship services on Wednesdays at 7:00 p.m. and Sundays at 9:00 a.m. and 11:00 a.m., which can be considered off-peak business hours, when surrounding businesses are closed.

Strategic Plan Goal(s):

None.

Recommendation:

Adopt a resolution recommending City Council approval of Conditional Use Permit 23-02 allowing for a church use, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY
COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 23-02
ALLOWING A CHURCH USE AT 3300 EAST WILLOW STREET

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 15301.

(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 January 21, 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 PARKER
COMMISSIONER LOPEZ
COMMISSIONER BELL
VICE CHAIR MILLER
CHAIR SAVOULIAN

(9) ADJOURNMENT

The regular meeting of February 18, 2025 is cancelled. Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, March 18, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

CITIZEN 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.