



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A SPECIAL MEETING SIGNAL HILL PLANNING COMMISSION February 06, 2025

FINAL

A Special Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on Thursday, February 6, 2025.

**(1) CALL TO ORDER – 7:00 P.M.**

**(2) ROLL CALL**

PRESENT: CHAIR SONIA SAVOULIAN  
COMMISSIONER VICTOR PARKER  
COMMISSIONER PERICA BELL  
COMMISSIONER GEGE LOPEZ

ABSENT: VICE CHAIR SAEIDA MILLER

**(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) PRESENTATIONS**

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

Associate Engineer Saldaña gave the presentation.

**(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

Commission Secretary Doan read the Form of Notice. Planning Manager Luis gave the staff report.

Commissioners asked clarifying questions regarding the application process and church operations.

Chair Savoulian opened the public hearing. The applicant, Robert Chavez, introduced himself and gave a short presentation on the church's history and operations. Commissioners asked questions about events and other uses.

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

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER BELL to adopt the resolution recommending City Council approval of CUP 23-02.

The following vote resulted:

AYES: CHAIR SAVOULIAN  
COMMISSIONER PARKER  
COMMISSIONER BELL  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: VICE CHAIR MILLER

ABSTAIN: NONE

**(7) CONSENT CALENDAR**

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

It was moved by COMMISSIONER BELL and seconded by COMMISSIONER LOPEZ, to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR SAVOULIAN  
COMMISSIONER PARKER  
COMMISSIONER BELL  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: VICE CHAIR MILLER

ABSTAIN: NONE

**(8) COMMISSION NEW BUSINESS**

Commissioner Lopez noted that the Homeless Count will take place on Wednesday, February 19, 2025.

**(9) ADJOURNMENT**

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER BELL to cancel the regular meeting of the Planning Commission, on Tuesday, February 18, 2025, and adjourn to the regular meeting of the Planning Commission on Tuesday, March 18, 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 SAVOULIAN  
COMMISSIONER PARKER  
COMMISSIONER BELL  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: VICE CHAIR MILLER

ABSTAIN: NONE

CHAIR SAVOULIAN adjourned the meeting at 7:35 p.m.

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SONIA SAVOULIAN

CHAIR

Attest:

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COLLEEN T. DOAN

COMMISSION SECRETARY