



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
May 20, 2025

The City of Signal Hill appreciates your attendance. Citizen 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](http://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](mailto:commdev@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, May 20, 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. COMMUNITY DEVELOPMENT STAFF WILL GIVE A PRESENTATION CELEBRATING MAY AS BUILDING SAFETY MONTH.

**(6) PUBLIC HEARING**

- a. PUBLIC HEARING - SITE PLAN AND DESIGN REVIEW 25-01 A REQUEST FOR A NEW SIGN PROGRAM AT AN EXISTING COMMERCIAL CENTER (EAST WILLOW VILLAGE) LOCATED AT 2201 EAST WILLOW STREET WITHIN THE COMMERCIAL TOWN CENTER (CTC) ZONING DISTRICT

**Summary:**

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on May 9, 2025; was mailed to property owners within a 300' radius of the subject site on May 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 May 8, 2025.

The applicant, Signs & Services Co., on behalf of 2201 E Willow LLC, is requesting approval of a new sign program for the East Willow Village commercial shopping center located at 2201 East Willow Street. The new sign program will establish uniform sign standards for all tenants within the commercial center. The applicant is proposing to exceed the allowable height for monument signs from six feet to eight feet. Pursuant to SHMC Section 20.58.070(D), project and business signs in commercial projects may exceed the standards prescribed in the Municipal Code with Planning Commission approval, if the commercial site is located in the Commercial Town Center (CTC) zone.

**Strategic Plan Goal(s):**

Goal No. 3 Economic and Downtown Development

**Recommendation:**

Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 25-01 A REQUEST FOR A NEW SIGN PROGRAM AT AN EXISTING COMMERCIAL CENTER (EAST WILLOW VILLAGE) LOCATED AT 2201 EAST WILLOW STREET WITHIN THE COMMERCIAL TOWN CENTER (CTC) ZONING DISTRICT

**(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 April 15, 2025.

Special meeting of April 24, 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**

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COMMISSIONER PARKER  
COMMISSIONER LOPEZ  
COMMISSIONER BELL  
VICE CHAIR MILLER  
CHAIR SAVOULIAN

**(9) ADJOURNMENT**

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, June 17, 2023, 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.