



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

February 8, 2024

SENT VIA EMAIL

Mr. John Romero
5199 E. Pacific Coast Highway, Suite 700
Long Beach, CA 90804

RE: 2901 E. Pacific Coast Highway, Signal Hill, CA 90755 – Signal Hill Self Storage Facility Compliance Status

Dear Mr. Romero,

On January 23, 2024, the City Council was presented the Conditional Use Permit (CUP) Annual Review report and provided with an update on the status of Signal Hill Self Storage's CUP. During the presentation, staff informed Council of the outstanding corrective actions yet to be completed by Signal Hill Self Storage. At the conclusion of the presentation, Council set a deadline of February 1, 2024, to complete the outstanding corrective actions. In addition, Council also directed staff to prepare the CUP for a future amendment to the conditions of approval

On February 1, 2024, the Signal Hill Self Storage Facility was inspected to verify compliance with the outstanding requirements identified during the CUP Annual Review inspections. Corrective actions include the following:

1. Removal of all vehicle storage from the property including outdoor and garage parked vehicles;
2. Submittal of documentation identifying ownership or lien documents for the boat stored on the property; and
3. Obtain a permit for the demolition of the existing shower located in the restroom on the second floor.

During the February 1, 2024, site inspection, staff observed all stored vehicles had been removed from the property and a permit was issued and demolition of the shower was in progress. Signal Hill Self Storage also submitted a copy of an invoice for the demolition of the boat located on the property. The invoice was submitted on January 31, 2024 and indicates demolition would be performed on February 13, 2024. Signal Hill Self Storage also stated they would provide the City with copies of the boat's title or registration identifying ownership. On February 1, 2024, Signal Hill Self Storage submitted a copy of an application to the "Department of Homeland Security U.S. Coast Guard for Initial, Exchange, or Replacement of Certificate of Documentation;

Attachment D

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Redocumentation.” Signal Hill Self Storage will need to clarify how the document indicates ownership of the boat. Signal Hill Self Storage will also need to clarify if the Department of Motor Vehicle (DMV) registration is required. If so, a copy of the DMV registration shall be submitted to the City by February 12, 2024.

Based on staff’s observations of the site and documents provided, the corrective actions identified above have been completed by the February 1, 2024 deadline. In order to schedule your CUP amendment, a Developer’s Deposit replenishment is required. The replenishment request was provided to you on January 12, 2024, on January 26, 2024, and again on February 1, 2024. Signal Hill Self Storage has not responded or submitted payment. Please submit payment by February 12, 2024. Once payment is received, your application will be scheduled for a public hearing.

If you have any questions, please feel free to contact me at (562) 989-7360 or via email at cluis@cityofsignalhill.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carlos Luis', with a stylized flourish at the end.

Carlos Luis
Planning Manager