

**RESOLUTION NO. XXX-08-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 75-FOOT-HIGH MONO-PALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS AVENUE 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 15332**

**WHEREAS**, on December 11, 2024, the Applicant, Leticia Smith of Smartlink, submitted an application on behalf of Verizon Wireless for a Conditional Use Permit (CUP) to allow a wireless telecommunication facility at 2766 Saint Louis Avenue (the “Project”); and

**WHEREAS**, the legal description of the subject site is HILLSIDE ADDITION EX OF ALLEY LOTS 40, 41, 42 AND 43 BLK 7, and consists of one developed parcel (APN: 7217-016-038) on the east side of Saint Louis Avenue; and

**WHEREAS**, pursuant to the Commercial Industrial (CI) zone, “Use Classifications,” a CUP is required to allow the operation of microwave and antenna dishes, and CUP applications are properly a matter for Planning Commission review and recommendation to the City Council; and

**WHEREAS**, on August 8, 2025, notices were mailed to property owners within a 300’ radius, were posted and published in accordance with the City of Signal Hill Municipal Code Section 1.08.010; and

**WHEREAS**, pursuant to Section 21067 of the Public Resources Code, and, Section 15367 of the California Environmental Quality Act (“CEQA”) Guidelines (Cal.

Code Regs., tit. 14, § 15000 et seq.), the City of Signal Hill is the lead agency for the proposed Project; and,

**WHEREAS**, on August 19, 2025, the Planning Commission held a meeting to conduct a public hearing on the subject CUP and at the conclusion of the hearing recommended City Council approval, subject to conditions; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Signal Hill, California, does hereby find as follows:

Section 1: The entire Project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to State CEQA Guidelines section 15332, Class 32 (In-Fill). The proposed project complies with all the conditions under section 15332 to characterize it as in-fill development. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services

Section 2. The proposed project, subject to the attached conditions (Exhibit A), is in conformance with the zoning ordinance, other ordinances, and regulations of the City, and the following General Plan Goals and Policies:

**LAND USE ELEMENT GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.**

Land Use Policy 3.12 – Encourage and promote high quality design and physical appearance in all development projects.

Finding regarding Policy 3.12 – Conditional Use Permit 25-01 proposes a stealth design for the wireless telecommunication facility in the form of a mono-palm (faux-tree) that is compatible with the existing landscaping within the area providing a high-quality design and physical appearance.

Section 3. The wireless telecommunication facility is located on a developed industrial property that is adequate in size and shape to accommodate the operation and maintenance of a telecommunication facility. The site will provide the code required off-street parking stalls for the existing industrial use on site.

Section 4. The streets surrounding the site for the proposed use and related to the Streets and Highways Element of the General Plan are adequate in width and pavement type to carry the quantity and type of traffic generated.

Section 5. The topography of the site is suitable for the proposed site plan, and the site plan, subject to the attached conditions, is suitable for the continued intended use.

Section 6. The wireless telecommunication facility, with the application of the conditions of approval, will have no adverse effect on abutting property or the permitted use thereof. The wireless telecommunication facility is proposed within an existing developed industrial area. If numerous reports of concern from the community are documented as nuisances, the CUP may be scheduled for review by the City Council, which may modify or add conditions of approval, or ultimately revoke the CUP pursuant to SHMC Section 20.64.120.

Section 7. The conditions attached hereto as Exhibit A are deemed necessary to protect the public health, safety, and general welfare of the community.

Section 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall in the City of Signal Hill, located at 2175 Cherry Avenue, Signal Hill, CA 90755. The Community Development Director is the custodian of the record of proceedings.

Section 9. Execution of Resolution. The Chair of the Signal Hill Planning Commission shall sign this Resolution, and the Secretary shall attest and certify to the passage and adoption thereof.

Section 10. Notice of Exemption. The Planning Commission recommends that the City Council direct staff to prepare, execute and file a Notice of Exemption with the County Clerk and the Governor's Office of Land Use and Climate Innovation within five (5) working days of the project approval by the City Council.

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Signal Hill does hereby recommend the City Council approve CUP 25-01 subject to the conditions attached hereto as Exhibit A and incorporated herein by reference.

**PASSED, APPROVED, AND ADOPTED**, at a meeting of the Planning Commission of the City of Signal Hill, California, on this 19<sup>th</sup> day of August 2025.

---

SAEIDA MILLER  
CHAIR

ATTEST:

---

COLLEEN T. DOAN  
COMMISSION SECRETARY

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF SIGNAL HILL         )

I, COLLEEN T. DOAN, Commission Secretary do hereby certify that Resolution No. XXX-08-19 was adopted by the Planning Commission of the City of Signal Hill, California, at a meeting held on the 19<sup>th</sup> day of August 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

COLLEEN T. DOAN  
COMMISSION SECRETARY