

CONDITIONAL USE PERMIT 25-01
Recommended Conditions of Approval

Project: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATION FACILITY WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

Location: 2766 SAINT LOUIS AVENUE

Property Owner: GUY MELISSA A TRUST GUY FAMILY DECEASED TRUST

Agent/Applicant: LETICIA SMITH OF SMARTLINK, ON BEHALF OF VERIZON WIRELESS

GENERAL CONDITIONS

1. The applicant/owner shall indemnify, protect, defend, and hold the City of Signal Hill (City), and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant/owner shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This provision to indemnify shall survive the expiration, termination, suspension or revocation of this permit.
2. Approval of the Conditional Use Permit (CUP) 25-01 is subject to Planning Commission review and recommendation to City Council for final determination and approval.

3. Approval of the CUP 25-01 and all conditions of approval included in Exhibit A of Resolution No. 887-08-19 shall be consistent with project plans submitted and received by the City of Signal Hill's Planning Division on June 12, 2025, on file with the Community Development Department, except as modified by the following conditions of approval.
4. The Community Development Director may consider minor modifications or changes to this permit approval if the modifications or changes proposed comply with the relevant provision of the Zoning Ordinance, State Law, and/or Federal Law.
5. The permit approval shall be revocable for cause in accordance with Section 20.64.120 of the Signal Hill Municipal Code (SHMC).
6. If there are violations of any of these conditions or any provisions of the Signal Hill Municipal Code, the City reserves its right to enforce them through administrative, civil, and/or criminal actions as allowed by law.

BUSINESS OPERATIONAL CONDITIONS

7. The operator/property owner shall comply with section 16.24.080 of the SHMC, including but not limited to obtaining a Methane Assessment permit prior to submitting permits in order to determine if mitigation measures are required for the project.
8. The operator/property owner shall not exceed the height of the structure as shown on the approved plans.
9. The operator/property owner shall obtain approval from the South Coast Air Quality Management District (AQMD) for the standby generator prior to permit issuance.
10. Testing and maintenance of the standby generator shall be conducted Monday through Friday during the regular business hours of 8:00 am to 5:00 pm.
11. The operator/property owner shall ensure that the wireless telecommunication facility complies with Federal Communication Commission (FCC) guidelines at all times, including as modifications are proposed to the tower and auxiliary equipment.
12. The operator/property owner shall ensure that the parking lot is striped per the approved site plan and provide at minimum the eight (8) parking stalls required. The project shall have a minor deviation of one (1) parking stall. The minor deviation shall be approved only upon approval of the Conditional Use Permit.
13. The antennas shall be painted to match the palm fronds or trunk contingent on the location of the antenna subject to review and approval from the Community Development Department.

14. The slats of the fence shall be made of durable UV resistant material. The material and color shall be reviewed and approved by the Community Development Department.
15. The fence enclosure shall be well-maintained, including but not limited to repairs to the fence if damaged, replacement of missing or damaged slats, etc.
16. The operator/property owner shall maintain the site free of graffiti. Any graffiti painted or marked on the premise or on adjacent areas under the control of the operator/property owner shall be removed or painted within seven days unless any law in effect at the time imposes a shorter time period for abatement. Refer to SHMC Section 9.56.140.
17. The operator shall operate the wireless telecommunication facility in compliance with the City of Signal Hill Noise Ordinance.
18. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground ceiling shall be completely concealed from public view as required by the City prior to authorization to operate.
19. The operators/property owner shall have and maintain a valid City of Signal Hill business license at all times for the operation of a wireless telecommunication facility.
20. The operator/property owner shall maintain the site, including private and adjacent public property clean, free from trash and debris, neat, and in an orderly manner at all times. This includes all adjacent driveways, curbs, gutters, and sidewalks (public right-of-way). All trash and debris shall be removed and properly disposed of and shall be subject to the requirements of SHMC Chapter 8.12.
21. The applicant shall obtain review and written approval from the Federal Aviation Administration (FAA) prior to the issuance of a final building permit.
22. The applicant shall provide contact information for a designated Verizon Wireless representative to address any interference issues resulting from the addition or modification of the telecommunication facility's frequency. This contact information shall be made available to property owners and occupants within a 200-foot radius of the telecommunication tower, in the event the facility causes disruption to existing fence or security systems.

BUILDING AND SAFETY

23. If any improvements require a building permit, construction plans shall be submitted to the City for review and approval demonstrating compliance with the most recently adopted California Building Codes including buildings, fences/walls,

landscaping and equipment foundations/slabs and pits, structural engineering (seismic zone 4) and equipment specifications.

24. At the request of the Building Official or their designee, the operator/property owner shall submit Los Angeles County Fire Department Inspection reports to the City's Building and Safety Division for review.

PUBLIC WORKS

25. Encroachment Permits are required for any offsite trenching connections.

26. Any new utility communication lines or electrical connection lines shall be underground.

POLICE DEPARTMENT

27. The operator/property owner shall ensure the site is secure at all times to avoid access and/or vandalism on the site. Security measures will be reviewed and approved by the Signal Hill Police Department.

End of Conditions.