

RESOLUTION NO. 2024-04-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AMENDMENTS TO CONDITIONAL USE PERMIT 00-05 FOR AN EXISTING SELF-STORAGE FACILITY AT 2901 EAST PACIFIC COAST HIGHWAY AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301.

WHEREAS, on January 23, 2024, the Annual Conditional Use Permit review was presented to the City Council of Signal Hill and at the conclusion of the presentation, the City Council directed staff to prepare a second amendment to Conditional Use Permit (CUP) 00-05 to modify conditions of approval for the existing self-storage facility at 2901 East Pacific Coast Highway; and

WHEREAS, the legal description of the subject site is RISER TRACT LOT 4 AND EX OF ST LOTS 3 AND 5 and consists of two developed parcels (APN: 7217-010-014 and 7217-012-015) at the north side of Pacific Coast Highway; and

WHEREAS, pursuant to Pacific Coast Highway Specific Plan SP-10, "Land Use Classifications," a CUP is required to allow the operation and CUP amendment of a self-storage facility is properly a matter for Planning Commission review and recommendation to the City Council; and

WHEREAS, in 2000, the City Council of the City of Signal Hill conditionally approved a CUP allowing for the operation of a self-storage facility; and

WHEREAS, in 2002, a City Business License was issued for the operation of a self-storage facility and is currently active; and

WHEREAS, in 2012, the current owners and operators of Signal Hill Self Storage purchased the property and business which at the time included a U-Haul rental

operation as accessory use to the storage facility; however, there is no City record of when the U-Haul rental business was established; and

WHEREAS, City staff conducted annual inspections of all 54 CUP sites in the City, referencing the conditions of approval, reported issues of concern, and other City Municipal Code regulations such as property maintenance, signage, and business license for compliance and in recent years CUP corrections included maintenance items regarding weeds, trash, and pest and rodent control; and

WHEREAS, in 2022, staff began to receive reports of concern from residents living adjacent to the storage facility regarding U-Haul trucks parked outside of the gated driveway and dropped off after business hours, the vehicle gate left open after business hours, trash, debris, loitering, and unauthorized entry into the facility; and

WHEREAS, in 2022 the City conducted site inspections in response to the resident reports and conducted the annual site inspections of all properties with CUPs and observed violations on the subject property located at 2901 East Pacific Coast Highway and a notice was sent to Signal Hill Self Storage informing them of inspection results and recommending the CUP be amended; and

WHEREAS, on February 17, 2022, following staff research into the U-Haul truck rental use which appeared to be related to the reports of concern and several of the CUP violations regarding trash and debris, staff determined the CUP did not include U-Haul truck rental and that the SP-10 Pacific Coast Highway Specific Plan specifically prohibited the use, staff met with the owner operator of the facility and explained the use would have to be terminated and a 60-day termination timeframe was agreed upon; and

WHEREAS, on January 24, 2023, the 2022 CUP Annual Review report were presented to the City Council and the City Council recommended CUP 00-05 be prepared for an amendment at separate public hearings; and

WHEREAS, on August 4, 2023, notices were mailed to property owners and residents within a 300' radius, were posted and published in accordance with the City of Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on August 15, 2023, the Planning Commission held a public hearing on the subject CUP amendment and at the conclusion of the hearing recommended City Council approval, subject to amended conditions; and

WHEREAS, on September 26, 2023, the City Council held a public hearing on the subject CUP amendment and at the conclusion of the hearing modified the Planning Commission's recommended conditions of approval to allow for customer pin code access into the self-storage facility along Ellis Avenue and a second office, also along Ellis Avenue; and

WHEREAS, on November 20, 2023, the property and facility were inspected as part of the City's CUP Annual Review and staff observed 15 violations and requested corrective actions; and

WHEREAS, on December 4, 2023, the property and facility were reinspected to verify status of the corrective actions requested and staff observed one item had been corrected and 14 remained outstanding; and

WHEREAS, on December 19, 2023, the 2023 CUP Annual Review report was presented to the Planning Commission and staff recommended Signal Hill Self Storage comply with all conditions of approval within three months of the City Council CUP Annual Review; and

WHEREAS, on January 4, 2024, staff met with Signal Hill Self Storage to

review the observation letters and provide clarity on the expectations, assistance with completion of the corrective actions, and the consequences of noncompliance; and

WHEREAS, on January 23, 2024, the 2023 CUP Annual Review report and the recommendation from the Planning Commission to allow Signal Hill Self Storage three months additional time to comply with all conditions of approval was presented to the City Council and at the conclusion of the presentation, the City Council set a deadline of February 1, 2024 to comply with conditions of approval and directed staff to prepare the CUP for another amendment; and

WHEREAS, on March 8, 2024, 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, on March 19, 2024, the Planning Commission held a public hearing on the subject CUP and at the conclusion of the hearing recommended City Council approval, subject to amended conditions; and

WHEREAS, on April 12, 2024, notices were mailed to property owners within a 300' radius of the subject site and were posted and published in accordance with the City of Signal Hill Municipal Code Section 1.08.010; and

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

Section 1. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 Class 1 as an Existing Facility (Class 1 Exemption). The proposed project consists of the continuation of a self-storage facility use in an existing building and does not involve expansion of the existing building or require offsite utility improvements. In addition, no exceptions to the exemption as set forth in State CEQA Guidelines Section 15300.2 apply. Specifically, the proposed Project (a) is not located in a particularly sensitive environment. The subject site is located in an urbanized area where all

necessary public services and facilities are available, and the surrounding area is not environmentally sensitive; (b) there is no possibility of a cumulative impact of the same type of project in the same place over time. The proposed Project involves the continuation of self-storage use in an existing commercial building. Once the Project is completed, the likelihood of a successive project on this site is low and probability of a cumulative impact is low; (c) no Significant Effect. No adverse environmental impacts will occur as a result of the proposed Project's continued use of the existing building as a self-storage facility (d) would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway; (e) is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code and (f) would not cause a substantial adverse change in the significance of a historical resource.

Section 2. The proposed project, subject to the attached conditions, 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 3.9 – Safeguard residential neighborhoods from intrusion by nonconforming and disruptive uses.

Finding regarding Policy 3.10 – The requested amendments to Conditional Use Permit 00-05 to amend conditions of approval for the operation of a self-storage facility at the subject site with an accessory office and retail sales of supplies, requires the self-storage facility to always comply with all conditions of approval. Amended and new conditions address items, including but not limited to: hours of operations, security measures, maintenance of the facility and surrounding areas, and along with an annual review of the applicant's compliance with the conditions. These conditions allow the use to conform with SHMC Section and SP-10 "Land Use Classifications," and establishes safeguards against disruptive activities related to the event use.

Section 3. Signal Hill Self Storage is located on a developed commercial property that is adequate in size and shape to continue to accommodate the operation and maintenance of a self-storage, accessory office, and retail sales of supplies, subject to amended and new conditions of approval.

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 given the amended

conditions of approval of CUP 00-05 would require all loading and unloading of items take place on private property.

Section 5. The proposed use, with the application of the conditions of approval, will have no adverse effect on abutting property or the permitted use thereof. The amended and new conditions of approval comprehensively address issues related to, among other things, parking, enhanced security, more regulated access, maintenance, and ensuring business operation are contained on the site. The subject site will be reviewed annually as part of the Citywide CUP Annual Review and will be reviewed within 90 days of approval to confirm all conditions have been met. If numerous reports of concern from the community are documented as nuisances, the item may be scheduled for review by the City Council which may modify the conditions of approval, or ultimately revoke the CUP pursuant to SHMC Section 20.64.120.

Section 6. The conditions attached hereto are deemed necessary to protect the public health, safety, and general welfare of the community. The amended and new conditions of approval comprehensively address issues related to, among other things, parking, enhanced security, more regulated access, maintenance, and ensuring business operations are contained on the site for the public's benefit.

Section 7. 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 City Clerk is the custodian of the record of proceedings.

Section 8. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

Section 9. Notice of Exemption. The City Council directs staff to prepare, execute and file with the County Clerk a Notice of Exemption within five (5) working days of the project approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Signal Hill does hereby approve amendments to CUP 00-05 subject to the conditions attached hereto as Exhibit A and incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the City Council of the City of Signal Hill, California, on this 23rd day of April 2024.

LORI Y. WOODS
MAYOR

ATTEST:

DARITZA GONZALEZ
CITY CLERK

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

I, DARITZA GONZALEZ, City Clerk do hereby certify that Resolution No. 2024-XX-XXX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 23rd day of April 2024, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA GONZALEZ
CITY CLERK