

RESOLUTION NO. 2023-09-6766

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 SPECIFIC PLAN AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301.

WHEREAS, on July 14, 2023, Chris Mata, the authorized agent for the applicant, Signal Hill Self Storage LP, submitted an application requesting approval of an amendment to Conditional Use Permit (CUP) 00-05 to continue operating a 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 parcel (APN: 7217-010-014 and 7217-012-015) at the north side 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 also 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, results of 2022 CUP annual inspections were presented to the City Council on January 24, 2023, and the City Council recommended CUP 00-05 be prepared for an amendment at separate public hearings; 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 August 15, 2023, the Planning Commission held a duly noticed public hearing and all interested parties were given an opportunity to be heard regarding the proposed project and the Planning Commission unanimously voted to amend and add new conditions of approval and recommended City Council approve amendments to CUP 00-05; and

WHEREAS, on September 15, 2023, notices were mailed to property owners and residents within a 300' radius of the subject site and to property owners and residents on the north side of East Hill Street between North Legion Drive and Rose Avenues, 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 event and office uses 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 26th day of September 2023.


LORI Y. WOODS
VICE MAYOR

ATTEST:

Deputy

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. 2023-09-6766 was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 26th day of September 2023, and was adopted by the following vote:

AYES: VICE MAYOR LORI Y. WOODS, COUNCIL MEMBERS
 ROBERT D. COPELAND, KEIR JONES, EDWARD H.J.
 WILSON

NOES: NONE

ABSENT: MAYOR TINA L. HANSEN

ABSTAIN: NONE

Deputy

DARITZA GONZALEZ
CITY CLERK

CONDITIONAL USE PERMIT 00-05
Approved Conditions of Approval

Project: **A REQUEST TO AMEND CONDITIONAL USE PERMIT 00-05
WHICH ALLOWS FOR THE OPERATION OF A SELF-STORAGE
FACILITY BY AMENDING EXISTING AND ADDING NEW
CONDITIONS OF APPROVAL**

Location: **2901 EAST PACIFIC COAST HIGHWAY**

Property Owner: **SIGNAL HILL SELF STORAGE LP**

Agent/Applicant: **CHRIS MATA**

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 amendment to Conditional Use Permit (CUP) 00-05 is subject to Planning Commission review and recommendation to City Council for final determination and approval.

3. Approval of the amendment to CUP 00-05 and all conditions of approval included in Exhibit A of Resolution No. 2023-09-6766 shall supersede and replace previous conditions of approval included in previous approval of June 6, 2000.
4. The Community Development Department shall inspect the subject premises and report to the City Council on an annual basis regarding the operator's compliance with the conditions of approval. The City Council may modify or add additional conditions, if necessary. If any violations of these conditions have occurred and have not been corrected, the CUP may be scheduled for revocation pursuant to Signal Hill Municipal Code (SHMC) 20.64.120 or other appropriate action may be taken.

BUSINESS OPERATIONAL CONDITIONS

5. The business operators/property owner shall have and maintain a valid City business license at all times for the operation of a self-storage facility.
6. The self-storage facility, office, and retail uses shall be permitted to operate during the following hours only:
 - Monday through Friday 9:30 a.m. to 5:45 p.m.
 - Saturday 9:30 a.m. to 5:45 p.m.
 - Sunday 9:00 a.m. to 4:45 p.m.
 - 24-hour operations shall be prohibited.
 - Closed on Federal Holidays.
7. All self-storage patrons shall enter and check in through the front office located along Pacific Coast Highway or the rear office located along Ellis Avenue by entering a PIN code, for initial access to their storage units. All other man doors on both the westerly and easterly sides of the building shall remain locked from the outside at all times and shall not have access via PIN codes.
8. The operator/property owner shall require tenants of the facility to check in at the front office or rear office prior to accessing the self-storage facility. The operator/property owner shall maintain a written tenant access log in order to confirm person(s) or company are tenants of the facility. Informational signage shall be installed on the exterior of each access door informing tenants to park in the private drive aisle at the rear of the property, or in the covered parking garage on East Pacific Coast Highway and check in at the front or the rear office prior to accessing the facility. Signs shall not exceed four square feet with a maximum height of two feet.
9. A record of tenant access shall be maintained by staff and provided during each CUP annual review or upon request from City staff. Staff shall confirm person(s) are tenants of the facility prior to granting access. Staff shall inform tenants where

to park vehicles for loading and unloading prior to accessing the facility. Information signage shall be posted on each access door located on the Ellis Avenue side of the property directing patrons to check in with staff in either the front office or rear office before accessing the facility.

10. All stairways providing access from the parking garage to the self-storage facility shall remain locked from the exterior and tenants shall only be allowed access after checking in with the front office or rear office. Stairway doors shall be equipped with panic hardware.
11. All pedestrian gates and the driveway gate shall remain locked during non-business hours. The pedestrian gate adjacent to Ellis Avenue shall have the locking system replaced with a lock that provides pedestrian access during business hours in order to provide access to and from the surface parking lot located on private property to the facility. Pin code locking systems shall not be allowed on gates.
12. The operator/property owner shall require that all loading and unloading of tenant items take place behind the gated driveway located off Ellis Avenue or in the parking garage located on the southerly portion (adjacent to East Pacific Coast Highway) of the property.
13. The operator/property owner shall provide written instructions identifying locations on private property where the parking, loading, and unloading for patrons may occur. Signs shall also be installed on the interior of the storage facility at all entrances and exits informing patrons parking, loading, and unloading may only take place on private property, inside the gated drive aisle off Ellis Avenue or inside the parking garage of the facility.
14. The operator/property owner shall maintain the site, including private and 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). The property owner and business operator shall require staff to physically monitor the interior and exterior of the property including adjacent public right-of-way areas every hour during business hours of operation and maintain written and photo logs of monitoring. All trash and debris shall be removed and properly disposed of and shall be subject to the requirements of SHMC Chapter 8.12.
15. The property owner/operators shall provide and post a telephone number along the northerly side of the building which members of the public may use to contact a staff person, available during all business hours to report maintenance or security issues. Signs shall not exceed four square feet with a maximum height of two feet.
16. Business operations shall be limited to storage unit/locker rentals, administrative offices for the self-storage facility, retail sales associated with the self-storage

facility, and limited vehicle storage if surplus parking in excess of 26 spaces is provided. Vehicles may only be stored in the parking garage and vehicles shall have current registration and be in operable condition. The operator/property owner shall be responsible for ensuring stored vehicles are not utilized for human habitation.

17. The property owner/operator shall remove all existing stored vehicles from the property if no surplus parking is provided. Property owner/operator shall remove all vehicles at the expiration of the stored vehicle's lease agreement. Copies of lease agreements shall be provided to the City for verification of lease expiration.
18. The property owner/operator shall remove all outdoor storage of recreational vehicles, vessels, jet skis, trailers, motorcycles, etc. from the property within 60-days of City Council approval.
19. The property owner/operator shall provide the City with a copy of a previously executed Landscaping and Maintenance Agreement or shall submit a draft for the City to review.
20. No truck rentals, moving equipment rentals, or other business activities shall be permitted on the subject property.
21. No outdoor storage of vehicles, vessels, recreational vehicles, equipment, personal belongings, materials, commercial items, shipping containers, semi-truck storage, etc. shall be permitted on the subject property.
22. Storage units shall not be used for on-site manufacturing, retail, wholesale, office or other business activities, with the exception of storage of items associated with a business off-site.
23. Storage units shall not be utilized for human habitation or residential uses.
24. On-site vehicle repair of any kind shall be prohibited.
25. The operator/property owner shall prevent loitering and loud noises, including, but not limited to radios or other amplified sound around the subject site and in all parking areas serving the use during and after hours of operation.
26. 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.
27. The operator/property owner shall obtain City approval and permits for installation of signage, including refacing or changes to existing signage.

28. The operator/property owner shall provide regularly scheduled pest and rodent control measures performed by a professional company. Pest and rodent control measures shall be applied to the exterior of the property, interior of the building, and parking garage. Copies of regular service shall be presented to the City during the annual inspection.
29. All forms of barbed wire or razor wire shall be prohibited throughout the subject site.
30. The operator/property owner shall work with the City to mitigate nuisance complaints by all reasonable measures including, but not limited to, reducing the hours of operation, modifying services offered, or if deemed necessary by the Community Development Director, paying the cost to have any acoustical study prepared to determine noise levels and implementation of mitigation measures recommended by the study within 30 days of receipt of final study.
31. No events of any kind shall be held in the parking lots or any outdoor area on the property as to render the parking spaces and circulation drive aisles as non-functional.
32. No outdoor contractor storage shall be allowed anywhere on the subject property.
33. Restroom use shall be restricted to employee and tenant use only and shall be maintained clean and in working condition.
34. The operator/property owner shall remove the existing shower located in the restroom located on the second floor.
35. The operator/property owner shall submit plans to the City for review if an alternative parking configuration is proposed. Plans shall be reviewed and approved prior to commencing restriping.
36. There shall be no more than 5,000 square feet of office or retail space allowed at the subject site.
37. No vending machines or coin-operated machines shall be permitted on the subject property.

SECURITY CONDITIONS

38. The operator/property owner shall submit a site plan and floor plan identifying locations of all existing surveillance camera locations for review and approval.
39. Video surveillance recordings shall be made available to Signal Hill Police Department upon request.

40. Overnight patrol provided by private security company shall be conducted at least twice a night. Security company shall physically inspect and check gate and doors to ensure they are locked. Security company shall maintain a log and that log shall be provided to the City during annual inspection.
41. At the discretion of the Chief of Police of the Signal Hill Police Department or the Community Development Director, additional security measures can be required, including on-site security services, if on-going criminal or nuisance activities are reported.

End of Conditions.