

RESOLUTION NO. 2025-10-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 75-FOOT-HIGH MONOPALM 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 duly noticed meeting to conduct a public hearing on the subject CUP and, in consideration of public testimony on this item documents and evidence submitted, including, but not limited to the staff report, attachments, and materials, recommended City Council approval, subject to certain conditions specified in Exhibit A; and

WHEREAS, on October 14, 2025, the City Council held a public hearing on the subject CUP and, in consideration of public testimony on this item documents and evidence submitted, including but not limited to the staff report, attachments, and materials submitted by the applicant, approved the Planning Commission's recommendation to grant the CUP, subject to certain conditions specified in Exhibit A to allow for a telecommunication facility; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE 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 Mayor of the Signal Hill City Council shall sign this Resolution, and the City Clerk shall attest and certify to the passage and adoption thereof.

Section 10. 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 CUP 25-01 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 14th day of October 2025.

KEIR JONES
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

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

I, DARITZA PEREZ, City Clerk do hereby certify that Resolution No. 2025-10-XXX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 14th day of October, 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA PEREZ
CITY CLERK