

CONDITIONAL USE PERMIT 00-05
Recommended 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 property owner/operator 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 property owner/operator 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. XXX-03-19 shall supersede and replace previous conditions of approval included in previous approval of June 6, 2000, and September 26, 2024.
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 property owner/operator 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 customers shall enter and check in through the front office located along Pacific Coast Highway for access to their storage units. All self-storage customers shall also only exit from the front entrance of the facility from the front entrance on East Pacific Coast Highway. All other pedestrian 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 and shall not exit from the interior.
8. The property owner/operator shall maintain a written customer access log to confirm person(s) are customers of the facility. Informational signage shall be installed on the exterior of each access door informing customers to park in the private drive aisle inside the gated area at the rear of the property, or in the covered parking garage on East Pacific Coast Highway and check in at the front office prior to accessing the facility. Signs shall further inform customers that parking in the private parking area on the west side of Ellis Avenue or in no parking zones are citable offenses from the Signal Hill Police Department. Signs shall not exceed four square feet with a maximum height of two feet.
9. A record of customer 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 customers of the facility prior to granting access. Staff shall inform customers where to park vehicles for loading and unloading prior to accessing the facility. Information signage shall be posted throughout the property directing customers to check in with staff at the front 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 customers shall only be allowed access after checking in at the front office. Stairway doors shall be equipped with panic hardware.
11. All pedestrian gates and the driveway gate shall remain locked during non-business hours. Within 60 days of the approval of this condition, 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. The pedestrian gate shall be equipped with emergency access hardware to allow residents of the adjacent residential property emergency access from the Signal Hill Self Storage Facility property onto the public right-of-way. The property owner/operator shall confirm with Los Angeles County Fire Department and the City of Signal Hill Building and Safety Division if permits are required for the installation of the emergency access hardware.
12. The property owner/operator shall require that all loading and unloading of customer 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 property owner/operator shall provide written instructions identifying locations on private property where the parking, loading, and unloading for customers may occur. Signs shall also be installed on the interior of the storage facility at all entrances and exits informing customers 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 property owner/operator 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/operator shall require facility staff to physically monitor the interior and exterior of the property including adjacent public right-of-way areas at the opening of the business day, 9:45 a.m. Monday through Saturday and 9:15 a.m. on Sunday, at approximately 1:30 p.m. daily, and once prior to closing, 5:30 p.m. Monday through Saturday and 4:25 p.m. on Sunday 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/operator 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 property owner/operator 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 30-days of City Council approval of this condition or an Administrative Citation will be issued and shall increase by the maximum amount allowed by the City Municipal Code each day thereafter that the outdoor storage remains.
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 property owner/operator 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 property owner/operator shall maintain the site free of graffiti. Any graffiti painted or marked on the premise or on adjacent areas under the control of the property owner/operator 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 property owner/operator shall obtain City approval and permits for installation of signage, including refacing or changes to existing signage.
28. The property owner/operator 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 property owner/operator 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 customer use only and shall be maintained clean and in working condition.
34. The property owner/operator shall remove the existing shower located in the restroom located on the second floor.
35. The property owner/operator 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.
38. All self-storage customers shall enter and check in through the front office to access their storage units. No customer access to or from the facility, with the exception of emergency access only, shall be allowed from either of the two pedestrian doors on Ellis Avenue. The pedestrian gate located on Ellis Avenue at the northwest corner of the property shall be unlocked during business hours for customers to access the main office after parking inside the gated drive aisle north of Ellis Avenue. The pedestrian doors located along the interior walkway from the pedestrian gate that provide access to the storage units shall remain locked from the outside.
39. Within 60 days of approval of this condition, all pin code door locking systems shall be replaced with locks that remain locked from the exterior during both business and non-business hours. All doors along Ellis Avenue shall be equipped with panic hardware and audible emergency opening alarms. The property owner/operator shall confirm with Los Angeles County Fire Department and the City of Signal Hill Building and Safety Division whether permits are required.
40. The property owner/operator shall maintain a Developer Deposit of not less than \$1,500.00. The property owner/operator shall be notified via a replenishment request for additional amounts when the deposit is at or near \$1,500.00. Replenishment payments shall be paid within 15 business days of the date of the replenishment request, or an Administrative Citation will be issued and shall increase by the maximum amount allowed by the City Municipal Code each day thereafter that the payment has not been received.
41. Any condition of approval violation or Signal Hill Municipal Code Violation will result in the issuance of administrative citations, if not corrected within required timeframes as documented in a corrections letter. Citations will be issued each day after the correction timeframe that the violation is observed on the site until the violation has been corrected to the satisfaction of the Community Development Director or their designee.

SECURITY CONDITIONS

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

44. Overnight patrol provided by a private security company shall be conducted at least twice a night. The security company shall physically inspect and check gate and doors to ensure they are locked. The security company shall maintain a log which shall be provided to the City during annual inspection.
45. 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.