

CONDITIONAL USE PERMIT 23-02
Recommended Conditions of Approval

Project: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CHURCH USE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

Location: 3300 EAST WILLOW STREET

Property Owner: WILLOW PALM BUSINESS PARK, LP

Agent/Applicant: ROBERT CHAVEZ

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) 23-02 is subject to Planning Commission review and recommendation to City Council for final determination and approval.
3. Approval of the CUP 23-02 and all conditions of approval included in Exhibit A of

Resolution No. XXX-XX-XX shall be consistent with architectural plans submitted and received by the City of Signal Hill's Planning Division on August 7, 2023 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.
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 operators/property owner shall manage all activities associated with the church so as not to create a nuisance to existing/surrounding businesses and/or adjacent properties.
8. The operators/property owner shall have and maintain a valid City of Signal Hill business license at all times for the operation of a church.
9. The church operations shall be permitted during the following hours only:
 - **Tuesday – Thursday:** Administrative Office 10:00 a.m. to 3:00 p.m.
 - **Tuesday - Thursday:** Group support meetings from 6:00 p.m. to 9:00 p.m. by appointment
 - **Tuesday:** Group support meetings from 7:00 p.m. to 8:30 p.m.
 - **Wednesday:** Worship Service 7:00 p.m.
 - **Thursday:** Group Classes from 7:00 p.m. to 9:00 p.m.
 - **Friday:** Group support meetings from 7:00 p.m. to 8:30 p.m.
 - **Sunday:** Worship Service at 9:00 a.m. 11:00 a.m.
10. No worship services and/or group support meetings shall be allowed Monday through Friday from 6:00 a.m. to 5:00 p.m.
11. 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.

12. 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.
13. The operator/property owner shall obtain City approval and permits for installation of signage, including refacing or changes to existing signage, window/storefront signs, and temporary signs.
14. 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.
15. The operator/property owner shall apply for a Temporary Use Permit for any outdoor church events or activities. Temporary Use Permits shall be subject to the requirements of Signal Hill Municipal Code section 20.66.210. Temporary Use Permits shall be submitted at least thirty days prior to the event.

BUILDING AND SAFETY

11. 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, submit two sets structural engineering (seismic zone 4) and equipment specifications.
12. 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.

End of Conditions.