

**RESOLUTION NO. 2025-02-XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 23-02 ALLOWING A CHURCH USE AT 3300 EAST WILLOW STREET 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 15301.**

**WHEREAS**, on August 7, 2023, the Applicant, Robert Chavez, submitted an application on behalf of Victory Outreach Church for a Conditional Use Permit (CUP) to allow a church at 3300 East Willow Street; and

**WHEREAS**, the legal description of the subject site is TR=10548 FOR DESC SEE ASSESSOR'S MAP POR OF LOTS 2 AND 3, and consists of one developed parcel (APN: 7217-002-007) on the south side of East Willow Street; and

**WHEREAS**, pursuant to the Commercial Industrial (CI) zone, "Use Classifications," a CUP is required to allow the operation of a church and CUP application are properly a matter for Planning Commission review and recommendation to the City Council (the "Project"); and

**WHEREAS**, on January 24, 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**, during a duly noticed special meeting held on February 6, 2025, the Planning Commission 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, recommended City Council approval, subject to certain conditions specified in

Exhibit A; and

**WHEREAS**, on February 25, 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 church use; 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.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Signal Hill, California, does hereby find 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 15301, Class 1 (Existing Facility). The proposed Project consists of a church 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, there is no possibility of a cumulative impact of the same type of project in the same place over time. The proposed Project involves a church use, subject to conditions of approval, 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; No adverse environmental impacts will occur as a result of the proposed Project's use of the existing building as a church; No damage to 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 would occur; the Project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code and no substantial adverse change in the significance of a historical resource would occur as a result of the Project.

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 – Conditional Use Permit 23-02 includes conditions of approval for the operation of a church at the subject site with a sanctuary, office space, storage space, and electrical rooms requires the church to always comply with all conditions of approval. Conditions address items, including but not limited to: hours and days of operations, maintenance of the site, and compliance with the conditions at all times. These conditions allow the use to conform with SHMC Section and the CI zoning district’s “Use Classifications,” and establishes safeguards against disruptive activities related to the assembly use.

Section 3. The church use is located on a developed commercial property that is adequate in size and shape to continue to accommodate the operation and maintenance of a church with a sanctuary, office space, storage space, and electrical rooms, subject to conditions of approval. AB 2097 applies to this development project, which means there is no minimum parking requirement for the church use. The intersection of East Willow Street and Redondo Avenue is an intersection of two major bus routes with buses running at least every 20 minutes. The bus lines are operated by Long Beach Transit and run east and west on East Willow Street and north and south on Redondo Avenue. Bus route schedules confirm that buses run at least every 20 minutes during peak morning and afternoon hours. Additionally, a parking study confirms that the existing 273 parking spaces on the site meet the needs for the church and other existing uses. The hours of operation for the church are typically when other businesses on the property are not in operation. Taken together, the church use does not need to meet the City Code’s minimum parking standards due to State law, *and* there is sufficient parking for all uses on the site according to the parking study.

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 church use, with the application of the conditions of

approval, will have no adverse effect on abutting property or the permitted use thereof. Among other things, there is sufficient on-site parking to satisfy the church and other uses, and AB 2097 provides that no minimum parking standard is imposed on the church use. The applicant shall ensure all conditions of approval are complied with at all times. 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 the conditions of approval, or ultimately revoke the CUP pursuant to SHMC Section 20.64.120.

Section 7. The conditions attached hereto 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 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 23-02 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 25<sup>th</sup> day of February 2025.

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KEIR JONES  
MAYOR

ATTEST:

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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. 2025-02-XXX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 25<sup>th</sup> day of February 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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DARITZA GONZALEZ  
CITY CLERK