



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

NOTICE OF PUBLIC HEARING AND DETERMINATION OF CEQA EXEMPTION

NOTICE IS HEREBY GIVEN that on Tuesday, August 19, 2025, the Planning Commission of the City of Signal Hill, California, will conduct a public hearing at 7:00 p.m. in the City Council Chamber located at City Hall, 2175 Cherry Avenue, Signal Hill, California, to consider the following:

CONDITIONAL USE PERMIT 25-01

A REQUEST TO CONSTRUCT AND OPERATE A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF 75-FOOT-HIGH MONO-PALM AND AUXILLARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS AVENUE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Applicant: Leticia Smith of Smartlink, on behalf of Verizon Wireless
Property Owner: Guy Melissa A Trust Guy Family Deceased Trust

ALL INTERESTED PERSONS are hereby invited and encouraged to attend the public hearing to present written information, express their opinions or otherwise present evidence on the above matter.

YOU ARE ENCOURAGED TO PARTICIPATE and provide comments in one of the following ways:

- In-person: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California;
- You may submit comments prior to the meeting date by email to smartinez@cityofsignalhill.org or by mail to the attention of Susana Martinez, 2175 Cherry Avenue, Signal Hill, CA 90755. If received prior to the publication of the agenda on or before August 13, 2025, at 5:00 p.m., City staff will incorporate the comments into the staff report. Written comments received after August 13, 2025, but before 5:00 p.m. on Tuesday, August 19, 2025, will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not be read into the record. You are encouraged to provide written comments in advance of the publication of the agenda as well as participating

during the meeting, to ensure that the Planning Commission has ample time to consider your comments.

THE PROJECT IS CATEGORICALLY EXEMPT from the requirements of the California Environmental Quality Act pursuant to Article 19, Section 15332, In-Fill Development Projects, Class 32, of the Guidelines for Implementation of the California Environmental Quality Act.

IF YOU WISH TO LEGALLY challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to or at the public hearing.

THE FILE and associated documents for the proposed project may be reviewed publicly on the City's website at www.cityofsignalhill.org. If you have difficulty in accessing the documents, please contact the Community Development Department at (562) 989-7340 or via email at commdev@cityofsignalhill.org.

Published in the Signal Tribune newspaper on:

August 8, 2025

Posted in accordance with S.H.M.C. Section 1.08.010 on:

August 8, 2025

Mailed to property owners within a 300' radius on:

August 8, 2025

VICINITY MAP

