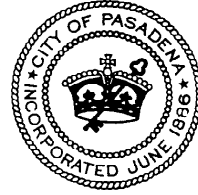


From the desk of:

JOYCE STREATOR
Councilwoman
District 1
(626) 744-4444



8/22/05

To: Jane Rodriguez

I wish to call up
for review the decision
of the Board of Zoning
Appeals re: CVP # 4419,
1355 No. Lincoln Ave.

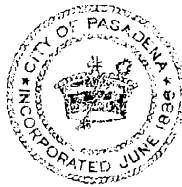
Thanks.
Joyce Streater

RECEIVED

05 AUG 22 PM 2:58

CITY CLERK
CITY OF PASADENA

9/12/2005
7.B.1.



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

August 19, 2005

Ann Higginbotham
76 S. Grand Avenue
Pasadena, CA 91105

**RE: Conditional Use Permit #4419
1355 North Lincoln Avenue
Council District #1**

Dear Ms. Higginbotham:

Your application for a **Conditional Use Permit** at **1355 North Lincoln Avenue**, was considered by the **Board of Zoning Appeals** on **August 17, 2005**.

**CONDITIONAL USE PERMIT: For Vehicle Storage related to a vehicle towing service.
Conditional Use Permit: For a Transportation Dispatch Facility for the operation of a tow truck dispatch service.**

After careful consideration of this application, and with full knowledge of the property and vicinity, the Board of Zoning Appeals made the findings as shown on Attachment A to this letter.

Based upon the findings, the Board of Zoning Appeals decided to **reverse** the decision of the Zoning Hearing Officer and **approve** the Conditional Use Permit. The conditions listed in Attachment B and C were made part of the approval.

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued

Appeal of Conditional Use Permit #4419
Page 2

prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that the decision of the Board of Zoning Appeals is not subject to further appeal. This decision becomes effective on the eleventh day from the date of the decision. The effective date for this case is **August 30, 2005**. However, prior to the effective date, a member of the City Council may stay the decision and request that it be called for review to the City Council.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities.

For further information regarding this case please contact **David Sinclair** at **(626) 744-6766**.

Board of Zoning Appeals, by



DENVER E. MILLER
Zoning Administrator

DEM:ds:ac

Enclosures: Attachment A, Attachment B, Attachment C, Attachment D, Attachment E

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Ellen Clark, Case File, Decision Letter File, Planning Commission (9).

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #4419

Conditional Use Permit – Transportation Dispatch Facility.

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* Transportation Dispatch Facilities are permitted in the CG-1 zoning district with a Conditional Use Permit. In this case, the tow trucks spend the work day in the field towing vehicles and are taken home by the drivers at night. As conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* Specifically, the proposal meets the intent of the development standards as specified in Section 17.24 (Commercial and Industrial Zoning Districts). Many of the specific restrictions placed upon uses in the CG-1 zoning district relate to large trucks (10,000 lbs. or more). No trucks of that size are a part of the proposed use. Further, as conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* As conditioned, the proposed project is consistent with Objective 10, Diverse Economy, of the Land Use Element of the General Plan in that the project will allow for the continuation and expansion of an existing business to meet changing business requirements, while maintaining compatibility with the surrounding areas. Conditions of approval, including improved screening, vandalism repair, landscaping, operating hours, and restrictions on vehicle storage are recommended to ensure that the towing service is sensitive to the adjacent residential areas.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed Transportation Facility is proposed to be operated out of a single office with one desk and one computer. The tow trucks are in the field unless they are towing a vehicle to the site for repair or to be claimed by their owner. Conditions, including improved screening, vandalism repair, operating hours and restrictions on the duration of vehicle storage are recommended to ensure that the transportation dispatch facility is sensitive to the adjacent residential areas.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City* in that the applicable development standards for the dispatch use include standards for adjacency to residential uses. These development standards, combined with additional conditions of approval related to operation of the dispatch use and the appearance of the site, will help ensure that the dispatch use does not negatively impact the adjacent residential neighborhood.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection in that the site is located in a commercial/industrial area and the implementation of the Zoning Code development standards for commercial uses and the enforcement of the conditions of approval related to the operation and appearance of the site will ensure that the site is well maintained and responsive to its proximity to a residential neighborhood.*

Conditional Use Permit – Vehicle Storage.

7. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code. Vehicle Storage is a permitted use in the CG-1 zoning district with a Conditional Use Permit. In this case, the vehicles stored on site in conjunction with the proposed towing operation are there only until the owners pick them up or until the operator of the towing operation can have them taken to another site. It is in the owner's interest to remove the vehicles from the site as soon as possible as a degree of liability is assumed with the vehicle when on the site. As conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.*
8. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district. Specifically, the proposal meets the intent of the development standards as specified in Section 17.24 (Commercial and Industrial Zoning Districts). Many of the specific restrictions placed upon uses in the CG-1 zoning district relate to large trucks (10,000 lbs. or more). Further, as conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.*
9. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan. As conditioned, the proposed project is consistent with Objective 10, Diverse Economy, of the Land Use Element of the General Plan in that the project will allow for the continuation and expansion of an existing business to meet changing business requirements, while maintaining compatibility with the surrounding areas. Conditions of approval, including improved screening, vandalism repair, landscaping, operating hours, and restrictions on the duration of vehicle storage are recommended to ensure that the towing service is sensitive to the adjacent residential areas.*
10. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The storage of vehicles on site in conjunction to the towing operation will be operated in a manner that is responsive to the adjacent residential neighborhood. Conditions of approval, including improved screening, vandalism repair, operating hours and restrictions of vehicle storage are recommended to ensure that the towing service is sensitive to the adjacent residential areas.*
11. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the applicable development standards for vehicle storage include standards for adjacency to*

residential uses. These development standards, combined with additional conditions of approval related to the method and duration of vehicle storage and the appearance of the site, will help ensure that the storage of vehicles does not negatively impact the adjacent residential neighborhood.

12. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection in that the site is located in an commercial/industrial area and the implementation of the Zoning Code development standards for commercial uses and the enforcement of the conditions of approval related to the operation and appearance of the site will ensure that the site is well maintained and cognizant of its proximity to a residential neighborhood.*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4419

The applicant or successor in interest shall meet the following conditions:

1. The site/floor plans submitted for building permits shall substantially conform to the site/floor plans stamped "Received at Hearing August 17, 2005", except as modified herein.
2. The applicant shall comply with all other requirements of Chapter 17.24 of the Zoning Code that relates to commercial development in the CG-1 District, except as modified herein.
3. No more than four tow trucks shall be on site at any one time.
4. No vehicle impounding is permitted.
5. No vehicles towed to the site that are not being repaired on site shall be stored on the property for more than 30 days. A form approved by the Zoning Administrator shall be placed in all vehicles towed to the site indicating the date the vehicle was towed to the site for inspection by City staff.
6. A seven-foot tall solid masonry wall shall be constructed along the west property line. This improvement shall be completed within 90 days from the effective date of this Conditional Use Permit.
7. All existing chain-link fencing shall either be replaced with solid fence or wall (no chain link fence with slats) so that the rear of the property is not visible. This improvement shall be completed within 90 days from the effective date of this Conditional Use Permit.
8. All walls and fencing shall be maintained and kept in good condition.
9. All gates that access the rear of the site shall be kept closed except for when vehicles are being moved to or from the rear of the property.
10. No items other than vehicles may be stored at the rear of the site. Any other items shall be kept indoors at all times.
11. The storage areas at the rear of the site shall be maintained in good condition.
12. Within 30 days of the effective date of this Conditional Use Permit all barbed wire on the site shall be removed.
13. All graffiti or other types of vandalism shall be removed or repaired within 48 hours of the incident.
14. Within 60 days of the effective date of this Conditional Use Permit all buildings shall be re-painted due to the existing patch-work of graffiti abatement. The applicant shall submit paint color samples to the Zoning Administrator for approval.
15. The parking area along Lincoln Avenue shall be 'slurry sealed', re-stripped, and landscaped in accordance with the off-street parking requirements in Chapter 17.46 of the Zoning Code. These plans shall be submitted to the Zoning Administrator for approval within 60 days from

the effective date of this Conditional Use Permit. The work shall be completed within 60 days from the issuance of building permits.

16. No employee vehicles, tow trucks, or vehicles being repaired shall be parked on the street or in the required setbacks (five feet along Washington Boulevard and Lincoln Avenue). All vehicles shall be parked on-site in designated parking areas.
17. A ten (10) foot wide landscape planter shall be installed, irrigated, and maintained along Washington Boulevard. A five (5) foot wide landscape planter shall be installed, irrigated and maintained along Lincoln Avenue parallel to the existing sidewalks, except for where the current driveways are located. A landscaping plan shall be submitted to the Zoning Administrator for approval, in compliance with Chapter 17.44 of the Zoning Code. The landscape plans shall be submitted to the Zoning Administrator for approval within 60 days from the effective date of this Conditional Use Permit. The work shall be completed within 60 days from the issuance of building permits. All new trees shall be a minimum size of 15 gallons.
18. All existing and new landscaping shall be maintained and kept in good condition.
19. The property shall not be used for dismantling wrecked automobiles or for the storage or sale of used parts. There shall be no storage of vehicle parts or other materials outdoors. There shall be no storage of large trucks, recreational vehicles, or buses on the property.
20. The hours of operation of all businesses (Auto Repair, Vehicle Storage, and Transportation Dispatch Facility) on the property shall be no earlier than 8:00 A.M. and no later than 6:00 P.M. seven days a week. All deliveries shall also comply with these hours of operation. No vehicle repair shall occur on Sundays.
21. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
22. The proposed project, Case No. **PLN2005-00360**, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. Condition Monitoring is required for your project. Contact the Code Compliance Staff at (626) 744-4633 to schedule an inspection. No fees are required for commercial businesses in the Enterprise Zone.
23. Vehicle repair shall not include body work or the painting of vehicles.
24. The Zoning Hearing Officer shall conduct a public hearing six months from the effective date of this Conditional Use Permit to ensure the effectiveness of, and compliance with, the conditions of approval.
25. Tow Trucks and delivery trucks shall only be permitted to make right turns onto Washington Boulevard to prevent additional traffic into the residential neighborhood.

ATTACHMENT C

MEMORANDUM - CITY OF PASADENA
Department Of Public Works

DATE: April 6, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

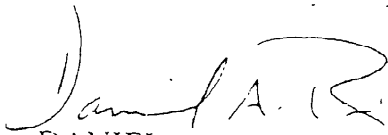
RE: Conditional Use Permit No. 4419
1355 Lincoln Avenue

The Department of Public Works has reviewed the application for Conditional Use Permit No. 4419 at 1355 Lincoln Avenue. The conditional use permit is to allow a transportation dispatch facility to operate a tow truck dispatch service. Paul's Auto was purchased by Munther Haddad, formerly of Cliff's Towing, with the intent of continuing the existing vehicle repair operation and adding tow truck dispatch. A tow truck operation had operated on the site for many years previously, but was discontinued in the mid-1990's. The approval of this conditional use permit should be based upon satisfying all of the following conditions:

1. In order to provide for intersection improvements, the applicant shall dedicate to the City the land necessary to provide a 15-foot radius property line corner rounding at the southwest corner of Lincoln Avenue and Washington Boulevard for street purposes.
2. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514), along the subject frontage prior to the issuance of a Certificate of Occupancy.
3. Washington Boulevard was resurfaced in September 2002. If the street is excavated for utility connections prior to September 2007, extensive repaving of the street will be required. Excavations in the street for utility connections shall be

as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.

4. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
5. The applicant shall plant and maintain, for a period of three years, four officially designated street trees per the City approved master street tree plan on the Washington Boulevard frontage of the subject property and install an irrigation system for those trees. Locations will be finalized in the field by Department of Public Works staff. Trees must meet the City's tree stock standards and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy.
6. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.



DANIEL A. RIX
City Engineer

DAR jo

August 19, 2005

Ann Higginbotham
76 S. Grand Avenue
Pasadena, CA 91105

**RE: Conditional Use Permit #4419
1355 North Lincoln Avenue
Council District #1**

Dear Ms. Higginbotham:

Your application for a **Conditional Use Permit** at 1355 North Lincoln Avenue, was considered by the **Board of Zoning Appeals** on **August 17, 2005**.

CONDITIONAL USE PERMIT: For Vehicle Storage related to a vehicle towing service.
Conditional Use Permit: For a Transportation Dispatch Facility for the operation of a tow truck dispatch service.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Board of Zoning Appeals made the findings as shown on Attachment A to this letter.

Based upon the findings, the Board of Zoning Appeals decided to **reverse** the decision of the Zoning Hearing Officer and **approve** the Conditional Use Permit. The conditions listed in Attachment B and C were made part of the approval.

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

Appeal of Conditional Use Permit #4419

Page 2

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that the decision of the Board of Zoning Appeals is not subject to further appeal. This decision becomes effective on the eleventh day from the date of the decision. The effective date for this case is **August 30, 2005**. However, prior to the effective date, a member of the City Council may stay the decision and request that it be called for review to the City Council.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities.

For further information regarding this case please contact **David Sinclair** at **(626) 744-6766**.

Board of Zoning Appeals, by

DENVER E. MILLER
Zoning Administrator

DEM:ds:ac

Enclosures: Attachment A, Attachment B, Attachment C, Attachment D, Attachment E

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Ellen Clark, Case File, Decision Letter File, Planning Commission (9).

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #4419

Conditional Use Permit – Transportation Dispatch Facility.

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* Transportation Dispatch Facilities are permitted in the CG-1 zoning district with a Conditional Use Permit. In this case, the tow trucks spend the work day in the field towing vehicles and are taken home by the drivers at night. As conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* Specifically, the proposal meets the intent of the development standards as specified in Section 17.24 (Commercial and Industrial Zoning Districts). Many of the specific restrictions placed upon uses in the CG-1 zoning district relate to large trucks (10,000 lbs. or more). No trucks of that size are a part of the proposed use. Further, as conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* As conditioned, the proposed project is consistent with Objective 10, Diverse Economy, of the Land Use Element of the General Plan in that the project will allow for the continuation and expansion of an existing business to meet changing business requirements, while maintaining compatibility with the surrounding areas. Conditions of approval, including improved screening, vandalism repair, landscaping, operating hours, and restrictions on vehicle storage are recommended to ensure that the towing service is sensitive to the adjacent residential areas.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed Transportation Facility is proposed to be operated out of a single office with one desk and one computer. The tow trucks are in the field unless they are towing a vehicle to the site for repair or to be claimed by their owner. Conditions, including improved screening, vandalism repair, operating hours and restrictions on the duration of vehicle storage are recommended to ensure that the transportation dispatch facility is sensitive to the adjacent residential areas.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City* in that the applicable development standards for the dispatch use include standards for adjacency to residential uses. These development standards, combined with additional conditions of approval related to operation of the dispatch use and the appearance of the site, will help

ensure that the dispatch use does not negatively impact the adjacent residential neighborhood.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection in that the site is located in a commercial/industrial area and the implementation of the Zoning Code development standards for commercial uses and the enforcement of the conditions of approval related to the operation and appearance of the site will ensure that the site is well maintained and responsive to its proximity to a residential neighborhood.*

Conditional Use Permit – Vehicle Storage.

7. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code. Vehicle Storage is a permitted use in the CG-1 zoning district with a Conditional Use Permit. In this case, the vehicles stored on site in conjunction with the proposed towing operation are there only until the owners pick them up or until the operator of the towing operation can have them taken to another site. It is in the owner's interest to remove the vehicles from the site as soon as possible as a degree of liability is assumed with the vehicle when on the site. As conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.*
8. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district. Specifically, the proposal meets the intent of the development standards as specified in Section 17.24 (Commercial and Industrial Zoning Districts). Many of the specific restrictions placed upon uses in the CG-1 zoning district relate to large trucks (10,000 lbs. or more). Further, as conditioned, the project will comply with the applicable development standards of the CG-1 zoning district as well as regulations applicable to the appearance and operation of the facility.*
9. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan. As conditioned, the proposed project is consistent with Objective 10, Diverse Economy, of the Land Use Element of the General Plan in that the project will allow for the continuation and expansion of an existing business to meet changing business requirements, while maintaining compatibility with the surrounding areas. Conditions of approval, including improved screening, vandalism repair, landscaping, operating hours, and restrictions on the duration of vehicle storage are recommended to ensure that the towing service is sensitive to the adjacent residential areas.*
10. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The storage of vehicles on site in conjunction to the towing operation will be operated in a manner that is responsive to the adjacent residential neighborhood. Conditions of approval, including improved screening, vandalism repair, operating hours and restrictions of vehicle storage are recommended to ensure that the towing service is sensitive to the adjacent residential areas.*

11. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the applicable development standards for vehicle storage include standards for adjacency to residential uses. These development standards, combined with additional conditions of approval related to the method and duration of vehicle storage and the appearance of the site, will help ensure that the storage of vehicles does not negatively impact the adjacent residential neighborhood.*

12. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection in that the site is located in an commercial/industrial area and the implementation of the Zoning Code development standards for commercial uses and the enforcement of the conditions of approval related to the operation and appearance of the site will ensure that the site is well maintained and cognizant of its proximity to a residential neighborhood.*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4419

The applicant or successor in interest shall meet the following conditions:

1. The site/floor plans submitted for building permits shall substantially conform to the site/floor plans stamped "Received at Hearing August 17, 2005", except as modified herein.
2. The applicant shall comply with all other requirements of Chapter 17.24 of the Zoning Code that relates to commercial development in the CG-1 District, except as modified herein.
3. No more than four tow trucks shall be on site at any one time.
4. No vehicle impounding is permitted.
5. No vehicles towed to the site that are not being repaired on site shall be stored on the property for more than 30 days. A form approved by the Zoning Administrator shall be placed in all vehicles towed to the site indicating the date the vehicle was towed to the site for inspection by City staff.
6. A seven-foot tall solid masonry wall shall be constructed along the west property line. This improvement shall be completed within 90 days from the effective date of this Conditional Use Permit.
7. All existing chain-link fencing shall either be replaced with solid fence or wall (no chain link fence with slats) so that the rear of the property is not visible. This improvement shall be completed within 90 days from the effective date of this Conditional Use Permit.
8. All walls and fencing shall be maintained and kept in good condition.
9. All gates that access the rear of the site shall be kept closed except for when vehicles are being moved to or from the rear of the property.
10. No items other than vehicles may be stored at the rear of the site. Any other items shall be kept indoors at all times.
11. The storage areas at the rear of the site shall be maintained in good condition.
12. Within 30 days of the effective date of this Conditional Use Permit all barbed wire on the site shall be removed.
13. All graffiti or other types of vandalism shall be removed or repaired within 48 hours of the incident.

14. Within 60 days of the effective date of this Conditional Use Permit all buildings shall be re-painted due to the existing patch-work of graffiti abatement. The applicant shall submit paint color samples to the Zoning Administrator for approval.
15. The parking area along Lincoln Avenue shall be 'slurry sealed', re-stripped, and landscaped in accordance with the off-street parking requirements in Chapter 17.46 of the Zoning Code. These plans shall be submitted to the Zoning Administrator for approval within 60 days from the effective date of this Conditional Use Permit. The work shall be completed within 60 days from the issuance of building permits.
16. No employee vehicles, tow trucks, or vehicles being repaired shall be parked on the street or in the required setbacks (five feet along Washington Boulevard and Lincoln Avenue). All vehicles shall be parked on-site in designated parking areas.
17. A ten (10) foot wide landscape planter shall be installed, irrigated, and maintained along Washington Boulevard. A five (5) foot wide landscape planter shall be installed, irrigated and maintained along Lincoln Avenue parallel to the existing sidewalks, except for where the current driveways are located. A landscaping plan shall be submitted to the Zoning Administrator for approval, in compliance with Chapter 17.44 of the Zoning Code. The landscape plans shall be submitted to the Zoning Administrator for approval within 60 days from the effective date of this Conditional Use Permit. The work shall be completed within 60 days from the issuance of building permits. All new trees shall be a minimum size of 15 gallons.
18. All existing and new landscaping shall be maintained and kept in good condition.
19. The property shall not be used for dismantling wrecked automobiles or for the storage or sale of used parts. There shall be no storage of vehicle parts or other materials outdoors. There shall be no storage of large trucks, recreational vehicles, or buses on the property.
20. The hours of operation of all businesses (Auto Repair, Vehicle Storage, and Transportation Dispatch Facility) on the property shall be no earlier than 8:00 A.M. and no later than 6:00 P.M. seven days a week. All deliveries shall also comply with these hours of operation. No vehicle repair shall occur on Sundays.
21. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
22. The proposed project, Case No. PLN2005-00360, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. Condition Monitoring is required for your project. Contact the Code Compliance Staff at (626) 744-4633 to schedule an inspection. No fees are required for commercial businesses in the Enterprise Zone.
23. Vehicle repair shall not include body work or the painting of vehicles.

24. The Zoning Hearing Officer shall conduct a public hearing six months from the effective date of this Conditional Use Permit to ensure the effectiveness of, and compliance with, the conditions of approval.

25. Tow Trucks and delivery trucks shall only be permitted to make right turns onto Washington Boulevard to prevent additional traffic into the residential neighborhood.

ATTACHMENT C

MEMORANDUM - CITY OF PASADENA
Department Of Public Works

DATE: April 6, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Conditional Use Permit No. 4419
1355 Lincoln Avenue

The Department of Public Works has reviewed the application for Conditional Use Permit No. 4419 at 1355 Lincoln Avenue. The conditional use permit is to allow a transportation dispatch facility to operate a tow truck dispatch service. Paul's Auto was purchased by Munther Haddad, formerly of Cliff's Towing, with the intent of continuing the existing vehicle repair operation and adding tow truck dispatch. A tow truck operation had operated on the site for many years previously, but was discontinued in the mid-1990's. The approval of this conditional use permit should be based upon satisfying all of the following conditions:

1. In order to provide for intersection improvements, the applicant shall dedicate to the City the land necessary to provide a 15-foot radius property line corner rounding at the southwest corner of Lincoln Avenue and Washington Boulevard for street purposes.
2. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter

and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514), along the subject frontage prior to the issuance of a Certificate of Occupancy.

3. Washington Boulevard was resurfaced in September 2002. If the street is excavated for utility connections prior to September 2007, extensive repaving of the street will be required. Excavations in the street for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
4. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
5. The applicant shall plant and maintain, for a period of three years, four officially designated street trees per the City approved master street tree plan on the Washington Boulevard frontage of the subject property and install an irrigation system for those trees. Locations will be finalized in the field by Department of Public Works staff. Trees must meet the City's tree stock standards and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy.
6. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

DANIEL A. RIX
City Engineer

DAR:jo