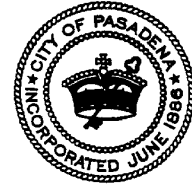


# City of Pasadena

HALE BUILDING  
175 NORTH GARFIELD AVENUE  
PASADENA, CA 91109



CURRENT PLANNING  
ZONING AND SUBDIVISION

April 20, 1998

L.A. Steelcraft Products, Inc.  
Attn: Earl Lyons  
1974 Lincoln Avenue  
Pasadena CA 91103

**Re: Conditional Use Permit #3388  
1975 Lincoln Avenue**

Dear Mr. Lyons:

Your application for a **Conditional Use Permit** for Restricted Industry Greater Than 5,000 Square Feet requirements of the Zoning Ordinance at **1975 Lincoln Avenue, Zone CG-1** was considered by the **Board of Zoning Appeals** on **April 15, 1998**. This was an application requesting the following:

**CONDITIONAL USE PERMIT - (Restricted Industry Greater Than 5,000 Square Feet):** To allow an restricted industry business greater than 5,000 square feet to locate to an existing lot. A conditional use permit is required whenever it is proposed to establish a restricted industry use greater than 5,000 square feet (PMC Section 17.28.030).

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 **overrule** the decision of the Zoning Hearing Officer and **deny** the application.

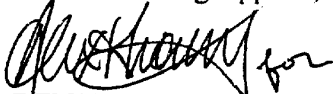
You are hereby notified that the decision of the Board of Zoning Appeals is not subject to further appeal. This decision becomes effective on the eleventh day from the date of the decision. The effective date for this case is **April 28, 1998**. However, prior to the effective date, a member of the City Council may stay the decision and request that it be called-up to the City Council for review.

7.A.(3)  
4/27/98

**Appeal of Conditional Use Permit #3388**  
**Page 2**

Projects which are denied are statutorily exempt from the California Environmental Quality Act. Please note that the time within which judicial review of this action must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

Board of Zoning Appeals, by



DENVER E. MILLER  
Zoning Administrator

DEM:LO:ec

Enclosures: Attachment A, Certificates of Posting/Mailing

xc: Planning Commission (9), City Council (14), City Clerk, Building Division, Public Works, County Assessor, Power Division, Water Division, Design & Historic Preservation, Nancy Key, Michael King, File (2)

**ATTACHMENT A**  
**FINDINGS OF FACT FOR CONDITIONAL USE PERMIT #3388**

1. The conditional use will be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and will be injurious to properties or improvements in the vicinity because the use of the proposed site will involve an expansion in the number of trucks or truck trips to the area adversely affecting the neighborhood.