

RESOLUTION NO. 5940-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-056-2018, CONDITIONAL USE PERMIT NO. CUP-134-2018, AND LOT LINE ADJUSTMENT NO. LLA-018-2018, FOR A PROPERTY LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD BETWEEN TRASK AVENUE AND WESTMINSTER AVENUE AT 13624 THROUGH 13650 HARBOR BOULEVARD, ASSESSOR'S PARCEL NO. 101-080-66 AND 101-080-27.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, for the construction of a five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements, (the "Project") for property located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, and, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Bui Nguyen on behalf of Garden Grove Hotel, LLC (the "Applicant").
2. The Applicant submitted an application to develop and operate a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 through 13650 Harbor Boulevard, Assessor's Parcel No. 101-080-66 and 101-080-27, along with the following discretionary land use approvals (collectively, the "Project"): (a) a text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0; (b) text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels located in the C-3 (Heavy Commercial) zone (i) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (ii) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (iii) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; (c) Site Plan approval to allow the construction of the proposed five (5) story, 59'-0"

high, 124 room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements; (d) Conditional Use Permit approval to allow for operation of the proposed hotel use; and (e) Lot Line Adjustment approval to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project. Applicant's application includes a request that the Planning Commission approve a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Section 9.16.040.150 of the Garden Grove Municipal Code.

3. Pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., an initial study was prepared for the proposed Project and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment.
4. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be implemented.
5. The Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
6. The subject property has a Heavy Commercial (HC) General Plan Land Use Designation and is zoned C-3 (Heavy Commercial). Each parcel is currently vacant land, Parcel 101-080-66 contains 53,723 square feet, and Parcel 101-080-27 contains 10,953 square feet.
7. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
8. Report submitted by City staff was reviewed.
9. Pursuant to a legal notice, a public hearing was held on November 15, 2018, and all interested persons were given an opportunity to be heard.
10. The Planning Commission gave due and careful consideration to the matter during its meeting of November 15, 2018.
11. Concurrent with the adoption of this Resolution, the Planning Commission adopted Resolution No. 5939-18 recommending that the City Council adopt a Negative Declaration and Mitigation Monitoring and Reporting Program for the

Project and approve General Plan No. GPA-002-2018 and Amendment No. A-024-2018. The facts and findings set forth in Planning Commission Resolution No. 5940-18 are hereby incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

FACTS:

The subject site consists of two (2) vacant parcels with a combined land area of approximately 64,676 square feet, or 1.48 acres, located on the east side of Harbor Boulevard between Trask Avenue and Westminster Avenue. The properties have a Heavy Commercial (HC) General Plan Land Use Designation and are zoned C-3 (Heavy Commercial).

The subject site is located in an area of the City with a mix of uses that includes heavy commercial, commercial, education, and multi-family residential uses. Specifically, the subject site is bounded immediately to the west by Harbor Boulevard, and, beyond Harbor Boulevard, to the west are properties zoned C-3, with heavy commercial uses including a used car dealership, transportation uses operated by Yellow Cab, and Western Transit Systems, Inc. Immediately to the north, an Orange County Flood Control storm channel, zoned O-S, Open Space, then further north, is a C-3 zoned property with an auto collision repair and paint business. To the northeast, are multi-family residential uses in the R-3 (Multiple-Family Residential) zone. To the west, is Santiago High School's athletic field, zoned as O-S, Open Space, and to the south, an auto body and repair business in the C-3 zone.

The City acquired the site in 2011 and conveyed it to the Applicant in 2016 with the understanding that the Applicant would plan, design, and develop a hotel development on the site.

The Applicant proposes to develop the site with a 64,673 square foot, five (5) story, 59'-0" high, 124-room hotel, with 100 on-site surface parking spaces, landscaping, and related site improvements. A hotel is a conditionally permitted use in the C-3 zone. City approval of a Site Plan, a Conditional Use Permit, and Lot Line Adjustment is needed to facilitate the proposed hotel development. Certain text amendments to the City's General Plan Land Use Element and Municipal Code also must be adopted by the City Council in order for the City to approve the proposed hotel development as designed. Specifically, these General Plan and Municipal Code Amendments would increase the allowable development intensity for hotels in the Heavy Commercial (HC) General Plan Land Use Designation and C-3 (Heavy Commercial) zone to 1.0, increase the permitted height of hotels in the C-3 zone to

five stories and/or 60 feet, and authorize the City hearing body to grant up to a twenty percent (20%) reduction in required parking for hotels in the C-3 zone. Concurrent with the adoption of this Resolution, the Planning Commission adopted Resolution No. 5939-18 recommending that the City Council approve these General Plan and Municipal Code Amendments. City Council approval of these changes are necessary in order for the City to approve the proposed hotel project, which is designed for a 59'-0" high hotel with five (5) stories, at a Floor Area Ratio of 0.99, and to provide 100 on-site surface parking spaces, which reflects a 20% reduction from the 124 parking spaces that would otherwise be required pursuant to Garden Grove Municipal Code Section 9.16.040.150.

The hotel will be designed as a single building. The ground/first floor consists of an outdoor pool and sitting area; main lobby; registration desk; retail store; breakfast area and associated food preparation area; a community table; fitness room; laundry room; offices; public restrooms; elevators; mechanical and engineering room, and a double-loaded corridor of guest bedrooms. The remaining floors, two through five consists of house-keeping rooms, elevators, and double-loaded corridors of guest bedrooms.

The proposed Site Plan provides for the hotel to be placed at the center of the subject site surrounded by vehicle parking and circulation, and landscaping meeting the City's development standards. Vehicular access to the subject site will be provided via two (2) "right-in" and "right-out" only points off Harbor Boulevard due to the existing median. The site will be designed with two (2) new 30'-0" wide driveway approaches that taper down to 25'-0" wide within the 20'-0" deep decorative driveway throat that meets current City standards. The parking lot layout is "C" shaped with a 26'-0" wide drive aisle throughout the site. The drive aisle will accommodate two-way vehicle circulation to provide access to the north double-loaded and to the south single-loaded perpendicular parking areas, and will accommodate access for trash trucks, delivery trucks, and emergency vehicles. The proposed hotel is designed with a porte-cochere on the north side of the parking lot at a clearance height of 13'-6" for the drop-off and pick-up of hotel guests. The proposed Site Plan includes two (2) ADA compliant walkways beginning at the public right-of-way, running adjacent the drive aisles and leading directly into the hotel's north and south hotel entrances. The Site plan includes landscaping on the perimeter and in selected interior areas of the site, light standards to illuminate the site, and a trash enclosure in the northeast section of the site. A total of 13,455 square feet of landscaping is provided for, which meets the City's minimum landscaping requirements.

The proposed building is designed in a contemporary architectural style. The building elevations consist of various masses, horizontal, and vertical planes that create an overall visual interest. The building's exterior exhibits a sand stucco texture that will be painted in several colors and shades from terra cotta, grey, beige, and brown to create interest and highlight the various façade masses, all

capped with an accent color parapet cap. The placement of the double-glazed windows enforce the horizontal and vertical lines. The structure includes two (2) roof-top light towers incorporated into the building design, each constructed of an acrylic frosted glass and equipped with an internal L.E.D. light to be illuminated at night to create a focal element and enforce the hotel's brand. The porte-cochere and the cantilever portion of the hotel bedrooms on the building's north side reinforce the variation of masses to the overall project design.

FINDINGS AND REASONS:

SITE PLAN:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions, and requirements of Title 9 of the Municipal Code and the General Plan.

Provided the City Council approves the proposed General Plan and Municipal Code amendments, the proposed Site Plan will be consistent with the General Plan and applicable Municipal Code requirements. The subject site has a Heavy Commercial (HC) General Plan Land Use Designation and is zoned C-3 (Heavy Commercial). The Heavy Commercial (HC) General Plan Land Use Designation is intended to provide for a variety of more intensive commercial uses, automotive repair, sales, and services; wholesaling; and commercial uses. General Plan Policy LU-1.3 encourages a wide variety of retail and commercial services in appropriate locations. General Plan Policy LU-5.1 encourages the City to work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects. General Plan Goal LU-6 calls for revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City, and its implementing Policy LU-6.2 encourages a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of the area's present and potential clientele. Goal ED-1 of the General Plan's Economic Development Element provides that opportunities for development of tourism-related businesses shall be enhanced, and Policy ED-1.1 of the Economic Development Element encourages the development of hotel facilities on key corridors in the City, such as Harbor Boulevard. The proposed hotel development will provide a needed, economically viable commercial hotel on Harbor Boulevard on a vacant, underutilized site that can accommodate it, and is thus consistent with, and furthers, all of these General Plan goals and policies.

With approval of the Lot Line Adjustment, requested parking reduction, and proposed Code Amendment, the height and placement of the new building, the site design, the vehicular circulation and parking layout, and the number of on-

site parking spaces will be consistent with the spirit and intent of the requirements of the Municipal Code.

Approval and effectiveness of the proposed Site Plan, Conditional Use Permit, and the Lot Line Adjustment is contingent upon City Council approval of General Plan Amendment No. GPA-002-2018, and Municipal Code Amendment No. A-024-2018, and recordation of Lot Line Adjustment No. LLA-018-2018.

2. The proposed development will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The Project entails complete redevelopment of the subject site and has been designed to adequately address parking, loading and unloading areas, circulation and points of vehicular and pedestrian access. Vehicular access to the subject site will be provided via two (2) "right-in" and "right-out" only points off Harbor Boulevard due to an existing median along Harbor Boulevard. The Conditions of Approval require all vehicular access drives to the site to be provided in locations approved by the City Traffic Engineer and the drive approaches to be constructed per City standards. The site will be designed with two (2) new 30'-0" wide driveway approaches that taper down to 25'-0" wide within a 20'-0" deep decorative driveway throat that meets current City standards. The parking lot layout is "C" shaped with a 26'-0" wide drive aisle throughout the site plan that will accommodate two-way vehicle circulation to provide access to the north double-loaded and south single-loaded perpendicular parking areas, and to accommodate access for trash trucks, delivery trucks, and emergency vehicles. The hotel is designed with a porte-cochere on the north side of the parking lot at a clearance height of 13'-6" for the drop-off and pick-up of hotel guest. The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via two (2) ADA compliance walkways adjacent the drive aisles and leading directly into the hotel's north and south entrances.

The Applicant has designed the development to include 100 on-site surface parking spaces, which is a twenty percent (20%) reduction from the 124 parking spaces that would otherwise be required pursuant to Garden Grove Municipal Code Section 9.16.040.150(B)(6). The requested twenty percent (20%) reduction is justified in this case. The same parking standard has been applied to the City's newer hotels located along Harbor Boulevard without a negative impact to the daily operation of the hotels. The parking spaces for the Project otherwise comply with applicable Municipal Code requirements, the Applicant has provided evidence that 100 spaces will be provide sufficient capacity for the type and class of hotel it proposes to operate, and the site design, with 100 spaces, will allow for adequate and efficient circulation throughout the site. Furthermore, the Site Plan approval

is subject to a condition of approval that allows the City to require the property owner and hotel operator to devise and implement a parking management plan acceptable to the City if, at any time, the subject site cannot accommodate the parking demand actually generated by the hotel use, and/or if the operation of the hotel use on the site results in demonstrable nuisances, problems, or issues concerning either on-site or off-site parking, circulation, or traffic.

Furthermore, the City's Traffic Engineering Division and the Fire Department have reviewed the plans, and all appropriate conditions of approval to eliminate any adverse impacts to surrounding streets have been included.

3. The proposed development will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the Project pursuant to the conditions of approval. Utilities and drainage channels in the area are existing and adequate to accommodate the development. The property is not located in a sewer deficiency area. The Public Works Department has incorporated conditions of approval to mitigate potential impacts to the sewer system.

The proposed development will provide landscaping and proper grading of the site in order to provide adequate on-site drainage. The Public Works Engineering and Water Services Division have reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to the streets and alleys, utilities and drainage channels.

4. The proposed development will not adversely impact the City's ability to perform its required public works functions.

The Public Work's Department has reviewed the Project, and all appropriate conditions of approval to improve the site have been included. Furthermore, issues raised by the Project have been addressed in the project design and the conditions of approval.

5. The proposed development is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

The property is located in an area of the City with a mix of uses that includes heavy commercial, commercial, education, and multi-family residential uses.

The proposed Project has been designed to consider building appearance, building placement, landscaping, and other amenities in order to create an attractive environment that will be an enhancement to the commercial corridor and is compatible with the physical, functional, and visual quality of the commercial corridor uses and desirable commercial corridor characteristics.

6. That through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities, the proposed development will attain an attractive environment for the occupants of the property.

The Project has been designed to consider building appearance, building placement, landscaping, and other amenities to attain an attractive environment that will be an enhancement to the commercial corridor.

The proposed building architecture incorporates a contemporary architectural style consisting of various masses, shapes, horizontal, and vertical planes that creates building articulation that reinforces the variation to the overall project design.

All landscaped areas are required to adhere to the landscaping requirements of Title 9 of the Municipal Code. The project has been designed with perimeter landscaping that includes ground cover, shrubs and trees, and varying height layers of landscaping. Through the conditions of approval for the Project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

7. Sufficient parking will be provided to serve the intended uses and the intent of the City's parking regulations will be met.

The Applicant has designed the development to include 100 on-site surface parking spaces, which is a twenty percent (20%) reduction from the 124 parking spaces that would otherwise be required pursuant to Garden Grove Municipal Code Section 9.16.040.150(B)(6). The requested twenty percent (20%) reduction is justified in this case. The same parking standard has been applied to the City's newer hotels located along Harbor Boulevard without a negative impact to the daily operation of the hotels. The parking spaces for the Project otherwise comply with applicable Municipal Code requirements, the Applicant has provided evidence that 100 spaces will be provide sufficient capacity for the type and class of hotel it proposes to operate, and the site design, with 100 spaces, will allow for adequate and efficient circulation throughout the site. Furthermore, the Site Plan approval is subject to a condition of approval that allows the City to require the property owner and hotel operator to devise and implement a parking

management plan acceptable to the City if, at any time, the subject site cannot accommodate the parking demand actually generated by the hotel use, and/or if the operation of the hotel use on the site results in demonstrable nuisances, problems, or issues concerning either on-site or off-site parking, circulation, or traffic.

LOT LINE ADJUSTMENT:

1. The parcel resulting from the proposed Lot Line Adjustment will conform to the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and State Subdivision Map Act.

The subject parcels have a Heavy Commercial (HC) General Plan Land Use Designation and are zoned C-3 (Heavy Commercial). The subject site is comprised of two (2) separate parcels: Parcel 101-080-66 with a lot size of 53,723 square feet and Parcel 101-080-27 with a lot size of 10,953 square feet. To facilitate construction of the proposed 64,673 square foot hotel, the Applicant is required to receive approval of a Lot Line Adjustment in order to eliminate the existing lot line to consolidate the two (2) parcels into one (1) parcel. The combined lot area will be 64,676 square feet, which exceeds the minimum 30,000 square foot lot size required by the C-3 zoning.

The Lot Line Adjustment is consistent with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and the State Subdivision Map Act. Staff has reviewed the proposal and is recommending approval of the Lot Line Adjustment.

CONDITIONAL USE PERMIT:

1. The proposed use will be consistent with the City's adopted General Plan and the City's Municipal Code.

Applicant proposes to develop and operate a 64,673 square foot, five (5) story, 59'-0" high, 124-room hotel and related amenities on the subject site. The subject site has a Heavy Commercial (HC) General Plan Land Use Designation and is zoned C-3 (Heavy Commercial). The Heavy Commercial (HC) is intended to provide for a variety of intensive commercial uses, such as Hotel uses, which are conditionally permitted uses in the C-3 zone. Policy LU-5.1 encourages the City to work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects. In conjunction with the Conditional Use Permit request, the Applicant is proposing to improve the subject site in a manner consistent with this policy. The proposed development will create an environment and a use that is consistent with the goals of the City's General Plan and Municipal Code.

2. The requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

Through the CEQA process, the City studied the potential environmental impacts of the proposed Project and concluded that impacts from the Project, including, but not limited to, impacts to surrounding uses from light, noise, and traffic, will be less than significant with the implementation of required mitigation measures. The proposed hotel site is located within a fully developed, urban environment along the Harbor Boulevard corridor that is characterized by a variety of commercial uses that already emit lighting and noise typical of such an urban area. The project site was previously operated as an automotive dealership and an automotive repair center with associated signage, lighting, and parking. The proposed hotel use has been designed to comply with applicable development standards, is similar from an operation standpoint to existing commercial uses in the vicinity and will be compatible with them. The City's departments have reviewed the planned hotel development and appropriate conditions of approval to minimize impacts and to ensure compliance with applicable law have been included. Provided the conditions of approval are adhered to for the life of the Project, the proposed hotel use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the subject site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 9 or as otherwise required in order to integrate such use with the uses in the surrounding area.

The proposed site is uniformly shaped and 64,676 square feet, or approximately 1.48 acres, in size, which is adequate to accommodate the required yards, walls, loading facilities, landscaping and other development standards required by the Municipal Code. The Planning Commission has reviewed and approved a Site Plan for the development in conjunction with approval of the Conditional Use Permit.

4. The proposed site is adequately served: by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is located along Harbor Boulevard, which is a major transit corridor, and the hotel project is not expected to generate significantly more traffic than the site's previous uses. The site is also located near the Garden Grove (SR-22) Freeway and is freeway accessible. All utilities necessary to serve the proposed hotel development are already in place. Adequate parking and vehicular access are available for the subject site in accordance with the requirements of Title 9. The proposal has been reviewed by City Departments responsible for traffic, water services, environmental services, and safety. These Departments have determined that the site for the proposed hotel use will be adequately served by existing infrastructure, circulation, and other facilities to allow its operation.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Conditional Use Permit, and Lot Line Adjustment possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018.
3. Approval of Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018 shall be contingent upon Garden Grove City Council adoption and the effectiveness of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-002-2018, and an ordinance approving Municipal Code Amendment No. A-024-2018.

Adopted this 15th day of November 2018

ATTEST:

/s/ GEORGE BRIETIGAM
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on November 15, 2018, by the following vote:

AYES: COMMISSIONERS: (4) LEHMAN, NGUYEN, SALAZAR, TRUONG
NOES: COMMISSIONERS: (0) NONE
ABSTAIN: COMMISSIONERS: (1) BRIETIGAM
ABSENT: COMMISSIONERS: (2) KANZLER, LAZENBY

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 6, 2018.