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The Map Sports Facility - CASE NO: Conditional Use Permit No. CUP-339-11 (REV. 2020)

From : Terry Teeple <teeple@pacific-teal.com> Fri, May 22, 2020 05:09 PM
Subject : The Map Sports Facility - CASE NO: Conditional Use Permit No. CUP-339-11 (REV. 2020) 1 attachment
To : 'Chris Chung (chrisc@ggcity.org)' <chrisc@ggcity.org>
Cc : leem@ci.garden-grove.ca.us, martymap11 <martymap11@gmail.com>, Kay Hsu, TE (kay@k2traffic.com) <kay@k2traffic.com>

Dear Planning Commissioners and City Staff.

I hope this finds you well under these challenging circumstances. On behalf of my Client, The Map Sports Facility (Map), I wish to express my gratitude to the Planning Commission for honoring our request to continue Agenda Item No. C.1. from your April 16, 2020 meeting to your meeting scheduled for June 4, 2020. Our team has been utilizing this invaluable time afforded us by the Planning Commission's continuance of our Subject Case. More specifically we have focused on the two (2) comment letters that the City of Garden Grove received during the public comment period. I offer the following responses to both comment letters:

CR&R, Inc. Letter - Ticket #589351 Create dated 03/31/2020:

After reviewing the public comment submitted by CR&R, Inc., we are pleased that the author offers the following relative to the weekend operation at The Map Sports Facility: "On the weekends, most surrounding businesses are not running so there is little conflict in parking, and attendees wondering (wandering-spelling corrected) the streets."

The Amendment we seek via Conditional Use Permit No. CUP-339-11 (REV. 2020) centers around expanding the hours of operation to include weekday daytime activities at the Map. It is very clear to me that the author of the public comment is not informed when he states ... "However, if events are held during the weekday, during peak business activity, not only will there be a parking capacity issue, but, there will be a safety issue as many of the attendees will be parking throughout a heavy traffic area." City Staff raised similar concerns and questions early in the process of evaluating the Amendment. As a result, K2 Traffic Engineering produced the Trip Generation - Proposed Weekday Daytime Operations / The MAP Sports Facility at 12552 Western Ave, Garden Grove, dated November 6, 2019 (Memo). Said Memo as well as the Staff Report and Conditions of Approval clearly mandate that the proposed weekday daytime hours of operations are restricted to OFF PEAK, AM- and PM peak traffic hours. The author of the public comment is also and unfortunately uninformed regarding the parking required for the proposed weekday daytime hours of operations. As part of City Staff's required

analysis, K2 Engineering also produced a document entitled the Parking Demand Study / The MAP Sports Facility 12552 Western Ave, Garden Grove dated September 9, 2019 (Study). Among many other components, this Study clearly demonstrates that the proposed weekday daytime activities anticipates the maximum use of 80 parking spaces at any one time. As you are aware, there are currently 191 existing parking spaces at the Map. This means the proposed weekday daytime activities will require less than 50% of the existing parking spaces. The author's assertion that there will be "a parking capacity issue" is simply incorrect. It is well to note that both the Memo and the Study were reviewed and accepted by the City of Garden Grove's Traffic Engineer ... These work products support the City Staff's recommendation for the Planning Commission to approve the Conditional Use Permit No. CUP-339-11 (REV. 2020).

Container Supply Letter dated April 6, 2020:

We have thoroughly reviewed the comments contained in this letter. Much like the CR&R comments, the author is unfortunately misinformed about numerous facts and activities The Map Sports Facility (Map), is vested with vis-à-vis the Conditions of Approval for the Map's CUP No. 339-11 (REV. 2014).

Examples of this include the Map's current vesting described in Conditions of Approval #34 and #35 ... These conditions allow the Map to provide both food and drinks AND sell sports merchandise during hours of operation. It should be noted that the Conditions of Approval #34 and #35 are as numbered in proposed CUP No. 339-11 (REV. 2020). The Container Supply comment letter raises issues that although have occurred very rarely since the Map opened for business in May, 2012, warrant PRO-ACTIVE consideration. Specifically and again on very rare occasion, patrons of the Map have utilized the parking lot of Container Supply across Western Avenue. These rare, UNAUTHORIZED occurrences have taken place in spite of the Map's placement of "A-Frame" signs at the driveways of the Container Supply facility forbidding Map patrons from this activity. In addition, and only during weekend events when parking fees are charged to Map patrons to vehicles having LESS THAN 4 OCCUPANTS, a "queuing" issue occurs. This forces vehicles to queue up on Western Avenue. Recall that the vehicles with 4 or more occupants enjoy FREE parking per the GREEN MAP PROGRAM, proposed by Condition of Approval #12 to increase to 65 vehicles ... This will further promote carpooling. It is also well to note that the vehicle queuing on Western Avenue ONLY occurs during the beginning of the day and for weekend events. On rare occasions the Map holds 3-day events when children are out of school on 3-day, holiday weekends ... Typically these include Martin Luther King holiday in January, President's holiday weekend in February and the 4th weekend in May over the Memorial Day weekend.

In an effort to mitigate the aforementioned issues raised by Container Supply, my Client has authorized the creation of a "Parking Management Plan" (PMP). This self-imposed mitigation is intended to resolve the rare occasions that impact the Container Supply operations, particularly on a Friday or Monday of a 3-day event at the Map. On these rare occasions the Container Supply facility may be observing these Fridays or Mondays Holidays, and thus not working. I would direct your attention to both the PMP and Staff's proposed Condition of Approval #41. The Map will be obligated to

implement the PMP during any high/peak demand periods, as necessary per Condition #41. The PMP also includes the strict prohibition of Map patrons from parking in the Container Supply's parking lot by hiring another parking lot attendant. In order to best implement the PMP, Staff has proposed Condition of Approval #12 relative to adequate parking at the Map ALWAYS being available. The PMP requires the inclusion of ONSITE queuing for 20 vehicles as noted and shown on the PMP. Condition of Approval #41 also requires opening the 78 overflow parking spaces during peak demand periods.

This was noted and supported by K2 Traffic Engineering's Parking Demand Study dated September 9, 2019, as reviewed and approved by the City of Garden Grove Traffic Engineer.

It is important to add that The Map Sports Facility has NEVER been notified by either the City's Code Enforcement Department or Container Supply directly regarding the two (2) major issues alleged and discussed herein above. It was not until City Staff shared Container Supply's April 6, 2020 public comment letter that the Map was made aware of same. It is also well to note that Map provides a very important and much needed sports facility to both youth and adults alike. The Map's facility has proven to be even more important since the Next Level Sports Complex went out of business October 20, 2018.

Lastly, my Client has reviewed and accepts the REVISED CONDITIONS OF APPROVAL labeled EXHIBIT "A" for CASE NO: Conditional Use Permit No. CUP-339-11 (REV. 2020).

We would like to thank City Staff for their courteous cooperation while evaluating the Amendment being sought by The Map Sports Facility.

Respectfully,

Terry Teeple - Authorized Representative for The Map Sports Facility
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