

ATTACHMENT 5

June 16, 2020

Mr. Chris Chung
Urban Planner
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA. 92840

Dear Mr. Chung:

MAPS is currently operating outside its permitted hours of operation. It is stated on MAPS's website as well as confirmed by an employee by phone. A group of players were seen leaving the facility on Monday, June 15, 1:40 pm.

The current proposal to extend operating hours will create a hazardous situation both for the industrial users in the area as well as for MAPS's patrons. MAPS's patron park on CSC property and run across Western Avenue. Some pull into our Shipping Department's driveway and off-load children who then run across Western Avenue to MAPS. Both practices create a very dangerous situation for all parties involved.

If operating hours are allowed to be concurrent to industrial users, the risk of accidents and injury increase. In addition, traffic congestion on Western Avenue will increase as queue to enter MAPS will exist during times when large trucks are constantly on the road.

QUESTIONS REGARDING THE CONDITIONAL USE PERMIT PROCESS AND CURRENT APPLICATION

1. The original CUP incorporated an amendment to Title 9 to *allow a new use, an "Indoor Sports Facility," in the M-P (Industrial Park) Zone, subject to a Conditional Use Permit.* The amendment was predicated on the fact that *indoor sports facility uses will not operate at the same time as regular business hours; rather the uses will operate after-hours on weekday evening and on the weekends.* How is the new CUP being processed when it goes against the very reasoning used to allow Indoor Sports Facility to operate in a non-conforming zone?
2. Title 9, Chapter 4, Subsection C.9 was also modified to include the following definition: *"Indoor Sports Facility" means an indoor space used by teams to practice sports or engage in league/club play most often during weekday evening and weekend days.* Is the current proposed CUP in violation of this very definition of an Indoor Sports Facility?
3. Section 9.16.020.050: Special Operating Conditions and Development Standards was also modified to add specific standards for an "Indoor Sports Facility." *At no time shall an indoor sports facility impede the normal functions of the permitted uses in the zone in which it is located.* In point of fact, CSC has filed numerous complaints with Code Enforcement on weekdays during our normal operating hours of business when MAPS was concurrently operating, wherein our normal functions were impeded upon. Were our complaints taken into consideration in reviewing the proposed CUP?
4. In reviewing the original CUP and the Title Amendment, the argument in support of allowing an Indoor Sports Facility to operate in an Industrial Park Zone was based on the notion of such facilities operating during hours when surrounding industrial uses would not be operating. This statement was made over and over again in various documents

leading to the approval of the CUP. Why is this argument no longer valid? What has changed to disregard the original reasoning?

5. What is the City's policy for requiring sites to upgrade the facility's landscape and lighting requirements when a significant change occurs to either the physical property or its uses? In short, are applicants required to upgrade the facility's landscape and lighting to meet current code when a CUP is approved? In other cities, applicants are required to update their facility to meet current code requirements. Is this the same in Garden Grove?
6. The current CUP appears to incorporate parking stalls from an adjacent lot into its parking calculus. If the adjacent building is vacant, it would make sense, but if the property were occupied, would there be enough parking stalls available for both uses concurrently? Please see the parking striping from a Google aerial photograph that shows parking striping different than what was previously submitted to the City in the original CUP application.
7. Does the new parking analysis take into account PPG uses (8,000 SF of general business office and 7,000 SF of warehouse) as exclusive space for PPG; therefore, a separate parking count should be factored, 32 stalls for general business office and 16 stalls for warehouse use.
8. If the PPG office areas are exclusive, does the current number of restroom stalls meet the demand load?

REQUESTS FROM CSC

1. Immediately cease operating during hours that were not approved by the City.
2. Limit operations to those approved in the original Conditional Use Permit to ensure the operation of MAPS does not interfere or impede other industrial users nearby.
3. Remove ability for MAPS to charge parking fee as it encourages patrons to park off-site, spill into neighboring lots and creates a queue that spills onto Western Avenue as patrons wait to pay the toll.
4. Allow CSC ability to tow unauthorized vehicles on short notice.

Attached are screenshots taken from MAPS website stating, "We are open daily from 7:30 am to 11:00 pm daily but other time arrangements are possible," as well as an aerial view of the parking striping of the adjacent building to accommodate for large trucks.

Also attached are Google Maps screenshots that demonstrate patrons walking in the general area that have likely parked off-site and a screenshot showing how a patron has parked on CSC property, been dropped off and is preparing to run cross Western Avenue in the middle of the street. These photos were taken by Google in a snapshot of a moment in time. The fact that Google's camera's presence capturing these moments at random further illustrates how prevalent the problems are and the dangers they pose.

I urge the City Planning Commissioners and the City Council to reconsider the application to extend the operating hours.

Yours truly,

Spencer Hurtt
President/CEO

WE'RE OPEN! RESERVATIONS ONLY

The Map Sports Facility will reopen
Monday June 15th to reservations only.



Please note updated facility guidelines:

- Maintain a 6-foot separation from others
- Temperature check upon entrance to the facility
- Practice good hygiene and regularly wash hands
- Masks/face coverings required upon entrance to the facility
- All individuals must fill out COVID-19 Liability Release Waiver

To reserve your court, call us at (714)905-5262 or email us at info@themapsports.com.

Reserve A Court & Other Rental Information

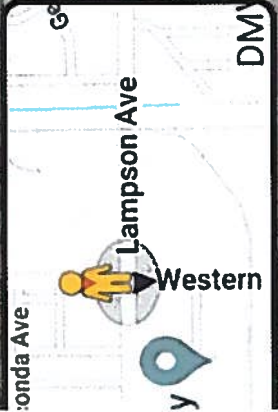
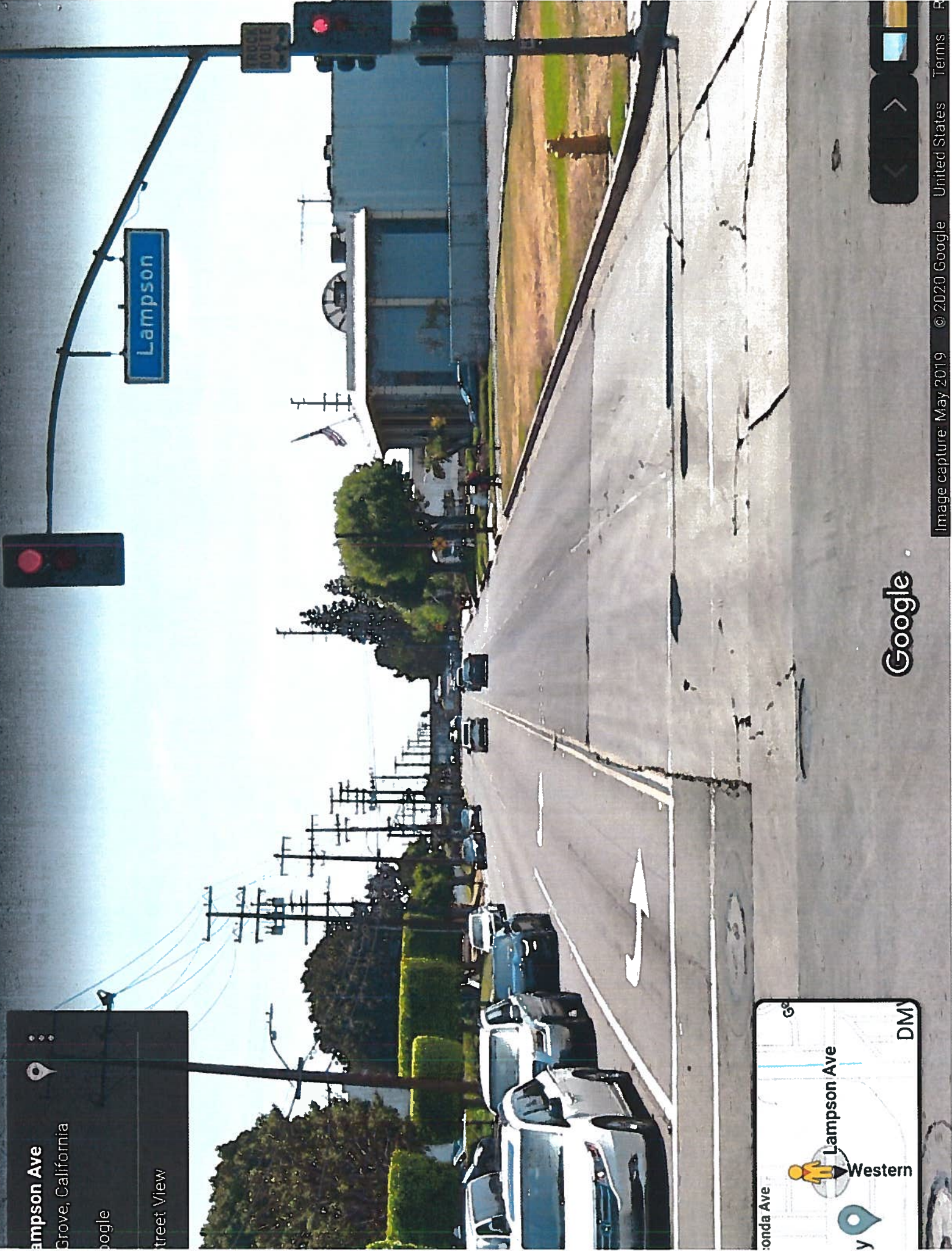
The MAP has flexible arrangements for all types of players and organizations to **Reserve** court time or play in the **Open Gym** format. We are open daily from 7:30 am to 11:00 pm daily but other time arrangements are possible. **Reserve** your court's to insure your planned event at the MAP or simply show up to play on any non-reserved courts available on an **Hourly Open Gym**, **Membership Open Gym**, or **Trainers Open Gym** format. For more detailed information on rentals, please see the "Rental" menu above.

Single court **Reservations** start at \$75 per hour, but rates may vary pending the user's frequency, quantity of courts, and length of reservation.

Whether you need courts for weekend tournaments, league team, club teams, camps, special events or just



Lampson Ave
Grove, California
Google
Street View



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Image capture: May 2019 © 2020 Google, United States



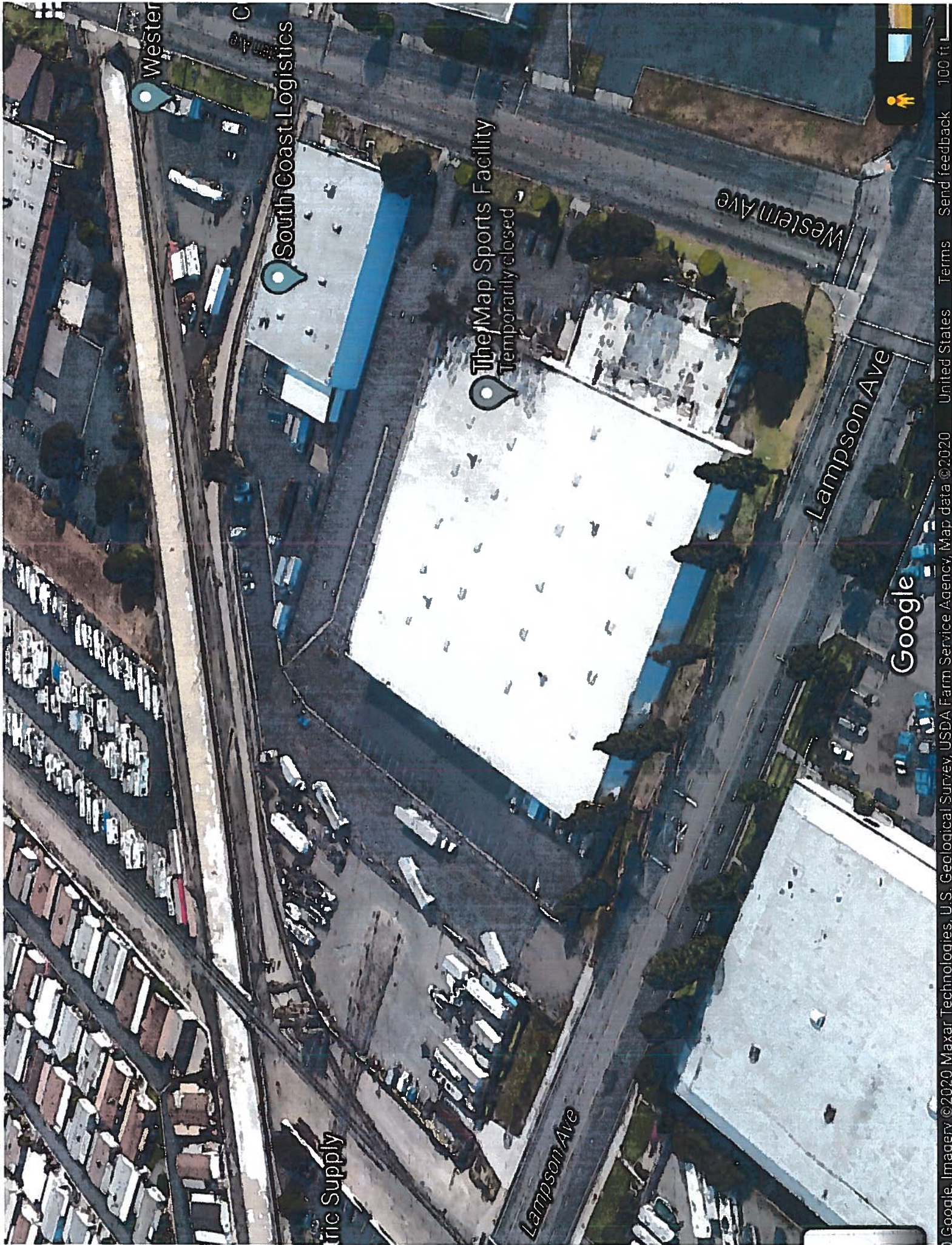


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Western Ave

South Coast Logistics

The Map Sports Facility
Temporarily closed

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Lampson Ave

Western Ave

Google