

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Southeast corner of the intersection of Western Avenue and Lampson Avenue, at 12552 Western Avenue
HEARING DATE: June 4, 2020	GENERAL PLAN: Industrial/Residential Mixed Use 1
CASE NO.: Conditional Use Permit No. CUP-339-11 (REV. 2020)	ZONE: M-P (Industrial Park)
APPLICANT: The Map Sports Facility	CEQA DETERMINATION: Exempt
PROPERTY OWNER: SDL Warner LLC (Attn: Tracey Barton)	APN: 215-032-01

REQUEST:

A request to modify the approved plans and Conditions of Approval, under Conditional Use Permit No. CUP-339-11 (REV. 2014), for an existing indoor sports facility, MAP Sports Facility, located at 12552 Western Avenue (Assessor's Parcel No. 215-032-01), to expand the hours of operation allowing daytime weekday business hours and activities, and to expand the existing parking lot to provide additional parking spaces.

DISCUSSION:

At the April 16, 2020 Planning Commission meeting, and pursuant to a request submitted by the applicant, the Planning Commission continued Conditional Use Permit No. CUP-339-11 (REV. 2020) to the June 4, 2020 Planning Commission meeting, with the public hearing open, in order to allow additional time for the applicant to address certain issues that were raised from public comments received by the City of Garden Grove. For reference, the Planning Commission Staff Report dated April 16, 2020, has been attached.

Subsequently, and in response to those issues raised in public comments received by the City of Garden Grove, the applicant has prepared a Parking Management Plan ("PMP") to establish and implement mitigation measures to minimize potential on- and off-site impacts to surrounding properties. The PMP will be implemented during any high/peak demand periods, as necessary, and to ensure the operation does not cause a nuisance, hindrance, and/or problem with either on-site and/or off-site parking and/or circulation. Most notably, the PMP establishes a plan to implement the following measures:

- Implement an on-site two-lane vehicular queuing area, with parking attendant(s) directing drivers, for capacity of up to twenty (20) vehicles, to eliminate on-street vehicular queuing/stacking on Western Avenue;

- Relocate the portable parking fee collection kiosk, from its current location near the front of the southwesterly driveway approach, pushed further into the center of the property, to allow adequate vehicular queuing space to eliminate on-street vehicular queuing/stacking on Western Avenue;
- Create a designated drop-off zone with queuing capacity of approximately six (6) vehicles;
- Place parking attendant(s) and adequate signage, as necessary, at nearby sites to prevent patrons of the MAP Sports Facility, from unauthorized parking on off-site private lots; and
- Control vehicular access entering and exiting the site to ensure effective on-site vehicular circulation (i.e., preventing vehicular ingress from Lampson Avenue or from the northerly driveway approach off Western Avenue).

The Community and Economic Development Department, including the Traffic Engineering Division, have reviewed the Parking Management Plan submitted by the applicant and are supportive of the mitigation plan. Conditions of Approval have been incorporated into the Conditional Use Permit requiring implementation of the PMP. Out of abundance of caution, it should be noted, Condition No. 12 will continue to require that additional/new mitigation, as necessary, will be required, as part of a new or modified Parking Management Plan, subject to review and approval by the City, should any new issues arise in the future. All existing conditions of approval, as approved under CUP-339-11 (REV. 2014), along with any modified or new conditions of approval, as approved under CUP-339-11 (REV. 2020), will apply.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt the attached Resolution approving Conditional Use Permit No. CUP-339-11 (REV. 2020), subject to the recommended Revised Conditions of Approval.

Lee Marino
Planning Services Manager

Chris Chung
Urban Planner

Attachment 1: Parking Management Plan Exhibit
Attachment 2: Planning Commission Staff Report dated April 16, 2020 and Parking Demand Study
Attachment 3: Planning Commission Continuance Staff Report dated April 16, 2020, Applicant Request for Continuance, and Public Comments Letters Received
Attachment 4: Planning Commission Resolution No. 5982-20
Attachment 5: Exhibit "A" Conditions of Approval
Attachment 6: Applicant Response Letter dated May 22, 2020