

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: August 20, 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: 251-032-01

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:

On June 18, 2020, the Planning Commission considered Conditional Use Permit No. CUP-339-11 (REV. 2020). In response to issues raised in public comments received by the City of Garden Grove prior to the June 18, 2020 Planning Commission meeting, the applicant 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).

It was noted to the Planning Commission, that 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.

After careful consideration, the Planning Commission continued the item to the August 20, 2020 Planning Commission meeting, with the public hearing left open, to allow the applicant time to conduct a neighborhood meeting to garner feedback from nearby property owners and tenants. One letter of concern was submitted by Royden Fujimori of CC&R, and two (2) letters of concern were submitted by Spencer Hurtt of Container Supply Company ("CSC"). Two (2) letters in response to the public comments received were submitted by the applicant.

On August 5, 2020, the applicant held a neighborhood meeting at the MAP Sports Facility ("MAP"). Public notices were duly mailed prior to the neighborhood meeting to all property owners and tenants within a 300 radius of the subject property. The neighborhood meeting was held by the applicant to present the project details, to garner feedback from the attendees, and to answer any questions about the proposed project. One (1) person from the public (a representative of the Container Supply Company) was in attendance for the meeting. Questions and concerns raised by the attendee included, but were not limited to: potential liability exposure from MAP patrons crossing the Western Avenue street to, from, and/or near the Container Supply Company site; and vehicular stacking issues on Western Avenue after the project is approved.

Copies of all prior public and applicant comments received, along with prior staff reports/documents are attached for reference.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Conduct a public hearing and 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: Applicant Response Letter dated May 22, 2020
- Attachment 5: CSC Public Comment Letter dated June 16, 2020
- Attachment 6: Applicant Response Letter dated June 17, 2020
- Attachment 7: Applicant Letter to the Planning Commission dated June 23, 2020
- Attachment 8: Planning Commission Resolution No. 5982-20
- Attachment 9: Exhibit "A" Revised Conditions of Approval
- Attachment 10: Public Comment Letter dated August 7, 2020