
Response Letter

From : Marty Walker <martymap11@gmail.com>

Mon, Oct 26, 2020 12:44 PM

Subject : Response Letter

To : teresap@ggcity.org

Cc : Chris Chung <chrisc@ggcity.org>, Lee Marino <leem@ggcity.org>, Terry Teeple <teeple@pacific-teal.com>, Bret Clawson <bretclawson@gmail.com>

Dear Ms. Pomeroy,

SUBJECT: The MAP Sports Facility

Appeal of Conditional Use Permit No. 339-11 (REV. 2020)

Please forward this email to the Mayor, members of the Garden Grove City Council and the City's Community and Economic Development Director in advance of the City Council meeting when the Subject Appeal will be heard.

Mayor Jones and City Council Members,

I hope you have all had a chance to review the file provided to you by City Staff. It is of the utmost importance that you appreciate the immense amount of traffic engineering studies, reports and other work products The MAP Sports Facility (The MAP) has produced over the past two (2) years, all at the request of City Staff. This body of work was important to support the Staff Report and Staff's recommendation for approval of CUP No. 339-11 (REV. 2020) at the August 20, 2020 Planning Commission public hearing. The Planning Commission voted unanimously to APPROVE Resolution No. 5982.20, including the Revised Conditions of Approval of which we have read and are in agreement with. The MAP appreciated the careful and thorough deliberations taken by the Planning Commissioners appointed by The City Council in approving our application to amend our CUP.

As you are aware and as a result of two (2) letters received by the City from Container Supply

Company (CSC), during the Planning Commission public comment period, we pro-actively created and are willing to implement through a condition of approval a Parking Management Plan. This Plan is specifically designed to mitigate the concerns raised by CSC relative to The MAP patrons queuing their vehicles on Western Avenue, which has ONLY OCCURRED WHEN A PARKING FEE IS CHARGED DURING WEEKEND EVENTS. Our CUP No. 339-11 (REV. 2020) as was unanimously approved by the Planning Commission was for 1.) Expansion of The MAP's hours of operation to include weekday, daytime hours, and 2.) ADD an additional 78 onsite parking spaces. It is important to note that NO PARKING FEE WILL BE CHARGED DURING THE WEEKDAY, DAYTIME HOURS WE SEEK IN THIS APPLICATION per the Conditions of Approval. The "Traffic Demand Study" prepared by K2 Traffic Engineering as was required by City Staff concluded that a maximum of 80, out of the currently existing 191

ON SITE parking spaces will be utilized during the proposed, weekday daytime hours. Therefore, there will be NO REASON for The MAP patrons to ever park off site as a result of our request for weekday daytime hours of operation.

On July 7th, Mr. Terry Teeple (our consultant), another member of The MAP's management team, and I met with Mr. David Choye and his assistant, both of whom were representing CSC. Our goal in that meeting was to review the concerns of Container Supply Company, AND to explain in detail the elements of our proposed Parking Management Plan. Additionally, The MAP sought to 1.) Work with our neighbors to minimize any impacts on them resulting from The MAP's business operations, and 2.) MOST importantly to best ensure the safety of The MAP's patrons, as well as employees and suppliers of neighboring businesses.

At the July 7th meeting, Mr. Choye was VERY APPRECIATIVE of the effort and thoughtfulness The MAP put forth to create the Parking Management Plan, primarily with CSC's interest in mind. Also, at that meeting, and to Mr. Choye's credit, he informed us that one of Container Supply Company's employees had offered to his friends the opportunity to park in CSC's lot across the street from our facility, and thus avoiding the parking fee charged at The MAP. Again, a parking fee is ONLY charged during weekend events and NOT during the weekday daytime hours we seek via CUP No. 339-11 (REV. 2020). It was very disappointing that with this knowledge, Container Supply Company wrote the two (2) comment letters to the City Staff during the public comment period leading up to the Planning Commission hearing alleging The MAP patrons were parking on CSC's property ... In actuality they were, but with permission! With that said, we are still convinced that implementation of The MAP's Parking Management Plan during weekend events will avoid the safety concerns and incidents alleged by Mr. Choye and CSC.

On August 5, 2020 and at the request of the Planning Commissioners, we worked with City Planning Staff to properly notice and hold a "neighborhood meeting" at The MAP. 178 notices were mailed out to ALL property owners and tenants within 300 feet of The Map Sports Facility.

Mr. Teeple had prepared an agenda and talking points, as well as making available reduced copies of the Parking Management Plan as handouts at the neighborhood meeting. In addition to myself, another member of The MAP's management team and Mr. Teeple, the only other attendees were Mr. Chris Chung representing the City of Garden Grove (as an observer only), and Mr. Choye from CSC. The lack of attendance at the neighborhood meeting indicates that the overwhelming number of neighboring businesses surrounding The MAP do NOT object to our application that was unanimously approved by the Planning Commission. While waiting for possible late comers to the neighborhood meeting, Mr. Choye AGAIN expressed his appreciation for The MAP's effort in creating, and the willingness to implement the Parking Management Plan on the weekends, during peak periods to avoid on street queuing of vehicles.

In the past two years we have produced ALL of the traffic engineering studies and reports requested by City Staff. This resulted in the Staff's recommendation for the Planning Commission to approve The MAP's current application, which they did unanimously on August 20, 2020.

It is disconcerting that Container Supply Company would allege and fabricate information about

The MAP's business practices when only one complaint was filed with the City's Code

Enforcement Division since we opened for business in May, 2012. After all of The MAP's efforts to mitigate CSC's concerns, it is very disappointing and frivolous for CSC to appeal your Staff's recommendation for approval of, and your Planning Commissioners' unanimous vote to approve The MAP's Conditional Use Permit No. 339-11 (REV. 2020).

We would respectfully request that the Garden Grove City Council DENY Container Supply Company's Appeal of the Planning Commission's approval, thereby allowing for the adoption of Resolution No. 5982.20, APPROVING Conditional Use Permit No. 339-11 (REV. 2020), including the Revised Conditions of Approval.

Thank you very much.

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