

DISCUSSION

The development standards for PUD-104-70 state that any use permitted by the M-P Zone shall be permitted, provided that it does not involve one of the eight (8) listed negative effects (i.e., emission of radioactivity in dangerous amounts, emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site, etc.). An "indoor sports facility" is not a use that is mentioned in the M-P (Industrial Park) Zone. The uses that are permitted in the M-P zone are varied and include warehousing, parcel delivery, manufacturing, auto/truck repair, blueprint/newspaper printing, kennels, glass studios, home improvement centers, etc. To allow an indoor sports facility to operate at 12821 Knott Street, approval of an amendment to the PUD-104-70 Zone is required to add the use as a permitted use, subject to Conditional Use Permit approval.

"Indoor sports facility" means an indoor space used by teams to practice sports or engage in league/club play most often during weekday evenings and weekend days. Typical facilities include, but are not limited to, basketball courts, volleyball courts, badminton courts, and indoor soccer fields. Tournament play may be allowed based on the availability of parking. All parking is determined by a parking study."

The proposed Amendment to allow an indoor sports facility in the PUD-104-70 zone will include a requirement for Conditional Use Permit approval along with special conditions.

Therefore, the Permitted Uses section, found under Section 3.i. (Permitted Uses and Performance Standards) for PUD-104-70, will be modified by adding condition (m) as follows:

- (m) *An Indoor Sports Facility may be permitted in the PUD-104-70 zone, subject to Conditional Use Permit approval.*

Indoor Sports Facility subject to the following requirements:

- (1) *At no time shall an indoor sports facility impede the normal functions of the permitted uses in the zone in which it is located.*
- (2) *Required parking is determined by the Community Development Department through the review of a Parking Study prepared by a licensed traffic engineer.*
- (3) *The Parking Study shall take into account all aspects of the proposed operation. There can be significant differences in the number of parking spaces for instance between league play and tournament play. Among the variables to be considered are the different requirements for different leagues including the number of players on teams, number of officials necessary, and team scheduling.*

- (4) *Proposed indoor sports facilities shall be reviewed based on their proposed operation and individual site. A complete description of the operation shall be submitted and shall include, but not be limited to, the type of sports, the name of the leagues and their requirements, all proposed tournaments or special sporting events proposed, an accounting of coaches and officials, and any accessory uses.*

FISCAL IMPACT

There is no fiscal impact to the City regarding this proposed amendment.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Hold a Public Hearing for consideration of Amendment No. A-164-11 amending the Planned Unit Development No. PUD-104-70 Zone to add "Indoor Sports Facility" as a permitted use, subject to Conditional Use Permit approval; and
- Adopt the Negative Declaration; and
- Introduce the attached ordinance for the first reading approving Amendment No. A-164-11.

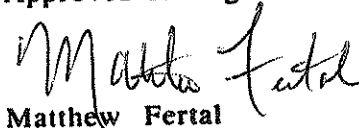


SUSAN EMERY
Community Development Director



By: Chris Chung
Associate Planner

Approved for Agenda Listing



Matthew Feral
City Manager

- Attachment 1: Planning Commission Staff Report dated November 17, 2011
Attachment 2: Initial Study Environmental Checklist Form
Attachment 3: Planning Commission Resolution No. 5752-11
Attachment 4: Planning Commission Resolution No. 5753-11 with Conditions of Approval
Attachment 5: Planning Commission Minute Excerpt of November 17, 2011
Attachment 6: Negative Declaration
Attachment 7: Draft City Council Ordinance for Amendment No. A-164-11

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: Northwest corner of Knott Street and Acacia Avenue at 12821 Knott Street
HEARING DATE: November 17, 2011	GENERAL PLAN: Industrial
CASE NOS: Amendment No. A-164-11 & Conditional Use Permit No. CUP-340-11	ZONE: PUD-104-70 (Planned Unit Development)
APPLICANT: Next Level Sports Complex, LLC	APN: 215-014-01
PROPERTY OWNER: Brutton/Reynolds, LLC	CEQA DETERMINATION: Negative Declaration

REQUEST:

A request to amend the Planned Unit Development No. PUD-104-70 zone to add "Indoor Sports Facility" as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new indoor sports facility, Next Level Sports Complex, within an existing 100,800 square foot building.

PROJECT STATISTICS:

LOT SIZE (TOTAL):

12821 Knott Street: 6.88 Acres

TENANT SPACE:

12821 Knott Street: Approximately 100,800 square feet

BUILDING HEIGHT:

Approximately 27'-7"

PARKING:

376 Parking Spaces On-site
42 Additional Parking Spaces along Brady Way
 418 Total Parking Spaces Provided

BACKGROUND:

The subject site is an existing 6.88-acre Planned Unit Development (PUD) located on the northwest corner of Knott Street and Acacia Avenue. The site has a General Plan Land Use Designation of Industrial and is zoned PUD-104-70 (Planned Unit Development). The site abuts an industrial PUD to the north, the Garden Grove (22) Freeway to the south, and another industrial PUD to the south across Acacia Avenue, R-1 (Single-Family Residential) zoned properties across Brady Way to the

CASE NUMBER NOS.: A-164-11 & CUP-340-11

west, and M-P (Industrial Park) zoned properties across Knott Street to the east. The property to the north, 12777 Knott Street, has no recorded easements for reciprocal access or parking to the subject site.

On October 13, 1970, the City of Garden Grove approved Planned Unit Development No. PUD-104-70 to allow the construction of professional offices, general commercial and industrial uses in the Planned Unit Development zone.

The subject site is developed with an existing building comprised of two (2) tenant spaces; one is an approximately 100,800 square foot warehouse space, and the other is a 20,000 square foot retail space. The specific tenant space under application is the 100,800 square foot warehouse space, which was previously operated as a retail furniture store and a corporate office for Linder's Furniture. The subject warehouse tenant space is currently vacant. The 20,000 square foot tenant space, which is not part of this application, is currently occupied by an electronics retail store, Radio Shack. The applicant has noted that the lease for the Radio Shack is expected to end in January of 2013, and at that time the Next Level Sports Complex plans to integrate the 20,000 square foot tenant space into their business as additional space for office, team conference rooms, and storage use.

The subject site currently provides a total of 211 parking spaces on-site. As part of this application, the applicant is proposing to stripe additional parking spaces on-site, for a total of 376 parking spaces, in order to meet the additional demand for parking stemming from the proposed "indoor sports facility". Furthermore, there are 42 additional parking spaces along Brady Way, which is a street directly abutting the subject property to the west. Brady Way, which intersects with Knott Street, north of the subject site, is a street that leads to a dead-end cul-de-sac. The parking spaces along Brady Way are only accessible from the subject property at 12821 Knott Street or by Knott Street.

The representative for the applicant, Mr. Jeff Luzzi, has worked closely with planning staff to facilitate the process of establishing an "indoor sports facility" at the subject location. Business owners looking to operate an "indoor sports facility" are interested in larger warehouse buildings as they provide the space necessary to accommodate a facility with multiple indoor courts. The volume and height of existing warehouse spaces can accommodate a multi-court facility and the construction is limited to interior tenant improvements.

Planning staff took previous inquiries about locating indoor sports facilities within industrial zones or industrial planned unit developments to committee review by other City Departments. During these committee reviews, Economic Development staff agreed that a sports facility could easily retrofit large, unused warehouse spaces and that filling vacant space with new tenants was an important consideration.

DISCUSSION:

AMENDMENT:

The development standards for PUD-104-70 state that any use permitted by the M-P zone shall be permitted, provided that it does not involve one of the eight (8) listed negative effects (i.e., emission of radioactivity in dangerous amounts, emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site, etc.). An "indoor sports facility" is not a use that is mentioned in the M-P (Industrial Park) zone. The uses that are permitted in the M-P zone are varied and include warehousing, parcel delivery, manufacturing, auto/truck repair, blueprint/newspaper printing, kennels, glass studios, home improvement centers, etc. To allow an "indoor sports facility" to operate at 12821 Knott Street, approval of an amendment to the PUD-104-70 zone is required to add the use as a permitted use, subject to Conditional Use Permit approval. A Planned Unit Development allows the review of unique mixes of uses and building types, based on the characteristics of an individual site and its surrounding area. Additionally, a Conditional Use Permit allows individual review of a proposal and tailors the conditions of approval to each unique site.

Because an "indoor sports facility" operates differently than a regular "Athletic and Health Club, Gym", a new definition has been designated for this particular use. **"Indoor sports facility"** means an indoor space used by teams to practice sports or engage in league/club play most often during weekday evenings and weekend days. Typical facilities include, but are not limited to, basketball courts, volleyball courts, badminton courts, and indoor soccer fields. Tournament play may be allowed based on the availability of parking. All parking is determined by a parking study."

The proposed Amendment to allow an "indoor sports facility" in the PUD-104-70 zone will include a requirement for Conditional Use Permit approval along with special conditions.

Therefore, the Permitted Uses section, found under Section 3.i. (Permitted Uses and Performance Standards) for PUD-104-70, will be modified by adding condition "m" as follows:

- (m) An Indoor Sports Facility may be permitted in the PUD-104-70 zone, subject to Conditional Use Permit approval.**

Indoor Sports Facility subject to the following requirements:

- (1) At no time shall an indoor sports facility impede the normal functions of the permitted uses in the zone in which it is located.**

- (2) ***Required parking is determined by the Community Development Department through the review of a Parking Study prepared by a licensed traffic engineer.***
- (3) ***The Parking Study shall take into account all aspects of the proposed operation. There can be significant differences in the number of parking spaces for instance between league play and tournament play. Among the variables to be considered are the different requirements for different leagues including the number of players on teams, number of officials necessary, and team scheduling.***
- (4) ***Proposed indoor sports facilities shall be reviewed based on their proposed operation and individual site. A complete description of the operation shall be submitted and shall include, but not be limited to, the type of sports, the name of the leagues and their requirements, all proposed tournaments or special sporting events proposed, an accounting of coaches and officials, and any accessory uses.***

Staff's review of the applicant's request finds that an "indoor sports facility" would be an appropriate use in the PUD-104-70 zone with the requirement that each individual proposal be processed under a Conditional Use Permit (CUP). The CUP process is a discretionary action that allows the City to review each proposal individually and place conditions on a proposed use to ensure it is compatible with the surrounding neighborhood. Staff has determined that the number of parking spaces for the variables in the operation of an indoor sports facility requires a parking study to be prepared by a licensed traffic engineer and this will be best reviewed as part of the CUP process.

CONDITIONAL USE PERMIT:

In conjunction with the proposed Amendment, the applicant is requesting approval of a Conditional Use Permit (CUP) to operate a new "indoor sports facility", Next Level Sports Complex (NLSC), at 12821 Knott Street. Staff has reviewed the site and the details of the business operation.

The primary use of the NLSC will be to provide an "indoor sports facility" dedicated to the training and development of athletes. They will provide rooms for education and instructional training, as well as court space for coaching and training. Ancillary services and amenities (i.e., pro shop, vending machines, etc.) to support the athletes will be provided as well.

Training in the following sports at the complex will include, but are not limited to, basketball, volleyball, soccer, and other related sports. NLSC plans to work closely with Garden Grove Parks and Recreation to support their programs, as well as,

develop their own programs focused on enhancing athletic performance. Additionally, NLSC will work with private coaches, clinics, club sports, and out-of-state athletic events. These events will utilize vans, shuttles, and buses to transport participants to and from the complex. Finally, they plan to support youth/adult sports leagues during times of low occupancy. The NLSC will not offer general public use/entrants, host local tournaments or local competitions that could potentially generate an overflow-parking situation. All customers and members will be enrolled in the programs offered at the NLSC to use the facility.

It is anticipated that during the initial year/phase of operations, the number of basketball courts and volleyball courts will increase as demand for the business increases. The facility is projected to ultimately consist of 12 basketball courts and 16 volleyball courts.

During the weekdays, NLSC plans to operate with business hours from 6:00 a.m. to 11:00 p.m. However, weekdays the peak hours are projected to be from 6:00 p.m. to 10:00 p.m., and Saturday and Sunday peak hours will be from 10:00 a.m. to 3:00 p.m.

At peak operating times, there is expected to be a maximum of 613 occupants within the facility. For private coaching, clinics and club sports, participation is projected to be from 5-15 participants per court. There will be no more than thirty-five (35) total players, coaches, officials, etc. on each court at any one time. Additionally, the facility will only offer seating necessary to support the athletes. Due to the limited floor area available, excluding court space, spectator seating will be very limited. The NLSC will operate in a way that allows for convenient drop-off and pick-up of athletes, whether by their parent/guardians or by van/shuttle/bus, to and from the complex without having to park.

Because an "indoor sports facility" is not an existing permitted use with established development standards, the required number of parking spaces must be determined. The applicant submitted a parking study done by RK Engineering Group, Inc. Planning staff also took into account a second parking study done by K2 Traffic Engineering, Inc. for another proposed indoor sports facility that is currently being processed. Copies of both parking studies are attached to this staff report. The cities of Upland, Lake Forest, and Torrance, all of which have existing, operating "indoor sports facilities", were contacted by the City of Garden Grove planning staff. Two of the cities contacted used or intended to implement a parking study requirement in order to determine the appropriate number of required parking spaces for an "indoor sports facility". A parking study allows for individual review of a proposed business operation and considers variables, which impact parking demand such as: different sports, number of courts, gross floor area, league or tournament play, league settings, etc.

Due to the number of variables, "indoor sports facility" uses are best suited to have the number of required parking spaces determined by a parking study that is

prepared by a licensed traffic engineer and reviewed under the Conditional Use Permit process.

RK Engineering conducted an observed parking analysis by observing three (3) indoor sports facilities located in Torrance, Lake Forest, and Upland. It should be noted that the month of August represents a peak utilization month for these facilities. Due to summer vacation, enrollment is at its highest levels. It should also be noted that the facilities analyzed in the observed parking analysis have uses like a pro-shop, snack bar, office space, conference rooms, and other ancillary uses that accommodate users within the facility. The observed parking demand counts took into account all uses within each facility.

Based on the peak parking demand, RK Engineering found the calculated parking rate of parking spaces per 1,000 square feet of gross floor area, for each facility, to be 2.14, 2.82, and 1.62. The average parking rate for all three facilities is calculated to be 2.19. Including a factor of a 10% increase for any variables to this ratio increases it to 2.41 parking spaces per 1,000 square feet of gross floor area. See Table 1-A.

Table 1-A

Location Name	Address	Project Size (square feet)	Peak Parking Demand	Calculated Parking Rate (Spaces per 1,000 S.F.)
South Coast Soccer City	540 Maple Ave., Torrance, CA 90503	73,000	156	2.14
Saddleback Volleyball Club	26923 Fuerte Drive, Lake Forest, CA 92630	51,000	144	2.82
Upland Sports Arena	1721 West 11th St., Upland, CA 91786	66,000	107	1.62
Average Parking Rate				2.19
Average Parking Rate with 10% Increase for Variables				2.41

However, RK Engineering evaluated the situation from the worst-case scenario, which was observed at the Saddleback Volleyball Club; the parking ratio there was calculated at 3.11 (which includes the 10% increase for variables) parking spaces per 1,000 square feet of gross floor area. See Table 1-B.

Table 1-B

Location Name	Address	Project Size (square feet)	Peak Parking Demand	Calculated Parking Rate (Spaces per 1,000 S.F.)
Saddleback Volleyball Club	26923 Fuerte Drive, Lake Forest, CA 92630	51,000	144	2.82
Parking Rate with 10% Increase for Variables				3.11

Due to the fact that Radio Shack is planning to continue to occupy approximately 20,000 square feet of building space until January of 2013, two (2) scenarios were analyzed for the proposed "indoor sports facility", NLSC. It should be noted that currently, Radio Shack has sixty (60) parking spaces designated to their business until their lease ends.

Scenario 1 projects a peak demand rate based on 100,800 square feet of building space and excludes the sixty (60) parking spaces designated to Radio Shack. Scenario 2 projects the peak demand rate based on 120,800 square feet of building space, where NLSC plans to integrate the additional 20,000 square feet of floor area, and includes the sixty (60) parking spaces which will no longer be designated to Radio Shack.

Based on Scenario 1 (100,800 square feet of building space) and the calculated parking ratio of 3.11 spaces per 1,000 square feet of gross floor area, the NLSC will be required to provide a minimum of 314 parking spaces. Excluding the sixty (60) parking spaces designated to Radio Shack, the available number of parking spaces on-site will be 316 parking spaces. By including the additional forty-two (42) available parking spaces along Brady Way, there will be a total of 358 parking spaces available for the establishment. There would be a parking surplus of 45 parking spaces. See Table 1-C.

Table 1-C

Location Name	Address	Project Size (square feet)	Parking Rate
Next Level Sports Complex	12821 Knott Street	100,800	3.11
Total Parking Required Based upon Parking Survey		314 Parking Spaces	
Total Parking Provided On-site (excludes 60 Radio Shack parking spaces)		316 Parking Spaces	
Total Parking Provided (includes 42 parking spaces along Brady Way)		358 Parking Spaces	
Parking Surplus		44 Parking Spaces	

Based on Scenario 2 (120,800 square feet of building space) and the calculated parking ratio of 3.11 spaces per 1,000 square feet of gross floor area, the NLSC will be required to provide a minimum of 376 parking spaces. Including the sixty (60) parking spaces which were previously designated to Radio Shack, the available number of parking spaces on-site would be 376 parking spaces. By including the additional forty-two (42) available parking spaces along Brady Way, there will be a total of 418 parking spaces available for the establishment. There would be a parking surplus of 42 parking spaces. See Table 1-D.

Table 1-D

Location Name	Address	Project Size (square feet)	Parking Rate
Next Level Sports Complex	12821 Knott Street	120,800	3.11
Total Parking Required Based upon Parking Survey		376 Parking Spaces	
Total Parking Provided On-site (includes 60 Radio Shack parking spaces)		376 Parking Spaces	
Total Parking Provided (includes 42 parking spaces along Brady Way)		418 Parking Spaces	
Parking Surplus		42 Parking Spaces	

The parking study done by RK Engineering shows that there will be sufficient parking available for the NLSC under both scenarios (Scenario 1 and Scenario 2), which took into account the projected worst case scenario by being parked at the rate of 3.11 parking spaces per 1,000 square feet of gross floor area.

As previously mentioned, Planning staff also reviewed a parking study done by K2 Traffic Engineering (K2TE) which was prepared for another "indoor sports facility" concurrently being processed by the City. The K2TE parking study conducted an observed parking analysis at the American Sports Complex, located in the City of Anaheim. The American Sports Complex has a gross floor area of 150,000 square feet with capacity to accommodate twenty-two (22) volleyball courts, or sixteen (16) basketball courts, or nine (9) indoor soccer fields. Based on the analysis, the traffic engineer recommended a parking ratio of 2.2 parking spaces per 1,000 square feet for basketball use and 1.4 parking spaces per 1,000 square feet for volleyball use. These ratios include the 10% increase for any variables. Thus, the two parking ratios of 2.2 and 1.4, for basketball and volleyball respectively, found in the K2TE parking study are well below the proposed parking ratio, of 3.11, utilized in the parking study prepared by RK Engineering for the Next Level Sports Complex. This further supports the parking analysis in the parking study by RK Engineering and confirms that there will be sufficient parking available for the NLSC.

A condition of approval has been included in the Conditional Use Permit that states that in the event parking problems do arise, the applicant will be responsible for providing mitigation measures such as adjusting the facility's scheduling or obtaining off-site parking at a neighboring location.

Staff received a letter from a Garden Grove resident speaking in opposition to the proposed project citing concerns related to traffic, noise and increase in crime. A copy of the letter is attached to this staff report.

The Conditional Use Permit process will ensure that each application for a proposed "indoor sports facility" use within the PUD-104-70 zone is reviewed and conditioned to comply with all City code requirements. Staff finds that the proposed use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The Community Development Department has reviewed the request and is supporting the proposal.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Recommend adoption of a Negative Declaration and approval of Code Amendment No. A-164-11, to allow indoor sports facilities, thereby revising Planned Unit Development No. PUD-104-70, to City Council; and
2. Adopt a Negative Declaration and approve Conditional Use Permit No. CUP-340-11 subject to the recommended Conditions of Approval as well as subject to the City Council approval of Code Amendment No. A-164-11.



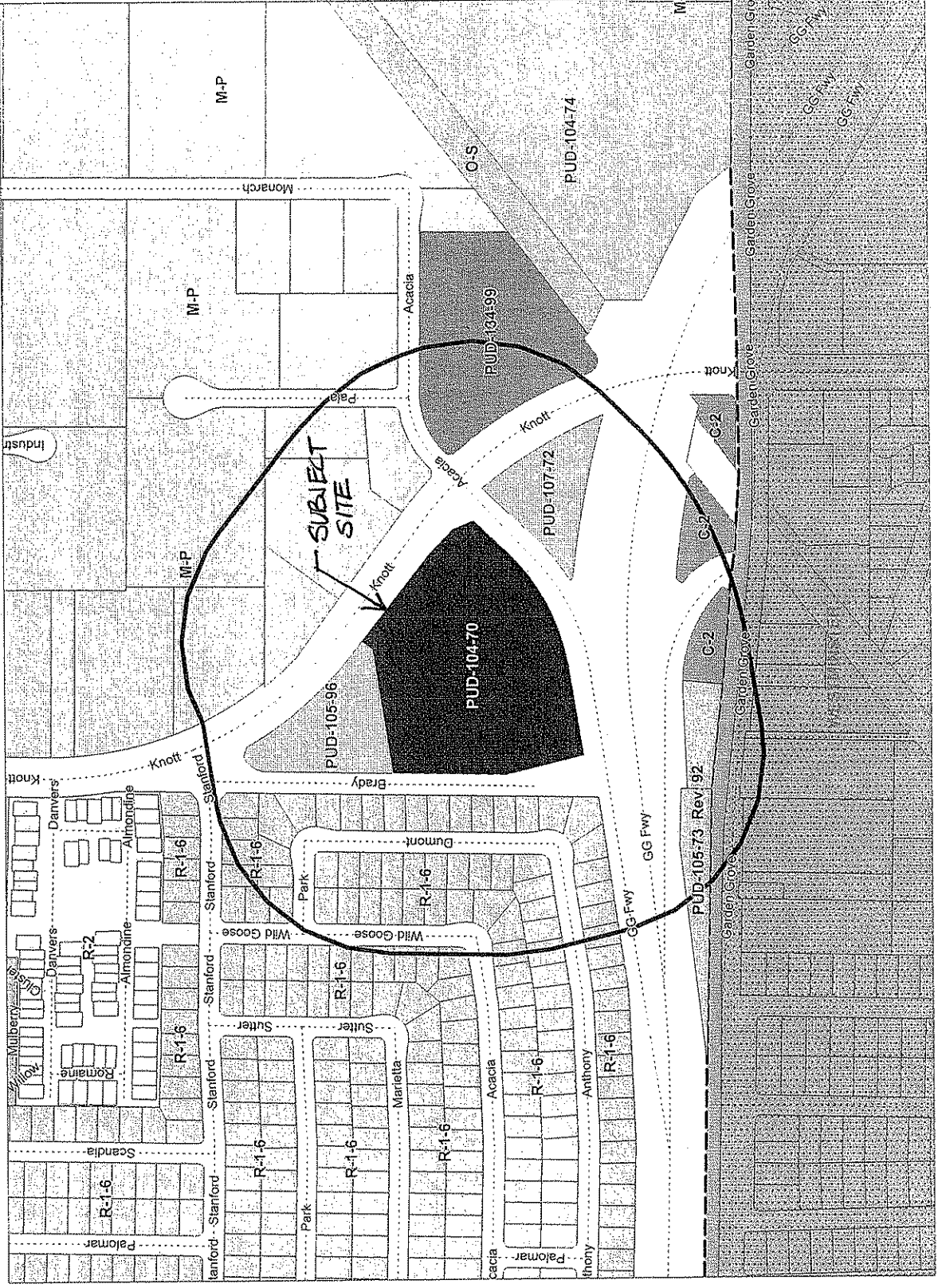
Karl Hill
Planning Services Manager



By: Chris Chung
Associate Planner

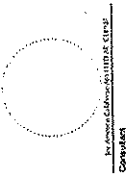
A-164-11 & CUP-340-11 - 12821 KNOTT STREET

Streets	Street Centerlines	Buffer layer	Parcels	Zoning
				BCSP-BCC
				BCSP-BCT
				BCSP-OE
				BCSP-OF
				C-1
				C-1(T)
				C-2
				C-3
				CCSP-BC
				CCSP-CC
				CCSP-CCO
				CCSP-CCR
				CCSP-CCT
				CCSP-COS
				CCSP-COS&HR
				CCSP-CPF
				CCSP-CR
				CCSP-DC
				CCSP-MX
				CCSP-MX&HR
				CCSP-OP
				CCSP-PR
				HCSP-DC
				HCSP-OP
				HCSP-SDS
				HCSP-TCB
				HCSP-TZN
				HCSP-TZS
				HCSP-TZW



SCALE 1 : 5,109





James Calabrese, License No. 44527, State of California, Mechanical

Project Name

Next Level Sports Complex
 12821 Rickett Avenue
 Garden Grove, California

Client
 Next Level Sports Complex, LLC
 12821 Rickett Avenue, Unit 222
 Anaheim, CA 92805

Issue Dates

Issue	Date	Description
Issue 1	11-13-16	Initial Concept
Issue 2	11-13-16	Final Design

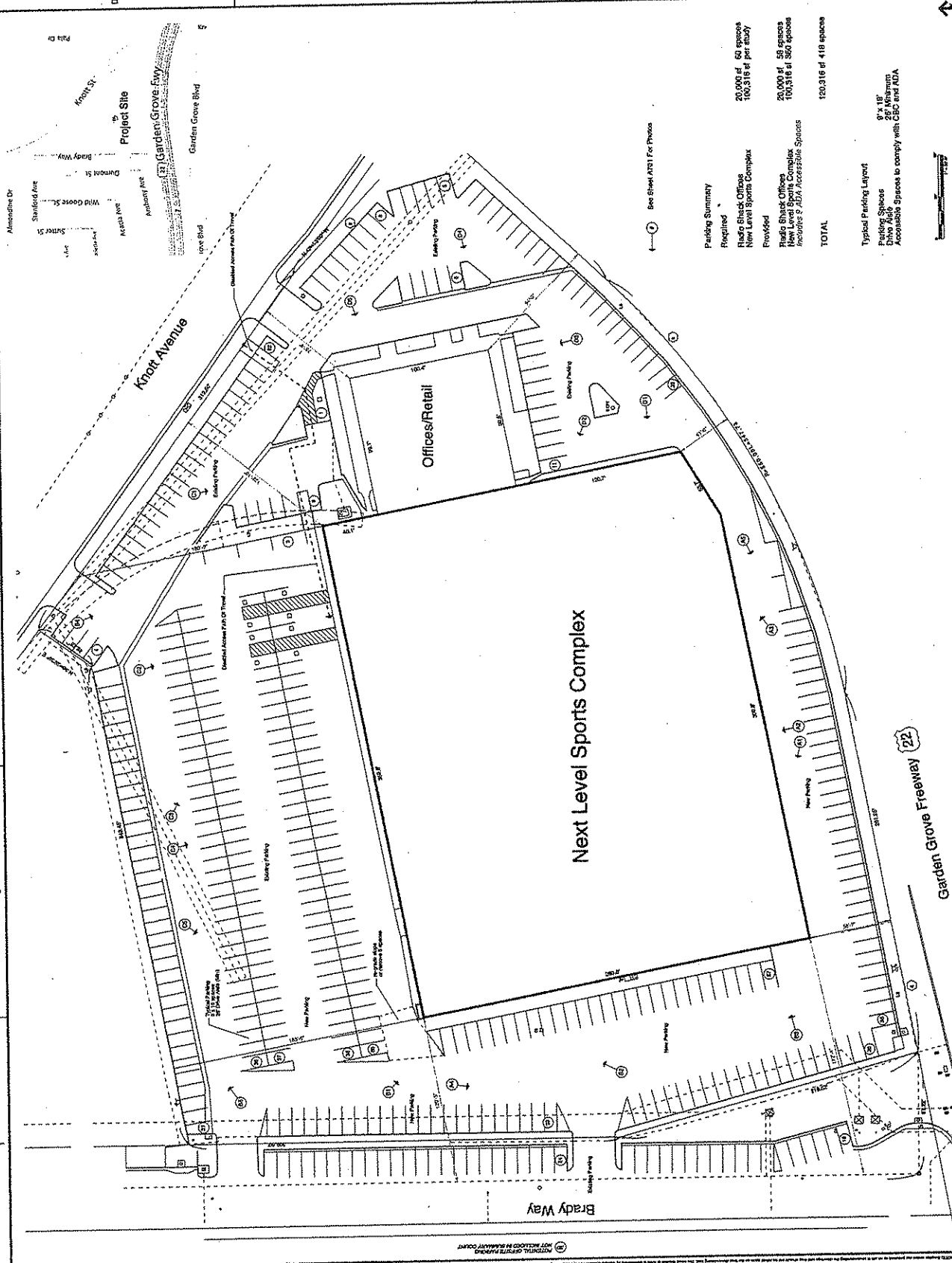
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 Notes: See Notes on sheets 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Sheet Title

Preliminary
 Site Plan

Sheet No.

A101



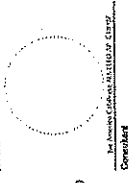
See Sheet A101 For Photos

Category	Count
Required	20,000 of 50 spaces
Provided	100,316 of per study
Required	20,000 of 50 spaces
Provided	100,316 of 350 spaces
Required	100,316 of 410 spaces
Provided	100,316 of 410 spaces
TOTAL	100,316 of 410 spaces

Typical Parking Layout
 8' x 18'
 25' Minimum
 Drive Aisle
 Accessible Spaces to comply with CBC and ADA



A1 Site Plan
 10/16/16



San Jose, California, 11/10/10, A. Calabrese
 Designer/Arch

Project Name
 Head Level Sports Complex
 12621 Kroll Avenue
 Garden Grove, California

Client
 Head Level Sports Complex LLC
 12621 Kroll Avenue
 Garden Grove, CA 92643

Issue Dates

Rev	Date	Description
1	11-11-10	01P
2	11-11-10	01P
3	11-11-10	01P

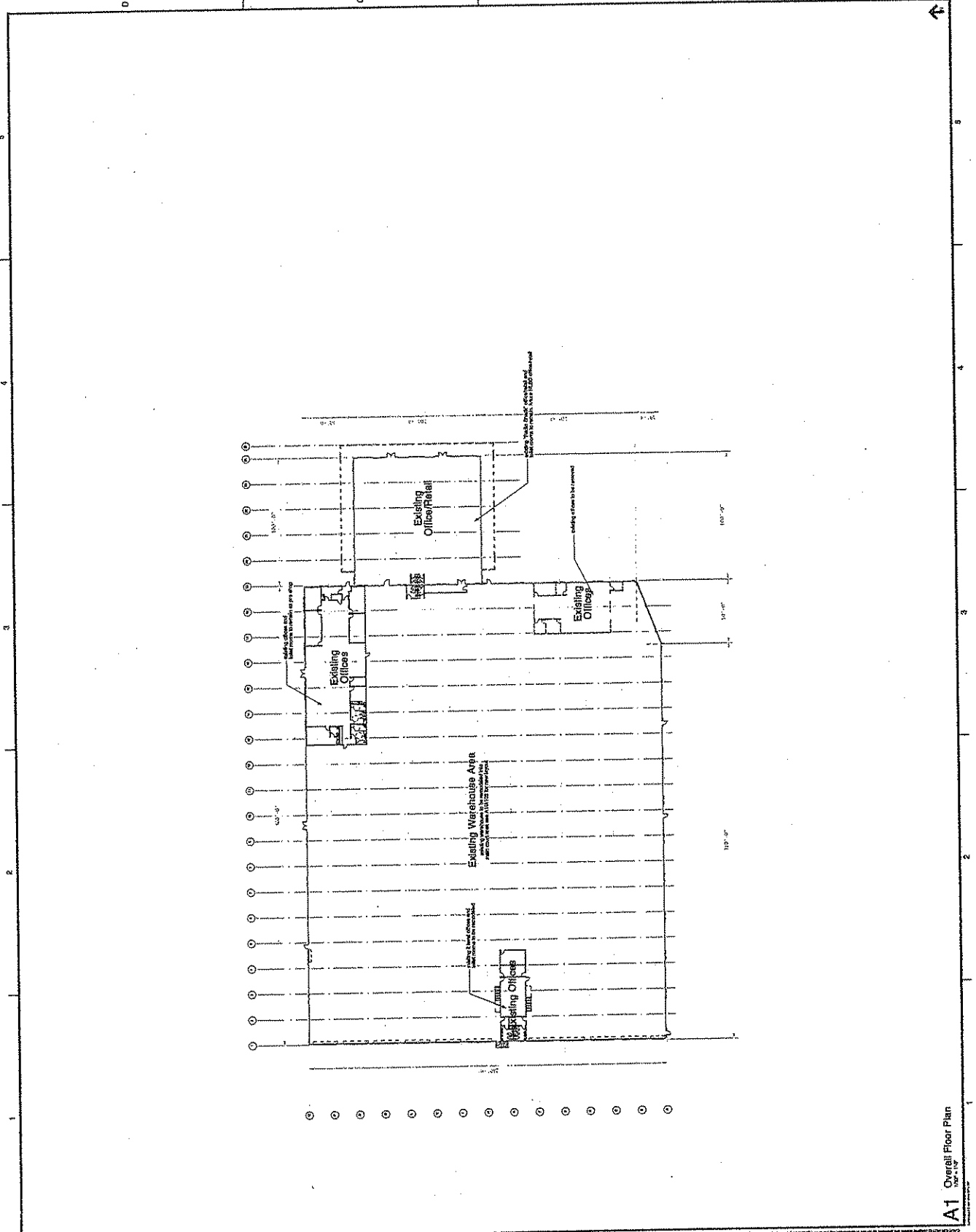
Rev	Date	Description
1	11-11-10	01P
2	11-11-10	01P
3	11-11-10	01P

Notes
 1. All dimensions are in feet and inches.
 2. All dimensions are to the centerline of the wall unless otherwise noted.
 3. All dimensions are to the centerline of the wall unless otherwise noted.

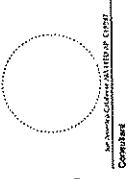
Overall Floor Plan

Sheet Title
 Overall Floor Plan

Sheet
 A102



A1 Overall Floor Plan



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Project Name
 Next Level Sports Complex
 Garden Grove, California

Client
 Next Level Sports, Complex LLC
 43311 Center Street, Unit 220
 Anaheim, CA 92806

Issue Dates

Scale
 1/8" = 1'-0"

Project No.
 11178

Drawn By
 JAC

Checked By
 JAC

Date
 11/17/11

Sheet No.
 A103

Project Name
 Next Level Sports Complex

Client
 Next Level Sports, Complex LLC

Issue Dates

Scale
 1/8" = 1'-0"

Project No.
 11178

Drawn By
 JAC

Checked By
 JAC

Date
 11/17/11

Sheet No.
 A103

Project Name
 Next Level Sports Complex

Client
 Next Level Sports, Complex LLC

Issue Dates

Scale
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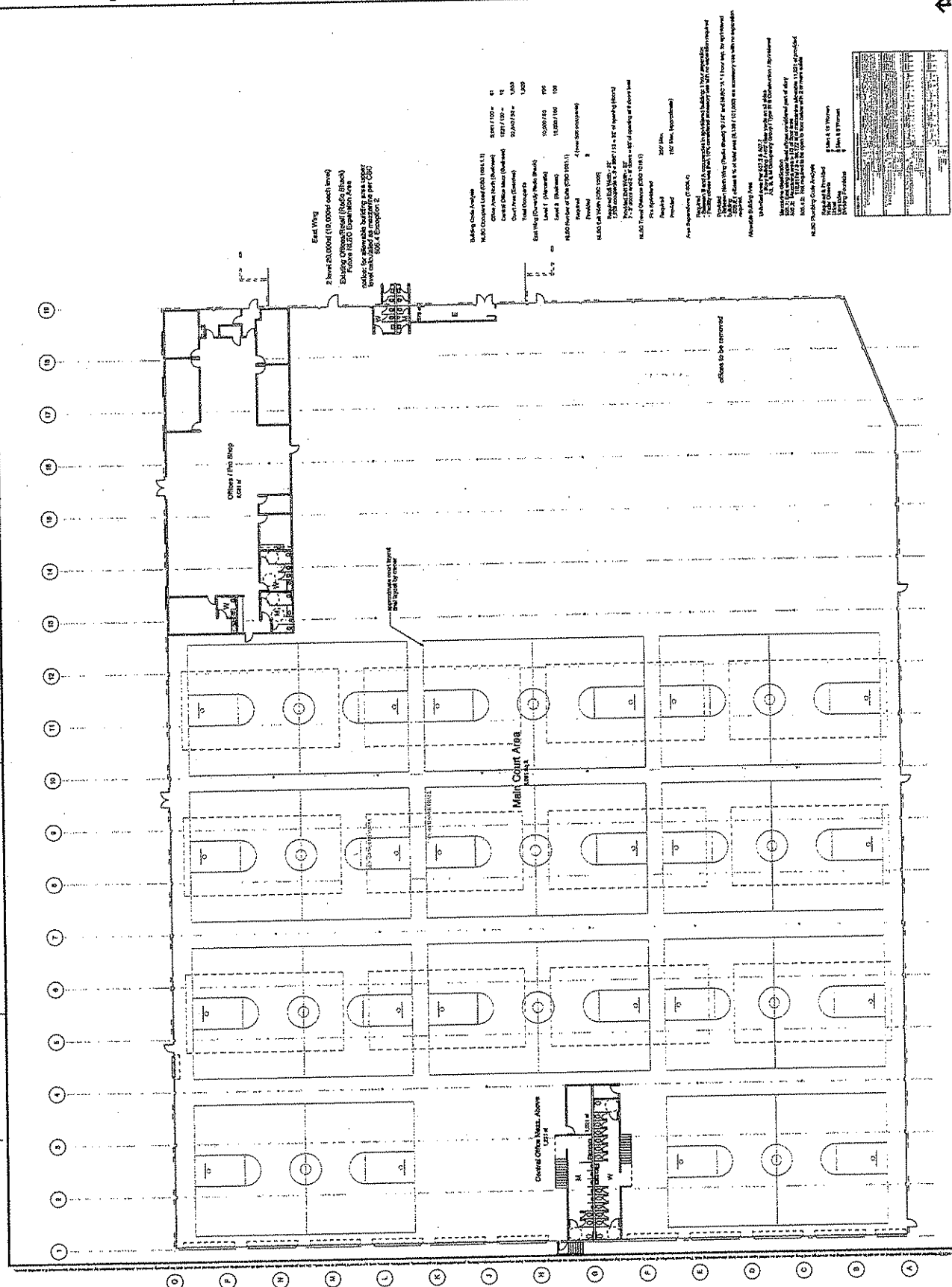
Project No.
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Drawn By
 JAC

Checked By
 JAC

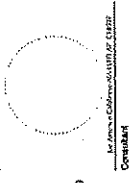
Date
 11/17/11

Sheet No.
 A103



A1 Preliminary Floor Plan

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Project Name
 New Level Sports Complex
 13021 Kourt Avenue
 Garden Grove, California

Client
 New Level Sports Complex LLC
 13021 Kourt Avenue
 Garden Grove, CA 92626

Scale Dates

Sheet Title
 Existing Exterior Elevations

Sheet No.
A201

Project Name
 New Level Sports Complex
 13021 Kourt Avenue
 Garden Grove, California

Client
 New Level Sports Complex LLC
 13021 Kourt Avenue
 Garden Grove, CA 92626

Scale Dates

Sheet Title
 Existing Exterior Elevations

Sheet No.
A201

Project Name
 New Level Sports Complex
 13021 Kourt Avenue
 Garden Grove, California

Client
 New Level Sports Complex LLC
 13021 Kourt Avenue
 Garden Grove, CA 92626

Scale Dates

Sheet Title
 Existing Exterior Elevations

Sheet No.
A201

Project Name
 New Level Sports Complex
 13021 Kourt Avenue
 Garden Grove, California

Client
 New Level Sports Complex LLC
 13021 Kourt Avenue
 Garden Grove, CA 92626

Scale Dates

Sheet Title
 Existing Exterior Elevations

Sheet No.
A201

Project Name
 New Level Sports Complex
 13021 Kourt Avenue
 Garden Grove, California

Client
 New Level Sports Complex LLC
 13021 Kourt Avenue
 Garden Grove, CA 92626

Scale Dates

Sheet Title
 Existing Exterior Elevations

Sheet No.
A201

Project Name
 New Level Sports Complex
 13021 Kourt Avenue
 Garden Grove, California

Client
 New Level Sports Complex LLC
 13021 Kourt Avenue
 Garden Grove, CA 92626

Scale Dates

Sheet Title
 Existing Exterior Elevations

Sheet No.
A201

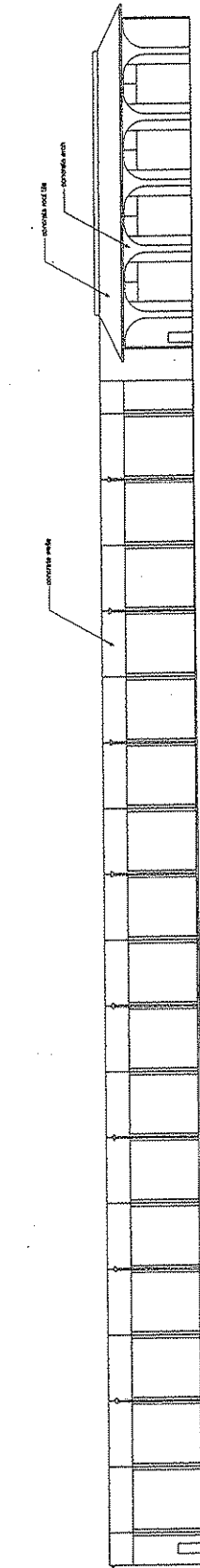
Project Name
 New Level Sports Complex
 13021 Kourt Avenue
 Garden Grove, California

Client
 New Level Sports Complex LLC
 13021 Kourt Avenue
 Garden Grove, CA 92626

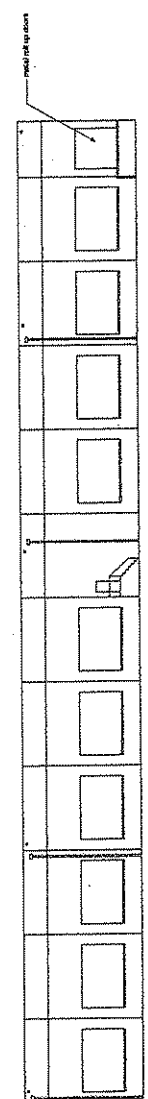
Scale Dates

Sheet Title
 Existing Exterior Elevations

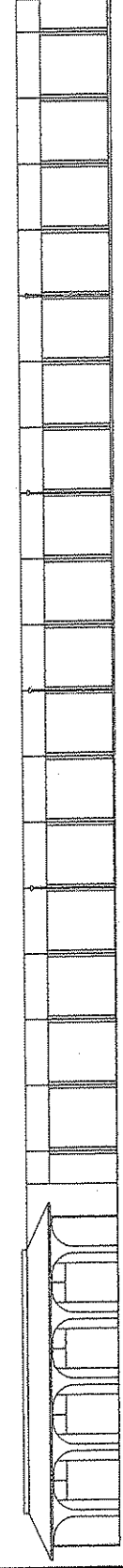
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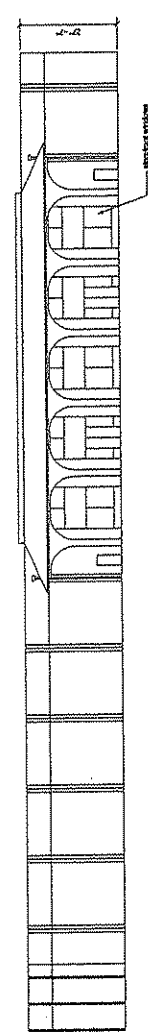
South Elevation



West Elevation



North Elevation



East Elevation



5

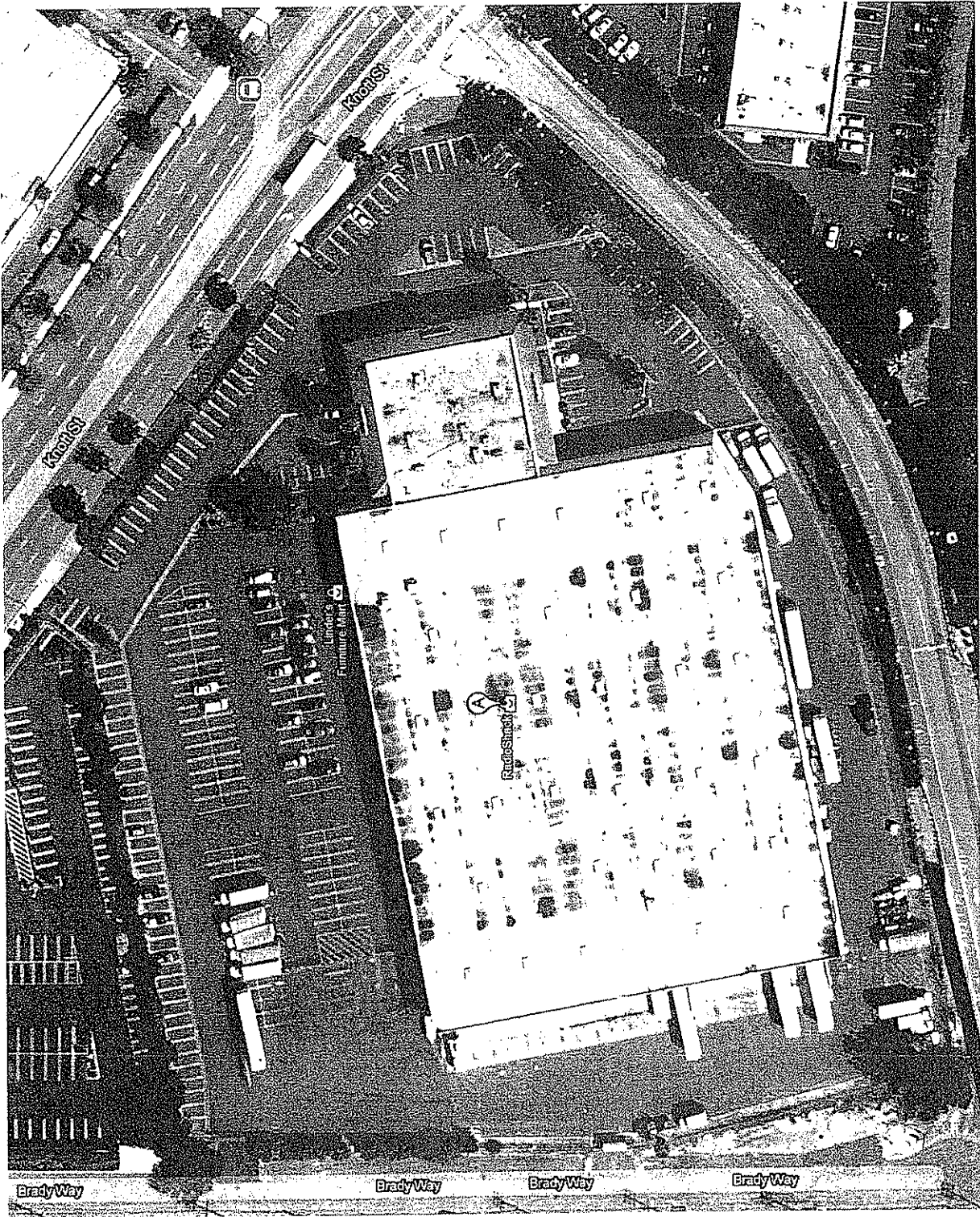
4

3

2

1

5



Brady Way

Brady Way

Brady Way

Brady Way

A1 Existing Site Photo



Professional Seal and Title of Architect
 Date: _____

Project Name

Next Level Sports Complex
 12821 Kippit Avenue
 Garden Grove, California

Client
 Next Level Sports Complex LLC
 12821 Kippit Avenue
 Garden Grove, CA 92643

Drawn On: _____

Scale: 1/8" = 1'-0"

Sheet No: A702

Sheet Title: Site Photos

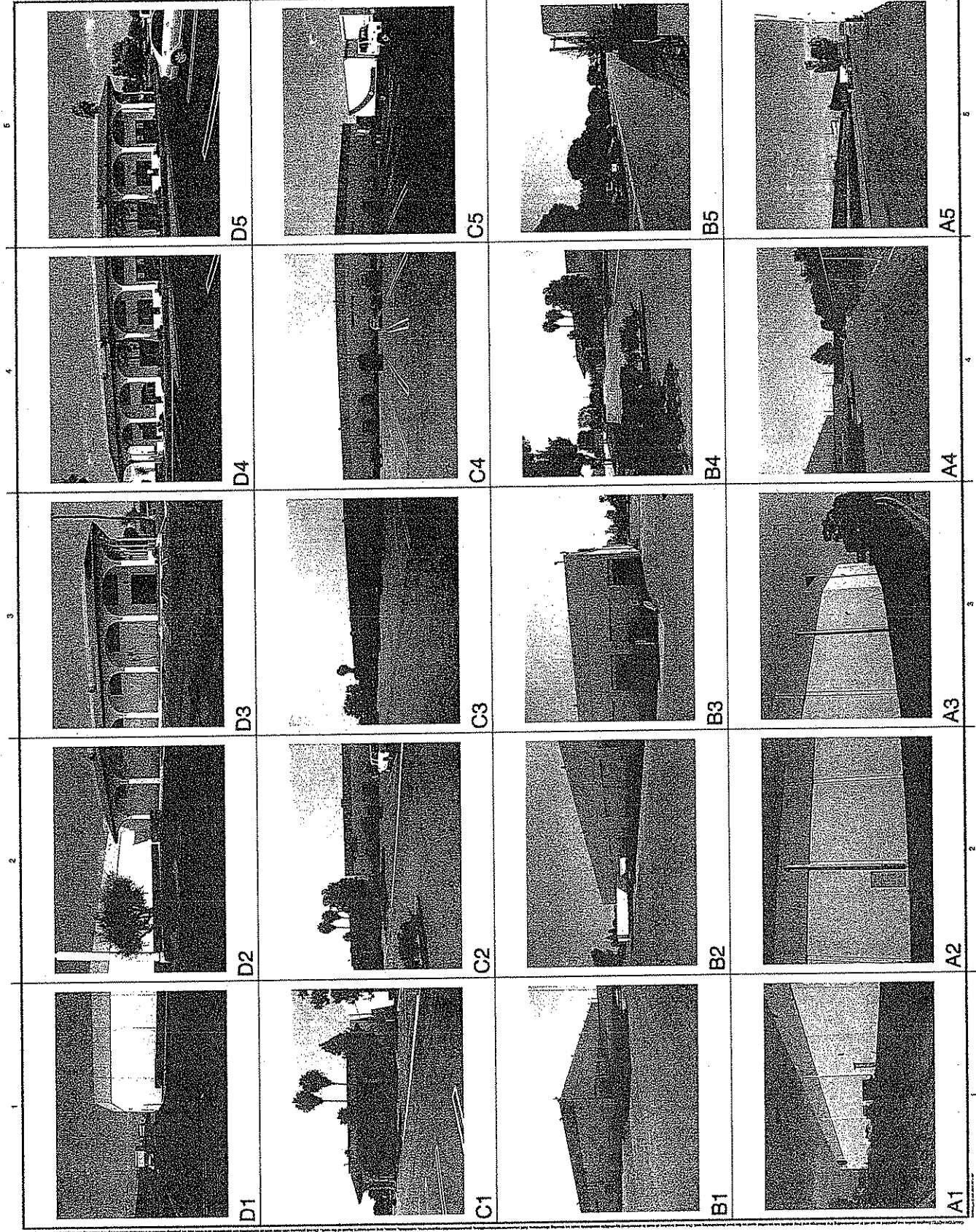
Author: JAG

Checker: JAG

Notes:

Make any changes to this drawing only after consulting with the architect.

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5

4

3

2

1

D5

D4

D3

D2

D1

C5

C4

C3

C2

C1

B5

B4

B3

B2

B1

A5

A4

A3

A2

A1

Scale: 1/8" = 1'-0"

Sheet No: A702

Sheet Title: Site Photos

Author: JAG

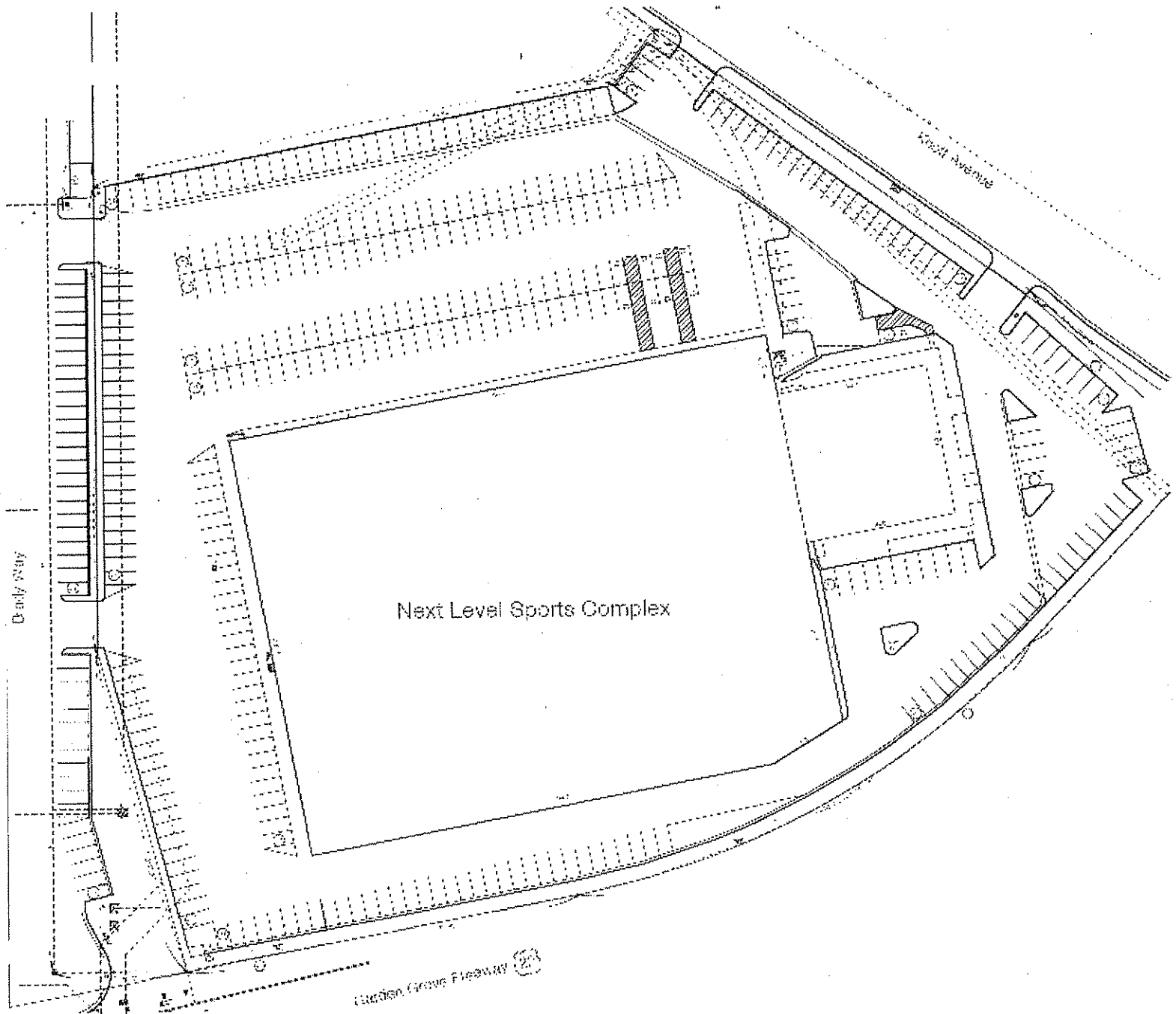
Checker: JAG

Notes:

Make any changes to this drawing only after consulting with the architect.

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NEXT LEVEL SPORTS COMPLEX OBSERVED PARKING STUDY Garden Grove, CA





September 6, 2011

Mr. Jeff Luzzi
NEXT LEVEL SPORTS COMPLEX
435 West Center Street, Unit 229
Anaheim, CA 92805

**Subject: Next Level Sports Complex Observed Parking Demand Study,
City of Garden Grove**

Dear Mr. Luzzi:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this observed parking study for the Next Level Sports Complex Training Center. The proposed location of this site would be at 12821 Knott Street in the City of Garden Grove. At full capacity, the proposed project will consist of approximately 120,800 square feet (S.F.) of indoor athletic training and development facility use. The site provides for a total of 420 parking spaces which includes 42 parking spaces on Brady Street as shown in Exhibit B.

Next Level Sports Complex's primary use is to support the training and education of skills/techniques for achieving peak performance in basketball, volleyball, and other related sports. It is anticipated that during the initial phase of operations (January 2012 – January 2013), the number of basketball courts and volleyball courts will increase as demand for the business increases. This "ramp up" period will ultimately consist of 12 basketball courts and 16 volleyball courts.

Next Level Sports will partner closely with the Garden Grove Parks & Recreation to support programs that are designed to enhance the athletic performance of its members. The facility will support private coaching, clinics and club sports. In addition, the facility plans to support out-of-state athletic events. These events will utilize vans/shuttles/buses to transport participants to and from the complex from out of state and local airports. The complex will not offer general public use/entrants, host local tournaments or local competitions that will generate an overflow parking situation. All customers/members will be enrolled in the programs in order to use the facility.

The peak business hours of the sports complex are anticipated to be from 6:00 PM to 10:00 PM, on Monday through Friday and 10:00 AM to 3:00 PM, on Saturday and Sunday. At peak operating times, there is expected to be a maximum of 613 occupants within the

facility. For private coaching, clinics and club sports, participation will be from 5-15 participants per court. There will be no more than thirty-five (35) total players, coaches, officials, etc. on each court at any one time. Additionally, the facility will only offer seating necessary to support the athletes. Spectator seating will be very limited. The sports complex is designed so that most parents/guardians will be able to conveniently drop-off and pick-up athletes to/from the complex without having to park.

It should be noted that Radio Shack is currently occupying 20,000 square feet of building space and has 60 parking stalls designated until their lease ends in January of 2013. Next Level Sports Complex will occupy the entire building (120,800 square feet) by January of 2013. This space will be utilized by Next Level Sports Complex for support activities like office space, team conference rooms, storage, etc. For the purpose of this analysis, the projected peak parking demand for the initial 100,800 S.F. of building space (Scenario 1 January 2012 – January 2013) and the future 120,800 S.F. of building space (Scenario 2 January 2013 – Future) was included in order to determine the future peak parking demand rate for the site during both occupancy conditions.

City of Garden Grove Municipal Parking Code

Due to the unique land use, the City of Garden Grove Municipal Parking Code does not have a requirement for multi-sport training facilities. Therefore, the City of Garden Grove Municipal Parking Code (*Section 9.16.040.180 Parking Management*) allows a parking study to be conducted in order to determine the appropriate parking rate for the project.

RK conducted a total of six (6) parking surveys at three (3) similar training facilities in order to generate realistic parking demand rates based on the existing demand at these three (3) existing sites. Based upon these observed parking demand surveys, RK has been able to establish a peak parking demand rate for the specific type of use planned for the proposed Next Level Sports Complex in Garden Grove. It should be noted that an independent data collection company was hired to conduct the observed parking counts at each location.

The peak parking demand rate data would be applied to the proposed Next Level Sports Complex development in order to determine whether the provided on-site parking at the new facility would be able to accommodate the anticipated peak parking demand.

Observed Parking Study Parameters

RK has conducted a total of six (6) weekday and weekend parking surveys at the three (3) indoor multi-sport locations listed below:

1. **South Coast Soccer City:** (73,000 S.F. / 7 Indoor Soccer Fields)
540 Maple Avenue, Torrance CA
 - a. 1 Weekday Survey on Wednesday, August 24, 2011
 1. 11:00AM – 10:30PM at 30 minute intervals
 - b. 1 Weekend Survey on Saturday, August 20, 2011
 2. 10:00AM - 8:30PM at 30 minute intervals
2. **Saddleback Valley Volleyball Club:** (51,000 S.F. / 9 Indoor Volleyball Courts.)
26923 Fuerte Drive, Lake Forest, CA
 - a. 1 Weekday Survey on Wednesday, August 24, 2011
 1. 11:00AM – 10:00PM at 30 minute intervals
 - b. 1 Weekend Survey on Saturday, August 20, 2011
 2. 9:00AM – 8:00PM at 30 minute intervals
3. **Upland Sports Arena:** (66,000 S.F. / 2 Indoor Soccer Fields & 3 Volleyball Courts)
1721 West 11th Street, Upland, CA
 - a. 1 Weekday Survey on Wednesday, August 24, 2011
 1. 9:00AM – Midnight at 30 minute intervals
 - b. 1 Weekend Survey on Saturday, August 20, 2011
 2. 9:00AM – 8:00PM at 30 minute intervals

The parking survey time frames were conducted in order to coincide with the hours of operation at each of the indoor multi-use facilities for both weekend and weekday activities. It should be noted that the month of August represents a peak utilization month for these facilities. During the month of August these indoor training facilities host sports camps and tournaments when school is not in session. Due to summer vacation, enrollment is at its highest levels.

It should be noted that the facilities analyzed in the observed parking analysis have uses like a pro-shop, snack bar / food services, office space, conference rooms, etc. These uses are considered to be ancillary and therefore accommodate the users within the facility. The observed parking demand counts took into account all uses within each facility.

Visitors attending the facilities during peak operating hours may park in the adjacent parking lots if the parking lot of the sports complex is perceived to be occupied. Additionally, it is also common for visitors attending adjacent buildings to park in the sports complex parking lot and visit other uses. Due to the possible sharing of parking spaces, special care was taken to ensure that only vehicles parked specifically to visit the indoor sports complex were counted regardless of where they parked. Therefore, in order to determine an accurate parking demand, parking counts were conducted for all vehicles parking in the surrounding area that were specifically visiting the sports complex.

The parameters of the observed parking surveys are as follows:

1. Some of the indoor sports facilities are located adjacent to other land uses with shared parking conditions and, as a consequence, special care was taken to ensure that only vehicles parked specifically to visit the sports facilities were counted.
2. Appendix A shows the actual parking survey taken at each location. Table 1 contains a detailed account of each indoor sports complex and its approximate square footage. The parking demand shown in Table 1 represents the peak demand at each location during the peak weekend and weekday periods. Satellite images of all locations analyzed are included in Appendix C.

Findings

The findings of the study are as follows:

1. Table 1 shows each indoor training complex address, square footage and peak parking demand for activities that are similar to what is expected at the proposed Next Level Sports Complex in Garden Grove. The peak parking demand figures shown in Table 1 are based upon the parking survey shown in Appendix A.
2. Due to the fact that Radio Shack is planning to continue to occupy approximately 20,000 S.F. of building space until January of 2013, two (2) scenarios have been analyzed for the proposed development:
 - a. Scenario 1 (January 2012 – January 2013) projects the peak parking demand rate based on 100,800 square feet of building space.
 - b. Scenario 2 (January 2013 – Future) projects the peak parking demand rate based on 120,800 square feet of building space.

Following is a summary of the peak parking counts that occurred during the parking survey when there were similar activities as expected at the proposed Next Level Sports Complex in Garden Grove.

Saturday, August 20th & Wednesday, August 24th Observed Parking Counts

- c. The peak weekday parking demand that occurred at any of the sites was 156 parking spaces. The weekday peak hour is 9:00 PM.
- d. The peak weekend parking demand that occurred at any of the sites was 144 parking spaces. The weekend peak hour was 2:30 PM.

Table 2 shows the calculated peak parking rates for similar activities expected at the Next Level Sports Complex in Garden Grove based upon the observed parking survey.

Saturday, August 20th & Wednesday, August 24th Observed Parking Demand Rates

- a. The peak weekend and weekday parking rate calculated was 2.82 parking spaces per 1,000 square feet of building area.
- b. The average peak weekday and weekend parking rate plus 10% increase to calculate the worse case scenario for all locations analyzed are 2.41 parking spaces per 1,000 square feet of building area.

- c. In order to be conservative, a "Worse Case Scenario" the peak parking demand rate plus 10% was calculated. Therefore, as shown in Table 2 and Table 3 the peak parking demand rate of 3.11 spaces per thousand square feet of building area represents the most intense parking rate.

Table 3 represents the calculated parking demand for the proposed Next Level Sports Complex in Garden Grove. Exhibit A shows the location of the proposed development and Exhibit B shows the proposed site plan.

Saturday, August 20th & Wednesday, August 24th Observed Parking Counts

- a. The weekend peak parking rate that was used to calculate the required number of spaces for the proposed development is 3.11 parking spaces per 1,000 S.F. of building area. This rate was calculated using the peak parking rate generated in Table 2 and adding an additional 10% to this figure. This rate was based upon the activities expected to occur at the Garden Grove facility.
- b. Scenario 1: The calculated peak parking demand for the proposed development would be 313 parking spaces. The site proposes to provide 360 parking spaces. This results in a surplus of 47 parking spaces during the peak parking period.
- c. Scenario 2: The calculated peak parking demand for the proposed development would be 376 parking spaces. The site proposes to provide 420 parking spaces. This results in a surplus of 44 parking spaces during the peak parking period.

Due to the unique use, the City of Garden Grove Municipal Code allows for a parking demand analysis to be conducted in order to determine the appropriate parking rate. RK has conducted an extensive parking survey of three (3) indoor sports complex facilities. During many hours of these surveys, typical high use activities (i.e. tournaments, soccer games, basketball games, volleyball games, etc.) occurred. The peak demand plus ten (10) percent that occurred at the highest observed location (Saddleback Volleyball Club) was used to establish the parking demand rate for the Next Level Sports Complex in Garden Grove. This rate (3.11 per thousand square feet of building area) represents a worse case scenario and is the most intense observed parking rate for the proposed Next Level Sports Complex.

Conclusions

Taking into account the data collected during this analysis, RK would make the following recommendations:

1. The purpose of this parking study is to seek relief from the City of Garden Grove Municipal Parking Code as it pertains to indoor multi-use training facilities. The proposed Next Level Sports Complex in the City of Garden Grove primary use is for training on skills and techniques in volleyball, basketball and individual team practices. Activities are proposed to be offered through the Garden Grove Park and Recreation programs along with physical education programs. Due to this unique use, the Municipal Parking Code allows a parking study to be conducted in order to determine the appropriate parking rate for the project.
2. The site provides for a total of 420 parking stalls which includes 42 parking stalls on Brady Street. The City of Garden Grove will allow parking on Brady Street.
2. Scenario 1 (January 2012 – January 2013): The site is projected to have a peak parking demand of 313 parking spaces based on the peak parking rates generated in this study. The site will provide 360 parking spaces, thereby resulting in 47 surplus parking spaces during peak times.
3. Scenario 2 (January 2013 - Future): The site is projected to have a peak parking demand of 376 parking spaces based on the peak parking rates generated in this study. The site will provide 420 parking spaces, thereby resulting in 44 surplus parking spaces during peak times.
4. Next Level Sports Complex is proposing to “ramp up” the number of volleyball courts and basketball courts during its initial start-up period (January 2012 – January 2013). It should be noted that this was not taken into account during the parking analysis. The observed parking rate assumes a worse case scenario by calculating the parking rate as if the facility was fully operational at all times.
5. By taking into account the projected worse case scenario, parking appears to be sufficient to accommodate the parking demands at the proposed Next Level Sports Complex in Garden Grove based upon planned operations for typical weekday and weekend conditions.

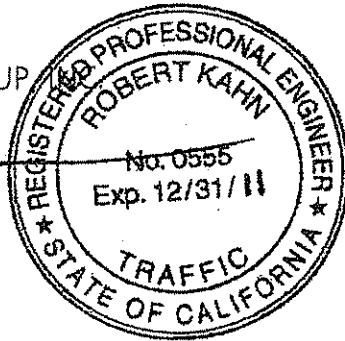
RK is pleased to provide this parking study for the Next Level Sports Complex in Garden Grove. If you have any questions regarding this study, or would like further review, please do not hesitate to call us at (949) 474-0809.

Sincerely,
RK ENGINEERING GROUP

Robert Kahn

Robert Kahn, P.E.
Principal

Attachments



Rogier Goedecke

Rogier Goedecke
Vice President, Operations

Exhibits

Exhibit A
Location Map

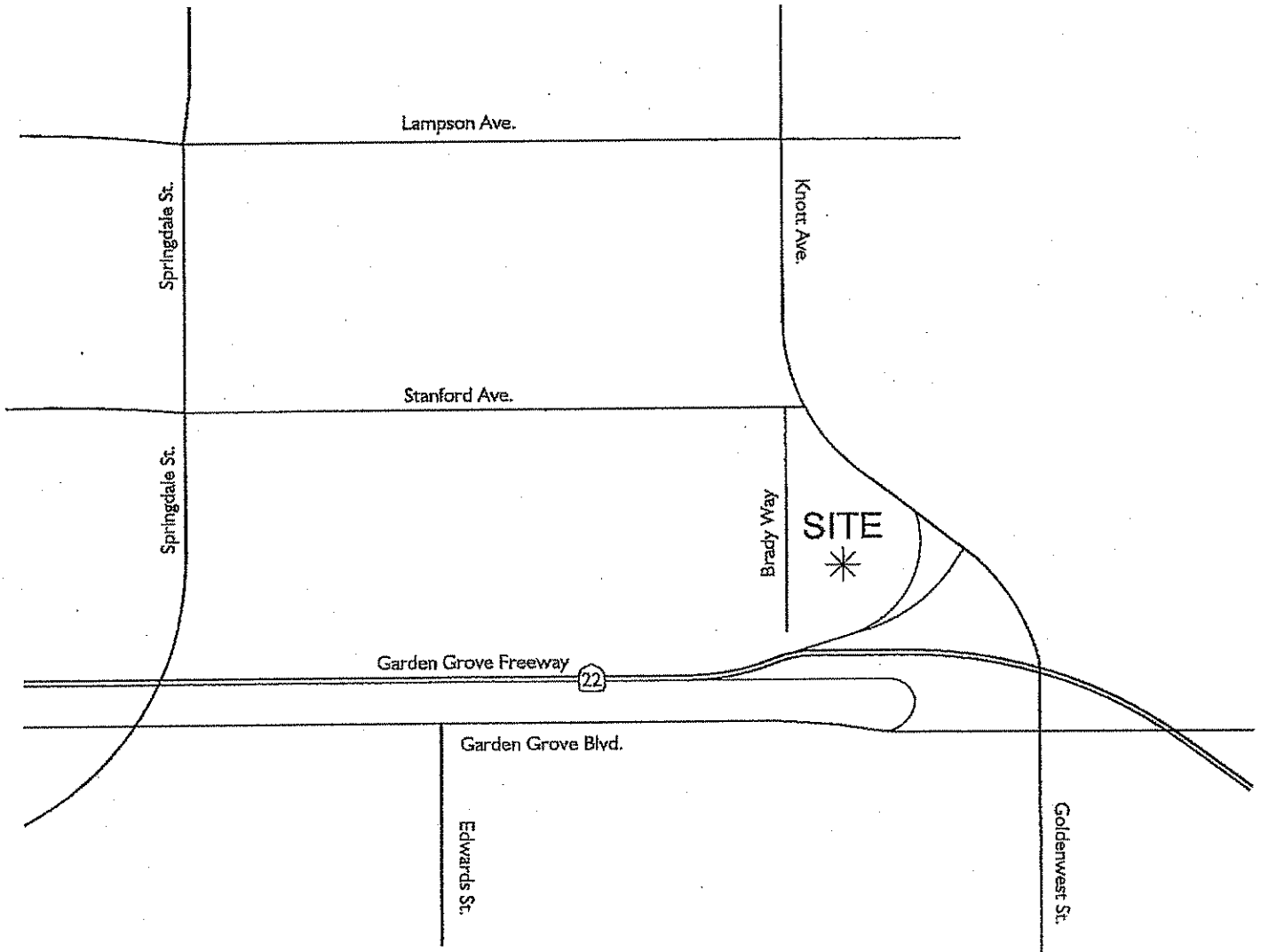


Exhibit B
Site Plan

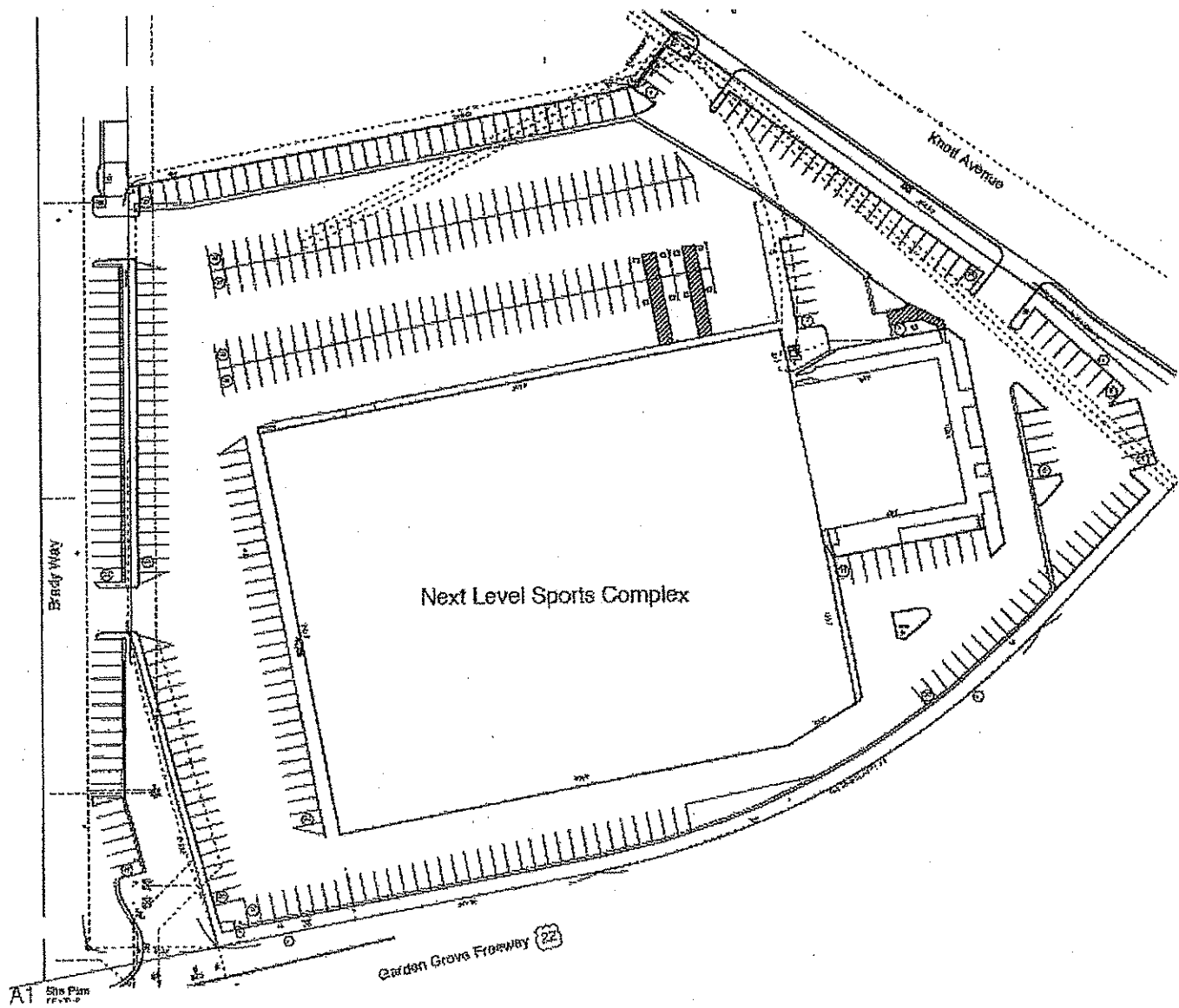
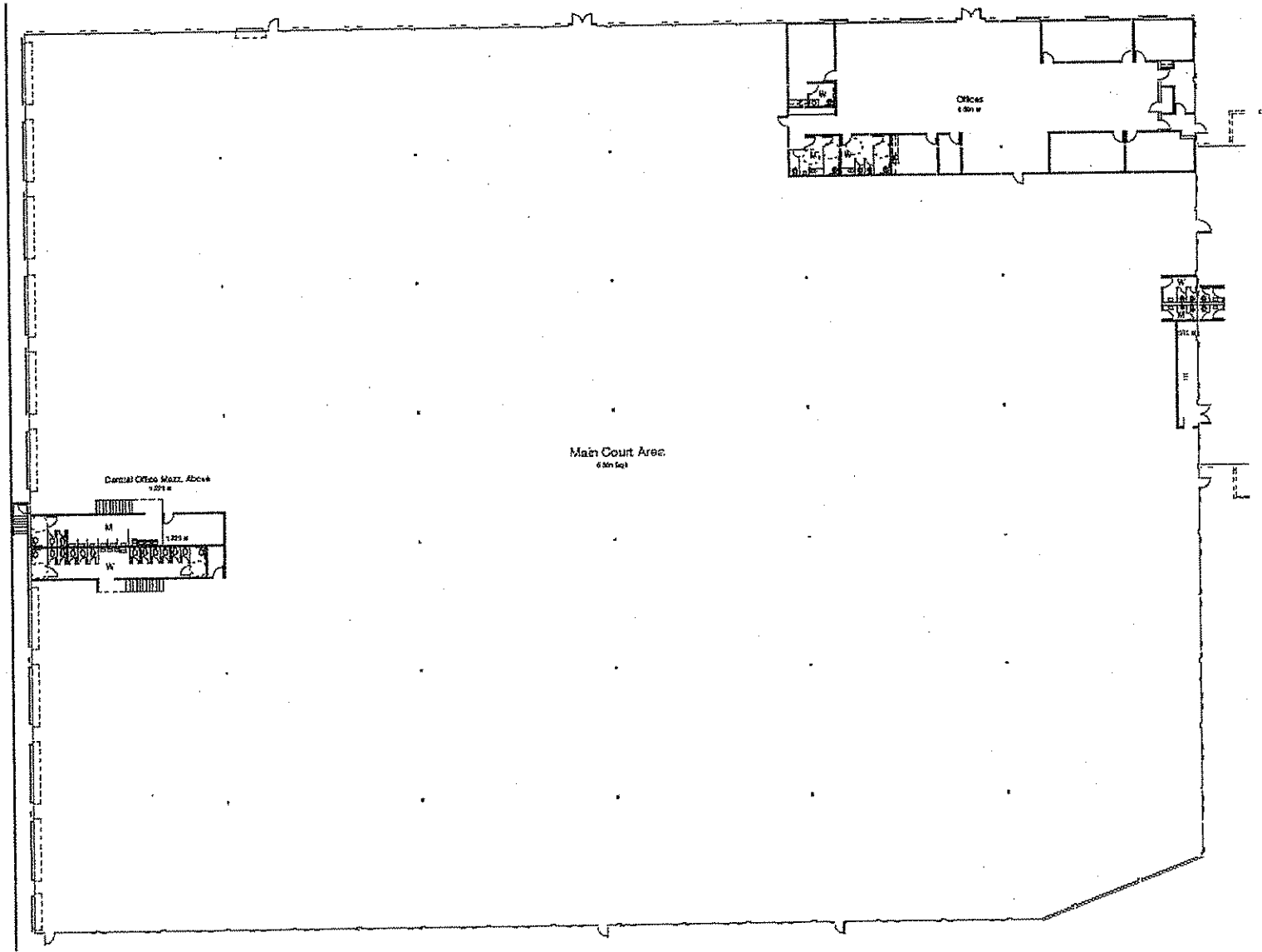


Exhibit C
Floor Plan



Tables

Table 1
Observed Parking Survey Results¹

Location Name	Address	Project Size (Square Feet)	Total Number of Spaces Provided ²	Peak Observed Parking Demand		PEAK PARKING HOUR	
				Weekday	Weekend	WEEKDAY Wednesday 8/24/11	WEEKEND Saturday 8/20/11
South Coast Soccer City	540 Maple Ave, Torrance, CA 90503	73,000	130	156	65	9:00 PM	10:30 AM
Saddleback Volleyball Club	26923 Fuerte Drive, Lake Forest, CA 92630	51,000	173	53	144	11:30 AM	2:30 PM
Upland Sports Arena	1721 West 11th Street, Upland, CA 91786	66,000	199	107	83	6:00 PM	10:00 AM

¹ Based upon the parking survey results shown in Appendix A. Special care was taken to only count visitors attending the facilities regardless of where they parked.

² Total number of parking spaces was determined by the number of stalls on-site and off-site.

Table 2
Average Calculated Peak Parking Demand Rate

Location Name	Address	Project Size	Peak Parking Demand ¹	Calculated Parking Rate (Spaces per 1,000 S.F.)
South Coast Soccer City	540 Maple Ave, Torrance, CA 90503	73,000	156	2.14
Saddleback Volleyball Club	26923 Fuerte Drive, Lake Forest, CA 92630	51,000	144	2.82
Upland Sports Arena	1721 West 11th Street, Upland, CA 91786	66,000	107	1.62
Average Parking Rate				
Increased Parking Rate 10%				
				2.19
				2.41

Peak Observed Parking Demand Rate (Worse Case Scenario)

Location Name	Address	Project Size	Peak Parking Demand ¹	Calculated Parking Rate (Spaces per 1,000 S.F.)
Saddleback Volleyball Club	26923 Fuerte Drive, Lake Forest, CA 92630	51,000	144	2.82
Increased Parking Rate 10%				
				3.11

¹ The Saddleback Volleyball Club was observed to have the highest peak parking demand. Therefore, it has been used to establish the peak parking demand rate for the proposed Garden Grove Next Level Sports Complex.

Table 3

**Parking Demand for the Proposed Next Level Sports Complex
(Jan 2012 - Jan 2013)¹
Scenario 1**

Location Name	Address	Project Size (Square Feet)	Parking Rate ²
Next Level Sports Complex	12821 Knott Street, Garden Grove	100.800	3.11
Total Parking Required Based upon the Parking Survey			313 Parking Spaces
Total Parking Provided On-site			360 Parking Spaces
Parking Surplus			47 Parking Spaces

**Parking Demand for the Proposed Next Level Sports Complex
(January 2013 - Future)¹
Scenario 2**

Location Name	Address	Project Size (Square Feet)	Parking Rate ²
Next Level Sports Complex	12821 Knott Street, Garden Grove	120.800	3.11
Total Parking Required Based upon the Parking Survey			376 Parking Spaces
Total Parking Provided On-site			420 Parking Spaces
Parking Surplus			44 Parking Spaces

¹ Existing tenant (Radio Shack) will continue to occupy 20,000 S.F. of the building until January 2013. At this time, Next Level Sports Complex will occupy the entire building (120,800 S.F.). Therefore, the peak parking demand was calculated for both occupancy scenarios.

² The parking rate was calculated by taking the peak parking rate calculated for the highest demand site (Saddleback Volleyball Club) listed in Table 2 and increasing the rate by an additional 10% to project the worse case scenario.

Appendices

Appendix A

Observed Parking Count Data

Torrance Parking Lot Study

Location: 540 Maple Ave
City: Torrance

Day: Saturday
Date: 8/20/2011

Lot A is the lot off of Maple
Lot B is the lot off of California

TIME	Lot A			Lot B			Total
	Reg	6	Street Parking	Reg	Employee	Street Parking	
2 Spaces	35	5		62	8		130
10:00 AM	32	1	2	16	2	4	57
10:30 AM	32	1	6	19	2	5	65
11:00 AM	33	1	7	18	2	2	63
11:30 AM	35	1	1	10	2	3	52
12:00 PM	33	1	1	9	2	0	46
12:30 PM	21	2	4	5	2	1	35
1:00 PM	31	1	5	5	2	5	49
1:30 PM	32	0	0	3	1	1	37
2:00 PM	33	0	0	3	1	1	38
2:30 PM	33	0	1	3	1	0	38
3:00 PM	33	0	1	3	1	0	38
3:30 PM	33	0	1	3	1	0	38
4:00 PM	28	0	0	3	1	0	32
4:30 PM	18	0	0	2	1	0	21
5:00 PM	1	0	0	2	1	0	4
5:30 PM	0	0	1	2	1	0	4
6:00 PM	1	0	0	2	1	0	4
6:30 PM	1	0	0	2	0	0	3
7:00 PM	1	0	0	2	0	0	3
7:30 PM	1	0	0	2	0	0	3
8:00 PM	1	0	0	2	0	0	3
8:30 PM	1	0	0	2	0	0	3

Street Parking represents the # of vehicles that parked on the street and entered the facility

Torrance Parking Lot Study

Location: 540 Maple Ave
City: Torrance

Day: Wednesday
Date: 8/24/2011

Lot A is the lot off of Maple
Lot B is the lot off of California

TIME	Lot A			Lot B			Total
	Reg	6	Street Parking	Reg	Employee	Street Parking	
Spaces	35	5		82	8		130
11:00 AM	5	0	0	14	3	0	22
11:30 AM	4	0	1	13	4	0	22
12:00 PM	9	0	0	13	4	0	26
12:30 PM	4	0	0	13	4	0	21
1:00 PM	4	0	1	14	4	0	23
1:30 PM	4	0	0	13	3	0	20
2:00 PM	3	0	0	12	4	0	19
2:30 PM	5	0	1	13	3	0	22
3:00 PM	8	0	3	12	3	0	26
3:30 PM	8	0	3	13	3	0	27
4:00 PM	8	0	3	15	2	0	28
4:30 PM	4	0	1	14	2	0	21
5:00 PM	10	0	5	7	2	6	30
5:30 PM	32	1	15	8	2	13	71
6:00 PM	33	2	18	8	2	13	76
6:30 PM	31	3	21	11	1	16	83
7:00 PM	34	3	20	17	2	21	97
7:30 PM	37	2	24	17	2	19	101
8:00 PM	32	1	28	31	1	18	111
8:30 PM	39	1	34	34	1	24	133
9:00 PM	34	2	35	46	1	38	156
9:30 PM	25	1	24	29	1	27	107
10:00 PM	28	0	20	27	1	17	93
10:30 PM	21	0	14	8	1	5	49

Street Parking represents the # of vehicles that parked on the street and entered the facility
When the # of parked vehicles exceed the # of spaces, cars were parking tandem illegally
After 5pm, cars started relying heavily on street parking for access to the site

Lake Forest Parking Lot Study

Location: 26923 Fuente Dr
City: Lake Forest

Day: Saturday
Date: 8/20/2011

ZONE B Saddleback Volleyball Club (Rectangular Parking)
ZONE A Saddleback Volleyball Club (Circular Parking)

TIME	ZONE B					ZONE A				Total
	Reg	♿	Carpool	Not marked	Street Parking	Regular	♿	Vanpool	Carpool	
Spaces	78	3	19			51	6	2	14	173
9:00 AM	78	3	19	26	14	0	0	0	0	140
9:30 AM	76	3	17	24	14	0	0	0	0	134
10:00 AM	76	3	17	24	14	0	0	0	0	134
10:30 AM	75	3	16	25	13	0	0	0	0	132
11:00 AM	77	3	18	25	11	0	0	0	0	134
11:30 AM	76	3	17	25	13	0	0	0	0	134
12:00 PM	78	3	19	26	11	0	0	0	0	137
12:30 PM	75	3	16	26	10	0	0	0	0	130
1:00 PM	78	3	16	18	9	0	0	0	0	124
1:30 PM	73	3	17	26	9	0	0	0	0	128
2:00 PM	78	3	19	30	13	0	0	0	0	143
2:30 PM	78	3	19	31	13	0	0	0	0	144
3:00 PM	78	3	19	31	11	0	0	0	0	142
3:30 PM	78	3	19	32	7	0	0	0	0	139
4:00 PM	78	3	19	32	7	0	0	0	0	139
4:30 PM	77	3	19	28	5	0	0	0	0	132
5:00 PM	35	3	9	14	2	0	0	0	0	63
5:30 PM	31	3	7	11	0	0	0	0	0	52
6:00 PM	9	3	1	0	0	0	0	0	0	13
6:30 PM	3	1	0	0	0	0	0	0	0	4
7:00 PM	2	0	0	0	0	0	0	0	0	2
7:30 PM	0	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0	0

In Zone B, there were cars parked in places where there were no lines
Zone A did not experience any activity
Street Parking represents the # of vehicles that parked on the street and entered the facility

Lake Forest Parking Lot Study

Location: 26923 Fuerte Dr
City: Lake Forest

Day: Wednesday
Date: 8/24/2011

ZONE B Saddleback Volleyball Club (Rectangular Parking)
ZONE A Saddleback Volleyball Club (Circular Parking)

TIME	ZONE B					ZONE A				Total
	Reg	♿	Carpool	Not marked	Street Parking	Regular	♿	Vanpool	Carpool	
Spaces	78	3	19			51	6	2	14	173
11:00 AM	17	1 golf car	0	0	0	32	0	2	0	51
11:30 AM	18	0	0	0	0	33	0	2	0	53
12:00 PM	17	0	0	0	0	28	0	2	0	47
12:30 PM	11	0	0	0	0	26	0	2	0	39
1:00 PM	3	0	0	0	0	24	0	2	0	29
1:30 PM	2	0	0	0	0	28	0	2	0	32
2:00 PM	2	0	0	0	0	24	0	2	0	28
2:30 PM	3	0	0	0	0	28	0	2	0	33
3:00 PM	3	0	0	0	0	31	0	2	0	36
3:30 PM	3	0	0	0	0	30	0	2	0	35
4:00 PM	3	0	0	0	0	29	0	2	0	34
4:30 PM	3	0	0	0	0	29	0	2	1	35
5:00 PM	3	0	0	0	0	26	0	2	1	32
5:30 PM	3	0	0	0	0	19	0	1	0	23
6:00 PM	3	0	0	0	0	8	0	1	0	12
6:30 PM	2	0	0	0	0	3	0	0	0	5
7:00 PM	2	0	0	0	0	3	0	0	0	5
7:30 PM	2	0	0	0	0	0	0	0	0	2
8:00 PM	2	0	0	0	0	0	0	0	0	2
8:30 PM	2	0	0	0	0	0	0	0	0	2
9:00 PM	2	0	0	0	0	0	0	0	0	2
9:30 PM	2	0	0	0	0	0	0	0	0	2
10:00 PM	2	0	0	0	0	0	0	0	0	2

There were no pedestrians that either parked and headed elsewhere or arrived from outside parking

Lot Parking Study

Location: 1721 W. 11th St
City: Upland

Day: Saturday
Date: 8/20/2011

TIME	Lot (Red Outline on Map)		Total
	Reg.	♿	
Spaces	192	7	199
9:00 AM	40	1	41
9:30 AM	63	1	64
10:00 AM	82	1	83
10:30 AM	74	1	75
11:00 AM	65	1	66
11:30 AM	55	2	57
12:00 PM	63	2	65
12:30 PM	58	3	61
1:00 PM	47	1	48
1:30 PM	58	1	59
2:00 PM	56	1	57
2:30 PM	53	2	55
3:00 PM	66	2	68
3:30 PM	67	3	70
4:00 PM	79	3	82
4:30 PM	38	0	38
5:00 PM	60	0	60
5:30 PM	63	0	63
6:00 PM	69	2	71
6:30 PM	57	1	58
7:00 PM	65	0	65
7:30 PM	72	0	72
8:00 PM	52	0	52

There were no pedestrians that either parked and headed elsewhere or arrived from outside parking.

Lot Parking Study

Location: 1721 W. 11th St
City: Upland

Day: Wednesday
Date: 8/24/2011

TIME	Lot (Red Outline on Map)		Total
	Reg.	6	
Spaces	192	7	199
8:00 AM	4	0	4
8:30 AM	8	0	8
9:00 AM	10	1	11
9:30 AM	10	1	11
10:00 AM	12	0	12
10:30 AM	12	0	12
11:00 AM	13	0	13
11:30 AM	14	0	14
12:00 PM	11	0	11
12:30 PM	13	0	13
1:00 PM	11	0	11
1:30 PM	13	0	13
2:00 PM	11	0	11
2:30 PM	9	0	9
3:00 PM	10	0	10
3:30 PM	9	0	9
4:00 PM	8	0	8
4:30 PM	12	0	12
5:00 PM	89	4	93
5:30 PM	98	6	104
6:00 PM	101	6	107
6:30 PM	99	5	104
7:00 PM	102	4	106
7:30 PM	59	1	60
8:00 PM	64	1	65
8:30 PM	71	2	73
9:00 PM	66	2	68
9:30 PM	82	1	83
10:00 PM	58	0	58
10:30 PM	63	0	63
11:00 PM	30	0	30
11:30 PM	21	0	21
12:00 AM	6	0	6

There were no pedestrians that either parked and headed elsewhere or arrived from outside parking.

Appendix B

City of Garden Grove Municipal Parking Code

GARDEN GROVE MUNICIPAL CODE (printed 4/22/10)

SECTION 9.16.040.150: Parking spaces required

The number of off-street parking spaces required shall be no less than as set forth in the following schedule. Parking shall be calculated by the maximum building occupancy and/or the gross floor area, as applicable. Where the application of these schedules results in a fractional space, then the resulting fraction shall be rounded up to the higher whole number.

USE	REQUIRED MINIMUM PARKING SPACES
A. Residential Uses.	
1. Preschool/daycare	1 space per care provider and staff member plus 1 space for each 6 children
B. Commercial Uses.	
1. Retail	
a. Under 40,000 square feet	1 space per 200 square feet gross floor area
b. 40,000--100,000 square feet	1 space per 225 square feet gross floor area
c. 100,000+ square feet	1 space per 250 square feet gross floor area
2. Restaurants Eating, Drinking Establishments, Cafes, Cafeterias, Lounges, Bars	
a. Attached 0-16 seats less than 300 s.f. of customer/dining area	1 space per 200 square feet of gross floor area
b. Attached 16+ seats	1 space per 100 square feet of gross floor area with a minimum of 10 spaces
c. Freestanding	1 space per 100 square feet of gross floor area with a minimum of 10 spaces
d. With entertainment	1 space per 100 square feet of gross floor area (seating and service), plus 1 space per 35 square feet of entertainment area, plus 1 space per 7 square feet of dance floor
3. Service stations	
a. With convenience store	1 space per pump, plus 1 space per 200 square feet of gross floor area of sales area, plus 3 spaces per service bay
b. Without convenience store	1 space per employee, plus 3 spaces per service bay 1 space per 200 square feet of gross floor area if a drive-up window exists. If no window, 1 space per 150 square feet of gross floor area
4. Financial institutions	
5. Nursery, home improvement center, building materials,	1 space per 200 square feet gross floor area

furniture, general appliance stores
(large display area)

6. Hotel and motel manager unit 1 space per unit plus 2 spaces for hotel
 7. Personal service 1 space per 200 square feet of gross floor area
 8. Professional studio
 - a. Art, music, dance, martial arts 1 space per employee, plus 1 space per 2 students
 - b. Photography, portrait, radio, TV, recording 1 space per 200 square feet of gross floor area
 - c. Karaoke studios 1 space per 200 square feet of gross floor area
 9. Automatic car wash 5 times the internal washing capacity for stacking and drying, plus 1 space per employee based on the maximum shift, not less than 3 (internal capacity is defined as conveyor length divided by 20 feet)
 10. Auto rental
 - a. Office only 1 space per 250 square feet of gross floor area
 - b. Vehicle storage 1 space per 350 square feet of gross floor area of office, plus 1 space per vehicle
 11. Auto and boat sales, leasing 1 space per 400 square feet of gross floor area of inside display, plus 1 space per 2,000 square feet of outside display, plus 1 space per 500 square feet of gross floor area of repair, plus 1 space per 300 square feet of gross floor area of parts storage and sales area
 12. Auto repair and maintenance 1 space per 200 square feet of gross floor area including auto paint and body of office space, plus 3 spaces per service bay
- C. Office.
1. General business offices 1 space per 250 square feet of gross floor area
 2. Medical, dental and related service support facilities 1 space per 170 square feet of gross floor area
- D. Industrial Uses.
1. Industrial uses
 - a. Buildings less than 20,000 square feet of gross floor area 2.25 spaces per 1,000 square feet of gross floor area
 - b. Buildings 20,001 to 100,000 square feet of gross floor area 2 spaces per 1,000 square feet of gross floor area
 - c. Buildings over 100,000 square feet of gross floor area 1 space per 1,000 square feet of gross floor area
 - d. Incidental Office:
 - i. Under 30 percent of gross floor area No additional requirements
 - ii. 30 to 50 percent of gross floor 1 space per 250 square feet of gross floor area

area of a building	1 space per 250 square feet of gross floor area of manager's office and residence, plus 2 covered spaces for manager's residence
2. Mini-warehouses	
E. Public and Semi-Public.	
1. Hospital	4 spaces per bed
2. Private school	
a. Elementary thru high school	1 space per each employee, plus 1 space for each 6 students
b. College or university	1 space per employee, plus 1 space per 3 students
3. Trade school--Adult education	1 space per employee, plus 1 space per 3 students (based on maximum occupancy allowable by building code), or 1 space per 35 square feet of instructional area, plus 1 space per 250 square feet of office space
4. Churches/religious facilities	Fixed seats: 1 space per each 3 fixed seats No fixed seats: 1 space for each 21 square feet of area designated for assembly purposes All ancillary area(s) shall provide 1 space for each 250 square feet of gross floor area
F. Commercial Recreation.	
1. Golf course	100 spaces per 9 holes; 200 spaces for 18 holes, plus requirements for other facilities
2. Golf driving range	1.5 spaces per tee
3. Bowling alley	3 spaces per alley plus spaces for other uses on-site
4. Movie theaters	
a. Single screen	.5 space per seat
b. Multi screen	.3 space per seat
5. Arcades, pool hall	1 space per 200 square feet of gross floor area
6. Night clubs	1 space per 7 square feet of dance floor, plus 1 space per 35 square feet of additional gross floor area
7. Assembly halls and dance floors	1 space per 7 square feet of dance floor or assembly area, plus 1 space per 35 square feet of additional gross floor area
8. Spa/health clubs/gyms	1 space per 200 square feet of gross floor area
9. Private clubs	1 space per each 15 square feet of assembly area
10. Water oriented parks	
a. Public swimming pool	1 space per 500 square feet, plus spaces required for other uses on-site
b. Amusement park	Parking study required
11. Skating rinks	1 space per 100 square feet of gross floor area, plus spaces required for other uses on-site

12. Adult entertainment uses

- a. Adult bookstores including video rental and video arcade 1 space per 90 square feet
- b. Adult motion picture theater/mini motion picture theater 1 space per 3 seats, plus 5 spaces for employees
- c. Cabaret 1 space per 25 square feet of gross floor area
- d. Massage parlor 1 space per 200 square feet of gross floor area
- e. Escort bureau/introductory service 1 space per 200 square feet of gross floor area

SECTION 9.16.040.160: Parking: Special requirements

The following parking requirements are applicable to all land uses, unless otherwise stated (spaces provided for the following uses shall be clearly designated by signs, colored lines or other appropriate indicators):

- A. Handicapped Parking. Handicapped spaces shall be located to provide easy access to the main building or designated entrance to the building to be used by the physically handicapped in accordance with federal, state and local laws.
 - 1. Parking spaces for the physically handicapped shall be provided at a ratio of not less than one space per forty parking spaces provided on an office, commercial or industrial site and shall count toward fulfilling the total automobile parking requirements.
 - 2. A minimum of one handicapped parking space shall be provided for each nonresidential building that requires more than fifteen spaces.
 - 3. Handicapped spaces shall be identified by blue striping and the installation of the appropriate signage incorporating the international physically handicapped symbol.
- B. Parking Space Size
 - 1. All parking spaces, stalls and garages or carports shall conform to minimum stall sizes as adopted by the Planning Commission.
- C. Compact Car Parking Spaces. Up to twenty percent of the required parking stalls may be compact parking spaces. Compact stall size is subject to public works standards for compact car spaces.
- D. Motorcycle Parking Spaces. Commercial and industrial facilities with twenty-five or more parking spaces shall provide at least one paved designated parking area for use by motorcycles. Said area shall be constructed of concrete.
- E. Bicycles. All nonresidential buildings and places of assembly shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated.

SECTION 9.16.040.170: Location of parking spaces

- A. All required open parking spaces and garages shall be located on the same building site or within the same development.

1. Off-site parking for new uses or new construction shall only be permitted with the approval of a parking management plan in accordance with Section 180.
 2. If an irrevocable access and/or parking easement is obtained on another site for use and benefit of the site in issue, and such access and/or parking agreement, when fully exercised, does not diminish the available parking capacity of the site subject to the easement to less than required by this division, and a parking management plan is approved, the parking may be on an adjacent site.
- B. All off-street open and enclosed parking spaces shall be located and maintained so as to be accessible and usable for the parking of motor vehicles.
1. Off-street parking spaces shall not be located in any required setback.
 2. All motor vehicles, trailers, vessels, campers and camper shells must be parked or stored on a fully paved surface with approved entrances and exits to the street.
 3. For projects approved and developed after April 25, 1991, where security gates are proposed to be provided, seventy percent of the guest parking spaces shall be located outside the secured area.

SECTION 9-16-040-180: Joint use parking management

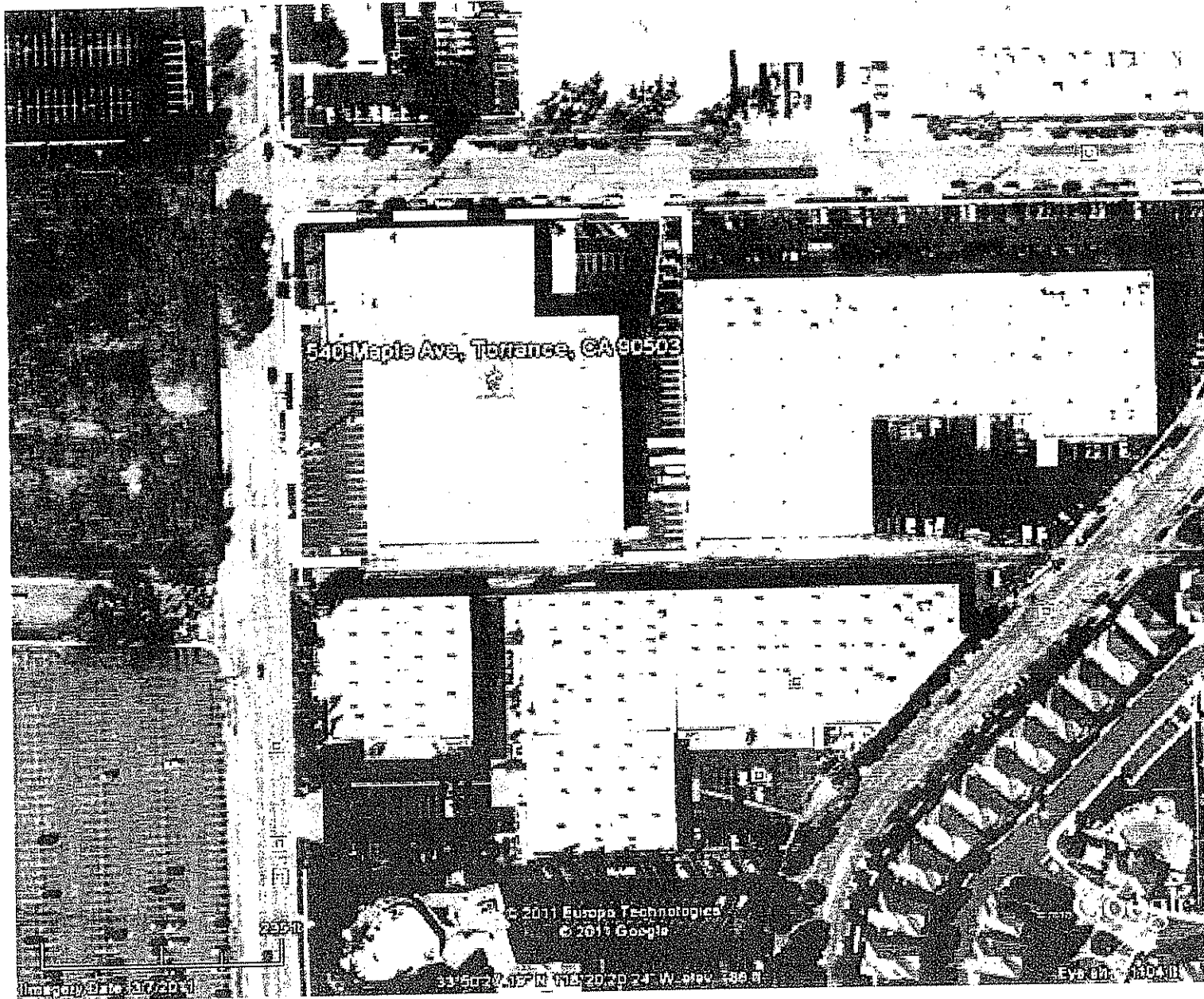
- A. Overall parking requirements may vary for mixed use, multi-tenant developments, uses that have staggered hours of operation, or similar uses that have different operational characteristics. Preparation of a parking management plan shall be required for varying parking requirements from standards established by this article as set forth below. When prepared, a parking management plan shall provide applicable parking standards that address current development trends and the benefits of parking alternatives.
- B. Parking Required. A parking management plan shall be required as follows:
1. Where off-site parking is proposed;
 2. Where parking is to be shared or jointly used among the same or different developments; or
 3. Where the number of parking spaces required is proposed to be reduced; however, no proposed reduction may exceed twenty-five percent of the parking required pursuant to this section.
- C. Plan Contents. The parking management plan shall be prepared by a qualified transportation engineer, in accordance with planning commission policy, and shall include, at minimum, the following elements:
1. Breakdown and description of the proposed uses, including their functional and spatial components;
 2. Statement of the functional area square footage based on the proposed plan;
 3. Statement of parking demands by uses for morning, midday and evening periods, and a statement of employee parking demands.

4. A peak-demand calculation by adding the various components together to determine the midday and evening demands with the higher figure represents the minimum number of spaces to be provided, and
 - a. A ten percent increase in the minimum number of spaces shall be added to the peak demand calculation to allow for future changes in the types of uses proposed in the original development plan, and
 - b. Use changes throughout the life of the project requiring more than the ten percent figure shall require the submittal and approval of an amended parking management plan.
5. A cross-check analysis for functional and operational aspects; and
6. Parking management plans shall include a copy of proposed easements or conditions, covenants and restrictions tying the parking agreement to the project in perpetuity, prohibiting revision without city approval. Pre-existing, shared parking proposals shall be accompanied by a recorded off-site parking covenant running with the land.

Appendix C

Satellite Images of Surveyed Locations

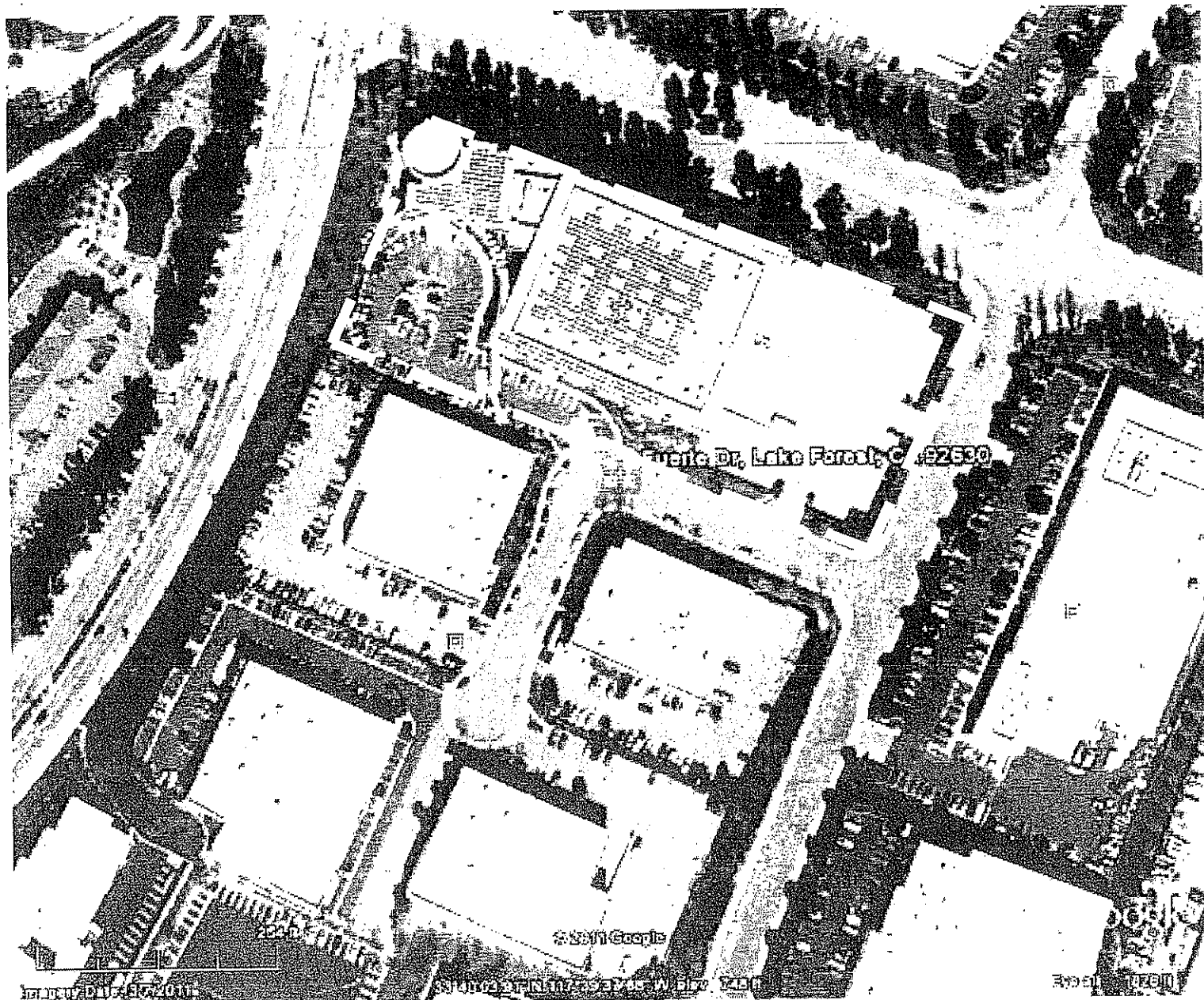
Appendix C-1
**SATELLITE IMAGES
 OF SUVEYED LOCATIONS
 SOUTH COAST SOCCER CITY**



Name	South Coast Soccer City
Bldg. Size	73,000 S.F.
Facility Type	7 Soccer Fields



Appendix C-2
**SATELLITE IMAGES
 OF SUVEYED LOCATIONS
 SADDLEBACK VOLLEYBALL CLUB**



Name	Saddleback Volleyball Club
Bldg. Size	51,000 S.F.
Facility Type	9 Volleyball Courts

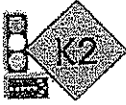


Appendix C-3
**SATELLITE IMAGES
 OF SUVEYED LOCATIONS
 UPLAND SPORTS ARENA**



Name	Upland Sports Arena
Bldg. Size	66,000 S.F.
Facility Type	2 Soccer Fields, 3 Volleyball Courts





K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

October 12, 2011 (Revised)

Ross Butcher and Marty Walker
The MAP Sports Facility
59 Via Villario
Rancho Santa Margarita, CA 92688

Re: **Parking Demand Study**
The MAP Sports Facility & Progressive Power Group
12552 Western Ave, Garden Grove

Hi Ross and Marty:

Per your request, we have conducted a shared parking study for the proposed MAP Sports Facility and Progressive Power Group in Garden Grove. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking for the proposed business.

PROJECT INFORMATION

The MAP Sports Facility is seeking conditional use permit (CUP) for its proposed indoor sports facility (60,000 sq. ft.) at 12552 Western Avenue in the City of Garden Grove. The proposed facility will be home to Hoops Unlimited, an adult basketball league and tournament hosted by one of the partners. The facility will seek similar functions to service adult leagues, youth clubs, and local high school activities

The facility will include eight (8) courts for basketball and volleyball use at amateur levels and for training purposes with limited spectator benches. Adult leagues and youth clubs generally operate in the weekday evenings between 6 pm and 10 pm and on weekends between 8 am and 10 pm. Local high school activities are expected to utilize weekday off-peak hours during daytime.

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1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 F.949-266-5875 Email: khsu@k2traffic.com

Progressive Power Group is also seeking to lease 15,000 sq. ft. in the same building (total building floor area: 75,000 sq. ft.) for warehouse use (10,000 sq. ft.) and office use (5,000 sq. ft.). Progressive Power Group is a licensed contractor and distributor of solar power panel.

EXISTING CONDITIONS

The proposed facility is a warehouse building situated in Industrial Park (M-P) zone at 12552 Western Avenue in the City of Garden Grove. Location map is shown in Exhibit 1. The subject facility is currently vacant. The parking lot provides 233 parking spaces, as shown in Exhibit 2.

COMPARABLE FACILITY

The proposed use of the facility is relatively unique in the area, and the parking requirement has not been defined in the Municipal Codes of the City of Garden Grove. To better understand the actual parking demand of the proposed sports facility, the study conducted an onsite observation at a comparable site (American Sports Center in Anaheim) on Thursday, September 8, 2011.

This comparable site features an indoor sports facility of 150,000 sq. ft. with a capacity to accommodate 22 volleyball courts, 16 basketball courts, and 9 indoor soccer courts. This facility hosts tournaments, adult leagues, and training activities for the sports of basketball, volleyball, indoor soccer, boxing, and gymnastics. The comparable site provides approximately 209 parking spaces in the front and back parking lot. Additional free and pay parking is available as needed for special events in close vicinity.

During the time of our observation from 7 pm to 10 pm, there are as much as 11 courts being used simultaneously for sports activities, including basketball, volleyball, and indoor soccer. Starting times between games in tournament and

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between various sports are staggered on the half hour to allow easy transition and avoid spiked attendance. Our observation found that the average attendance is 29 persons per court for basketball use, 18 persons for volleyball use, and 37 persons for indoor soccer use, as shown in Exhibit 3.

PARKING REQUIREMENTS

Based on observations at the comparable site, the parking ratio is 14.5 spaces per court for basketball use and 9.0 spaces per court for volleyball use. The average multi-purpose court, including walkway and necessary spacing between courts, is approximate 120 ft by 60 ft, or 7,200 sq. ft. floor area. The parking ratio is equivalent to 2.0 spaces per 1,000 sq. ft. floor area for basketball use, or 1.3 spaces per 1,000 sq. ft. floor area for volleyball use. These ratios represent typical attendances of the recurring sports activities planned for the subject facility.

Based on peak demand and a factor of 10% increase for any variables, the recommended parking ratio for MAP Sports Facility is 16 spaces per court for basketball use and 10 spaces for volleyball use. The recommended parking ratio is equivalent to 2.2 spaces per 1,000 sq. ft. floor area for basketball use, or 1.4 spaces per 1,000 sq. ft. floor area for volleyball use.

Based on parking requirement per court, MAP Sports Facility with eight (8) courts for basketball/volleyball use should require 128 parking spaces. Based on parking requirement per 1,000 sq. ft. floor area, MAP Sports Facility with 60,000 sq. ft. floor area should require 132 parking spaces., as shown in Table 1.

Table 1. Parking Requirements – The MAP Sports Facility

	The MAP Sports Facility	
Land Use	Indoor Sports Facility	
Gross Floor Area	60,000 sq.ft.	
Capacity of Facility	8 courts for basketball or volleyball use	
Recommended Ratio	16 spaces per court	2.2 spaces per 1,000 sq. ft.
Parking Demand	128 parking spaces	132 parking spaces

According to the Municipal Codes, the parking requirement for industrial use with building less than 20,000 square feet of gross floor area is 2.25 spaces for every 1,000 square feet of gross floor area. The parking requirement for general business office use is one space per 250 square feet of gross floor area. The parking demands for the proposed warehouse and office use of Progressive Power Group are shown in Table 2.

Table 2. Parking Requirements – Progressive Power Group

	Progressive Power Group		
Land Use	Warehouse	Office	TOTAL
Gross Floor Area	10,000 sq.ft.	5,000 sq.ft.	15,000 sq.ft.
Parking Code	2.25 spaces per 1,000 sq.ft.	1 space per 250 sq.ft.	
Parking Demand	22.5 spaces	20 spaces	Say 43 spaces

SHARED PARKING ANALYSIS

The proposed hours of operation for Progressive Power Group and the MAP Sports Facility are shown in Table 3.

Table 3. Hours of Operation

	USE	Day & Hours
The MAP Sports Facility	Sports Court	M-F: 6:00 am – 10:00 pm
	Sports Court	Sa – Su: 8:00 am – 10:00 pm
Progressive Power Group	Office	M-F: 8:30 am – 5:30 pm
	Warehouse	M-F: 6:00 am – 4:30 pm

There is no overlap in the hours of operation between two tenants in the site. The parking demand should be 43 spaces for Progressive Power Group during weekday daytime, 132 spaces for the MAP Sports Facility during weekday evening and weekends.

The parking lot has a capacity of 233 parking spaces, exceeding the parking demand at any time. Existing parking facilities should sufficiently accommodate the parking demand of the proposed businesses.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California Licensed TR2285

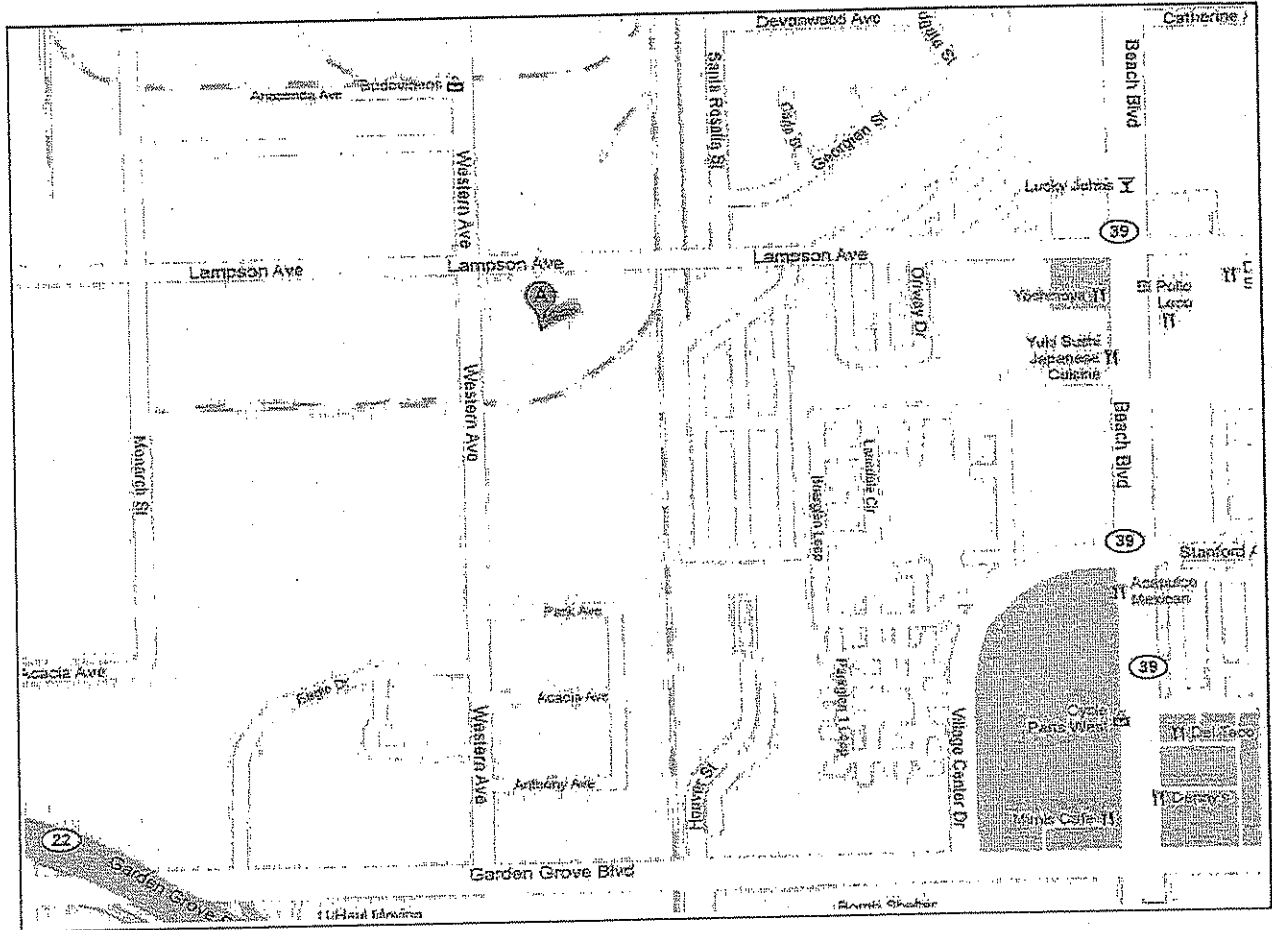


(Exhibits)

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EXHIBIT 1. LOCATION MAP

No Scale

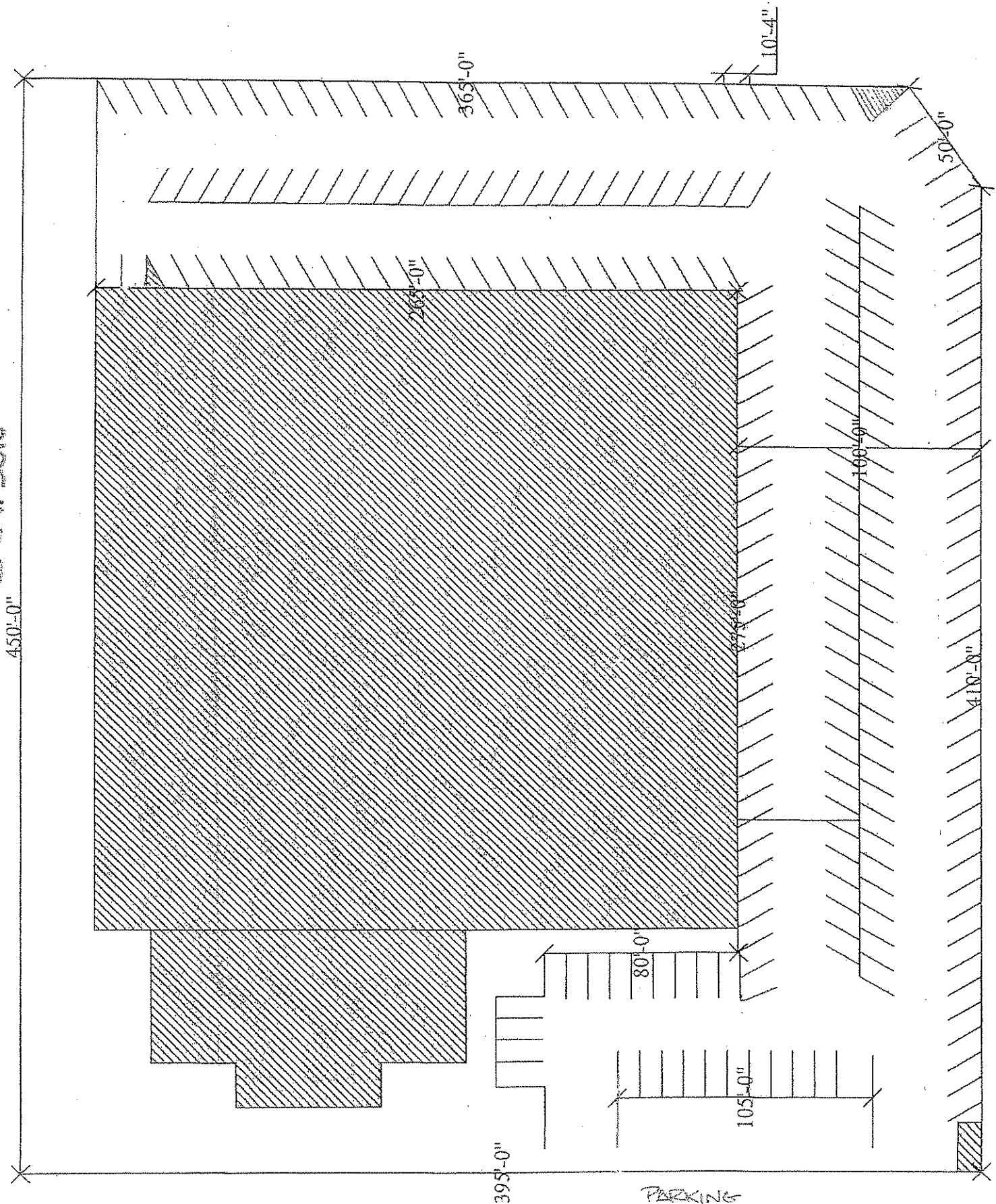


12552 Western Ave, Garden Grove
The MAP Sports Facility
Progressive Power Group

K2 Traffic Engineering, Inc.

LAMPSON

450'-0"



365'-0"

265'-0"

10'-4"

50'-0"

100'-0"

410'-0"

80'-0"

105'-0"

395'-0"

WESTERN

PARKING
 HC 8
 REG 225
 TRIM 222

EXHIBIT 3. OBSERVATION AT COMPARABLE FACILITY

Location: American Sports Center
 Address: 1500 South Anaheim Blvd, Ste 110, Anaheim
 Date: 9/8/2011 Thursday
 Observation: 7 PM - 10 PM
 Peak Parking: 8:00 PM

INDOOR SPORTS FACILITY

Court	Attendance	Use of Sport
A1	21	Basketball
A2	25	Basketball
A3	44	Basketball
B1	21	Basketball
B2	31	Basketball
B3	50	Indoor Soccer
C1	14	Volleyball
C2	30	Basketball
C3	30	Indoor Soccer
D1	22	Volleyball
D3	32	Indoor Soccer
Total	320	
Average Attendance	29	Basketball
Per Court	18	Volleyball
	37	Indoor Soccer

PARKING USAGE

Time	Parking Count	Available Space
CAPACITY	209	
7:00 PM	140	69
8:00 PM	163	46
9:00 PM	151	58
10:00 PM	138	71
Peak Usage	163	46

PARKING RATIO:

1 space per	2.0	persons
	14.5	spaces per basketball court
	9.0	spaces per volleyball court
	18.5	spaces per indoor soccer court

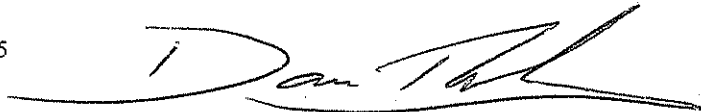
AMENDMENT NO. A-164-11
CONDITIONAL USE PERMIT NO. PUD-104-70

To whom it may concern:

My name is Dave Rubin a property owner in Garden Grove CA, for the past
19 years and I have deep concerns about the sport facility you are trying to open
In our neighborhood. It is a fact the traffic will increase, noise will increase & crime
Will increase in the adjoining neighborhood!!!! So please don't let this happen..

Thank you for your time, Dave Rubin

DAVE RUBIN
6871 ANTHONY AVE.
GARDEN GROVE, CA 92845
(714) 654-4263V

A handwritten signature in black ink, appearing to read "Dave Rubin", with a long horizontal flourish extending to the right.

ENVIRONMENTAL CHECKLIST FORM

1. PROJECT TITLE:

The Next Level Sports Complex at 12821 Knott Street

2. LEAD AGENCY:

City of Garden Grove
11222 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92840

3. CONTACT PERSON:

Chris Chung, Associate Planner, City of Garden Grove

4. PROJECT LOCATION: Northwest corner of Knott Street and Acacia Avenue, at 12821 Knott Street, Assessor's Parcel Number: 215-014-01 in the City of Garden Grove.

5. PROJECT SPONSOR:

Next Level Sports Complex, LLC
12821 Knott Street
Garden Grove, CA 92841

6. ENVIRONMENTAL SETTING:

The subject site is an existing 6.88-acre Planned Unit Development (PUD) located on the northwest corner of Knott Street and Acacia Avenue. The site has a General Plan Land Use Designation of Industrial and is zoned PUD-104-70 (Planned Unit Development). The site abuts an industrial PUD to the north, the Garden Grove 22 Freeway to the south and another industrial PUD to the south across Acacia Avenue, R-1 (Single-Family Residential) zoned properties across Brady Way to the west, and M-P (Industrial Park) zoned properties across Knott Street to the east.

7. GENERAL PLAN DESIGNATION:

Industrial

8. ZONING:

PUD-104-70 (Planned Unit Development)

9. DESCRIPTION OF PROJECT:

A request to amend the Planned Unit Development No. PUD-104-70 zone to add "Indoor Sports Facility" as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new indoor sports facility, Next Level Sports Complex, within an existing 100,800 square foot building.

10. OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Public Services/Service Systems
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Recreation	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Greenhouse Gas Emissions
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> Agricultural and Forestry Resources

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Chris Chung
Printed Name

For:
City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question.

A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

2. All answers must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such efforts were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigating measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is elected.

9. The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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I. AESTHETICS*

Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including but not limited to trees, rock, outcroppings, and historic buildings within a state scenic highway?

Response (a-b): The project site is not located adjacent to any officially designated scenic vistas or highways. The project site is located in an industrial area of Garden Grove that is characterized by typical large warehouse buildings, trucking operations, and multi-tenant buildings used for light manufacturing, office uses, and research and development businesses. The applicant proposes to retrofit an existing warehouse for an indoor sports facility with mainly interior improvements, and improvements to the parking areas through landscaping and additional parking spaces. The site and building will remain unchanged aesthetically.

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Response: The subject tenant space is currently vacant. The front 20,000 square foot tenant space will continue to be used as a retail electronics store, but is not a part of this application. There will be no exterior modifications to the building. There are no proposed changes that would cause degradation of the existing visual character or quality of the existing building, the existing site, and the surroundings.

- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Response: The project site is located in an industrial area where illumination is provided by building and pole-mounted lighting both on the site and in the immediate vicinity of the project site. The project will require some minor additions to the lighting for the pedestrian entrances and parking areas to the sports facility. The new lighting will not be of an illumination to create substantial light or glare in the area and is required to adhere to all Municipal Code requirements for maximum light levels.

II. AGRICULTURE AND FOREST RESOURCES*

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as Defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-e): According to the California Department of Conservation Farmland Mapping and Monitoring Program, the site has not been mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project is not zoned for farmland or forestland and is not located within an area that is used or zoned for farming or forest uses. The project is not subject to a Williamson Act contract, and thus will not conflict with a Williamson Act contract, as the properties are not zoned or used for agricultural purposes.

The project is located in an urbanized area that is developed for industrial uses. The property is located in the PUD-104-70 (Planned Unit Development) zone and has a General Plan Land Use designation of Industrial. The zoning and General Plan designation will remain the same. The only change to the code will be to add the use of "indoor sports facility" to the PUD-104-70 zone subject to the approval of a conditional use permit.

There are no forestlands within this area, therefore, no loss of forestland or conversion of forestland to non-forest use will occur.

The project site is not located in close proximity to forestland or farmland designated by the California Department of Conservation. Therefore, the project does not involve other changes that, due to their location or nature, would result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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III. AIR QUALITY*

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-d): The project will not conflict with adopted air quality plan. The project site is located within the South Coast Air Quality Management District (SCAQMD). SCAQMD has adopted both regional and localized air quality significance thresholds. A project's air quality impacts can be separated into short-term impacts from construction, and long-term permanent impacts from project operations. The proposed change of use from an existing vacant warehouse building to an indoor sports facility will require only minor construction of interior tenant improvements. As a result, the project will not generate short-term impacts. While the project's operation could contribute some additional vehicle trips traveling in and out of the project site, those emissions are nominal.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Response: No objectionable odors would be created by the proposed use that will retrofit an existing building with basketball/volleyball courts for adult/youth league play. Temporary odors may occur during the construction of limited tenant improvements based on the construction material used, such as paint, coatings, and solvents. Most of the construction will be indoors and the limited emissions will dissipate rapidly.

IV. BIOLOGICAL RESOURCES*

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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and Game or U.S. Fish and Wildlife Service?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-f): The project is located within a highly urbanized area that is improved with industrial buildings and is devoid of native vegetation. There are no identified species or habitats on the site. The project site is improved with a large building, paved parking and loading areas, and landscaped setbacks along the Knott Street and Acacia Avenue frontages. The proposed new use within the existing building will not alter the site significantly. Endangered species are not expected to occur in the area due to the lack of suitable habitat and heavy disturbance of the existing environment.

The project site does not contain any standing surface water. Therefore, there would be no potential impact on riparian habitats or other sensitive riparian natural communities. Additionally, there would not be any potential impacts on federally protected wetlands, marsh, or vernal pools.

The project does not conflict with any local policies or ordinances protecting biological resources.

V. CULTURAL RESOURCES*

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-d): The site is located in an urbanized area, and is currently developed with a 120,800 square foot building and paved parking and loading areas. There will be no new construction and therefore, the proposal will not affect any archeological site, paleontological resource, geologic feature, or human remains. If unanticipated archeological resources, paleontological resources, or human remains are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with California Health & Safety Code § 7050.5 and Public Resources Code § 20183.2. No cultural resources impacts are anticipated.

VI. GEOLOGY AND SOILS*

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslide? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (i-iv): According to the General Plan EIR, the nearest major active fault along which a rupture or a major seismic event could occur is the Newport-Inglewood Fault. This fault is located just west of Dana Point Harbor and continues north through Newport Beach into south Los Angeles County. The seismic parameters of the site are similar to those of other areas in Orange County during the maximum credible event along the Newport-Inglewood Fault Zone that is estimated to be of 7.5 magnitude. No fault rupture is expected in the immediate vicinity of the project. Liquefaction could potentially occur during a maximum intensity event along the Newport-Inglewood fault due to the possibly saturated nature of the sandy soils in the area. The project site is not located within an area of high or moderate dynamic settlement potential per the Safety Element of the General Plan 2030.

Some exposure to seismic-related hazards, therefore, is expected. All construction, however, shall comply with applicable building codes including, but not limited to, the California Building Code, Fire Code, and other related City requirements. In general, seismic issues are common for most of South California, and adherence to

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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project design features, the California Building Code, Fire Code, and City requirements would ensure that the impacts due to seismic ground shaking or failure would be less than significant. As a result, the risk of loss, injury, or death involving seismic rupture or shaking would be considered less than significant and no mitigation measures would be necessary.

Additionally, the project area is relatively flat and therefore would not normally be subject to landslides or mudslides. There will be no new construction on the site and the tenant improvement to the interior of the existing building will not involve excavations. No impacts are anticipated.

- b. Result in substantial soil erosion or the loss of topsoil?

Response: The proposal is to allow a new use in an industrial area of the City. This part of the City is developed with industrial/commercial buildings, large areas of impermeable surfaces for parking and loading and limited landscape setbacks along street frontages. Given that the area is fully developed with industrial/commercial buildings and parking/loading areas there will be no soil erosion or loss of top soil.

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building code (1994), creating substantial risks of life or property?

Response (c-d): The site is not located on an identified landslide hazard area where local topographical, geological, geotechnical and subsurface conditions signify landslide potential. Vertical displacement or subsidence of the land surface can be caused by several factors, including the withdrawal of oil, gas, or water from underlying formations, decomposition of buried organic material, and construction of heavy manmade structures above underlying poorly consolidated materials. None of these or any other conditions typically contributing to subsidence are expected in the project area. There will be no new construction on the site and therefore, none of these or any other conditions typically contributing to subsidence, are expected on the project site.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The subject site and the proposed new "indoor sports facility" uses in the PUD-104-70 zone will be served by the City's sewers system and therefore no alternative wastewater disposal system is needed to support the project. No impacts are anticipated.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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VII. GREEN HOUSE GAS EMISSIONS*

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-b): Given the complexity of the overall interactions between various global and regional scale emissions, it is very unlikely that any individual project would have Green House Gas (GHG) emissions of a magnitude sufficient to directly or significantly impact global climate change. Even a very large project does not generate enough greenhouse gases to significantly influence global climate change. Global climate change impacts, therefore, must be evaluated cumulatively. In California, AB 32 and SB 375, will address GHGs on a statewide, cumulative basis. Since the adoption of AB 32 and SB 375, however, there has been little regulatory guidance regarding the quantification of potential GHG impacts. Instead, the CEQA Guidelines specify that a lead agency may, in its discretion, rely on a quantitative or qualitative analysis for these purposes.

Generally, GHG emissions are generated during the construction and/or operational phases of any given project. Here, the proposed project does not call for any construction activities. As a result, the proposed project will not generate any temporary GHG emissions that would otherwise occur during construction. While the project's operational component could contribute some additional GHG emissions above those emissions in the existing environmental setting, those emissions are nominal. Because the net increase in GHG emissions associated with the project would be negligible, the project would not cumulatively contribute to GHG emissions impacts. The proposed project would not have the potential to interfere with implementation of AB 32's GHG reduction targets.

VIII. HAZARDS AND HAZARDOUS MATERIALS*

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-c): The proposed "indoor sports facility" use does not include in its operation, the routine transport, use, or disposal of hazardous materials. Some incidental hazardous materials, including paints, solvents, and other materials, may

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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be stored on-site and utilized in daily operations or maintenance of the property. All proposed use of such materials must comply with applicable federal, state, and local regulations pertaining to the transport, storage, use and/or disposal of hazardous materials on the site. There will be no health hazards or potential for health hazards created by the proposed use being added to the PUD-104-70 zone. Each proposed "indoor sports facility" would be processed and approved by a conditional use permit. Under the conditional use permit process the compatibility between an industrial business and a sports facility sharing the property will be reviewed.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

Response: The project is not located on a site that has been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Since the site is not located on a hazardous materials site, no impact is anticipated.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Response (e-f): The project site is not located within an airport land use plan, within two-miles of a public airport or public use airport, or within the vicinity of private airstrip. Therefore, the project would not result in a safety hazard for people residing or working in the project area. No impacts are anticipated.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Response: The proposed use in the PUD-104-70 zone would be within an existing building, provide adequate parking, and be accessed by the existing street infrastructure. The use is consistent with the development in the zone and surrounding area and would not create any physical interference that would impair implementation of an adopted emergency response or evacuation plan.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Response: The project is within a highly urbanized area and is not located adjacent to any wildlands or an area where residences are intermixed with wildlands. Therefore, based on the location of the project, no exposure of people or structures to a risk of loss, injury, or death involving a wildfire is anticipated.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY*

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted?) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Create or contribute run-off water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-f): The project site is located within an urbanized area with existing industrial, office and commercial uses. Both the site and the surrounding industrial areas are largely covered with impermeable surfaces. The proposed "indoor sports facility" will be within an existing building and will not alter the existing site. The new use will not affect aquifers' recharge capability or alter the direction of groundwater flow beyond existing conditions. Project construction will be limited to tenant improvement work within the existing building and will require no excavation or other related below-grade work, nor use of large quantities of water.

There are no surface waters within the project area. All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. The City and County NPDES programs are in place to regulate the transport of these waters with other urban run-off into City and County drainage facilities.

There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently developed.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Insurance Rate Map or other flood hazard delineation map?

- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Response (g-i): The project area is located within the Regular Flood Hazard Zone "X", as determined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 06059C0141J (Community No. 060220, Panel No. 0119J), issued on December 3, 2009. Flood Zone "X" includes areas of 500-year flood; with average depths of less than one foot, or with drainage areas less than one square mile; and areas protected by levees from 100-year floods. Flood Zone "X" is not subject to the Flood Hazard Overlay Zone.

- j. Inundation by seiche, tsunami, or mudflow?

Response: Seiches, tsunamis, and mudflows are not anticipated to occur in the vicinity of this project due to its distance from the coast, absence of large bodies of water, or hilly or mountainous areas that potentially could cause mudflows.

X. LAND USE AND PLANNING*

Would the project:

- a. Physically divide an established community?

Response: The typical operation of the proposed use of "indoor sports facility" in the PUD-104-70 Zone will not physically divide an established community. Typical operations will be similar to what was proposed by the Next Level Sports Complex (NLSC) at 12821 Knott Street. NLSC will share an industrial site with a permitted commercial electronics retail store and will operate during weekday evenings and during the day on weekends. The site and surrounding area will continue to operate as an industrial area.

- b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Response: Large warehouse buildings are the right size to accommodate a facility that includes indoor courts. The volume and height of existing warehouse spaces can accommodate a multi-court practice facility. The PUD-104-70 (Planned Unit Development) zone permits a varied mix of industrial, office and commercial uses. An "indoor sports facility" that shares space with permitted industrial uses will be consistent with the PUD-104-70 zoning of the property. The proposed "indoor sports facility" will not conflict with the PUD-104-70 zoning or the General Plan Land Use Designation of Industrial. The proposal will be consistent with the goals of the General Plan Industrial designation. As set forth in this initial study, the project does not

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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conflict with any other applicable land use plan, policy, or regulation adopted by an agency with jurisdiction over the project.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Response: The proposed project is located within a highly urbanized area of Orange County and is in conformance with applicable federal, state and City of Garden Grove environmental requirements and plans. The proposed use will be in a developed industrial area that is not subject to any habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES*

Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Response (a-b): The proposed use will be added to a zone in the City that is not known to have mineral resources as identified in the City's General Plan.

XII. NOISE*

Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Response (a-d): There are no physical changes on the project site that would likely increase noise levels beyond those existing. The indoor sports facility use will occur within an existing building and therefore limit any potential increase in noise.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, or public use airport, would the

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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project expose people residing or working in the project area to excessive noise levels?

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response (e-f): The project site is not located within an airport land use plan, within two-miles of a public airport or public use airport, or within the vicinity of private airstrip. No impacts are anticipated.

XIII. POPULATION AND HOUSING*

Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Response (a-c): There will be no impact to the existing population and housing, as the proposed project and code amendment does not affect any residential developments within the community.

XIV. PUBLIC SERVICES*

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Response: The City of Garden Grove Fire Department provides emergency response service to the project area. The project is not likely to induce significant growth and will not result in a substantial new demand for fire protection services.

Police protection?

Response: The Garden Grove Police Department provides police protection in the area. The project is not likely to induce growth beyond that planned for the site and will not result in substantial new demand for police protection services. There are no

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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anticipated physical changes within the area that would significantly affect police protection.

Schools?

Response: The proposed code amendment to add a new "indoor sports facility" use to the PUD-104-70 zone, will not increase the number of housing units and therefore, the number of children will not increase within the Garden Grove Unified School District. No impact to area schools is anticipated.

Parks?

Response: The proposed code amendment is for a new use in the PUD-104-70 zone; an area developed with industrial/office/commercial buildings. The PUD-104-70 zone is not an area that has developed parks or is designated for parkland. The use of an existing warehouse for an "indoor sports facility" will not require the creation of additional parkland.

Other public facilities?

Response: It is not likely that the project will increase demands on other governmental services.

XV. RECREATION*

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that the substantial physical deterioration of the facility would occur or be accelerated?

Response: By allowing the "indoor sports facility" use in the PUD-104-70 zone, there will be more private recreational facilities in the City. An indoor sports facility provides basketball/volleyball courts and soccer fields for league play. The addition of indoor sports facilities will decrease demand on existing public facilities for the same sports amenities.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: The proposal is to allow indoor sports facility uses in an existing warehouse building. The construction will be limited to tenant improvement within the existing building with no appreciable changes to the site, therefore the code amendment will not create adverse physical effects on the environment.

XVI. TRANSPORTATION*

Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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transportation including mass transit, and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Response (a-d): The proposed change to the PUD-104-70 zone is not likely to increase traffic congestion in the area. Peak hours for the establishment are after regular business hours and during the day on weekends. Most businesses in the PUD-104-70 zone, and in the surrounding areas, have regular business hours that do not extend into the evening hours and weekends. The City's Traffic Engineering staff has reviewed the proposal and has determined that due to the size of the proposed sports facilities no traffic study is required. Construction for the "indoor sports facility" use will be tenant improvement within the existing building but if there is construction in the public right-of-way the applicant will be required to submit a traffic safety plan to minimize traffic congestion.

- e. Result in inadequate emergency access?

Response: A new use within the established development and infrastructure of the PUD-104-70 zone will not alter the emergency access.

- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Response: A new use added to the PUD-104-70 zone that will occupy space within the existing industrial/commercial development and rely on existing street infrastructure will not conflict with modes of alternative transportation nor decrease the performance of safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS*

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Response: As explained above, the project is required to implement the requirements of the Regional Water Quality Control Board.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Response: See (e) below.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Response: The code amendment is to add a use to a highly urbanized area where storm water drainage facilities are in place and adequate to meet the needs for the area.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Response: A new "indoor sports facility" use will be approved through the conditional use permit process. The specific project details for any additional fixtures in a proposed remodel and the water sufficiency will be reviewed by Public Works through the conditional use permit.

- e. Result in determination by the wastewater treatment provider, which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Response (b, e): The Public Works, Water Services Division, has reviewed the first request for an "indoor sports facility" in the PUD-104-70 zone and has determined that the area is not located in a sewer deficient area. The existing sewer system is sufficient to accommodate the tenant improvements required to construct a sports facility in an existing industrial warehouse.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Response (f-g): The Garden Grove Sanitary District administers solid waste disposal services in the City of Garden Grove. Collection services are provided via a contract with a private trash collection contractor. Each "indoor sports facility" use will be responsible through the Conditional Use Permit process for coordinating with the Garden Grove Sanitary District and their contractor for specific matters such as

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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trash pick-up times, number and types of trash receptacles, and the locations of such trash receptacles.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

XIX. EARLIER ANALYSIS

Earlier analyses may have been used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

a. EARLIER ANALYSIS:

1. The City of Garden Grove General Plan Update.
2. The City of Garden Grove Existing Conditions Report.
3. The City of Garden Grove Final Environmental Impact Report for the General Plan Update, State Clearinghouse No. 2008041079, August 2008.
4. Title 9 of the Garden Grove Municipal Code.
5. The City of Garden Grove Sanitary District Sewer Deficiency Analysis and Sewer Improvement Master Plan.

b. IMPACTS ADEQUATELY ADDRESSED:

1. Geology & Soils
2. Green House Gas Emissions

c. MITIGATION MEASURES:

The project is consistent with the analysis that was done within The City of Garden Grove Final Environmental Impact Report for the General Plan 2030 Update State Clearinghouse No. 2008041079. Each "indoor sports facility" use will be required to meet the Special Operating Conditions and Development Standards for such a use in Title 9 and be approved under a conditional use permit. All conditions of approval shall

be adhered to, in order to mitigate any negative impacts on the property or surrounding area. The proposed "indoor sports facility" at 12821 Knott Street shall adhere to the conditions of approval for Conditional Use Permit No. CUP-340-11 and therefore, mitigate any negative impacts on the property or surrounding area.

RESOLUTION NO. 5752-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION AND APPROVE AMENDMENT NO. A-164-11, A CODE AMENDMENT TO ADD "INDOOR SPORTS FACILITY" AS A PERMITTED USE IN THE PUD-104-70 (PLANNED UNIT DEVELOPMENT), SUBJECT TO CONDITIONAL USE PERMIT APPROVAL.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 17, 2011, does hereby recommend adoption of the Negative Declaration and approval of Amendment No. A-164-11, to amend the Planned Unit Development No. PUD-104-70 zone to add "Indoor Sports Facility" as a permitted use, subject to Conditional Use Permit approval, to City Council.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission recommends that the City Council adopt a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of Amendment No. A-164-11, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Next Level Sports Complex, LLC.
2. A request to amend the Planned Unit Development No. PUD-104-70 zone to add "Indoor Sports Facility" as a permitted use, subject to Conditional Use Permit approval.
3. The subject site has a General Plan Land Use Designation of Industrial and is zoned PUD-104-70 (Planned Unit Development).
4. The Community Development Department has prepared a Negative Declaration for the project, that (a) concludes that the proposed project can not, or will not have a significant adverse effect on the environment, (b) was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations Section 21000 et. seq., and the CEQA guidelines, Title 14, California Code of Regulations Section 15000 et. seq.; and

5. Existing land use, zoning, and General Plan Land Use designation of the areas included in this Code Amendment and in their vicinity have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on November 17, 2011, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 17, 2011; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject site is developed with an existing building comprised of two (2) tenant spaces; one is an approximately 100,800 square foot warehouse space, and the other is a 20,000 square foot retail space. The specific tenant space under application is the 100,800 square foot warehouse space, which was previously operated as a retail furniture store and a corporate office for Linder's Furniture. The subject warehouse tenant space is currently vacant. The 20,000 square foot tenant space, which is not part of this application, is currently occupied by an electronics retail store, Radio Shack. The applicant has noted that the lease for the Radio Shack is expected to end in January of 2013, and at that time the Next Level Sports Complex plans to integrate the 20,000 square foot tenant space into their business as additional space for office, team conference rooms, and storage use.

The development standards for PUD-104-70 state that any use permitted by the M-P zone shall be permitted, provided that it does not involve one of the eight (8) listed negative effects (i.e., emission of radioactivity in dangerous amounts, emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site, etc.).

An "indoor sports facility" is not a use that is mentioned in the M-P (Industrial Park) zone.

In conjunction with the proposed Amendment, the applicant is requesting approval of a Conditional Use Permit (CUP) to operate a new "indoor sports facility", Next Level Sports Complex (NLSC), at 12821 Knott Street.

FINDINGS AND REASONS:

1. The Amendment is internally consistent with the goals, policies, and elements of the General Plan, which encourages compatibility between land uses. The requirement that "indoor sports facility" uses be subject to a Conditional Use Permit will ensure that there is a reasonable degree of compatibility between the proposed use and surrounding properties.
2. The "Indoor Sports Facility" use will not disrupt the operation of the surrounding industrial uses. Individual proposals for an indoor sports facility will be reviewed through a conditional use permit. The conditional use permit process allows for review of a business' operation plan and tailors the conditions of approval to each unique site. Adherence to the conditions of approval will ensure the public interest, health, safety, and welfare.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Amendment possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (Code Amendment). The Planning Commission recommends approval of Amendment No. A-164-11 as follows:

The Permitted Uses section, found under Section 3.i. (Permitted Uses and Performance Standards) for PUD-104-70, will be modified by adding condition "m" as follows:

- (m) An Indoor Sports Facility may be permitted in the PUD-104-70 zone, subject to Conditional Use Permit approval.**

Indoor Sports Facility subject to the following requirements:

- (1) At no time shall an indoor sports facility impede the normal functions of the permitted uses in the zone in which it is located.**
- (2) Required parking is determined by the Community Development Department through the review of a Parking Study prepared by a licensed traffic engineer.**

- (3) The Parking Study shall take into account all aspects of the proposed operation. There can be significant differences in the number of parking spaces for instance between league play and tournament play. Among the variables to be considered are the different requirements for different leagues including the number of players on teams, number of officials necessary, and team scheduling.**

- (4) Proposed indoor sports facilities shall be reviewed based on their proposed operation and individual site. A complete description of the operation shall be submitted and shall include, but not be limited to, the type of sports, the name of the leagues and their requirements, all proposed tournaments or special sporting events proposed, an accounting of coaches and officials, and any accessory uses.**

ADOPTED this 17th day of November, 2011

/s/ JENNIFER CABRAL
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on November 17, 2011, by the following votes:

AYES:	COMMISSIONERS:	BRIETIGAM, CABRAL, DOVINH, LAZENBY
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, PAK, SILVA

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 8, 2011.

RESOLUTION NO. 5753-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND APPROVING CONDITIONAL USE PERMIT NO. CUP-340-11.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 17, 2011, adopted the Negative Declaration and approved Conditional Use Permit No. CUP-340-11 for the property located on the northwest corner of Knott Street and Acacia Avenue, at 12821 Knott Street, Parcel No. 215-014-01.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of the proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of the proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission adopts a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-340-11, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Next Level Sports Complex, LLC.
2. The applicant requested to amend the Planned Unit Development No. PUD-104-70 zone to add "Indoor Sports Facility" as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new indoor sports facility, Next Level Sports Complex, within an existing 100,800 square foot building.
3. The Community Development Department has prepared a Negative Declaration for the project that concludes that the proposed addition of the "indoor sports facility" use to the PUD-104-70 (Planned Unit Development) zone cannot, or will not, have significant adverse effect on the environment; was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations Section 21000 et. seq., and the CEQA guidelines, Title 14 California Code of Regulations Section 15000 et. seq.
4. The property at 12821 Knott Street has a General Plan Designation of Industrial and is within the PUD-104-70 (Planned Unit Development) zone. The subject site is an existing 6.88-acre Planned Unit Development (PUD)

located on the northwest corner of Knott Street and Acacia Avenue. The subject site is developed with an existing building comprised of two (2) tenant spaces; one is an approximately 100,800 square foot warehouse space, and the other is a 20,000 square foot retail space. The tenant space as part of this application is the 100,800 square foot warehouse space, which was previously operated as a retail furniture store and a corporate office for Linder's Furniture.

5. Existing land use, zoning, and General Plan Land Use designation of the areas included in this Code Amendment and in their vicinity have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on November 17, 2011, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 17, 2011; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

In conjunction with proposed Amendment No. A-164-11, the applicant is requesting approval of a Conditional Use Permit (CUP) to operate a new "indoor sports facility", Next Level Sports Complex (NLSC), at 12821 Knott Street.

The subject site is developed with an existing building comprised of two (2) attached tenant spaces; one is an approximately 100,800 square foot warehouse space, and the other is a 20,000 square foot retail space. The specific tenant space under application is the 100,800 square foot warehouse space, which was previously operated as a retail furniture store and a corporate office for Linder's Furniture. The subject warehouse tenant space is currently vacant. The 20,000 square foot tenant space, which is not part of this application, is currently in operation as an electronics retail store, Radio Shack. The applicant has noted that the lease for the Radio Shack is expected to end in January of 2013, and at that time the Next Level Sports Complex plans to integrate the 20,000 square foot tenant space into their business as additional space for office, team conference rooms, and storage use.

FINDINGS AND REASONS:

Conditional Use Permit:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

In conjunction with the associated Amendment, the proposed "indoor sports facility", Next Level Sports Complex, at 12821 Knott Street will be consistent with the City's General Plan. The PUD-104-70 zone implements the Industrial Land Use Designation of the General Plan and allows for a varied mix of industrial, office, and commercial uses that include warehousing, parcel delivery, manufacturing, auto/truck repair, blueprint/newspaper printing, kennels, glass studios, and home improvement centers. An indoor sports facility, that is a large warehouse space retrofitted with minor tenant improvements for sports practice and adult league play, will be consistent with the other operations in the area.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.
 - a. The proposed indoor sports facility will occupy the existing 100,800 square foot vacant warehouse with space for ultimately 12 basketball courts and 16 volleyball courts. The business will operate within the existing building, will provide adequate parking, will use existing infrastructure, and will operate during hours when the surrounding businesses are closed. The indoor sports facility will be compatible with the neighboring properties and have no adverse affect upon the health, peace, comfort, or welfare of persons working in the surrounding area.
 - b. The sports facility will operate after regular business hours and on the weekend days when many of the industrial/commercial uses are closed. The sports facility is on a major street for ease of access and does not encumber smaller streets in the industrial area. The proposed indoor sports facility will operate in a way that does not conflict with the regular permitted business operations in the area and therefore, will not unreasonably interfere with the use, enjoyment, or valuation of property of other persons located within the vicinity of the site.
 - c. City Departments responsible for traffic, water services, environmental services, safety, etc. have reviewed the proposal and have determined that the proposed indoor sports facility will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. Conditions of approval will ensure the public, health, safety, and welfare.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other

development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The proposed indoor sports facility was required to submit a parking study prepared by a licensed traffic engineer. The Next Level Sports Complex (NLSC) will provide additional parking on the site that will accommodate the sports facility use. The use will be integrated with the uses in the surrounding area. The operation of the NLSC is proposed to have peak hours when most of the industrial businesses in the area are closed. The proposed indoor sports facility will use part of an existing building on a site that has existing landscaped setbacks and large paved parking and loading areas. The proposed site will be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, and landscaping.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

Adequate parking and vehicular access are available for the new facility in accordance with the requirements of Title 9 and through the review of a parking study for the Next Level Sports Complex. The proposal has been reviewed by City Departments responsible for traffic, water services, environmental services, and safety. These Departments have determined that the site for the proposed indoor sports facility is adequately served by existing infrastructure, circulation, and other facilities to allow its operation.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The Conditional Use Permit possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.

In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Conditional Use Permit No. CUP-340-11.

ADOPTED this 17th day of November, 2011

/s/ JENNIFER CABRAL
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on November 17, 2011, by the following votes:

AYES:	COMMISSIONERS:	BRIETIGAM, CABRAL, DOVINH, LAZENBY
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, PAK, SILVA

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 8, 2011.

EXHIBIT "A"
Conditional Use Permit No. CUP-340-11

12821 Knott Street

REVISED CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office, on the property. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Planning Commission.
2. Conditional Use Permit No. CUP-340-11 shall not become effective until and unless an Ordinance adopted by the Garden Grove City Council approving Amendment No. A-164-11 in substantially the same form as recommended by the Planning Commission becomes effective. Approval of this Conditional Use Permit shall be contingent upon the approval of Amendment No. A-164-11 and shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations. Unless otherwise expressly specified, all other requirements of the Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by any necessary permits of licenses required to conduct the use, in compliance with all applicable laws. In the event that Code Amendment No. A-164-11 is not approved, this approval for CUP-340-11 shall become null and void.
3. Minor modifications may be approved by the Community Development Department. If other than minor changes are made a Conditional Use Permit shall be filed that reflects any revisions made to, or changes to the proposed business and its facilities.
4. The approved floor plan and the use of the subject property are integral parts of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan and the operation of the proposed indoor sports facility without the approval of the Community Development Department. Any change in the approved floor plan or the use of the subject property, which has the effect of expanding or intensifying or changing the proposed development, shall obtain the proper entitlements..

FINAL

Public Works – Environmental Services Division

5. For any demolition work performed on the site, the processing of all material shall be performed in accordance with local rules and regulations. Garden Grove Disposal shall provide waste containers for demolition materials in accordance with their exclusive franchise agreement with the City of Garden Grove.

Building Services Division

6. To operate the proposed "indoor sports facility" on the site, the building improvements, including occupancy load, shall comply with the California Building Standards Code for the new use including but not limited to: disabled access, minimum plumbing fixtures, and an exit system. All other improvements necessary for improving the site and interior shall also comply with all provisions of the California Building Code

Community Development Department

7. Approval of this Conditional Use Permit is contingent upon City Council approval of Amendment No. A-164-11, to allow "indoor sports facility" as a permitted use in the PUD-104-70 (Planned Unit Development) zone. There shall be no additional changes in the design of the floor plan without the approval of the Community Development Department, Planning Division. Any additional changes in the approved floor plan, which has the effect of expanding or intensifying or changing the present use, shall require the applicant/business owner to obtain the proper entitlements. However, the existing 20,000 square foot retail space may be incorporated into the sports facility upon review and approval by the Community Development Department provided the incorporation of such space is evaluated and determined that this additional space will not further impact the site's parking, operation, or surrounding area as well as ensure the incorporation of this space is keeping within the spirit and intent of the approved primary operation of the indoor sports facility. The inclusion of this space may be subject to added conditions of approval as well as being subject to the imposed conditions of approval under this Conditional Use Permit.
8. At the sports facility site, all practicing and playing of sports shall occur within the building. Hours of operation shall be 6:00 a.m. to 11:00 p.m. seven days a week. Peak times will be from 6:00 p.m. to 10:00 p.m., Monday through Friday, and 10:00 a.m. to 3:00 p.m., Saturday and Sunday.

Conditional Use Permit No. CUP-340-11
Conditions of Approval

9. There shall be no tournaments, competitions, or other special events that draw spectators. To add tournaments and other such events to the approved business operation, the business owners shall provide a revised parking study and an operational plan to address the increased demand in parking. For regularly occurring tournaments or events the applicant shall submit for approval by the Community Development Department, a request to modify the conditional use permit. The applicant can apply for a Special Event permit for a tournament/event that is a one-time addition. In both cases the submittal and approval of a revised parking study and operational plan by the Community Development Department is required. To engage in a tournament/event, the business owner shall submit plans for review and approval by the Community Development Department a minimum of 30 days prior to the tournament/event.

10. The applicant/property owner shall maintain 376 parking spaces on the site that are available to participants at the indoor sports facility, and the Radio Shack tenant space, as shown on the submitted site plan for CUP-340-11. An additional 42 parking spaces are available along Brady Way, which is a street directly abutting the subject property to the west. Brady Way is a street that leads to a dead-end cul-de-sac. The parking spaces along Brady Way are usable and accessible from the subject property at 12821 Knott Street or off of Knott Street and Brady Way. Due to the nature of the operation of an indoor sports facility with variables in user demand there is the possibility that parking issues may arise. In the event the site cannot accommodate the parking demand at any given time, which causes a nuisance, hindrance, and/or problem with both on-site and off-site parking and circulation, the business owner/property owner shall devise and implement a plan to relieve the situation. On-site circulation problems refer to parking along designated "red-curb" area, blocking fire lanes, blocking regular drive aisles/double parking and reducing or blocking entrances or exits.

The business owner/property owner shall submit a plan to manage parking issues for review and approval by the Community Development Department. The plan may include, but not be limited to: reducing the hours of operation, limiting the number of courts in use at one time, limiting the number of attendees per tournament or other special event, instituting an off-site parking arrangement; having on-site parking control personnel; and/or other alternatives that may be deemed applicable to the situation.

If the City deems such action is necessary to address parking and circulation problems, such action shall be required within 30 days of written notice.

FINAL

Failure to take appropriate action may result in the City restricting the overall use of the facility.

11. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance of the establishment, and shall also be visible to the public.
12. All rear loading dock doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
13. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises.
14. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
15. There shall be no customers or patrons in or about the premises when the establishment is closed.
16. In the event security problems occur, and at the request of the Police Department, the applicant/business owner, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
17. New lighting shall be added to highlight the main entries into the indoor sports facilities and to provide adequate lighting for the new parking areas and new striped parking spaces. All lighting structures shall be placed and maintained so as to confine direct rays to the subject property. Lighting levels shall be maintained at a minimum of two foot-candles during hours of operation and a minimum of one foot-candle all other hours of darkness.
18. Graffiti shall be removed from the premises, and all parking lots under the control of business owner(s) and/or property owner, within 120 hours upon notification/application. Additionally, the applicant/owner shall remove all USA markings from the public right-of-way upon completion of any construction.
19. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee.

These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

20. If necessary, the applicant/business owner shall submit a revised site plan showing the location of a trash enclosure for approval by the Community Development Department. The applicant/business owner shall be responsible for the construction of a trash enclosure on the site and coordinating with the Garden Grove Sanitary District and their contractor the specifics such as trash pick-up times, number and types of trash receptacles, and locations of the trash enclosures. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Graffiti shall be removed from the premises, and all parking lots under the control of the licensee and/or the property owner, within 120 hours upon notification/application.
21. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
22. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
23. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
24. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
25. The applicant/business owner(s) shall submit a sign plan for review and approval by the Community Development Department showing the locations and design for new signs identifying the sports facility and any other directional signs to make the circulation, parking, and loading on the site clear. The applicant/business owner(s) are responsible for obtaining a sign permit and installing the signs prior to beginning operation of the indoor sports facility. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department,

Planning Services Division prior to issuance of a building permit.

26. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. Signing for the development shall be consistent with that for the developments in the M-P (Industrial Park) zone as stated in the City of Garden Grove Municipal Code.
27. A copy of the Resolution and the Conditions of Approval for Conditional Use Permit No. CUP-340-11 shall be kept on the premises at all times.
28. The applicant and business owner shall submit a signed letter acknowledging receipt of the resolution approving Conditional Use Permit No. CUP-340-11, and his/her agreement with all conditions of the approval.
29. The City at its discretion may review Conditional Use Permit No. CUP-340-11 every year order to determine if the business is operating in compliance with the conditions of approval and if further administrative review is required.
30. Any Conditional Use Permit previously governing this tenant space shall become null and void, and superseded in its entirety, by approval of CUP-340-11.
31. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Amendment No. A-164-11 and Conditional Use Permit No. CUP-340-11. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
32. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community

Development Department, Planning Services Division.

33. The existing parking lot shall be striped and improved as shown on the submitted plans for CUP-340-11 within 120 days from the date of the approval of this project. Appropriate handicap spaces shall be provided. This includes re-paving, slurry sealing, or doing repair work as necessary for those parking spaces along the east side of Brady Way, which also includes properly striping these spaces for vehicular parking. Also with the parking lot improvements, this includes re-landscaping the south side and the west side of the property in compliance with the City's landscape ordinance. The landscaping improvements shall be made within 180 days from the date of the approval of this project.
34. Vehicular access shall only be provided off Knott Street to the subject site. The two (2) vehicular access gates along the westerly property (along Brady Way) shall remain locked at all times. A Knox box key system shall be put in place as designated by the Garden Grove Fire Department for emergency access.
35. A defibrillator unit/device shall be made available within the facility for life threatening emergency situations. During all hours of operation, at least one (1) staff member trained to use the defibrillator, and in first aid, shall be available.

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: NEGATIVE DECLARATION
AMENDMENT NO. A-164-11
CONDITIONAL USE PERMIT NO. CUP-340-11
APPLICANT: NEXT LEVEL SPORTS COMPLEX, LLC
LOCATION: NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE AT 12821 KNOTT STREET
DATE: NOVEMBER 17, 2011

REQUEST: To amend the Planned Unit Development No. PUD-104-70 zone to add 'Indoor Sports Facility' as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new sports facility, Next Level Sports Complex, within an existing 100,316 square foot building. The site is in the Planned Unit Development No. PUD-104-70 zone.

Staff report was read and recommended approval, with modifications to Condition Nos. 2, 8, 20, 33, and nixed language from Page 8 of the staff report. One letter of opposition was written by Dave Rubin.

Vice Chair Cabral opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Jason Brennan, the applicant's representative, approached the Commission.

Vice Chair Cabral asked the applicant if he had read and agreed with the Conditions of Approval. He replied yes.

Commissioner Brietigam asked if the sports complex would have batting cages and medical defibrillators with trained staff. The applicant responded that there would be no batting cages and that a percentage of staff had been trained on CPR and first aid, however, there were no plans for a defibrillator at this time.

Commissioner Dovich asked the applicant to clarify the need for 42 extra parking spaces. The applicant stated that the rear parking lot would be re-stripped as the area was previously a loading bay area.

Staff added that under the parking study, the 42 parking spaces along Brady Way were not necessary as there would be enough on-site parking once the Radio Shack was gone.

Mr. Howard Singer and Maryann Singer approached the Commission and expressed their concerns stating that their house abuts Brady Street; that the Oleander trees, that gave protection to the houses, were dying; that with additional parking spaces, people would be coming and going all hours of the day parking on the street and loitering; that the parking was not needed and there are 'no parking' signs; that the street was dark, and if lights were installed, the light would be shining on the houses; that patrons would use Brady Street as well as Knott Street with traffic congestion as early as 6:00 a.m.; and that it would be acceptable if Brady Street was blocked off.

Ms. Lisa Waddell approached the Commission and stated that Brady Street was an additional access point; that there were 'no parking' signs posted per her CUP and people ignore the signs; that her CUP also demanded that her back gate be closed, and be open only for deliveries; that patrons of the sports facility may overflow onto Brady Street parking; that the access points into the facility may require re-striping for traffic; that one security person would be good; and that a revisit for compliance after a year would be good.

The applicant stated that the parking study determined that the 42 parking spaces were not needed and the gate could be locked; that on heavy flow days, security in the parking lot was required; and that Brady Way was not lit, but there were lights in the parking lot.

Commissioner Brietigam noted that 6:00 a.m. was early for training.

The applicant explained that the facility would be open for early morning training, especially for elite high school athletes and he did not foresee a problem.

Commissioner Dovich asked if the gate could remain locked. The applicant stated that he was not opposed to restrictions regarding the gate.

Commissioner Brietigam asked that if any parking problems occurred would the applicant work with the City to mitigate the issues. The applicant replied yes.

Mr. Howard Singer noted that at least ten residents own dogs and they would bark when there was activity.

There being no further comments, the public portion of the hearing was closed.

Commissioner Lazenby asked staff if a wall was proposed for Brady Way.

Staff pointed out that the wall was an existing fence with landscaping; that the Planning Commission could restrict access on Brady Way, and still allow Fire Department emergency access with a Knox box key; and that patrons would access the property by two driveways on Knott Street, with northbound and southbound access.

Commissioner Lazenby asked if there was a lighting study on the parking lot. Staff replied no, however, the standard lighting condition was included in the staff report.

Commissioner Brietigam commented that he liked the sports complex idea; that 6:00 a.m. parking concerns would be minimal; that the conditions cited by Ms. Lisa Waddell should be imposed on this case; and that a defibrillator should be a condition.

Commissioner Lazenby expressed his support and understood the neighbor's concern regarding foot traffic.

Commissioner Dovich also expressed his support and encouraged the applicant to voluntarily limit the use of the 42 spaces, but still have the spaces available.

Vice Chair Cabral agreed and suggested adding a condition to add a lock to the Brady Way gate. She also noted that the area had lacked business in recent years and maintenance and landscaping needed to be improved.

Staff added that the suggested condition would be 'the gates accessing Brady Way shall remain locked and be accessible through emergency response purposes with the Knox box key system and access to the site and facility shall be directed from Knott Street'.

Vice Chair Cabral re-opened the public hearing to receive further testimony in favor of or in opposition to the request, and asked the applicant if a condition requiring a defibrillator and trained staff would be acceptable. The applicant replied yes.

There being no further comments, the public portion of the hearing was closed.

Commissioner Lazenby moved to recommend adoption of the Negative Declaration and approval of Amendment No. A-164-11 to City Council, and to approve Conditional Use Permit No. CUP-340-11 with amendments to the Conditions that also included the addition of a Knox box at the Brady Way gate, and adding a defibrillator with trained staff, seconded by Commissioner Dovinh, pursuant to the facts and reasons contained in Resolution Nos. 5752-11 (A) and 5753-11 (CUP). The motion received the following vote:

AYES:	COMMISSIONERS:	BRIETIGAM, CABRAL, DOVINH, LAZENBY,
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, PAK, SILVA

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
(To Be Completed by Lead Agency)

Project Title: Negative Declaration, Amendment No. A-164-11, Conditional Use Permit No. CUP-340-11

Project Location: Northwest corner of Knott St. and Acacia Ave. at 12821 Knott St., City of Garden Grove, CA

Project Description:

A request to amend the Planned Unit Development No. PUD-104-70 zone to add 'Indoor Sports Facility' as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new sports facility, Next Level Sports Complex, within an existing 100,316 square foot building. The site is in the Planned Unit Development No. PUD-104-70 zone.

Name and Address of Developer or Project Sponsor:

Next Level Sports Complex, LLC
12821 Knott Street
Garden Grove, CA 92841

Phone: (949) 734-9113

Findings:

The Planning Coordinating Committee (PCC) of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

If mitigation measures are provided, such items are included and implemented through the proposed project and included in the Initial Study.

Reason for Finding of No Significant Effect: The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number: Chris Chung (714) 741-5312

Chairman, Planning Coordinating Committee (IS Date)
Date

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A NEGATIVE DECLARATION AND APPROVING AMENDMENT
NO. A-164-11, A CODE AMENDMENT TO ALLOW "INDOOR SPORTS FACILITY" AS A
PERMITTED USE IN THE PUD-104-70 (PLANNED UNIT DEVELOPMENT) ZONE,
SUBJECT TO CONDITIONAL USE PERMIT APPROVAL

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND
DETERMINES AS FOLLOWS:

WHEREAS, the case, initiated by Next Level Sports Complex, LLC, is requesting approval to amend the Planned Unit Development No. PUD-104-70 zone to add "Indoor Sports Facility" as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new indoor sports facility, Next Level Sports Complex, within an existing 100,800 square foot building, located at 12821 Knott Street, Garden Grove;

WHEREAS, that pursuant to the California Environmental Quality Act, California Public Resources Section 21000 et. seq. (CEQA) and CEQA's implementing guidelines, California Code of Regulations, Title 14, Sections 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Negative Declaration because the proposed Project cannot, or will not, have significant adverse effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, pursuant to Resolution No. 5752-11 the Planning Commission at a duly advertised Public Hearing, recommended adoption of the Negative Declaration and approval of Amendment No. A-164-11 on November 17, 2011;

WHEREAS, pursuant to the whole record before it, including the initial study and comments received, the Planning Commission found that there is no substantial evidence that the Project will have a significant effect on the environment;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on December 13, 2011, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS
FOLLOWS:

Section 1. Amendment No. A-164-11 is hereby approved and the Negative Declaration adopted pursuant to the facts and reasons stated in Planning Commission Resolution No. 5752-11, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

Section 2. The Amendment possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (Code Amendment). The City Council approves Amendment No. A-164-11 as follows:

The Permitted Uses section is found under Section 3.i. (Permitted Uses and Performance Standards) for PUD-104-70. The conditions of approval for PUD-104-70 is modified by adding condition (m) as follows:

- (m) An Indoor Sports Facility may be permitted in the PUD-104-70 zone, subject to Conditional Use Permit approval.

Indoor Sports Facility subject to the following requirements:

- (1) At no time shall an indoor sports facility impede the normal functions of the permitted uses in the zone in which it is located.
- (2) Required parking is determined by the Community Development Department through the review of a Parking Study prepared by a licensed traffic engineer.
- (3) The Parking Study shall take into account all aspects of the proposed operation. There can be significant differences in the number of parking spaces for instance between league play and tournament play. Among the variables to be considered are the different requirements for different leagues including the number of players on teams, number of officials necessary, and team scheduling.
- (4) Proposed indoor sports facilities shall be reviewed based on their proposed operation and individual site. A complete description of the operation shall be submitted and shall include, but not be limited to, the type of sports, the name of the leagues and their requirements, all proposed tournaments or special sporting events proposed, an accounting coaches and officials, and any accessory uses.

Section 3. The City Council of the City of Garden Grove has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the City Council of the City of Garden Grove decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The City Council of the City of Garden Grove finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have

a significant effect on the environment. The City Council further finds that the adoption of the Negative Declaration reflects the City Council's independent judgment and analysis. Therefore, the City Council of the City of Garden Grove adopts the Negative Declaration.

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

Section 5. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.