

RECEIVED
JUN 26 2018
Community Development Dept

June 1, 2018

Planning and Housing Commission
c/o Harald Luna, Associate Planner
400 S. Vicentia Ave
Corona, CA 92882

Re: Conditional Use Permit Applications for Big Air Trampoline Park for 705 No. Main Street.

Dear Commissioners,

The purpose of this letter is to inform you that Waypoint Property Group intends to lease space between Chuze Fitness and Aldi Stores to Big Air Trampoline Park at the building located at 705 North Main Street in Corona.

The owner of the business is:

Ke'eelena, Inc. doing business as "Big Air Trampoline Park"
30 Hawk Hill
Mission Viejo, CA 92692
Attention: Vicki Cassidy
949-922-8211

The hours the business intends to operate are as follows:

Monday-Thursday 11AM to 9PM
Friday 11AM- 11PM
Saturday 10AM – 11PM
Sunday 10AM- 8PM

The employees and attendee counts that are anticipated shall not likely exceed the following numbers:

Employees	15
Attendees	214 (most of whom have been dropped and don't require parking)

Surrounding occupants and tenants and hours of operations are as follows:

Suite 210	Chuze Fitness	M-F S-S	24 Hours 6AM – 8PM
Suite 204	Aldi Store	All	9AM – 9PM
735 No Main	Wendy's	All	10:30AM– 1AM
765 No Main	Remax	M-F	9AM – 6PM

The Big Air Trampoline Park will have a combination of child and adult recreational equipment that will include dodge ball, basketball, climbing walls, laser tag, American Ninja Warrior style obstacle courses, a ropes course, a battle beam, foam pit challenge, the Rubix Cube Challenge, a mechanical

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bull and party rooms. The facility will have a small kitchen that will be able to prepare and warm pre-made pizza, hot dogs and burger sliders that will be used in the party rooms for events. There will also be a small snack bar that will sell pre-packaged chips, candy and other snacks to the attendees. Beverages will include soft drinks and water.

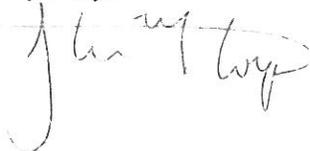
Under the Specific Plan 99-01 this use requires a Conditional Use Permit. The revitalized center has a brand new parking lot and striping, however under the city's parking code, we are slightly below the total parking requirement, however the existing tenants and the proposed use have different peak hours of parking demand. A Shared Parking Study was performed to analyze the overall parking demand for the entire center and this shows that we should actually have a surplus of parking of 86 spaces at peak hours of operation. This report is attached with this package.

The gym has peak hours in the mornings and Monday-Thursday while Big Air Trampoline Park has peak hours in the afternoons and on Fridays-Sundays with other tenants peak hours being more evenly distributed.

Therefore, we respectfully ask for the approval of the Conditional Use Permit for Big Air Trampoline Park and will continue to monitor and manage the operation of the center to maintain a proper balance of uses and parking.

I am more than happy to provide further direction or clarification as needed.

Very truly,



Steven Coyne
949-300-9632

As applicant representative for: Waypoint Property Group, LLC
567 San Nicolas Dr. Suite 270
Newport Beach, CA 92660