



RESOLUTION NO. 2513

APPLICATION NUMBER: CUP2018-0005

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE A 34,100 SQUARE-FOOT INDOOR RECREATIONAL TRAMPOLINE PARK WITHIN AN EXISTING 100,850 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 705 NORTH MAIN STREET, SUITES 106/108, IN THE MU (MIXED USE) DISTRICT OF THE NORTH MAIN STREET SPECIFIC PLAN (SP99-01) (APPLICANT: STEVE COYNE OF WAYPOINT GROUP, LLC).

WHEREAS, the application to the City of Corona, California, for a conditional use permit under the provisions of Chapter 17.92, Title 17, of the Corona Municipal Code, made by Steve Coyne of Waypoint Group, LLC has been duly submitted to said City's Planning and Housing Commission for decision and granted on July 9, 2018, as required by law; and

WHEREAS, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a conditional use permit as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUP2018-0005 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission finds that this project is categorically exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines and Section 3.20 of the City of Corona Local Guidelines for implementing CEQA because there is no possibility that the activity may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in an adjourned regular session assembled this 9th day of July 2018 that the aforesaid application for a conditional use permit is hereby granted in accordance with Exhibit A and C and subject to the attached conditions, and approved for the following reasons:

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project qualifies as a categorical exemption under CEQA per Section 15301 of the State Guidelines and Section 3.20 of the City of Corona adopted Local Guidelines for implementing CEQA. The proposed conditional use permit will only establish the right to operate an indoor recreational trampoline park facility within an existing commercial building. Furthermore, the indoor recreational trampoline park facility will not require an expansion to the building as it is capable of accommodating the proposed use. Therefore, there is no possibility that the proposal will have any significant effects on the environment.

2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2018-0005 for the following reasons:
 - a. *The proposed use will not be detrimental to the public health, safety convenience and general welfare, and is in harmony with the goals and policies of the City's General Plan, as the proposal supports the diverse needs of the Corona's residents. The proposed use will be conducted solely within an existing commercial building which met all the applicable development standards that existed at the time the property was initially developed. Furthermore, the applicant will be required to demonstrate compliance with all current building and fire codes that are applicable to the proposed use of the building through the city's plan check process.*

 - b. *The proposed use is not detrimental to other existing and permitted uses in the general area of the project site and related property to the surrounding roadways because the indoor recreational trampoline park facility will be located entirely inside an existing commercial building. The subject property is adjacent to and is otherwise surrounded by other similar uses and properties located in similar zones. Furthermore, the indoor recreational trampoline park facility has sufficient access from Main Street and Parkridge Avenue.*

 - c. *Reasonable conditions as necessary are being imposed to protect the public health, safety, and welfare and to establish full compliance with the applicable development standards of the MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01) and Corona Municipal Code.*

3. The proposal is consistent with the General Plan for the following reasons:
 - a. *The proposed project contributes to the achievement of General Plan Goal 1.11, which encourages a diversity of viable commercial districts and corridors that contain uses supporting residents, business, and visitor needs and contribute revenue to the City to fund external services.*

- b. CUP2018-0005 fulfills General Plan Policy 1.11.1, which encourages having a comprehensive range of uses in the City that provide services to meet the diverse needs of Corona's residents.*
 - c. CUP2018-0005 fulfills General Plan Policy 1.11.3, which promotes and pro-actively recruits new businesses that fill gaps in the range of goods and services currently available and are needed by the City's residents and act as a catalyst for attracting other retailers to the City.*
 - d. CUP2018-0005 fulfills General Plan Policy 1.11.5, which promotes reinvestment in declining shopping centers and districts, with an emphasis on new retail uses that serve adjacent neighborhoods and contribute to the overall vitality of the centers.*
4. The proposal is consistent with MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01) for the following reason:
- a. The proposed use complies with the uses allowed in the MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01) as indoor recreational facilities are permitted with a conditional use permit. Also, the proposed use is in harmony with the other existing uses within the commercial building and surrounding properties. The property is in compliance with the development standards, that were in place at the time of development with respect to setbacks, minimum parking requirements and access.*

BE IT FURTHER RESOLVED that a copy of this resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said conditional use permit.

Adopted this 9th day of July, 2018.

Mitchell Norton, Vice Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Rafael Torres
Secretary, Planning and Housing Commission
City of Corona, California

I, Rafael Torres, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 9th day of July, 2018, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Rafael Torres
Secretary, Planning and Housing Commission
City of Corona, California