



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

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File #: 18-1894

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### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 7/9/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

#### APPLICATION REQUEST:

**CUP2018-0005:** Conditional Use Permit application 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., 567 San Nicolas Drive, Suite 270, Newport Beach, CA 92660).

#### RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of Resolution No. 2513 GRANTING CUP2018-0005, based on the findings contained in the staff report and conditions of approval.

#### PROJECT SITE SUMMARY

Area of Property:	10.74 acres
Existing Zoning:	MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01)
Existing General Plan:	MU1 (Mixed Use: Commercial/Residential)
Existing Land Use:	Commercial Center
Proposed Land Use:	Indoor recreational trampoline park facility (Suite 106/108)

#### Surrounding Zoning/Land Uses:

N:	MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01)/Gas station
E:	R3 Multiple-Family Residential Zone/Apartments and School Zone/Parkridge Elementary
S:	BP (Business Park) District of the North Main Street Specific Plan (SP99-01)/Industrial building and FP1 Primary Flood Plain Zone/Temescal Creek Channel
W:	CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01)/Commercial center

#### BACKGROUND

The commercial center was constructed in 1973 and contains a 95,010 square-foot commercial building, which was previously occupied by Sears and K-Mart Stores. The building has been vacant

since 2014. In an effort to revitalize the outdated commercial center, Waypoint Property Group, LLC was granted approval of a precise plan application (PP16-013M) to remodel the exterior façade of the existing 95,010 square-foot commercial building, add a 5,840 square-foot addition to the main commercial building, and add a new 3,149 square-foot commercial pad building. The proposal also included a new sign program for the center and on-site parking and landscaping improvements. On November 21, 2016, the Planning and Housing Commission approved the renovation plans for the overall commercial center.

On April 24, 2017, the Planning and Housing Commission approved a conditional use permit (CUP16-008) to establish a 37,547 square-foot health club within Suite 110 of the existing commercial building. Since then, the buildings have been occupied by Chuze Fitness, Aldi Market, and a new Wendy's fast food restaurant that has been completed and is now operational.

The project plans for the Big Air Trampoline Park were reviewed by City staff at the Project Review Committee (PRC) meeting on April 19, 2018. At the meeting, the PRC provided comments to the applicant related to off-street parking and building occupancy requirements.

## **PROJECT DESCRIPTION**

CUP2018-0005 is an application to establish and operate a 34,100 square-foot indoor recreational trampoline park facility within an existing commercial building located at 705 North Main Street, Suite 106/108, in the MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01) (Exhibit A).

### **Site Plan**

The subject site is a relatively flat and fully developed 10.74-acre parcel located southeast of North Main Street and East Parkridge Avenue. As shown in Exhibit A, the tenant space to be occupied by Big Air Trampoline Park will be between the existing health club "Chuze Fitness" and grocery store "Aldi Market." The commercial building is 100,850 square feet and is sectioned into 6 tenant spaces ranging in size from 1,460 square feet to 37,547 square feet. The indoor recreational trampoline park will be the second largest tenant space at 34,100 square feet in area. Additionally, there is an 11,518 square-foot commercial office building located on the northerly side of the property, a 3,149 square-foot drive-through restaurant on the westerly side of the property, along with landscaping and 542 on-site parking spaces. No changes are proposed to the recently refurbished exterior of the building. Only improvements will be made to the interior of the building which will be reviewed by city staff through the city's plan check process.

### **Floor Plan**

The floor plan for the indoor recreational trampoline park is depicted in Exhibit C. The Big Air Trampoline Park will have a combination of child and adult indoor recreational equipment. As shown on the floor plan, the proposed indoor recreational trampoline park contains a lobby area, party rooms, kitchen with snack bar and café area, trampoline attractions such as freestyle jump arenas, dodge ball and basketball courts, the Rubix Cube Challenge, a mechanical bull, foam pits, wall climbing attractions, laser maze, ninja course, battle beams, trapeze bar, restrooms, business area, and staff breakroom.

### **Operation**

The trampoline park will operate Monday through Sunday during the day and evenings. The following tables describe the intended use for each use in the commercial center and the hours of operation.

**Table 1**  
**Big Air Trampoline Park (Suite 106/108)**

Day	Hours
Monday - Thursday	11:00 a.m. - 9:00 p.m.
Friday	11:00 a.m. - 11:00 p.m.
Saturday	10:00 a.m. - 11:00 p.m.
Sunday	10:00 a.m. - 8:00 p.m.

**Table 2**  
**Chuze Fitness (Suite 110)**

DayHours	
Monday	4:30 a.m. - 12:00 a.m.
Tuesday - Thursday	24 hours
Friday	12:00 a.m. - 10:00 p.m.
Saturday - Sunday	6:00 a.m. - 8:00 p.m.

**Table 3**  
**Aldi Market (Suite 104)**

DayHours	
Monday - Sunday	9:00 a.m. - 9:00 p.m.

**Table 4**  
**Wendy's (Pad A)**

DayHours	
Monday - Sunday	10:30 a.m. - 1:00 a.m.

**Table 5**  
**RE/MAX (Building 1)**

DayHours	
Monday - Friday	9:00 a.m. - 6:00 p.m.
Saturday - Sunday	Closed

**Table 6**  
**Unoccupied Commercial Area (Suites 101-103)**

DayHours	
Monday - Sunday	9:00 a.m. - 6:00 p.m.

**Access, Circulation, and Parking**

The project site is provided with five points of vehicular access from the surrounding streets. There are two existing driveways located on North Main Street and three existing driveways located on East Parkridge Avenue. All vehicular access points and parking spaces are shared among the tenants within the commercial buildings at the subject property. Both North Main Street and East Parkridge Avenue are fully improved; therefore, no additional improvements are required.

The Corona Municipal Code (CMC) does not contain a specific parking code requirement for indoor recreational facilities. City staff has historically applied to similar uses a parking ratio of one space per 250 square feet of floor area. The existing grocery store is permitted to utilize the city's parking ratio for retail at the time the building was constructed which was one space per 375 square feet of floor area. Table A summarizes the parking requirements for each intended use within the commercial center.

**Table A**

<b>Building</b>	<b>Use</b>	<b>Building Area</b>	<b>Parking Ratio</b>	<b>Required Parking</b>
Building 1	Office	11,518 S.F.	1:250	46
Major 1 (Suite 110)	Health Club	37,547 S.F.	1:150	251
Major 2/3 (Suite 106/108)	Trampoline Park	34,100	1:250	136
Major 4 (Suite 104)	Grocery	22,669 S.F.	1:375	61
Pad A	Wendy's	3,149	1:100	32
Shops 1 (Suite 101)	Retail	1,460 S.F.	1:250	6
Shops 1 (Suite 102)	Retail	1,460 S.F.	1/250	6
Shops 1 (Suite 103)	Restaurant	2,920 S.F.	1:100	30
<b>Total Required</b>				568
<b>Total Provided</b>				542
<b>Parking Deficiency</b>				-26

Based on the existing and intended uses for the commercial center and the office building, the site is required to provide 568 parking spaces, and the center accommodates 542 parking spaces. However, the trampoline park's peak operating hours are at different times than the other tenants' peak operating hours. The North Main Street Specific Plan (SP99-01) allows for the Planning and Housing Commission to grant a reduction of the off-street parking requirements imposed by Chapter 17.76 through the preparation of a shared parking analysis that demonstrates parking adequacy based on an offset in peak operating hours among multi-tenant centers.

A parking analysis (Linscott Law & Greenspan, Engineers, June 27, 2018) was prepared for the project to analyze the applicant's shared parking proposal. The peak shared parking demand for the proposed project results in 535 parking spaces and occurs at 5:00 p.m. and 6:00 p.m. on a weekday. In addition, the peak parking requirement for the proposed project during the weekend day totals 492 parking spaces and occurs at 5:00 p.m. As a result, with an on-site parking supply of 542 parking spaces, there will be a minimum parking surplus of 7 parking spaces during the weekday and 50 parking spaces on a weekend day. The parking analysis concluded that the site contains sufficient parking spaces on-site to accommodate for the trampoline park based on the hourly peak parking

demands for each specific tenancy and the operational mixed-use characteristics of the site.

### **Signage**

The proposed trampoline park will be advertised as part of the sign program approved with PP16-013M. Although no signs are being proposed as part of the CUP2018-0005 application, all future signs for the trampoline park are subject to review and separate sign permits from the Community Development Department Planning and the Building Divisions.

### **ENVIRONMENTAL ANALYSIS**

Per Article 19 Categorical Exemptions, Section 15301 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.20 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project consists of establishing and operating an indoor recreational trampoline park facility within an existing commercial building. The facility will be contained entirely inside the building, and no expansion is proposed to the commercial building. Therefore, there is no possibility that the proposal will have a significant effect on the environment. The Notice of Exemption is attached as Exhibit E.

### **FISCAL IMPACT**

The applicant has paid all the required application processing fees.

### **PUBLIC NOTICE AND COMMENTS**

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in The Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Community Development has not received any response from the public regarding the proposal.

### **STAFF ANALYSIS**

The project site is fully developed with multiple commercial buildings, landscaping and parking lot. No changes are proposed to the exterior of the building that is to be occupied by the trampoline park, and only interior improvements will be constructed inside the building. The intended use and hours of operation will experience off-peak parking demands at different times of the day from other tenants that share the commercial center. Because of the individual peak parking demands at different times of the day, or days of the week, the required parking results in an overall parking need that is less than the sum of the individual peak requirements for each land use. The project site is capable of accommodating the number of parking spaces required by the Corona Municipal Code for the trampoline park and the existing commercial uses at the project site. The subject property also has sufficient access from the surrounding roadways.

CUP2018-0005 helps fulfill General Plan Goal 1.11 and Policy 1.11.1, which encourage a diversity of viable commercial districts and corridors that contain uses supporting residents, business, and visitor needs. CUP2018-0005 also helps fulfill 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 catalysts for attracting other retailers to the City. Lastly, CUP2018-0005 helps fulfill 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. Therefore, based on the following findings and conditions of approval attached as Exhibit B, CUP2018-0005 is recommended for approval.

## FINDINGS OF APPROVAL FOR CUP2018-0005

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 properly 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.*

**PREPARED BY: HARALD LUNA, ASSOCIATE PLANNER**

**REVIEWED BY: TERRI MANUEL, PLANNING MANAGER**

**SUBMITTED BY: TERRI MANUEL, PLANNING MANAGER FOR JOANNE COLETA, COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBITS**

- 1. Resolution No. 2513
- 2. Locational and zoning map
- 3. Exhibit A - Site Plan
- 4. Exhibit B - Conditions of Approval
- 5. Exhibit C - Floor Plan
- 6. Exhibit D - Applicant's letter dated June 1, 2018
- 7. Exhibit E - Environmental Documentation
- 8. Exhibit F - Aerial and Vicinity Map

**Case Planner: Harald Luna (951) 736-2268**



**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 9<sup>th</sup> 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 properly 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 9<sup>th</sup> day of July, 2018.



Mitchell Norton, 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 9<sup>th</sup> day of July, 2018, and was duly passed and adopted by the following vote, to wit:

**AYES:** Norton, Carrillo, Ruscigno

**NOES:**

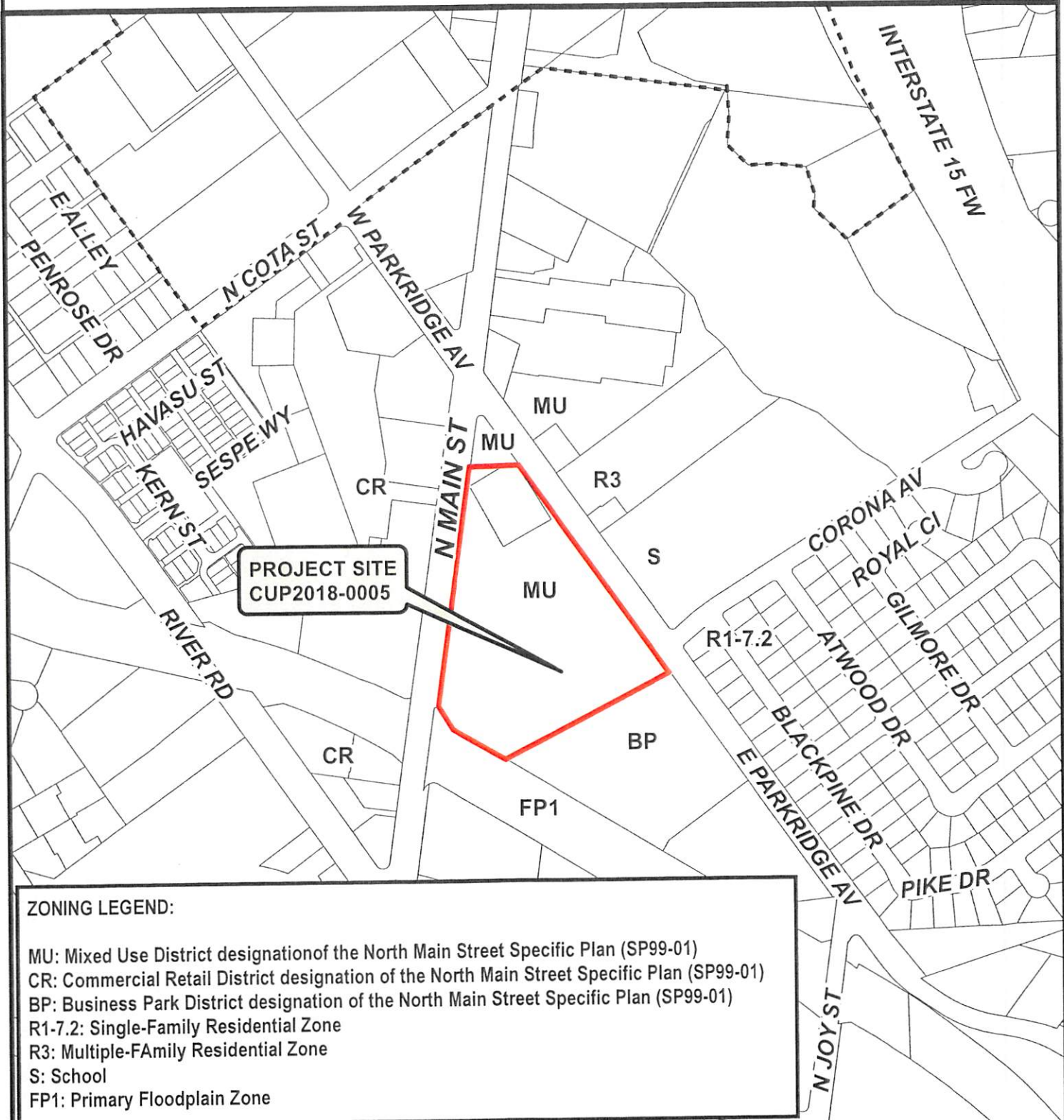
**ABSENT:** Dunn, Jones

**ABSTAINED:**



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

# LOCATIONAL & ZONING MAP



Date: 06/26/2018

CUP2018-0005  
705 North Main Street



ADJACENT PROPERTY ZONING:  
MU (SP99-01)

ADJACENT PROPERTY ZONING:  
R-3, S AND R1-7.2

#### NOTES

1. BLANKET EASEMENT FOR WATER DISTRIBUTION, RECORDED MARCH 09, 1918 IN BOOK 478, PAGE 351 OF DEEDS.
2. BLANKET EASEMENT FOR PUBLIC UTILITIES, RECORDED MAY 07, 1973 AS INSTRUMENT NO. 52741 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR TRAFFIC SIGNAL PURPOSES, RECORDED AUGUST 1, 1991 AS INSTRUMENT NO. 262459 AND SEPTEMBER 6, 1991 AS INSTRUMENT NO. 308758 BOTH OF OFFICIAL RECORDS.
4. BLANKET RIGHT TO DEVELOP, TAKE USE AND DISTRIBUTE THE WATER TO THE LAND, RECORDED MARCH 09, 1918 IN BOOK 478, PAGE 351 OF DEEDS

#### SITE INFORMATION

##### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1 OF PARCEL MAP ON FILE IN BOOK 5, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY  
PARCEL 1 AND 2 OF PARCEL MAP ON FILE IN BOOK 7, PAGE 15 OF PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL PLAN DESIGNATION: MIXED USE 1 (COMMERCIAL & RESIDENTIAL)

ZONING: MIXED USE DISTRICT  
NORTH MAIN STREET SPECIFIC PLAN (SP99-01)

LAND USE: SHOPPING CENTER

SURROUNDING PROPERTY USES:

NORTH: COMMERCIAL  
EAST: COMMERCIAL  
SOUTH: DRY CREEK / CHANNEL  
WEST: COMMERCIAL

SITE AREA: APPROX. 487,725 SF (10.74 AC)

FAR: .24

PROPOSED LANDSCAPE: APPROX. 48,723 SF (10%)  
NOTE: MAJORS BUILDING EXISTING TO REMAIN WITH IMPROVEMENTS

#### PARKING INFORMATION

BUILDING	USE	APPROXIMATE BUILDING AREA	REQUIRED PARKING
BUILDING 1 (REMAI)	OFFICE	11,518 SF	48 @ 1/250
MAJOR 1 (SUITE 110)	HEALTH CLUB	37,547 SF	251 @ 1/150
MAJOR 2/3 (SUITE 106/108)	TRAMPOLINE PARK	34,100 SF	207 (PER PRG. STUDY)
MAJOR 4 (SUITE 104)	GROCERY	22,808 SF	81 @ 1/275
PAD A	RESTAURANT	3,149 SF	32 @ 1/100
SHOPS 1 (SUITE 103)	RESTAURANT	2,920 SF	30 @ 1/100
SHOPS 1 (SUITE 102)	RETAIL	1,400 SF	6 @ 1/250
SHOPS 1 (SUITE 101)	RETAIL	1,400 SF	6 @ 1/250
TOTAL REQUIRED PARKING:			633
TOTAL PROPOSED PARKING:			642
PARKING SURPLUS/DEFICIENCY:			-91

TOTAL REQUIRED ACCESSIBLE PARKING: @ 2% OF 642 STALLS = 11 (2 VAN, 9 STD)

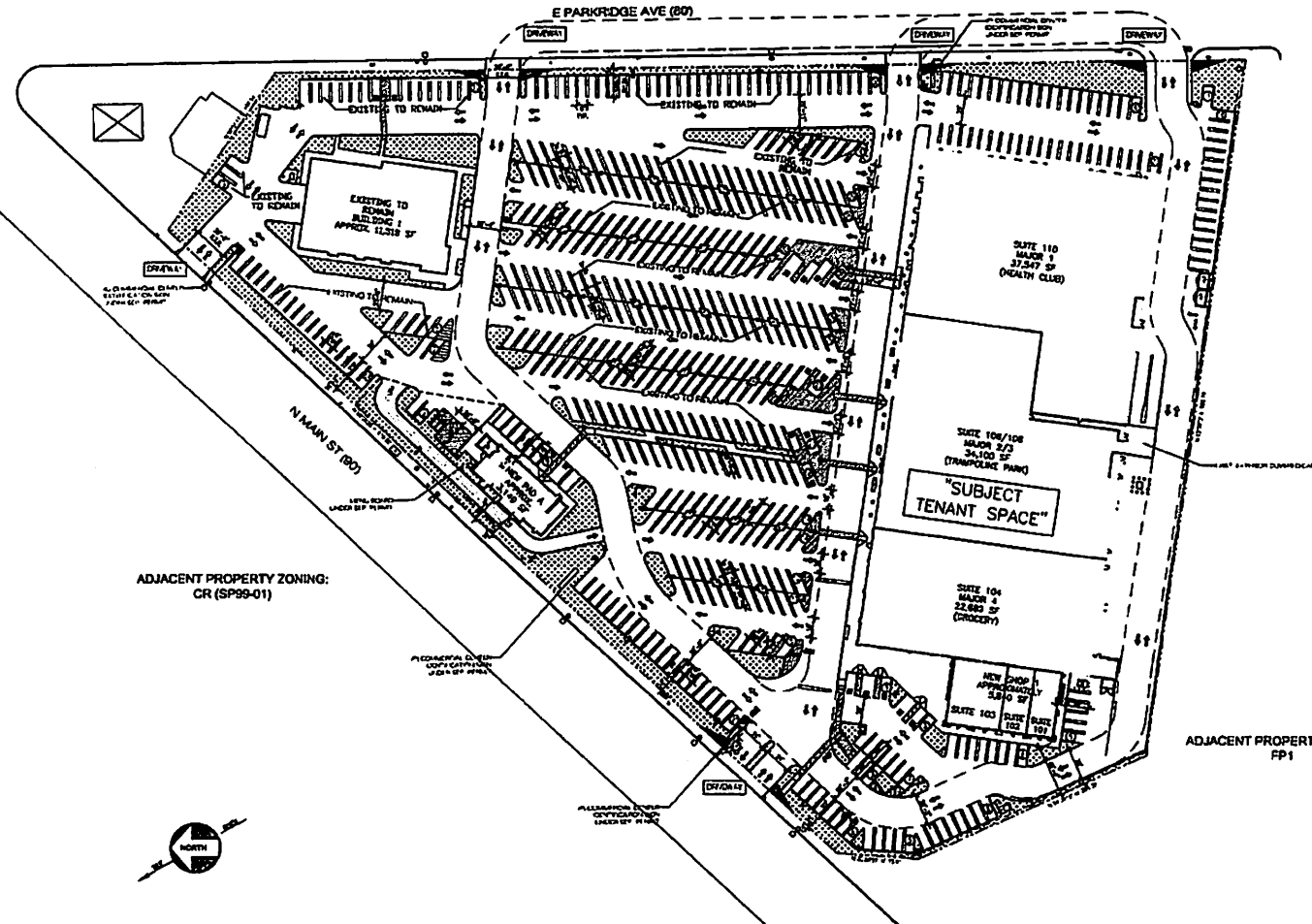
TOTAL PROVIDED ACCESSIBLE PARKING: 18 (8 VAN, 10 STD)

#### MAJORS SITE PLAN

Scale: 1" = 100'-0"  
June 28, 2018

P11616676 - Corona, 705 N Main Street, 100' x 100' Plan View

THE CITY OF CORONA AND THE COUNTY OF RIVERSIDE ARE NOT RESPONSIBLE FOR THE QUALITY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.



ADJACENT PROPERTY ZONING:  
CR (SP99-01)

ADJACENT PROPERTY ZONING:  
FP1

BICKEL GROUP  
ARCHITECTURE  
BICKEL GROUP INCORPORATED  
3600 BIRCH STREET, SUITE 120  
NEWPORT BEACH, CA 92660  
P: 949.757.0411 F: 949.757.0511  
WWW.BICKELGRP.COM

# MAIN STREET CROSSROADS

705 NORTH MAIN  
CORONA, CA





# Project Conditions

## City of Corona

**Project Number:** CUP2018-0005

**Description:** INDOOR TRAMPOLINE PARK

**Applied:** 3/29/2018

**Approved:**

**Site Address:** 705 N MAIN ST CORONA, CA 92880

**Closed:**

**Expired:**

**Status:** DPR OR PRC  
**SCHEDULED**

**Applicant:** WAYPOINT CORONA LCC  
567 SAN NICHOLAS DR., #270 NEWPORT BEACH CA, 92660

**Parent Project:**

**Details:**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
<b>BUILDING</b>	
1. BUILDING DEPARTMENT CONDITIONS: *THE PLANS AND CONSTRUCTION DOCUMENTS NEED TO BE PREPARED IN ACCORDANCE WITH THE 2016 APPLICABLE CODES* *AT THE TIME OF SUBMITTAL THE PLANS NEED TO PROVIDE A CODE ANALYSIS FOR EGRESS, OCCUPANCY SEPARATIONS, OCCUPANT LOAD, MINIMUM PLUMBING FIXTURES, AND STUCTURAL CALCULATIONS* *ALL EQUIPMENT SHALL BE LISTED AND APPROVED FOR THE INTENDED USE* *NO WORK SHALL BE PERFORMED BEFORE OBTAINING THE REQUIRED PERMIT* *ALL WORK SHALL REMAIN ACCESSIBLE UNTIL INSPECTED AND APPROVED BY THE BUILDING OFFICIAL*  2. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements. 3. Construct trash enclosures per city standards. May be obtained at Bldg. Dept. Counter. 4. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays. 5. Roofing material shall be Class A. 6. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department. 7. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents, heating and air conditioning diagram. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Landscape Maintenance District plans shall be submitted directly to the Public Works Department. Landscape plans shall be approved prior to the issuance of any Building Permits. 8. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check. 9. Upon tenant improvement plan check submittal there may be additional Building Department requirements. 10. Separate permits are required for all fences, walls and paving. 11. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter. 12. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. 13. Business' shall not open for operation prior to posting of Certificate of Occupancy issued by the Building Department. 14. All Fees Including Development Fees Must Be Paid in Full Prior to NIC or C of O Issuance	
<b>FIRE</b>	
1. A minimum fire flow of 3000 gpm shall be provided.	





## Project Conditions City of Corona

FIRE	
	<ol style="list-style-type: none"> <li>2. Fire hydrants are to be spaced a maximum 250 feet apart.</li> <li>3. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet.</li> <li>4. Obtain the following fire department permit(s):Place of Assembly</li> <li>5. Storage, use and dispensing of materials shall comply with tables 3-D \u0026 3-E of the Uniform Fire Code and Articles 79, 80 and 81 of the Uniform Fire Code 1997 Editions.</li> <li>6. Required fire code permits will be applied for and processed prior to final inspection and/or certificate of occupancy, Fire code permit application and all other guidelines are available at coronaca.gov</li> <li>7. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles.</li> <li>8. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov</li> <li>9. FR-0098-Separate fire alarm and fire sprinkler plans shall be submitted to the Building Department for review and approval from the Fire Department.</li> <li>10. FR-0099-Provide an occupant load analysis, to determine further requirements.</li> </ol>
PLANNING	
	<ol style="list-style-type: none"> <li>1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li> <li>2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li> <li>3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li> <li>4. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.</li> <li>5. Any change in the hours of operation by the indoor recreational trampoline park facility shall be disclosed in writing to the Community Development Department and is subject to the review and approval by the Community Development Director.</li> </ol>



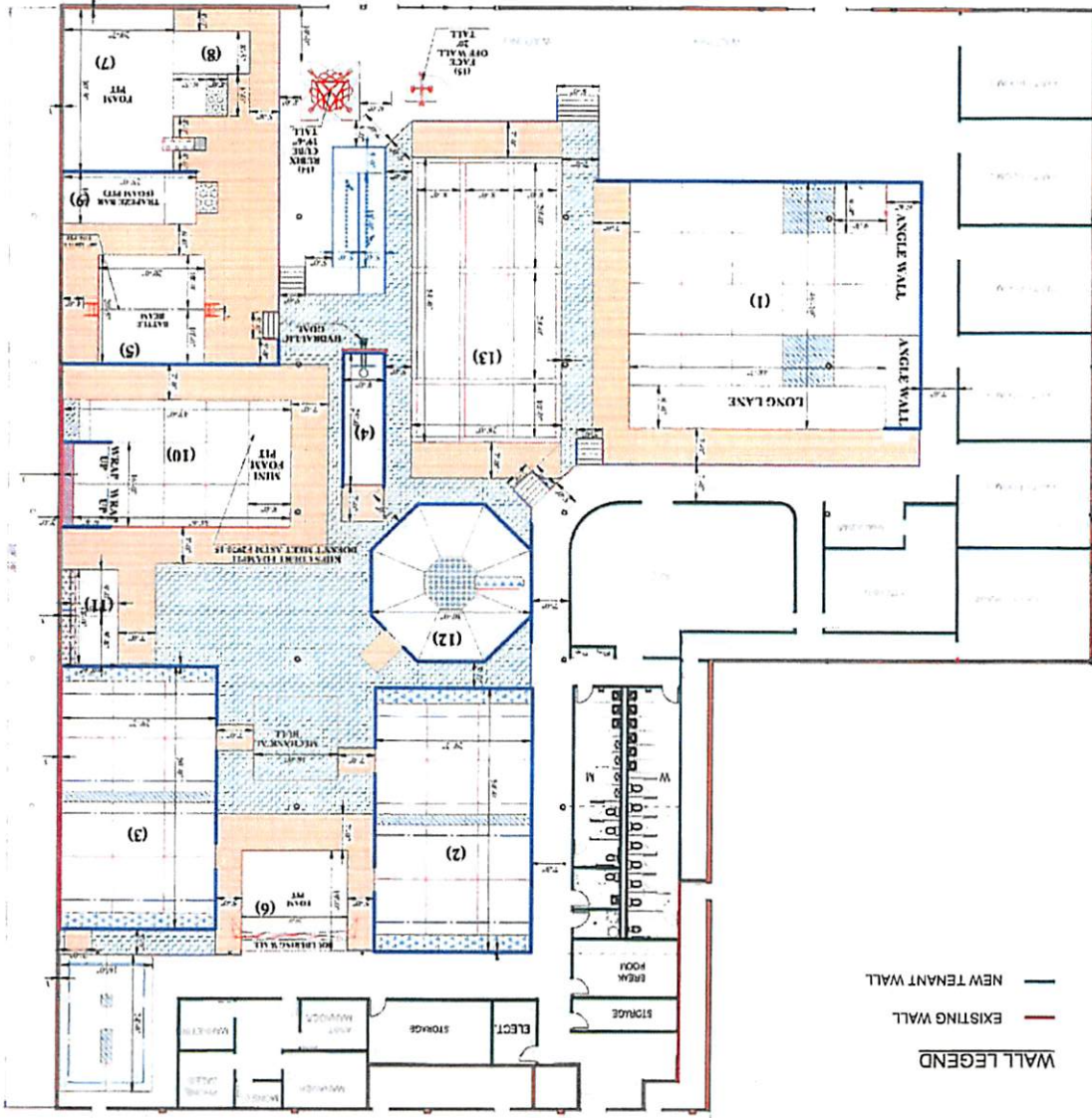
## Project Conditions City of Corona

PLANNING
<ol style="list-style-type: none"><li>6. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Planning and Housing Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.</li><li>7. Include the Conditional Use Permit (CUP2018-0005) number and other related application numbers on the upper left margin of all related future plans and applications submitted.</li><li>8. The Conditions of Approval shall be incorporated onto all future building plans,</li></ol>



**WALL LEGEND**

— NEW TENANT WALL  
 — EXISTING WALL



**BY FUNSPOT**

35.6875" tall platform above concrete floor.	11" tall platform above jumping mat.
18" tall platform above jumping mat.	108" tall platform above performance mat.
60" tall platform above performance mat.	6" thick performance padding.
Platform equal to height of jumping mat.	2" thick carpet bonded foam.
Padded Boards	

TOTAL AREA OF TRAMPOLINES :- 9,989 SQ.FT.

- 1. MAIN COURT :- 2720 SQ. FT.
- 2. DODGE BALL :- 1568 SQ. FT.
- 3. DODGE BALL-I :- 1568 SQ. FT.
- 4. BASKET BALL :- 200 SQ. FT.
- 5. BATTLE BEAM :- 408 SQ. FT.
- 6. BOULDERING WALL :- 380 SQ. FT.
- 7. FOAM PIT :- 633 SQ. FT.
- 8. FOAM PIT ENTRY LANE :- 216 SQ. FT.
- 9. TRAPEZE BAR :- 274 SQ. FT.
- 10. KIDS COURTS :- 1087 SQ. FT.
- 11. HIGH 9 REACTION WALL :- 189 SQ. FT.
- 12. WIPE OUT :- 746 SQ. FT.
- 13. NINJA COURSE SECTIONS :- 75
- 14. RUBIX CUBE :- 1 QTY.
- 15. FACE OFF WALL :- 1 QTY.

TOTAL AREA OF 35.6875" (GREEN) PLATFORM :- 1217 SQ. FT.

TOTAL HANDRAIL LENGTH (PINK) PLATFORM :- 427 FT.

TOTAL QTY. OF STAIRS :- 5

TOTAL AREA OF RAMP :- 255 SQ. FT.

TOTAL AREA OF PLATFORM :- 3192 SQ. FT.

WITHOUT CARPET BONDED FOAM

Design requires clearance of 5.2m (17-ft) over normal courts, 5.8m (19-ft) over foam pit and 7m (23-ft) over performance area. Alert us now of height deficiency.

Normal installation requires reasonably flat concrete floor of 10cm (4") thickness, with no embedded heating system.

Customer responsible for providing accurate building dimensions.

System design assumes construction of elevated platform and other adjoining structures occurs after trampolining installation.

FUN SPOT MANUFACTURING LLC		PROPRIETARY AND CONFIDENTIAL	
NAME	DATE	DRAWN	REVIEWED
BIG AIR CORONA			
TITLE		SHEET 1 OF 1	
TC LAYOUT		REV. NO. 08	



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'elelena, 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

---

567 San Nicolas Drive ♦ Suite 270 ♦ Newport Beach, CA 92660

Telephone: (949) 200-6755 ♦ Fax: (949) 200-6560

# WAYPOINT

PROPERTY GROUP

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.

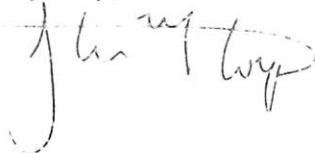
Under the Specific Plan 99-01 this use requires a Conditional Use Permit. The revitalized center has a brand new parking lot and striping, however under the city's parking code, we are slightly below the total parking requirement, however the existing tenants and the proposed use have different peak 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



## CITY OF CORONA

### PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

#### Name, Description and Location of Project:

*CUP2018-0005 is a conditional use permit application to establish and operate a 34,100 square-foot indoor recreational trampoline park facility within an existing 100,850 square-foot commercial building located at 705 North Main Street, #106/108 in the MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01).*

#### Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private):

Name: Steve Coyne  
Waypoint Group, LLC.  
Address: 567 San Nicolas Drive, Suite 207  
Newport Beach, CA 92660  
Telephone No.: (949) 300-9632

#### Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☒ E. The project is categorically exempt: **Section 15301 (Existing Facilities), Class 1** because the project consists of establishing and operating an indoor recreational trampoline park facility within an existing commercial building. The indoor recreational trampoline park facility will be contained entirely inside the building and no expansion is proposed to the commercial building. Therefore, there is no possibility that the proposal will have any significant effects on the environment.
- ☐ F. The project is a statutory exemption. Code section number:
- ☐ G. The project is otherwise exempt on the following basis:
- ☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

\_\_\_\_\_  
Harald Luna, Associate Planner  
Lead Agency Representative





## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: *CUP2018-0005*
2. Project location (specific): *705 North Main Street, #106/108, Corona, CA 92880 (APN: 119-270-013)*
3.
  - a. Project location - City of Corona
  - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project: *CUP2018-0005 is an application to establish and operate an indoor recreational trampoline park facility within an existing 34,100 square-foot commercial building located in the MU (Mixed Use) District of the North Main Street Specific Plan (SP99-01).*
5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:

*Steve Coyne  
Waypoint Group, LLC.  
567 San Nicolas Drive, Suite 207  
Newport Beach, CA 92660*

7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☒ Categorical Exemption. State type and class number: **Section 15301 (Existing Facilities), Class 1**
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☐ Other: Explain:

8. Reasons why the project is exempt:

CUP2018-0005 qualifies as a Categorical Exemption under Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) because the project consists of establishing and operating an indoor recreational trampoline park facility within an existing commercial building. The indoor recreational trampoline park facility will be contained entirely inside the building and no expansion is proposed to the commercial building. Therefore, there is no possibility that the proposal will have any significant effects on the environment.

9. Contact Person/Telephone No.: *Harald Luna / (951) 736-2268*
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_

*Harald Luna, Associate Planner  
Lead Agency Representative*



# AERIAL & ZONING MAP



Date: 06/26/2018

**CUP2018-0005**  
**705 North Main Street**

