



Legislation Text

File #: 18-1972, Version: 2

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 8/1/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council Consideration to take no action, thereby affirming the Planning and Housing Commission's action granting Conditional Use Permit 2018-0005, or set the item for review at a subsequent meeting, an application to establish and operate a 34,100 square-foot indoor recreation trampoline park facility within an existing commercial building (located at 705 North Main Street, Suites 106/108) in the MU (Mixed Use) designation of the North Main Street Specific Plan (SP99-01). (Applicant: Steve Coyne of Waypoint Group)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2018-0005, based on the findings contained in the staff report and conditions of approval.

OR

2. Set the item for review at a subsequent meeting.

ANALYSIS:

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). The project site is 10.74 acres and contains an existing 100,850 square foot commercial building that was recently remodeled with updated building improvements, new parking lot and landscaping and a 3,000 square foot drive-through restaurant building. The original main building on the site was 95,010 square feet and 5,840 square feet was recently added as part of the remodel to allow up to three small in-line tenants. The main building will house three large in-line tenants and currently contains Chuze Fitness and Aldi Market. Big Air Trampoline Park will occupy the middle tenant space between Chuze and Aldi. CUP2018-0005 does not require any modifications to the exterior of the

building but does require interior tenant improvements.

Floor Plan

The Big Air Trampoline Park will have a combination of child and adult indoor recreational equipment. 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.

Business Operation

The trampoline park will operate Monday through Sunday during the day and evenings. The following table shows the hours of operations for the current tenants in the center.

**Table 1
Tenants Hours of Operations**

Days	Hours					
	Big Air Trampoline	Chuze Fitness	Aldi Market	Wendy's Restaurant	ReMax Office Bldg.	Vacant In-line Tenants (small)
Monday	11:00 a.m. - 9:00 p.m.	4:30 a.m. – 12:00 a.m.	9:00 a.m. – 9:00 p.m.	10:30 a.m. – 1:00 a.m.	9:00 a.m. – 6:00 p.m.	9:00 a.m. – 6:00 p.m.
Tuesday	11:00 a.m. – 9:00 p.m.	24 hours	9:00 a.m. – 9:00 p.m.	10:30 a.m. – 1:00 a.m.	9:00 a.m. – 6:00 p.m.	9:00 a.m. – 6:00 p.m.
Wednesday	11:00 a.m. – 9:00 p.m.	24 hours	9:00 a.m. – 9:00 p.m.	10:30 a.m. – 1:00 a.m.	9:00 a.m. – 6:00 p.m.	9:00 a.m. – 6:00 p.m.
Thursday	11:00 a.m. – 9:00 p.m.	24 hours	9:00 a.m. – 9:00 p.m.	10:30 a.m. – 1:00 a.m.	9:00 a.m. – 6:00 p.m.	9:00 a.m. – 6:00 p.m.
Friday	11:00 a.m. – 11:00 p.m.	12:00 a.m. – 10:00 p.m.	9:00 a.m. – 9:00 p.m.	10:30 a.m. – 1:00 a.m.	9:00 a.m. – 6:00 p.m.	9:00 a.m. – 6:00 p.m.
Saturday	10:00 a.m. – 11:00 p.m.	6:00 a.m. – 8:00 p.m.	9:00 a.m. – 9:00 p.m.	10:30 a.m. – 1:00 a.m.	Closed	9:00 a.m. – 6:00 p.m.
Sunday	10:00 a.m. – 8:00 p.m.	6:00 a.m. – 8:00 p.m.	9:00 a.m. – 9:00 p.m.	10:30 a.m. – 1:00 a.m.	Closed	9:00 a.m. – 6:00 p.m.

Parking

The North Main Street Specific Plan, Section 4.4.1(A)(4), makes provisions for non-residential uses to utilize shared parking. Shared parking is generally defined as parking space that can be used to serve two or more individual land uses without conflict and under the methodology that different land uses have different peak parking demand times. This type of analysis usually results in a peak parking demand that is lower than either the summation of individual peak demand factors or the city's parking code requirement for each use.

Because the sum of the required parking for each tenant within the commercial center would exceed the parking required by the Corona Municipal Code (Chapter 17.76), the applicant retained Linscott, Law and Greenspan Engineers (June 2018) to prepare a shared parking analysis for the commercial center to determine the number of parking spaces needed during the peak operating hours of all the tenants combined. The shared parking analysis determined 535 parking spaces would need to be made available during the peak hours of 5:00 p.m. and 6:00 p.m. on the weekdays and 492 parking

spaces on the weekend at 5:00 p.m. The center provides a total of 542 parking spaces and is therefore capable of accommodating parking during the peak hours. It is also worth noting that the Remax Real Estate Office building closes at 6:00 p.m. Monday through Friday and is closed on the weekends. This building requires 46 parking spaces; therefore, these spaces will be made available every evening when the other tenants are still open and all day on Saturday and Sunday.

The table below demonstrates the parking requirement for the commercial center.

Table 2 - Parking Summary

Building	Use	Building Area	Parking Ratio	Required Parking
Building 1	Office (Remax Real Estate)	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 (Proposed)	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
Total Required (based on the sum of parking for all tenants per CMC Chapter 17.76)				568
Total Needed Based on Shared Parking Analysis (LL&G Engineers, June 2018)				
Monday-Friday (peak hours 5:00 p.m. and 6:00 p.m.)				535
Saturday and Sunday (peak hour 5:00 p.m.)				492
Total Provided On-site				542

The parking provided on-site contains enough spaces to meet the demands for specific tenancy during the peak operating times of the center.

Access

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 to the city's designed street standard.

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; and lastly 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.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

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.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of July 9, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Carrillo/Ruscigno) and carried unanimously with Vice Chair Jones and Commissioner Dunn absent, that the Planning and Housing Commission adopt Resolution No. 2513 granting CUP2018-0005, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS

1. Locational and Zoning Map.
2. Site Plan for CUP2018-0005.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of July 9, 2018.

APPLICANT INFORMATION

Steve Coyne of Waypoint Group, LLC., 567 San Nicolas Drive, Suite 270, Newport Beach, CA 92660