

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
August 13, 2014

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on August 13, 2014, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Chung presiding.

PRESENT: COMMISSIONERS: Barstow, Capelle, Diep, Gonzales, McGuire, Schoales, and Chung

ALSO PRESENT:

Joel W. Rosen, AICP, Community Development Director
Jay Saltzberg, Planning Manager
Monique Schwartz, Assistant Planner
Nabil S. Henein, Assistant City Engineer
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant
Suzanne Davis, Administrative Assistant

1. APPROVAL OF MINUTES Meeting of July 23, 2014

RECOMMENDED ACTION: Approve

Commissioner Schoales abstained from voting due to his absence at that meeting.

Commissioner Capelle moved and Commissioner McGuire seconded the motion to approve this item.

AYES: 6 COMMISSIONERS: Barstow, Capelle, Diep, Gonzales, McGuire and Chung

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 1 COMMISSIONER: Schoales

PUBLIC HEARING:

NEW BUSINESS:

2. CONDITIONAL USE PERMIT NO. CU14-004

A request for an indoor trampoline recreation facility within the Buena Park Mall at 8420 On the Mall, Suite 240 within the CR (Regional Commercial) zone. This project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Coventry II DDR Buena Park, LLC
8308 On the Mall
Buena Park, CA 90620

APPLICANT: Big Air Buena Park, LLC
c/o Joshua Hunter
999 Corporate Drive, Suite 215
Ladera Ranch, CA 92694

RECOMMENDED ACTION: Adopt Resolution of Approval

In reply to Chair Chung, Ms. Santos stated that staff had received no written communication on the item.

The staff report was presented by Monique Schwartz, Assistant Planner. The subject property is part of the Buena Park Mall, bounded by La Palma Avenue on the north, Stanton Avenue on the west, Dale Street on the east and single family residences on the south. The site is zoned CR (Regional Commercial) featuring Sears, Wal-Mart, 24 Hour Fitness, Bed Bath and Beyond, Discount Shoe Warehouse (DSW), and Krikorian Metroplex Theaters. The subject tenant space is located at the northeast entrance of the Mall, adjacent to tenant spaces occupied by Walmart and Bed Bath and Beyond. The properties to the east are zoned CS (Community Shopping) and RS-6 (One-Family Residential) and are developed with a retail center with adjacent single-family homes. Properties to the west are zoned ECSP (Entertainment Corridor Specific Plan) and AR (Amusement Resort) and are developed with Knott's Berry Farm/Soak City. Properties to the north are zoned CR and RS-6 and are developed with single-family homes and the Park Place shopping center, including Kohl's Department Store.

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU14-004 with the findings and conditions listed herein.

Big Air Buena Park proposes to locate in the Buena Park Mall, in the upper portion of a two level tenant space previously occupied by Steve & Barry's clothing store. Subsequent to Steve and Barry's, Aah's, a discount novelty retail outlet, occupied the upper level and Sugar Plum, a temporary seasonal tenant, occupied the lower level. Big Air proposes to operate on the upper level and Sugar Plum will continue to utilize the lower level. Planning Staff discussed the viability of maintaining this mall location as a retail space with mall management and their retail brokers. Mall management and their brokers indicated that this location has been continuously marketed as a retail space. However, conventional retailers have not been interested due to the lack of loading docks and inadequate direct loading access to the tenant spaces.

The project applicant found this mall location favorable because of the high open ceilings, large uninterrupted floor area, and adjacency to other entertainment and recreational uses within the City. The applicant currently has two California locations in Laguna Hills (Big Air) and Redlands (Sky Town) which have together been operating for approximately 3.5 years. Big Air Buena Park is intended to serve as a central location for customers residing in North Orange County and Southeast Los Angeles County. This facility will cater to all age groups, including adults. The company's business philosophy is to provide "safe, fun and clean family entertainment".

The submitted application, plans, and business plan propose the establishment and operation of a 29,939 sq. ft. indoor trampoline recreation facility within the Buena Park Mall. The proposed indoor recreation facility will be open Sunday through Thursday from 10:00 a.m. to 10:00 p.m. and Friday through Saturday from 10:00 a.m. to 12:00 midnight. Toddler time will be from 8:00 a.m. to 10:00 a.m. daily and the business will occasionally accommodate private groups Sunday through Thursday from 10:00 p.m. to 11:00 p.m. Because the main entrance to the Big Air facility will be accessed from the mall's interior, at the northeast entrance, customers will have access to the mall interior even after normal mall business hours. There will be approximately 10 employees per weekday shift and 25 employees per weekend shift.

The submitted plans indicate that the interior of the tenant space will be reconfigured to accommodate an open entry/lobby where customers check-in and pay admission, a party room, party table area, locker room for shoes and personal items, office, storage areas, and snack bar with attached kitchen for the service of beverages and snacks such as pizza, hot dogs, ice cream, and other specialty items. All foods are pre-prepared and warmed in electric ovens, but no stove top cooking or raw food preparation will take place within the kitchen area. In addition, there will be a large elevated open trampoline play area that will be divided into several activity courts, lined with bouncing surfaces on the walls and floors. Trampoline activities will include dodge ball, slam dunk basketball, a foam pit, and a "Big Court", where up to 60 bouncing surfaces are connected into one main court. Other activities include battle beam, rock climbing walls and a mechanical bull. There will be a lounge area with couches, Wi-Fi connectivity and a big screen television for parents and children who do not wish to participate in the trampoline activities. The tenant space will be equipped with security cameras within all trampoline areas. There will also be a court monitor at each attraction monitoring guests for safety and enforcing park rules. Upon check in, each jumper will be given a sticker that indicates the jumping time paid for and when their time expires. No exterior mall improvements are proposed at this time, except for Big Air signage above the northeast mall entrance.

Pursuant to Section 19.512.010 of the Zoning Ordinance, establishment and operation of a commercial recreation use is subject to the review and approval of the Planning Commission via the Conditional Use Permit Process. After reviewing the applicant's request, development plans, and business plan, as well as visiting the proposed mall site and the existing business location in Laguna Hills, staff is of the opinion that the proposed indoor trampoline recreation facility can be accommodated without negatively affecting the subject or surrounding properties. Additionally, the proposed tenant space is located adjacent to the northeast entrance of the Mall and will not affect the neighborhood to the south of the Mall or the neighborhood to the northeast or northwest, located more than 800 ft. away. Staff feels that the proposed business closing hours will be appropriate based on consistency with the adjacent Krikorian Metroplex Theaters and restaurants as well as with other recreational uses within the area. Parking for the facility will be sufficient as the existing Mall site parking can adequately accommodate the proposed use and existing uses, in compliance with Code requirements. Additionally, the Buena Park Police Department reviewed the proposed request to establish an indoor trampoline recreation facility within the Buena Park Mall and provided no objections regarding the project, as conditioned.

The Entertainment Mixed-Use designation of the General Plan and Commercial Regional zone were created to stimulate development at a regional scale, with integrated shopping,

dining and entertainment within the core area of the City. The objective of the General Plan and Zoning for the area is to facilitate an enhanced and revitalized town center featuring an assortment of dynamic and complementary entertainment, retail, and dining experiences. The entire area, including Knott's Berry Farm and the Entertainment Corridor Specific Plan area is envisioned as the focal point of Buena Park. In reviewing the applicant's request, staff feels that the proposed indoor trampoline recreation facility will be an appropriate enhancement for the Mall and will provide additional entertainment opportunities for City residents, tourists, and Mall patrons, consistent with General Plan and Zoning requirements. Staff concludes that the proposed indoor trampoline recreation facility will not be detrimental to the existing or anticipated uses within the mall as well as the surrounding residential neighborhood and will contribute to the viability and vitality of the intended regional commercial area. Furthermore, the indoor trampoline recreation facility will be compatible with the intended and existing character of the mall and surrounding area based on operating characteristics, location, access and parking.

The project is Class 1, Section 15301, categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on July 31, 2014, and five notices were mailed to property owners within a 300 ft. radius of the subject property on July 31, 2014.

Chair Chung asked if there were any questions of staff.

Commissioner Barstow inquired whether food and drink will be permitted in the trampoline areas and asked about the status of the new jump facility in the former bank building at Western Avenue and Auto Center Drive.

Ms. Schwartz responded that food and drinks will not be allowed in the trampoline areas. Mr. Rosen replied that the new jump facility located at Western and Auto Center is not a trampoline facility but rather an inflatable bounce house facility which is a different type of attraction.

Commissioner Schoales asked about the price of admission.

Chair Chung stated that this is a public hearing. If there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

Greg Briggs, Mission Viejo, applicant responded that Big Air sells trampoline time by the hour but general admission is free. Trampoline time ranges from \$12 – \$14 dollars, depending on the time of day. The Buena Park facility will be their third California trampoline park, including similar Redlands and Laguna Hills facilities. The customers are typically mothers and young children. Big Air attracts teenagers during weekend nights, but it is primarily a children's birthday party business.

Commissioner Diep inquired as to the minimum age requirement to use the trampolines and also asked how many accidents and lawsuits typically occur.

Mr. Briggs stated that there is a charge for children beyond two years of age. The facilities are designed to accommodate young children, including age-appropriate children's courts.

Mr. Briggs said that a signed waiver is required to enter the facility. Big Air has had more than 350,000 jumpers in their Laguna Hills facility with only 3 injuries that were considered serious, including a broken collar bone, broken ankle, and broken forearm.

Commissioner Gonzales asked if there is a program for children with learning disabilities.

Mr. Briggs stated that Big Air has a monthly "special needs day", when the lighting is changed, music volume is lowered, and rates are reduced. The event is sparsely attended and uncrowded. The customers are grateful for the opportunity to enjoy the facility without the worry of getting hurt.

Commissioner Schoales asked if the facility interior will be visible from the exterior or from John's Incredible Pizza.

Mr. Briggs explained that an 80 inch viewing screen will be located in front of the facility for people to see the activities within the mechanical bull court, the battle beam court, and the foam pit. Big Air is anticipated to open by early November 2014.

There being no one else wishing to speak on the matter, Chair Chung closed the public hearing and advised that the item requires a Resolution for approval or denial with findings.

Commissioner Gonzales moved and Commissioner Capelle seconded the motion to adopt the following titled Resolution recommending Conditional Use Permit No. CU14-004 with findings of fact and conditions therein.

**RESOLUTION NO. 5915
CONDITIONAL USE PERMIT NO. CU14-004**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU14-004, TO ESTABLISH AN INDOOR TRAMPOLINE RECREATION FACILITY WITHIN THE BUENA PARK MALL LOCATED AT 8420 ON THE MALL, SUITE 240 IN THE CR (REGIONAL COMMERCIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES: 7 COMMISSIONERS: Gonzales, Capelle, Diep, Schoales, Barstow, McGuire and Chung

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

AGENDA FORECAST:

A proposal to subdivide two parcels into three separate lots for development of three single family homes located at 8232 Fourth Street and 6121 Indiana Avenue in the RM-20 (Medium Density Multifamily Residential) zone set for Sept. 10, 2014.

STAFF REPORT:

Mr. Rosen discussed the City Council meeting of August 12, 2014 in which public noticing requirements for large single family room additions was discussed along with developer communications and community engagement regarding large controversial projects. In addition, Mr. Rosen reported that the Arirang Festival was approved.

COMMISSION REPORTS:

None

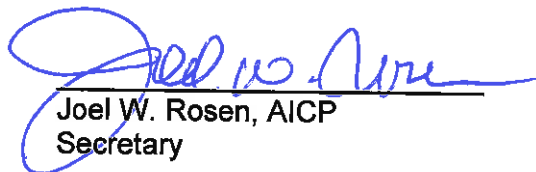
ADJOURNMENT:

At 7:40 p.m., Chair Chung adjourned the meeting to the Planning Commission meeting on Wednesday, August 27, 2014, in the City Council Chamber.



Jae Joon Chung
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary