

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jessica Bui, Assistant Planner
DATE: September 6, 2017

SUBJECT: **CONDITONAL USE PERMIT NO. 17-025 (WE PLAY LOUD INDOOR PLAYGROUND)**

LOCATION: 7470 Edinger Avenue, 92647 (east of Gothard St. and south of Edinger Ave.)

Applicant: Frank Cotroneo, We Play Loud, 24530 Swartz Drive, Lake Forest, CA 92630

Property Owner: Julie Kim, Parksville Investment, LLC, 4848 Wilshire Boulevard #302, Los Angeles, CA 90010

Request: To permit a commercial recreation and entertainment use (We Play Loud Indoor Playground) within an existing approximately 10,980 sq. ft. tenant suite.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

General Plan: M – sp – d (Mixed Use – Specific Plan Overlay – Design Overlay)

Zone: SP 14 – FP2 (Beach and Edinger Corridors Specific Plan – Floodplain Overlay)

Existing Use: Commercial

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines because the project consists of negligible or no expansion of an existing structure.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-025:

1. Conditional Use Permit No. 17-025 for the establishment of a commercial recreation and entertainment use (We Play Loud Indoor Playground) within an existing 10,980 sq. ft. tenant

suite will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood as the proposed use will be within an existing multi-tenant commercial center with complementary commercial uses. The nearest residential use is approximately 100 feet to the north of the subject site and is buffered by a parking lot and Edinger Avenue and there are no anticipated impacts to the residential use. Based upon the conditions imposed, doors shall remain closed during business hours and all activities must occur within the interior of the building to ensure the proposed use will not be detrimental to the surrounding uses.

2. Conditional Use Permit No. 17-025 for the establishment of a commercial recreation and entertainment use (We Play Loud Indoor Playground) within an existing approximately 10,980 sq. ft. tenant suite will be compatible with surrounding uses as the proposed use will be within an existing multi-tenant commercial center with complementary commercial uses. Furthermore, other commercial recreation and entertainment uses with similar operations have been established within the commercial center previously with negligible or no impacts to the site. The proposed use is conditioned to limit the hours of operation from 10:00 AM to 6:00 PM daily, which is similar to the uses on-site. Lastly, as conditioned, the use will be conducted entirely within the interior of the building to ensure the use will be compatible with the commercial uses on-site by minimizing any potential noise impacts.
3. Conditional Use Permit No. 17-025 for the establishment of a commercial recreation and entertainment use (We Play Loud Indoor Playground) within an existing approximately 10,980 sq. ft. tenant suite will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The Beach and Edinger Corridors Specific Plan allows for commercial recreation and entertainment uses such as the use proposed with the approval of a conditional use permit. The use will be conditioned to be conducted entirely within the interior of the building to ensure the use will be compatible with the commercial uses on-site. The proposed use will not result in additional building floor area and therefore complies with the applicable development standards such as parking and landscaping.
4. The granting of Conditional Use Permit No. 17-025 for the establishment of a commercial recreation and entertainment use (We Play Loud Indoor Playground) within an existing approximately 10,980 sq. ft. tenant suite will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 10: Achieve the development of a range of commercial uses.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The proposed commercial recreation and entertainment use will promote the diversity of land uses by providing for a range of services to accommodate the needs of local residents

and serve visitors from the surrounding region. The proposed use, as conditioned, is not anticipated to result in negative impacts on surrounding businesses and adjacent properties.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 17-025:

1. The site plan, floor plans, and elevations received and dated July 19, 2017 shall be the conceptually approved layout.
2. The use shall comply with the following:
 - a. The hours of operation shall be limited to 10:00 AM to 6:00 PM, daily.
 - b. All doors shall remain closed during business hours.
 - c. All activities shall be conducted entirely within the interior of the building. Outdoor activities shall be prohibited unless otherwise permitted by the Community Development Department.
3. CUP No. 17-025 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council,

Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.