



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2018-06

AGENDA ITEM: PH-2

PREPARED BY: Teresa Santilena
Assistant Planner

MEETING DATE: April 11, 2018

SUBJECT: Conditional Use Permit CUP2018-06
723 East Huntington Drive

REQUEST: Applicant is requesting a Conditional Use Permit for a new 10,480 square foot indoor children's recreational facility within an existing shopping center. This property is located in the CRS (Commercial Regional/Subregional) zone.

APPLICANT: Veronica Becerra

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The Applicant is requesting approval of a Conditional Use Permit (CUP) to establish an indoor children's playground, "Kids Empire," in the Monrovia Landing shopping center, located in the Commercial Regional/Subregional (CRS) zone. The proposed business will offer families an indoor playground, featuring slides and climbing structures, a pantry for the sale of pre-packaged food items, and private parties for children ages 3 to 13. The indoor playground meets the definition of "Recreational Facilities" within the Monrovia Municipal Code (MMC). Section 17.08.010 of the MMC requires Recreational Facilities be established in the CRS zone through the approval of a Conditional Use Permit.

SUBJECT PROPERTY: The subject property is located on the north side of East Huntington Drive, between South Shamrock and South Mountain Avenues. The 11.85 acre shopping center is developed over six contiguous parcels and contains a 17,000 square foot gym, a 2,300 square foot restaurant (Yoshinoya), a 2,018 square foot restaurant (Taco Bell), and a 117,806 square foot multi-tenant building. The proposed use will occupy a new 10,480 square foot tenant space within the multi-tenant building. A new storefront entrance will be created on the west building elevation for the new unit. The shopping center is surrounded by the following land designations and uses, which support a variety commercial uses:

North:

General Plan: Manufacturing
Zoning: M (Manufacturing)
Land Use: Office Buildings (Trader Joes Corporate Office and Monrovia Technology Campus)

South:

General Plan: Office/Research and Development/Light Manufacturing
Zoning: O/RD/LM (Office/Research and Development/Light Manufacturing) and PD-10A (Planned Development Area)

Land Use: Commercial Buildings (Monrovia Auto Center, Wienerschnitzel, Oil Stop, Lumber Liquidators, Coffee Bean and Tea Leaf, Shell Station)

East:

General Plan: Public/Quasi-Public
Zoning: P/QP (Public/Quasi-Public)
Land Use: Wash

West:

General Plan: Manufacturing and Office/Research and Development/Light Manufacturing
Zoning: M (Manufacturing) and O/RD/LM (Office/Research and Development/Light Manufacturing)
Land Use: Office Building (City of Hope Beckman Research Center) and Second Baptist Church

DISCUSSION/ANALYSIS: Kids Empire proposes an indoor playground for children ages 3 to 13 to encourage physical activity and socialization. The operator has one existing location in Southern California in South Gate and 70 parks open in Europe. Kids Empire does not offer child care, every child must be accompanied by an adult. The entry fee of \$15 per child (up to two adults may enter for free with the admission of a child) is good for the entire day, and groups are permitted to leave and return without an additional charge. Kids Empire also offers party packages for birthdays and other celebrations. No food is prepared on site, but pre-packaged food items are available for purchase. The proposed hours of operation are 10 AM to 8 PM Monday through Thursday and 10 AM to 10 PM Friday through Sunday. There will be between 3 and 12 employees per shift.

The Applicant proposed to limit admission to a maximum of 300 patrons, including adults. Based on the attendance of the South Gate location, the Applicant anticipates that weekday attendance will be much lower; roughly 5% of maximum capacity (15 patrons). Peak hours will generally occur between 2:00 p.m. and 6:00 p.m. on the weekends, when one or more private parties may be taking place. During those times, the indoor playground will be roughly 80% occupied. A typical party averages 8 to 10 children in attendance. The party package includes pizza and cake that are prepared offsite by local businesses.

Site Plan/Floor Plan

The new tenant space will be located in the northwest corner of the multi-tenant building, behind the O'Reilly Auto Parts. Previously, the space has been used for loading and unloading of product, and storage. However, with the recent and ongoing improvements to the Monrovia Landing shopping center, the space has been reconfigured to allow another storefront. The floor plan for the proposed recreational facility includes a large main room with tables and chairs for 252 patrons, 18 additional "park bench" style tables, a small pantry that will sell pre-packaged food items, a 3,089 square foot playground room, a smaller play room for toddlers, and a children's disco.

Elevation

On November 23, 2016, the Development Review Committee (DRC) approved a significant façade remodel of the shopping center. Over the past year and a half, the Monrovia Landing shopping center has been going through both interior and exterior renovations. The new tenant space that will be developed in conjunction with this application will create a new storefront with a tower element that will be cohesive with the rest of the renovated façade, using the same colors, materials and design elements. Conditions of approval have been included to ensure that the new storefront is consistent with the improvements made to the center. Condition #2

on Data Sheet 1 states that the Planning Division Manager shall review and approve the location of new exterior lighting. Additionally, Condition #3 requires the Monrovia Landing Master Sign Program be updated and approved by DRC, Condition #4 requires that any new signage be reviewed and approved by the DRC prior to installation.

Parking

The Monrovia Municipal Code does not have a parking standard for recreational facilities. Staff surveyed several cities to see how similar uses are generally parked. Many cities apply the same parking ratio to recreational facilities as retail operations, though a few have a specific parking requirements. The following table provides a summary of the parking survey results.

City	Parking Standard	Spaces Required
San Jose	1 space per 80 sf	131
Arcadia	1 space per 100 sf of play area	41
Riverside	1 space per 300 sf (with parking study)	35
Davis	1 space per 250 – 300sf	42
Redlands	1 space per 250 sf	42
South Gate	No additional parking when part of shopping center	42
Temple City	1 space per 400 sf plus 1 per employee	39 (based on max no. of 12 employees per shift)
Gardena	No additional parking when part of a shopping center	42
Elk Grove	1 space per 200 sf	54

Staff applied the different parking formulas from the survey cities to the proposed Monrovia project and found that the required number of spaces generally fell within the high 30s or low 40s. The multi-tenant building was developed with parking to accommodate retail uses at 1 space per 250 square feet. Using that formula, the parking calculation for this unit requires 43 parking spaces, which is what is provided within the 653 shared parking stalls on site. Staff and the Development Review Committee determined that this is an appropriate number of parking spaces given the results of the survey.

Conclusion

Recreational facilities are required to obtain a Conditional Use Permit to operate within the CRS zone. Kids Empire will enhance the retail nature of the Monrovia Landing shopping center by offering families and caregivers with children an indoor playground that can be visited before, during, and after shopping trips. Conditions of approval will mitigate impacts associated with this use.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of CUP2018-06 for a new 10,480 square foot indoor playground within an existing multi-tenant building. If the Planning Commission concurs with this recommendation then, following the public hearing, the following actions would be:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2018-06 is categorically exempt from CEQA under Class 3.

2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2018-06, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2018-06, subject to the attached Planning Conditions on Data Sheet No. 1, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve CUP2018-06 pursuant to the recommendations in the Staff Report.



Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for CUP2018-06, allowing an indoor children's playground to locate in a 10,480 square foot unit in an existing 97,706 square foot commercial building submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval.

DEVELOPMENT STANDARDS

1. The final colors and materials, including window and door storefronts, stone veneers, and stucco finishes shall match the existing development, to the satisfaction of the Planning Division Manager.
2. The pedestrian walkway in front of the proposed tenant space shall be improved with a curb and a pedestrian path of travel shall be delineated from the parking lot to the pedestrian walkway. The delineation shall consist of signage and/or striping to the satisfaction of the City Engineer.
3. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.
4. The Monrovia Landing Master Sign Program shall be amended to include the new tenant space and shall be submitted for review and approval by the Development Review Committee.
5. All exterior signs shall be submitted for review by the Development Review Committee after the Monrovia Landing Master Sign Program has been amended. No exterior sign may be installed without prior approval of the Development Review Committee.
6. Roof mounted mechanical equipment shall be completely screened from the street view adjacent to the site.
7. New ground level mechanical equipment shall be completely screened from view and shall not be located within the street facing setbacks.

8. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground and provided to each tenant space.

BUSINESS OPERATION

9. All activities shall be conducted entirely within an enclosed building.
10. All supplies, products, materials, and equipment shall be stored within the building. Outdoor storage of supplies, products, materials, and equipment is prohibited.
11. The Development Review Committee (DRC) shall review the use six months from the date the business commences. The review shall focus on compliance with the conditions of approval and whether there are any impacts upon surrounding properties, including but not limited to, traffic and parking impacts.
12. Hours of operation shall be limited to 10:00 AM to 8:00 PM, Monday through Thursday and 10:00 AM to 10:00 PM Friday through Sunday. Before any change is made in these hours of operation, approval by the DRC shall be obtained by Applicant. Alternatively, the DRC may refer the matter to the Planning Commission for its review, in which case no change in the hours of operation shall be made without Planning Commission approval.
13. If it is determined by the Community Development Director or Public Services Director that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming or leaving the establishment, the business will provide employees to pick-up and properly dispose of all litter.
14. Other than a microwave oven, no cooking facilities shall be permitted as part of this Conditional Use Permit.
15. No stage shall be permitted as part of this Conditional Use Permit.

CONSTRUCTION SITE REQUIREMENTS

16. Applicant shall provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect at that time imposes a shorter time period for eradication. Fencing may be removed prior to landscape installation with Planning Division approval.
17. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted by the Applicant at the front of the site prior to grading or construction.

FIRE DEPARTMENT REQUIREMENTS

18. An allowable area calculation shall be provided based on occupancy and construction type of building with respect to other building occupants.
19. An automatic fire sprinkler system and fire alarm as set forth by Fire Code 903 and 907 shall be provided.
20. All exit doors shall be equipped with panic hardware.
21. Emergency lighting shall be provided along all paths of egress and in exit corridor.
22. Bollard protection shall be provide for exit path from north exterior exit door.
23. All decorative materials shall be flame retardant.
24. Portable fire extinguishers shall be installed per the California Fire Code.
25. A knox box shall be provided at an approved location.

GENERAL REQUIREMENTS

26. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
27. In addition to Planning (Data Sheet No. 1) conditions of approval, the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
28. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.
29. This CUP may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. In addition to any other remedy available to the City, security measures may be required such as adding an employee to monitor the area where problems are occurring.
30. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council

concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

31. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Number 1. This CUP shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
32. The use or development associated with this CUP shall begin within one (1) year after its approval or it will expire without further action by the City.
33. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2018-06 for an indoor children's playground in the CRS (Commercial Regional/Subregional) zone located at 723 East Huntington Drive is based on the following findings:

- A. The project site is adequate in size, shape and topography for the proposed indoor children's playground. *The Monrovia Landing shopping center is developed over six contiguous parcels of land totaling 11.85 acres. The site is developed with a 117,806 square foot multi-tenant building, a 17,000 square foot gym, and two standalone restaurants, which are surrounded by an improved surface parking lot. The topography of this commercial area is relatively flat. The use will be located in a new 10,480 square foot tenant space within the existing multi-tenant building, no additional square footage is being added to accommodate the new use.*
- B. The project site where the indoor children's playground will be located has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. *The proposed use is located in a commercial shopping center, which is designed to support the use and traffic loads this use will generate. As conditioned, the existing site will provide a clearly marked pedestrian and accessible walkway from the parking area. There is a shared parking agreement in place for the shopping center, with a total of 653 existing parking stalls, which will be sufficient to serve this use and the other uses in the center. Families will drive to and from the site via personal vehicles throughout the day.*
- C. The indoor children's playground is compatible with the General Plan and will not adversely impact the objectives of the General Plan. *The property is located within the Commercial Regional/Subregional General Plan land use designation, which is "intended for large-scale retail, entertainment, hotels, and office facilities serving both the local and sub-regional markets." The conditions of approval will further ensure compatibility with the surrounding uses by limiting the hours of operation, requiring all activities to be conducted within the building, and implementing a review of the use after six months of operations to address any impacts to the surrounding properties, in particular, those impacts related to traffic and parking. The indoor children's playground is compatible with the General Plan and will not adversely impact the objectives of the General Plan.*
- D. The indoor children's playground will comply with the applicable provisions of the zoning ordinance. *The zoning ordinance provides regulations relating to the size and location of commercial developments within the Commercial Regional/Subregional zone. The existing shopping center is in compliance with the*

provisions set forth in the zoning ordinance. The zoning ordinance further requires that a Conditional Use Permit be obtained for any, "Recreational Facilities" use proposal within the CRS zone.

- E. The granting of the conditional use permit for an indoor children's playground and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity. *The applicant will be required to adhere to the conditions of approval on Data Sheet No. 1 to ensure the indoor children's playground is not detrimental or injurious to the public and surrounding uses. All activities will be conducted within an enclosed building, and no storage of supplies is permitted outdoors. Children will be accompanied by an adult at all times they are in the indoor playground.*



DATA SHEET 4

Surrounding Land Uses

CUP2018-06

723 East Huntington Drive

Property Description:

Located on the north side of East Huntington Drive, between South Shamrock and South Mountain Avenues. The 11.85 acre shopping center is developed over six contiguous parcels and contains a 17,000 square foot gym, a 2,300 square foot restaurant (Yoshinoya), a 2,018 square foot restaurant (Taco Bell), and a 117,806 square foot multi-tenant building. The proposed use will occupy one 10,480 square foot tenant space within the multi-tenant building.

Zoning

Subject site: CRS (Commercial Regional/Subregional)

Surrounding pattern:

- north: M (Manufacturing)
- south: O/RD/LM (Office/Research and Development/Light Manufacturing) and PD-10A (Planned Development Area)
- east: P/QP (Public/Quasi-Public)
- west: O/RD/LM (Office/Research and Development/Light Manufacturing) and RM2500 (Residential Medium Density)

Land Use

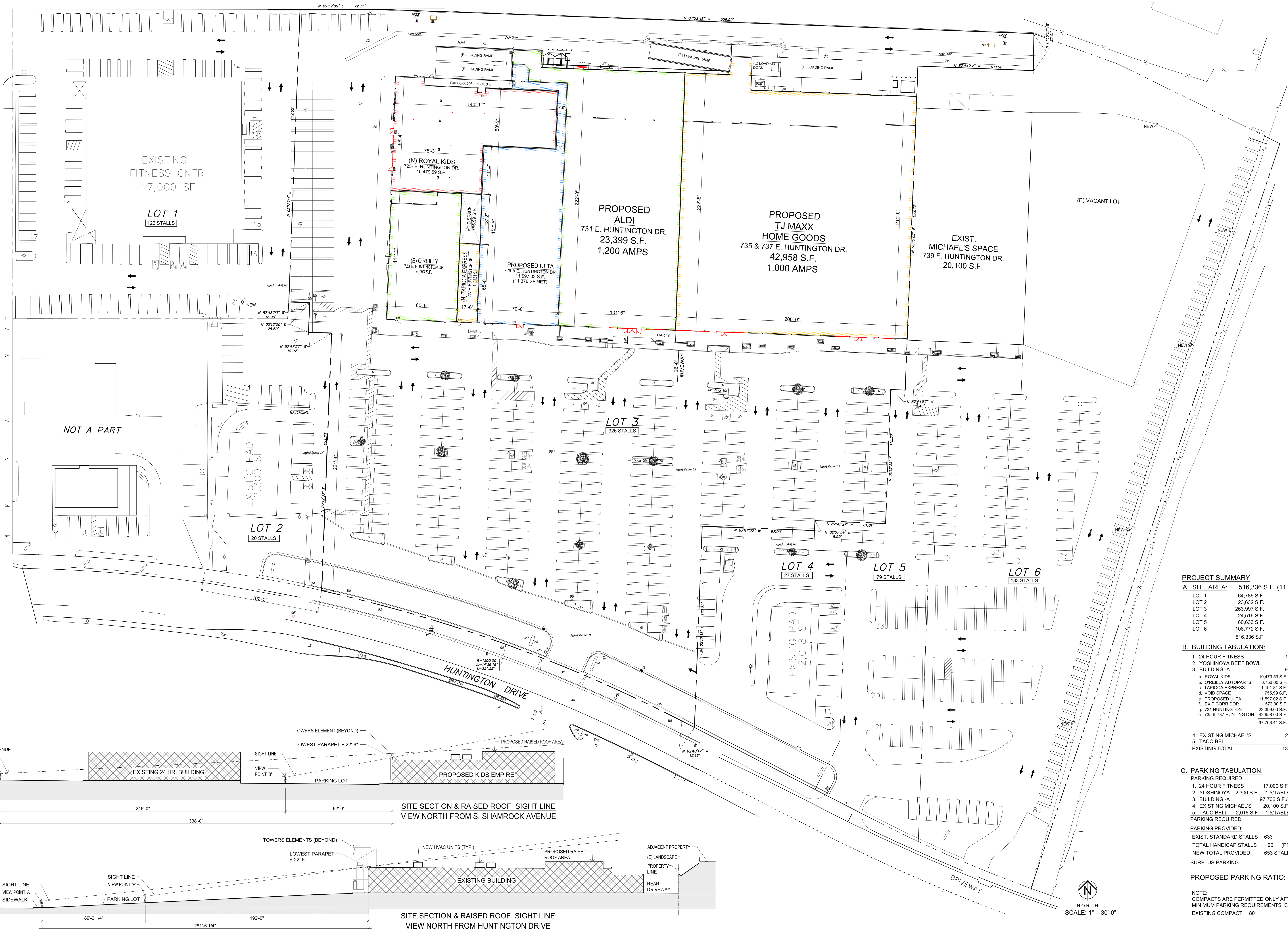
Subject site: Commercial Shopping Center

Surrounding pattern:

- north: Office Buildings (Trader Joes Corporate Office and Monrovia Technology Campus)
- south: Commercial Buildings (Monrovia Auto Center, Wienerschnitzel, Oil Stop, Lumber Liquidators, Coffee Bean and Tea Leaf, Shell Station)
- east: Wash
- west: Office Building (City of Hope Beckman Research Center) and Second Baptist Church

Environmental Determination: Categorical Exemption Class 3

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP



PROJECT SUMMARY

A. SITE AREA: 516,336 S.F. (11.853 AC)

LOT 1	64,786 S.F.
LOT 2	23,632 S.F.
LOT 3	263,997 S.F.
LOT 4	24,516 S.F.
LOT 5	80,633 S.F.
LOT 6	108,772 S.F.
TOTAL	516,336 S.F.

B. BUILDING TABULATION:

1. 24 HOUR FITNESS	17,000.00 S.F.
2. YOSHINOYA BEEF BOWL	2,300.00 S.F.
3. BUILDING - A	97,706.41 S.F.
a. ROYAL KIDS	10,479.59 S.F.
b. O'REILLY AUTOPARTS	6,753.00 S.F.
c. TAPIOCA EXPRESS	1,911.81 S.F.
d. VOID SPACE	755.59 S.F.
e. PROPOSED ULTA	11,597.02 S.F.
f. EXIT CORRIDOR	572.00 S.F.
g. 731 HUNTINGTON	23,399.00 S.F.
h. 735 & 737 HUNTINGTON	42,958.00 S.F.
4. EXISTING MICHAEL'S	20,100.00 S.F.
5. TACO BELL	2,018.00 S.F.
EXISTING TOTAL	139,124.41 S.F.

C. PARKING TABULATION:

PARKING REQUIRED

1. 24 HOUR FITNESS	17,000 S.F./250 = 68 STALLS
2. YOSHINOYA	2,300 S.F. 1.5/TABLE(21) = 32 STALLS
3. BUILDING - A	97,706 S.F./250 = 391 STALLS
4. EXISTING MICHAEL'S	20,100 S.F./250 = 81 STALLS
5. TACO BELL	2,018 S.F. 1.5/TABLE(21) = 32 STALLS
PARKING REQUIRED:	604 STALLS

PARKING PROVIDED: 653 STALLS

EXIST. STANDARD STALLS 633
TOTAL HANDICAP STALLS 20 (PROVIDED: 20 ADA STALLS)
NEW TOTAL PROVIDED 653 STALLS
SURPLUS PARKING: +49 STALLS

PROPOSED PARKING RATIO: 4.694 / 1000.

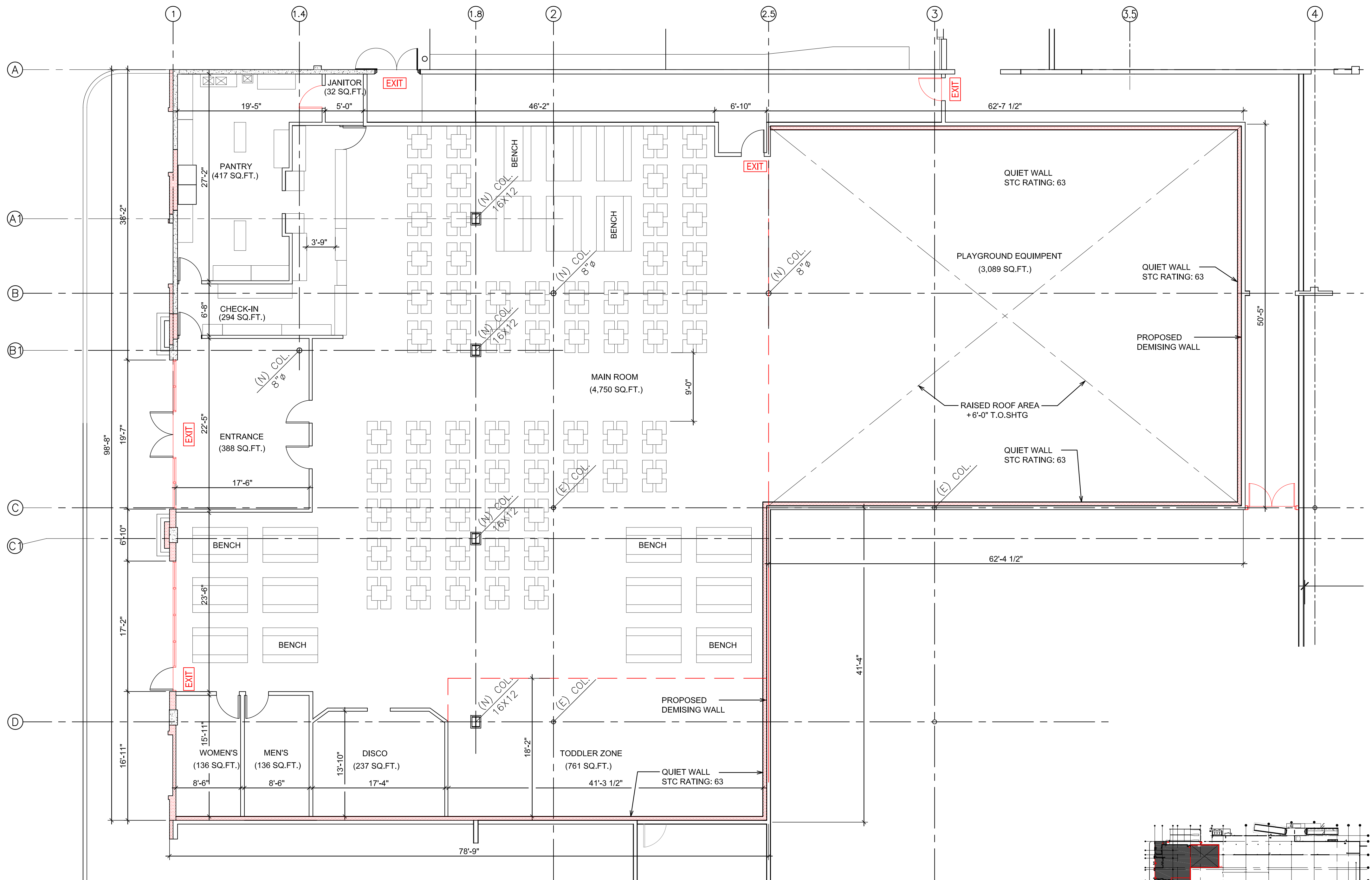
NOTE:
COMPACTS ARE PERMITTED ONLY AFTER MEETING THE MINIMUM PARKING REQUIREMENTS. CODE 17.24.070 (C)
EXISTING COMPACT 80

OVERALL SITE PLAN - SCHEME 22

MONROVIA LANDING CENTER
MONROVIA, CALIFORNIA
17030.14 04.04.18 SHEET 1

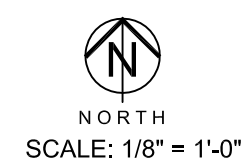
WARNER PACIFIC PROPERTIES
77 SIERRA MADRE BLVD, SUITE #9
PASADENA, CA 91107



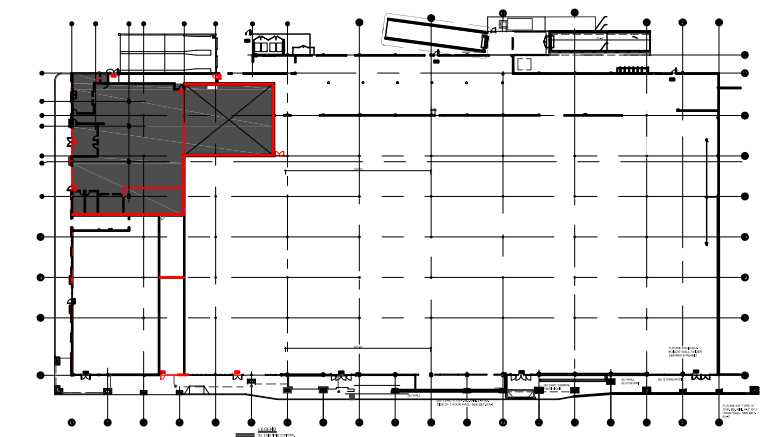


ROYAL KIDS SCHEMATIC FLOOR PLAN

SCHEME 1
 10,479.59 SQ. FT.
 MONROVIA LANDING CENTER
 MONROVIA, CALIFORNIA
 17030.14 04.04.18
 PAGE 1



- LEGEND**
- (E) EXISTING CONSTR.
 - (N) NEW CONSTRUCTION



KEY PLAN



