

March 25, 2026

City of Costa Mesa
Development Services Department
77 Fair Drive, Second Floor
Costa Mesa, CA 92626

**RE: *Conditional Use Permit Operational Letter
Jumpstart Trampoline Park
2200 Harbor Blvd.***

To Whom it may concern,

We are pleased to submit this Letter of Operation for a proposed indoor trampoline park (proposed “Project”) at the above address. The applicant, Joseph Hatch with JSAP Costa Mesa LLC (dba Jumpstart Park), proposes to establish the Project within an existing 13,854 s.f. commercial tenant space. Surrounding uses include retail uses to the north, south and west, and apartments to the east.

Project Site

The site is currently developed with a 12 acre, 189,388 s.f. shopping center at the southeast corner of Harbor Blvd. and Wilson Street. The site also has street frontage on College Avenue to the east. As shown on the site plan, three driveways are located along the Harbor Blvd. frontage, two along Wilson Street, and two along College Avenue. A total of 789 parking spaces are provided at the site. No site improvements are proposed for the Project.

Floor Plan

The floor plan shows the interior tenant improvements being proposed. Such improvements include a sportcourt, trampolines, airbag area, dodge ball area, kitchen, party rooms, slides, toddler area, concession area, main entry lobby and check-in counter, coolers and freezers, stockroom/storage, office, and two restrooms. No exterior building façade improvements are proposed.

Operations

Employees

- Employees will supervise attractions at all times, enforce safety rules, and provide guest service
- Approximately 3–6 employees on-site during non-peak hours and up to 10–12 employees during peak times, with a total staff of roughly 25–30 part-time and full-time employees

Customers

- Primarily families with children ages 4–14, though the facility is open to all ages, with parents/guardians required to supervise younger children

Hours

- The facility will be open to the general public, with typical hours of operation Sunday–Thursday 10:00 a.m. to 8:00 p.m. and Friday–Saturday 10:00 a.m. to 10:00 p.m.

Safety and Rules

- Safety is the most important core value to the business
- The park will maintain Advancing Standards Transforming Markets (ASTM) safety standards and provide additional safety measures beyond the ASTM standards when necessary
- ASTM standards link:
https://www.astmcatalogs.org/astmcatalogs/2026_bos_catalog/MobilePagedReplica.action?pm=2&folio=Cover#pg1
- Safety measures include signing mandatory liability waivers (see Ex B attached), required grip socks, age-appropriate play areas (including toddler areas), posted rules, trained floor monitors, capacity controls, regular equipment inspections, first-aid supplies, and clearly marked emergency exits
- A “point of sale” system will be implemented to ensure that customers stay within their own designated area
- A “safety video” will explain all safety rules to customers
- Employees will monitor all areas to ensure compliance with safety rules

Recreational Operations

- The proposed use is an indoor, family-oriented trampoline and adventure park offering open jump sessions, birthday parties, group events, and occasional private facility rentals
- All activities will occur indoors; background music is kept at family-friendly levels, and no outdoor amplified sound or outdoor attractions are proposed
- Groups can rent out individual areas or the entire facility
- Areas can be reserved by appointment in advance, but walk-ins are also allowed
- Each area will have a maximum capacity to ensure safe operations, depending on which area, type of activity, ages of participants, etc.
- No arcade games are proposed

Food and beverage

- Food service will include light concessions such as pre-packaged snacks, icee machine, bottled or fountain beverages, and warming equipment in the kitchen
- No alcoholic beverages will be sold or consumed on-site

Parking and deliveries

- Parking will be provided in the existing on-site lot serving the commercial center
- Deliveries will consist primarily of parcel-delivery trucks or food restocking during normal business hours

Parking Analysis

As shown in the tenant list and parking table on sheet AS101 (site plan), a total of 987 spaces are required per the City’s code, and 789 spaces are existing within the center. However, based on our observations of the center, the actual parking demand is much lower than 987 spaces based on the following:

Parking Requirement and Demand for the Center

- The center is never occupied more than approximately 60% during the peak hours (hours shown in tenant list)

- The two businesses with the highest parking requirement, Planet Fitness and Dick's Sporting Goods, which are 170 and 376 spaces respectively, do not reflect the actual demand, which is much lower
- The peak hours for all businesses in the center combined are evenly dispersed throughout each day of the week and time of day – see hours in the tenant list
- A total of 40 spaces maximum is the estimated demand for Jumpstart, which 16 spaces less than the 56 spaces that would be required for a retail business in the same space

Demand for Jumpstart

The proposed indoor adventure park is expected to generate a parking demand that is concentrated during limited weekly peak periods rather than evenly throughout all business hours. Based on our experience operating similar facilities and preliminary demand projections for this location, the highest parking demand is anticipated on Friday evenings, Saturday afternoons, and Sunday afternoons. During those peak periods, we estimate a parking need in the range of approximately 30 to 40 stalls.

Outside of those peak windows, parking demand is expected to be materially lower. Weekday activity is anticipated to be generally light to moderate during daytime hours, with higher visitation occurring after school and into the early evening. This operating pattern differs from uses that generate consistent parking demand throughout the full day.

A further moderating factor is the nature of the use itself. A meaningful share of weekend peak attendance is expected to come from birthday parties and group visits, which typically involve carpooling, shared rides, and short-term drop-off/pick-up activity. As a result, peak visitor counts do not translate directly into the same number of vehicles per visitor. Employee parking demand is expected to be modest relative to guest demand due to a comparatively small staffing footprint during normal operations. In addition, peak demand generally occurs in discrete waves tied to session times and party schedules, rather than as a continuous full-day parking load.

The site also contains other established tenants, including Planet Fitness and surrounding retail uses. The adventure park's busiest periods are expected to have only limited overlap with the strongest demand generated by traditional retail activity, which is often more dispersed across daytime shopping hours. The proposed use also does not generate a weekday morning peak typical of office or school-related uses. While Planet Fitness may experience steady utilization throughout the day, our demand remains concentrated in narrower time blocks—primarily later in the day on weekdays and during weekend afternoons.

As a point of reference, our existing location in Chanhassen, Minnesota—which is more than twice the size of the proposed Costa Mesa facility—operates with approximately 50 parking stalls. This provides additional context for the relative scale of parking demand anticipated for the proposed use.

In practical terms, the proposed use is expected to function as a time-specific, family-oriented recreational use with identifiable peak windows, rather than as a constant all-day generator of parking demand. We believe the parking impact should be evaluated based on the project's actual operating characteristics, including:

- (1) concentrated peak periods,
- (2) lower weekday daytime demand,
- (3) party-related carpooling and drop-off activity,
- (4) modest employee parking demand,
- (5) staggered, session-based peak waves, and
- (6) partial separation from the primary demand patterns of other center tenants.

Based on these factors, we believe the proposed use will not create adverse parking impacts within the existing center. Parking demand is limited to defined peak periods, moderated by carpooling and drop-off activity, and does not substantially overlap with the primary demand patterns of surrounding tenants. When considered in the context of the project's operating characteristics and comparable facilities, we believe the available parking supply is sufficient to accommodate the proposed use in a manner that is compatible with the center and surrounding uses.

Estimated Visitor and Parking Demand Summary (Based on Comparable JS Facilities)

The following estimates are derived from observed operating patterns at comparable indoor adventure park facilities and are intended to illustrate expected visitor distribution and corresponding parking demand throughout a typical week. In aggregate, the projected weekly volume is approximately 1,600–2,000 visitors, with demand concentrated during defined peak periods.

- Monday – Thursday (~35–80 visitors/day; ~9% of weekly volume per day)

Weekday activity is typically low during standard retail hours, with minimal parking utilization—generally fewer than 5 occupied stalls for much of the day. Visitation increases modestly after school hours, with a limited peak between 5:00 PM and 6:00 PM, though overall demand remains well below capacity. Peak parking demand on weekdays is generally 10–15 stalls.

- Friday (~225–275 visitors; ~15% of weekly volume)

Fridays follow a similar pattern to weekdays, with relatively light daytime activity and increased visitation during the evening. Parking demand is typically 15–20 stalls during daytime hours, increasing to approximately 25–30 stalls during the evening peak. Fridays more frequently include parties and group events, which tend to involve carpooling and shared rides, reducing the number of vehicles relative to total attendance.

- Saturday (~450–550 visitors; ~30% of weekly volume)

Saturday represents the highest demand day. Activity generally builds from a slower morning to a peak in the early to mid-afternoon. Parking utilization is estimated at 10–20 stalls in the morning, increasing to approximately 35–40 stalls at peak. This includes approximately 6–8 employee stalls (with total staff on-site potentially higher, though not all employees arrive in separate vehicles). Saturdays also have the highest concentration of birthday parties and group events, which further reduces the ratio of vehicles to visitors.

- Sunday (~350–425 visitors; ~20% of weekly volume)

Sundays also experience strong visitation, with a similar pattern to Saturday—lower activity in the morning followed by a peak in the mid-afternoon. Estimated parking demand ranges from 10–20 stalls in the morning to approximately 30–35 stalls at peak. As with Saturdays, group events contribute to carpooling and drop-off activity, moderating overall parking demand.

For any questions, please feel free to contact me anytime.

Sincerely,

A handwritten signature in blue ink that reads "David See". The signature is fluid and cursive, with the first name "David" and last name "See" clearly distinguishable.

David See
See's Development Advisors, LLC
dave@seesdev.com
562-514-5881

EXHIBIT A

Jump Start Adventure Park Rules

1. All guests must have a valid waiver on file — participants and observers alike
2. Jump Start grip socks are required to enter or participate in any attraction.
(This includes parents or guardians entering attractions to assist children.)
3. Please follow all team member instructions at all times
4. Walk in all non-attraction areas. Running is permitted only within designated play zones
5. Height, weight, and age restrictions apply. Please follow posted signage at each attraction
6. Children under 13 must have a responsible adult in the park at all times
7. No rough play, aggressive behavior, or unsafe conduct
8. No belts, sharp objects, or loose items on attractions
9. No outside food or beverages. Water bottles are welcome
10. No smoking, vaping, alcohol, or intoxicated guests
11. No balloons or confetti
12. Jump Start is not responsible for lost or stolen items
13. And most importantly... HAVE FUN!

EXHIBIT B



COLORED FLOOR PLAN

EXHIBIT C



BAG RUN