

RESOLUTION NO. PC-2026-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA APPROVING
PLANNING APPLICATION PCUP-25-0022 TO ALLOW AN
INDOOR TRAMPOLINE PARK (AMUSEMENT CENTER) AT
2200 HARBOR BOULEVARD, UNIT P110**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA
FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application PCUP-25-0022 was filed by David See on behalf of Joseph Hatch (Jumpstart Trampoline Park), authorized agent for the property owner, Gray Enterprises, LP, requesting approval of a Conditional Use Permit to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant in an existing multi-tenant commercial shopping center located in the Shopping Center District (C1-S) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 13, 2026, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1, for Existing Facilities); and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PCUP-25-0022 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PCUP-25-0022 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this Resolution shall be subject to review, modification, or revocation if there is a material

change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 13th day of July, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 13, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2026-__

EXHIBIT A

FINDINGS

A. Pursuant to CMMC Section 13-29(g), Findings, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

- a. **Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Finding. The proposed project is to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City) in an existing multi-tenant commercial shopping center in the C1-S zone. The proposed indoor trampoline park would be compatible with commercial developments in the same general area and would not be materially detrimental to the nearby residential properties because the use would be conducted entirely within the existing tenant space (no outdoor activity would occur). The existing center contains various commercial retail uses and food and beverage uses, which are compatible with the proposed use. Additionally, the use is similar to the adjacent Aqua-Tots Swim School, an existing indoor recreational and instructional use that also primarily serves children and families. The similarity in customer base and indoor operational characteristics further supports a finding that the proposed use is compatible with the existing mix of uses within the shopping center. There are also no proposed exterior modifications or site improvements, and all improvements for the proposed use would be made to the interior of the existing tenant space.

- b. **Finding:** Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding. The proposed use, as conditioned, would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Furthermore, conditions of approval require the use to be conducted in a manner that would allow for the quiet enjoyment of the surrounding neighborhood. The Police Department has reviewed the proposed use and has no objections to the approval of the application. No live entertainment or outdoor activity are proposed as part of this project.

- c. **Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding. The proposed indoor trampoline park is conditionally permitted in the C1-S (Shopping Center District) zone, subject to conditions of approval as included in this application. The General Plan land use designation of the property is General Commercial. The proposed indoor trampoline park is an appropriate use for the General Commercial land use designation. Furthermore, the proposed project is consistent with General Land Use Policy LU-1.1 and LU-6.7 in that the proposed project would add to the mix and balance of commercial goods, services, and employment opportunities and would provide active entertainment opportunities for residents and visitors.

- B. Pursuant to CMMC Section 13-29(e), all planning applications shall be reviewed for consistency with the following review criteria. Below is a summary of the project's conformity with each criterion:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed indoor trampoline park would be compatible and harmonious with the existing commercial center and surrounding neighborhood because the use would be conducted entirely within the existing tenant space, with no outdoor activities proposed. The shopping center contains a variety of retail, food and beverage, fitness, recreational, and service uses. Aqua-Tots Swim School, an indoor instructional and recreational use that also primarily serves children and families, is located adjacent to the proposed tenant space. The presence of this existing use supports the compatibility of the proposed family-oriented indoor recreation use with the established mix of tenants within the shopping center. Further, there are no proposed exterior modifications or site improvements, and all improvements associated with the proposed use would occur within the existing tenant space. As conditioned, the proposed use would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Conditions of approval would also require the use to operate in a manner that preserves the quiet enjoyment of the surrounding neighborhood. No live entertainment, outdoor amplified sound, or outdoor activities are proposed, and the Police Department has no objections to the request.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include

functional aspects of the site development such as automobile and pedestrian circulation.

Safety and compatibility are maintained through the proposed project design as there will be no increase to the gross floor area of the existing building, as only tenant improvements will be made to the interior of the existing tenant space. No parking spaces will be impacted through this project, and as such, automobile circulation will not be impacted. Existing pedestrian circulation will still be maintained.

(3) Compliance with any performance standards as prescribed in the Zoning Code.

All performance standards have been deemed to be met as described in the analysis section of this report.

(4) Consistency with the General Plan and any applicable specific plan.

The proposed indoor trampoline park is conditionally permitted in the C1-S (Shopping Center District) zone, subject to conditions of approval as included in this application. The General Plan land use designation of the property is General Commercial. The proposed indoor trampoline park is an appropriate use for the General Commercial land use designation. Furthermore, the proposed project is consistent with General Land Use Policy LU-1.1 and LU-6.7 in that the proposed project would add to the mix and balance of commercial goods, services, and employment opportunities and would provide active entertainment opportunities for residents and visitors.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

The zoning application is for a unique project-specific case at a unique site with special circumstances and will not be precedent setting for future development.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

The proposed project includes only one application, of which the cumulative effect has been considered through this report.

- C. **Environmental Determination.** The project is exempt from the provisions of CEQA under CEQA Guidelines Section 15301 (Class 1), Existing Facilities. The Class 1 exemptions apply to minor alterations to existing facilities or structures involving negligible or no expansion of the existing use. The project involves no exterior alterations or additions to an existing commercial building. As conditioned and

proposed, the project will have little or no impact on the surrounding area. There will be no resulting increase in the existing floor area of the tenant space. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

EXHIBIT B

CONDITIONS OF APPROVAL

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1. The use of this tenant space for shall comply with the approved plans and these conditions of approval. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit. Modifications are subject to the final review authority determined by the Economic and Development Services Director or his/her designee.
 2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
 3. The business shall be conducted at all times in a manner that preserves the quiet enjoyment of the surrounding neighborhood. All exterior doors shall remain closed during business operations, except for normal ingress and egress. The business operator shall implement and maintain any security, operational, or noise control measures necessary to ensure compliance with this condition. If noise complaints are received and verified by the City, the Community Development Director may require additional measures to minimize noise impacts and ensure continued compatibility with surrounding uses.
 4. The applicant shall maintain areas that are under the applicant's control and ensure areas are well maintained and free of litter.
 5. The business shall be conducted as described in the applicant's letter, including but not limited to:
 - Alcoholic sale and/or consumption on premises being prohibited;
 - No outdoor amplified sound or outdoor attractions/activities;

- Advancing Standards Transforming Markets (ASTM) safety standards for the park; and
 - Employees monitoring all areas of the park to ensure compliance with safety rules.
6. A copy of the conditions of approval for the conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 7. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
 8. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or it, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 9. Once the use is legally established, the planning/zoning application herein approved shall be valid until revoked. The Director of Economic & Development Services or designee may refer the planning/zoning application to the Planning Commission for modification or revocation at any time if any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances; 3) one or more of the findings upon which the approval was based are no longer applicable; 4) the approval was obtained through fraudulent, erroneous, or misleading information; 5) the use is being operated in an illegal or disorderly manner; 6) the terms or conditions of approval of the conditional use permit have been violated; 7) the use creates an adverse impact on the health, safety, or welfare of surrounding properties and uses; or 8) the use is operated in violation of ABC rules and regulations.

CODE REQUIREMENTS

The following list of federal, State and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

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1. Permits shall be obtained for all signs and window signs according to the provisions of the Costa Mesa Sign Ordinance.
 2. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
 3. All noise-generating construction activities shall be limited to 7AM to 7PM Monday through Friday and 9AM to 6PM. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 4. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
 5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.