



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** January 10, 2013 **REPORT NO. PC-13-003**

**ATTENTION:** Planning Commission, Agenda of January 17, 2013

**SUBJECT:** SKY HIGH SPORTS - PROJECT NO. 286180; PROCESS FOUR

**OWNER/  
APPLICANT:** MBP Associates, Owner/Jump San Diego, LLC, Applicant  
(Attachment 10)

### SUMMARY

**Issue(s):** Should the Planning Commission approve a request for a Conditional Use Permit to allow the operation of a recreation facility in and around an existing light-industrial building located at 8190 Miralani Drive, within the Mira Mesa Community Plan area?

#### Staff Recommendation:

1. **CERTIFY** Negative Declaration No. 286180; and
2. **APPROVE** Conditional Use Permit No. 1004451.

**Community Planning Group Recommendation:** On August 20, 2012, the Mira Mesa Community Planning Group voted 10-0-1 to recommend approval of the project with no conditions (Attachment 9).

**Environmental Review:** The City of San Diego conducted an Initial Study which determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required. A Negative Declaration has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid by the applicant through a deposit account.

**Code Enforcement Impact:** None with this action.



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## **BACKGROUND**

The 2.64-acre site is located at 8190 Miralani Drive, on the west side of Miralani Drive just north of Arjons Drive. The site is located in the IL-2-1 Zone, the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Overlay Zone, the MCAS Miramar Airport Influence Area 1, and the Federal Aviation Administration (FAA) Part 77 Noticing Area, within the Mira Mesa Community Plan area. Both the IL-2-1 Zone and the Mira Mesa Community Plan designate the site for a mix of light industrial and office uses with limited commercial. The site is also designated as Prime Industrial Land by the Economic Prosperity Element of the City's General Plan.

The project site is currently developed with a vacant, 52,280-square-foot multi-tenant light-industrial/warehouse building that was constructed in 1982, and includes paved surface parking and ornamental landscape areas. The project would occupy 29,600 square feet of the western portion of the building. The remaining 22,680 square feet of light-industrial space to the east is currently vacant and is not part of this request. Access to the site is provided by a single driveway located on the west side of Miralani Drive. Surrounding development includes similar light-industrial structures to the south, east and west and a manufactured slope area transitioning to Carroll Canyon Road to the north. Surrounding businesses include a self-storage facility to the west and light industrial users to the south and east. There is also an existing recreational kart racing facility, Miramar Speed Circuit, across the street from the project site at 8123 Miralani Drive.

## **DISCUSSION**

### **Project Description:**

The applicant is requesting the approval of a Conditional Use Permit (CUP) to allow for the operation of a recreation facility in and around the existing light industrial building. The proposed facility would occupy 29,600 square feet of the existing 52,280-square-foot structure. Interior tenant improvements would include the installation of various trampoline court areas, restrooms, snack bar and facility administration areas. Exterior improvements would include the installation of an 11,000-square-foot miniature golf area over the existing asphalt paving near the front of the building. The miniature golf area would be enclosed by a six-foot high wrought iron fence. The project would not alter the building footprint or increase square footage and no grading is proposed.

### **Required Permits**

The proposed facility is considered a separately regulated use as described in San Diego Municipal Code (SDMC) Section 141.0618, *Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size*. The use is allowed in the IL-2-1 Zone with the approval of a Process Four, Conditional Use Permit, as described in *Table 131-06B, Use Regulations Table for Industrial Zones*.

As described in *Table 131-06B*, the 40,000 square-foot requirement includes all indoor and outdoor areas that are devoted to the recreational use. The project as proposed contains a total of 40,600 square feet of indoor and outdoor recreational uses, which meets this requirement. The project as designed and conditioned meets all requirements of this code section, including the provision of a litter control plan and sufficient parking. Staff is recommending a 10-year expiration date for the requested CUP, as discussed in greater detail in the "Project-Related Issues" section below.

### Traffic and Parking

The applicant prepared a Parking and Traffic Analysis dated September 17, 2012, for the proposed use. The analysis included a survey of other existing Sky High Sports facilities in order to determine the appropriate parking ratio as well as the average daily traffic generated by the use. Based on the parking analysis, City staff determined that 68 parking spaces are required for this project. A total of 35 surface parking spaces would be provided onsite and the remaining 29 spaces would be provided offsite. The offsite parking would be located in an adjacent surface parking lot approximately 45 feet south of the site at 8090 Arjons Avenue and would be secured via a Shared Parking Agreement, which is a condition of the permit.

The traffic analysis estimates that the project would generate approximately 447 to 487 weekday Average Daily Trips (ADT) and 650 to 934 weekend ADT. The increased weekend ADT is suitable for the site as this light industrial park experiences its heaviest traffic volumes during weekdays. No significant traffic impacts were identified and no traffic improvements or mitigation is required.

### MCAS Miramar

The project site is located within the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Overlay Zone and the MCAS Miramar Airport Influence Area 1. The project has been reviewed by MCAS Miramar staff and has been found in compliance with the MCAS Miramar Airport Land Use Compatibility Plan. Specifically, MCAS Miramar has determined the proposed project is consistent with the noise and safety guidelines of the Air Installation Compatibility Use Zones (AICUZ).

### **Community Plan Analysis:**

The project site is designated Light Industrial by the Mira Mesa Community Plan (MMCP). The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. Policies in the MMCP regarding industrial development are intended to preserve an adequate supply industrial land for manufacturing, restrict freestanding commercial uses and ensure all projects are consistent with the Airport Land Use Compatibility Plan (ALUCP) for MCAS Miramar. The MMCP also includes a policy which encourages developers to incorporate day care centers and recreational facilities into industrial developments where not precluded by the ALUCP. These facilities could be used by employees as well as residents of the community.

The project site is included within an area identified as Prime Industrial Land by the Economic Prosperity Element of the General Plan. Prime Industrial Land as depicted in Figure EP-1 of the General Plan identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base.

The City's industrial land availability has been impacted by the intrusion of sensitive receptors such as child care facilities and schools. These uses require separation from certain commercial and industrial operations. Their location in industrial areas may limit the ability of the permitted industrial uses to expand. The General Plan defines sensitive receptors as land uses which include residential, schools, child care centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors which may include the age of the users or occupants, the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by federal and state regulations, and the user's ability to evacuate a specific site in the event of a hazardous incident.

General Plan policy EP-A.20 requires, in part, that review of any discretionary projects involving residential, commercial, institutional, mixed-use, public assembly, or other sensitive receptor land uses analyze the Collocation/Conversion Suitability Factors in Appendix C, EP-2. Two factors in the Appendix applicable to the proposed project are Public Health and Separation of Uses. In analyzing these factors, staff consulted with San Diego Air Pollution Control District (APCD) staff and regulations, and a California Air Resources Board (CARB) document called *Air Quality and Land Use Handbook: A Community Health Perspective* (April 2005). This handbook provides guidance for local land use agencies in siting of sensitive land uses. Per the handbook's glossary in Appendix G, Sensitive Individuals refers to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Sensitive Sites or Sensitive Land Uses are land uses where sensitive individuals are most likely to spend time, including schools and schoolyards, parks and playgrounds, day care centers, nursing homes, hospitals, and residential communities.

In this handbook, CARB has also identified specific sources of air pollution and provided recommended distances for siting of sensitive land uses near these air pollution sources. One of the sources is Distribution Centers. The pollution comes from diesel particulate matter (PM) emissions from the trucks going in and out of the centers as well as idling at a distribution facility. Diesel PM has been identified by CARB as a toxic air contaminant and represents 70 percent of the known potential cancer risk from air toxics in California. Diesel PM is an important contributor to particulate matter air pollution (Handbook page 12). Section F in the Conservation Element of the General Plan also identifies diesel fuel emissions as especially harmful to public health.

The proposed Sky High Sports facility would serve a variety of users, including adults and children, for various functions such as indoor trampoline sports and play, birthday parties, and corporate team building exercises. Based on data collected at existing Sky High Sports facilities, the majority of users are under the age of 18 years and use the facility for a duration between one and two hours.

Initially, the age of the users of the proposed facility caused concern as children are considered sensitive receptors and users of sensitive receptor land uses. Of particular concern were potential air quality impacts to the users of the facility as well as any impacts the presence of such a facility would have on surrounding industrial users.

In order to address the concerns discussed above, the applicant prepared an Air Toxics Screening Health Risk Assessment (HRA) pursuant to the requirements of the APCD. Because no existing industrial facilities in the area were found to have permits for toxic air contaminant emissions, the HRA analyzed a hypothetical, worst case scenario to determine what, if any impacts could occur to those users of the facility 18 years or younger. The HRA used a conservative estimate which analyzed a 9-year childhood exposure scenario which assumes a child would be present at the Sky High Sports facility 24 hours a day, 7 days a week, for 9 years. As discussed above, the actual hours of operation are limited during the week with typical use of the facility lasting 1 to 2 hours in a day.

The HRA concluded that no health impacts would occur based upon the 9-year exposure scenario, and that no impacts would occur based upon the actual proposed hours of operation. As mentioned above, the General Plan takes into account frequency and duration of potential exposure to determine whether a proposed use is considered a sensitive receptor land use. Given the proposed hours of operation and the duration and frequency of exposure of potential users, staff has determined that the Sky High Sports facility would not adversely impact the subject property or surrounding properties' designation as Industrial and identification as Prime Industrial land. The proposed Conditional Use Permit would also have a 10-year limit to operate at this location. It provides an opportunity to utilize a vacant industrial building for recreational use as encouraged by the Industrial Element of the MMCP, without precluding future industrial use.

### **Environmental Analysis:**

Based on an Initial Study dated November 1, 2012, a Negative Declaration was prepared for the project. The Negative Declaration determined that the project as proposed would not result in significant impacts to humans or the environment and no mitigation measures are required. An Environmental Protection Agency (EPA) EnviroFacts database search was completed which determined there are no hazardous materials or toxic substances and no existing uses manufacture, handle, or transport hazardous materials within 1,000 feet of the site.

The applicant prepared an Air Toxics Screening Health Risk Assessment pursuant to the requirements of the San Diego Air Pollution Control District. The HRA found there are no existing industrial facilities in the area with permits for toxic air contaminant emissions. The HRA concluded that no health impacts would occur based on either a worst-case scenario or the actual proposed hours of operation. The applicant prepared a Parking and Traffic Analysis dated September 17, 2012, for the proposed use. No significant traffic impacts were identified and no traffic improvements or mitigation measures are required.

## **Project-Related Issues:**

### **Prime Industrial Lands and Sensitive Receptors**

As described in the "Project Description" section, the proposed recreational use is identified as a Separately Regulated Use and is specifically allowed in the IL-2-1 Zone with the approval of a CUP. The CUP process allows the City to consider special uses which may be desirable to a particular community, but possess unique operating characteristics that require further consideration to ensure they are designed, located and operated compatibly with surrounding uses and properties. A CUP can provide flexibility within a zoning ordinance to control certain uses which could have detrimental effects on the community. Staff has completed a site-specific review of the proposed use and location and how they relate to the City's regulations, policies and the Mira Mesa Community Plan, with particular attention to the Prime Industrial Land and sensitive receptor issues.

General Plan Policy EP-A.13 states that discretionary use permits for public assembly or sensitive receptor land uses should not be permitted in areas identified as Prime Industrial Land. The goal of this policy is to protect sensitive receptors and to prevent the intrusion of sensitive receptors in a manner that would limit the ability of the permitted industrial uses to expand. As described in the "Community Plan Analysis" and "Environmental Analysis" sections, the EPA EnviroFacts search and Air Toxics Screening Health Risk Assessment prepared for the project determined there would be no significant hazardous materials/toxic substances or toxic air contaminant impacts to the users of the proposed facility.

The IL-2-1 Zone allows light industrial and office uses with limited commercial. It does not allow for heavy industrial uses that are typically accommodated by the IH, heavy industrial zones. Such industrial uses not allowed in the IL-2-1 Zone include heavy manufacturing, very heavy industrial uses, trucking and transportation terminals, construction/demolition debris recycling and composting facilities. Surrounding uses include a self-storage facility, a beverage equipment distributor, a furniture and freight delivery company, an office systems furniture installer and a recreational kart racing facility. The applicant has provided letters of support from neighboring businesses (Attachment 13).

The applicant has provided marketing data which suggests the median time on the market for vacant light industrial space in the area exceeds 22 months. While market conditions are subject to fluctuation and are not part of the required permit findings, staff recommends and the applicant is agreeable to a 10-year CUP expiration date. This will ensure that the project does not preclude future industrial use of the site yet provides for an interim use that is allowed by the Municipal Code and in compliance with the Mira Mesa Community Plan.

To assist with monitoring the project for sensitive receptor compatibility and the availability of Prime Industrial Land, a permit condition has been included which requires the applicant to prepare a report to the Development Services Deputy Director five years after receipt of a certificate of occupancy. This report must identify the vacancy rate of industrial buildings within a quarter mile of the project site. The report must also include an updated EnviroFacts search or similar facilities search, to determine if any new facility within a quarter mile has been issued permits within the 5 year time frame.

Given the configuration of the existing developed light industrial park, the use limitations of the IL-2-1 Zone, the current and typical nature of the surrounding businesses, the provision of toxic substance and air quality studies, the limited term of the CUP and the monitoring requirement, staff believes that the site is appropriate for the proposed use.

**Conclusion:**

Staff has determined that the proposed project complies with the applicable sections of the Municipal Code and the Mira Mesa Community Plan. The proposed recreational use is allowed in the IL-2-1 Zone with the approval of a Conditional Use Permit. Given the results of the environmental review and the limited term of the Conditional Use Permit, staff believes the required findings can be made. The project complies with the Land Development Code requirements for parking, landscape, signage and other applicable requirements. A Negative Declaration was prepared which determined the project as proposed would not result in significant environmental impacts and no mitigation is required. Therefore, staff recommends approval of the project, subject to the proposed permit conditions.

**ALTERNATIVES**

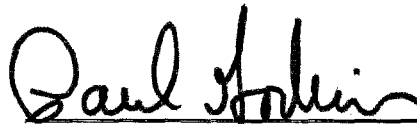
1. **Approve Conditional Use Permit No. 1004451, with modifications.**
2. **Deny Conditional Use Permit No. 1004451, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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Paul Godwin  
Project Manager  
Development Services Department

WESTLAKE/PBG

Attachments:

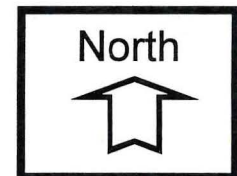
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Conditional Use Permit Resolution with Findings
6. Draft Conditional Use Permit with Conditions
7. Draft Environmental Resolution
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Existing Site Photos
12. Surrounding Site Photos
13. Letters in Support of Project

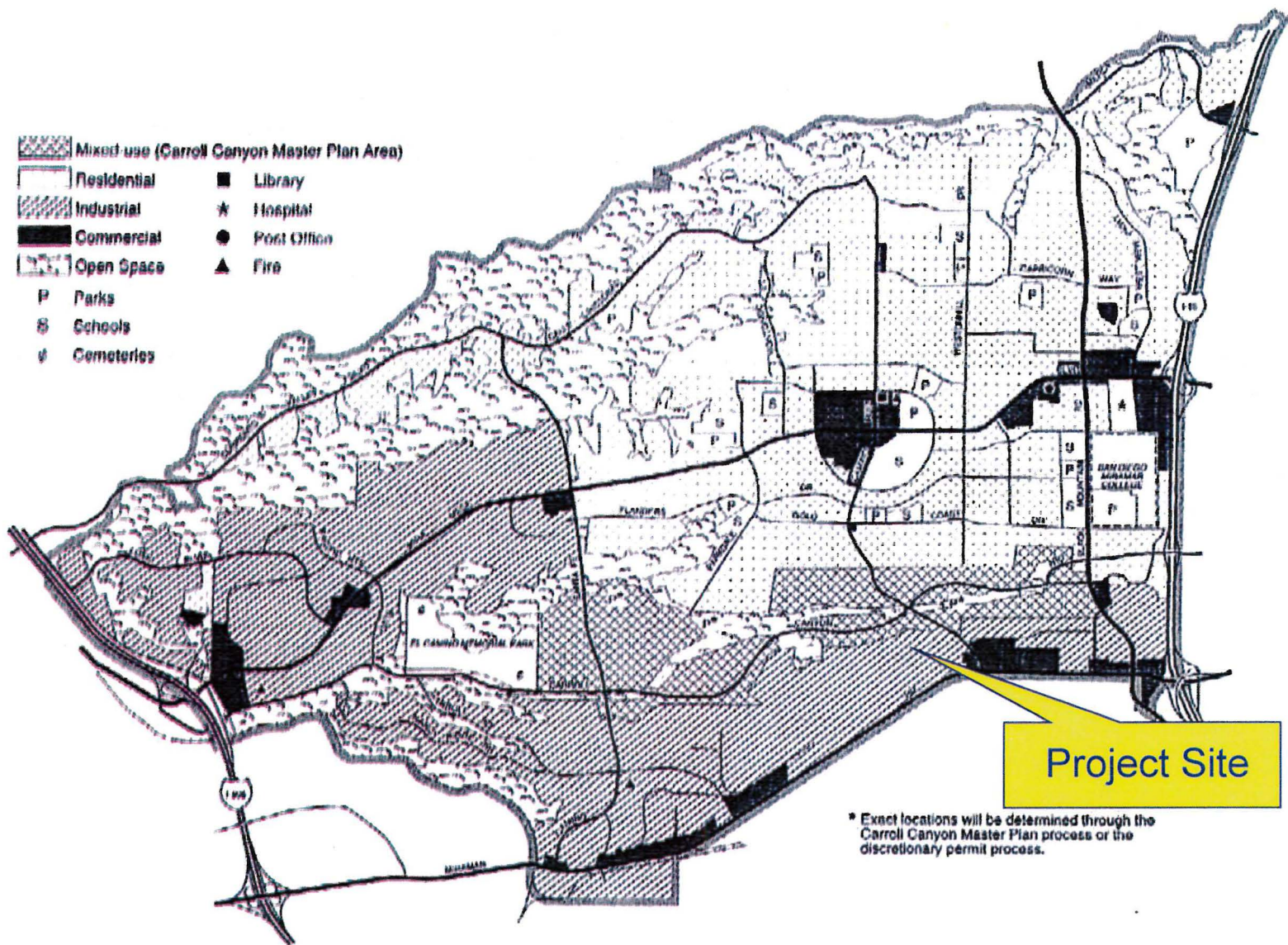




## Location Aerial Photo

SKY HIGH SPORTS CUP- 8190 Miralani Drive  
PROJECT NO. 286180





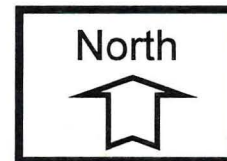
**Project Site**

\* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.



# Land Use Map

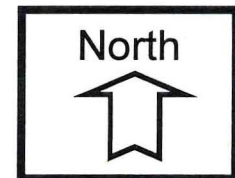
**SKY HIGH SPORTS CUP- 8190 Miralani Drive  
PROJECT NO. 286180**





## Project Location Map

**SKY HIGH SPORTS CUP- 8190 Miralani Drive**  
**PROJECT NO. 286180**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Sky High Sports CUP, Project No. 286180	
<b>PROJECT DESCRIPTION:</b>	Operation of a 29,600 square-foot indoor trampoline sports facility and an 11,000 square-foot outdoor miniature golf area on a developed light industrial site.	
<b>COMMUNITY PLAN AREA:</b>	Mira Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit (CUP)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> IL-1-2: (Industrial-Light) <b>HEIGHT LIMIT:</b> None <b>LOT SIZE:</b> 15,000 square-foot minimum lot size, no subdivision proposed <b>FLOOR AREA RATIO:</b> 2.0 maximum <b>FRONT SETBACK:</b> 15-20 feet <b>SIDE SETBACK:</b> 10 feet <b>STREETSIDE SETBACK:</b> 15-20 feet <b>REAR SETBACK:</b> 0-15 feet <b>PARKING:</b> 68 parking spaces required for this facility		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Light Industrial; IL-2-1	Open Space/Carroll Canyon Rd.
<b>SOUTH:</b>	Light Industrial; IL-2-1	Light Industrial
<b>EAST:</b>	Light Industrial; IL-2-1	Light Industrial/ Recreational Kart Racing Facility
<b>WEST:</b>	Light Industrial; IL-2-1	Light Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On August 20, 2012, the Mira Mesa Community Planning Group voted 11-0-1 to recommend approval of the project with no recommendations or conditions	

PLANNING COMMISSION RESOLUTION NO. ????  
 CONDITIONAL USE PERMIT NO. 1004451  
**SKY HIGH SPORTS - PROJECT NO. 286180**

WHEREAS, MBP ASSOCIATES, Owner, and JUMP SAN DIEGO, LLC, Permittee, filed an application with the City of San Diego for a privately operated outdoor recreation facility consisting of a outdoor miniature golf course and an interior trampoline sports facility in and around an existing, developed, light-industrial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1004451), on portions of a 2.64-acre site;

WHEREAS, the project site is located at 8190 Miralani Drive, within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 5 of the Miralani Business Park, Unit No. 1, Map No. 9503;

WHEREAS, on January 17, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1004451 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated January 17, 2013.

FINDINGS:

**Conditional Use Permit - Section 126.0305**

**(a) The proposed development will not adversely affect the applicable land use plan.**

The proposed project would develop a 29,600 square-foot indoor trampoline sports facility within an existing light industrial building and an 11,000 square-foot outdoor miniature golf area near the entrance to the building. The 2.64-acre project site is located at 8190 Miralani Drive, in a developed light-industrial business park with a mix of light industrial, commercial and recreational uses. The project would require standard interior tenant improvements and minor exterior improvements with no increase in building square footage or grading required.

The project is located in the Mira Mesa Community Plan area. The Community Plan identifies the project site as within the Miramar Road Industrial Subarea and designates it for Light Industrial land uses. According to the Community Plan, *the Miramar subarea should continue to develop with a mix of light industrial and specialized commercial uses*. The proposed project is in compliance with this recommendation, in that it proposes a specialized commercial use.

The proposed project also meets all four of the Community Plan Goals for Industrial Land Use:

*Preservation of an adequate supply of industrial land* – The project proposes a Conditional Use Permit in an area of the community where numerous existing light industrial buildings have been vacant for an extended period of time.

The Conditional Use Permit does not commit the project site to remain as the project proposes for an indefinite period as it includes a 10-year expiration date. The applicant will lease the existing vacant building, allowing it to remain part of the surplus of buildings available for light industrial uses once the Conditional Use Permit term has expired.

*A reduction in traffic conflicts and congestion in industrial areas* – The proposed project is a low traffic-generating use, with the majority of traffic occurring in the evenings and on weekends. As such, the project avoids peak commute times and will not contribute to congestion in industrial areas or elsewhere in the community. The applicant prepared Parking and Traffic analyses for the proposed project to confirm traffic generation rates and required parking. The required parking would be provided and no significant traffic impacts would result from project implementation.

*Improvement in the visual quality of industrial development in the community* – The project proposes use of an existing building with only minor exterior improvements and no increase in building square footage or grading required. The proposed exterior miniature golf area would be built on top of an existing paved parking area approximately 80 feet away from the curb face. The project will occupy a vacant space within an area of several vacant buildings. The project will bring life to the area marked by high vacancy rates and will maintain and improve the visual quality of the existing site.

*Compliance with the Comprehensive Land Use Plan for NAS Miramar [now called the MCAS Miramar Airport Land Use Compatibility Plan]* – The project has been reviewed by MCAS Miramar and has been found in compliance with the MCAS Miramar Airport Land Use Compatibility Plan. Specifically, MCAS Miramar has determined the proposed project is consistent with the noise and safety guidelines of the Air Installation Compatibility Use Zones (AICUZ).

Therefore, the proposed development will not adversely affect the applicable land use plan.

**(b) The proposed development will not be detrimental to the public health, safety, and welfare.**

The proposed project would develop a 29,600 square-foot indoor trampoline sports facility within an existing light industrial building and an 11,000 square-foot outdoor miniature golf area near the entrance to the building. The 2.64-acre project site is located at 8190 Miralani Drive, in a developed light-industrial business park with a mix of light industrial, commercial and recreational uses. The project would require standard interior tenant improvements and minor exterior improvements with no increase in building square footage or grading required.

The proposed Sky High Sports Family Recreation Center project will not be detrimental to the public health, safety, and welfare. The project proposes the development of a family recreation center involving an indoor trampoline facility and outdoor miniature golf. The project includes state-of-the-art technology, designed to be in strict compliance with safety regulations.

The project site is located in an area that does not have a proliferation of heavy industrial uses that could create hazardous health risks for users of Sky High Sports. Based on an EPA EnviroFacts search, there are no hazardous materials or toxic substances in the vicinity of the project and no existing uses manufacture, handle, or transport hazardous materials.

An Air Toxics Screening Health Risk Assessment (HRA) was also prepared for the project which determined no health impacts would occur based upon either a worst-case exposure scenario or the actual proposed hours of operation.

Furthermore, the proposed project does not create a substantial amount of traffic that could result in congestion and potential traffic accidents in the community. As confirmed by the Parking and Traffic analyses, the project is a low traffic-generating use, with the majority of traffic occurring on weekends and evenings, thereby minimizing project traffic during peak commute times.

The project has been reviewed by MCAS Miramar and has been found in compliance with the MCAS Miramar Airport Land Use Compatibility Plan. Specifically, MCAS Miramar has determined the proposed project is consistent with the noise and safety guidelines of the Air Installation Compatibility Use Zones (AICUZ). A Negative Declaration was prepared which determined that the proposed project would result in significant impacts. As such, no mitigation measures are required because all impacts are less than significant.

Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**(c) The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The proposed project would develop a 29,600 square-foot indoor trampoline sports facility within an existing light industrial building and an 11,000 square-foot outdoor miniature golf area near the entrance to the building. The 2.64-acre project site is located at 8190 Miralani Drive, in a developed light-industrial business park with a mix of light industrial, commercial and recreational uses. The project would require standard interior tenant improvements and minor exterior improvements with no increase in building square footage or grading required.

The project is in compliance with the City's Land Development Code and no deviations or variances are requested. The project site is zoned IL-2-1, which allows for the operation of a "*Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size*" with the approval of a Conditional Use Permit. The applicant has applied for and processed the Conditional Use Permit in compliance with all City regulations. As described in the *Table 131-06B, "Use Regulations Table for Industrial Zones"*, the 40,000 square-foot requirement includes all indoor and outdoor areas that are devoted to the recreational use. The project as proposed contains 40,600 square feet of indoor and outdoor recreational uses.

The existing building was constructed in 1982, in compliance with the City's Land Development Code. There are no active code violations or investigations associated with the site. The proposed minor interior and exterior improvements would not increase the square footage of the building and no grading is proposed. The applicant is required to obtain all construction permits required to accommodate the proposed recreational use.

Therefore, the development will comply with the applicable regulations of the Land Development Code.

**(d) The proposed use is appropriate at the proposed location.**

The proposed project would develop a 29,600 square-foot indoor trampoline sports facility within an existing light industrial building and an 11,000 square-foot outdoor miniature golf area near the entrance to the building. The 2.64-acre project site is located at 8190 Miralani Drive, in a developed light-industrial business park with a mix of light industrial, commercial and recreational uses. The project would require standard interior tenant improvements and minor exterior improvements with no increase in building square footage or grading required.

The proposed use requires a facility such as the vacant building located at 8190 Miralani Drive and requires only minor interior and exterior modifications to construct the trampoline facility. Additionally, construction of the miniature golf involves set-up of a standardized facility on top of the existing surface parking area with no grading will be required.

The Community Plan identifies the project site as within the Miramar Road Industrial Subarea and designates it as Light Industrial land use. According to the Community Plan, *the Miramar subarea should continue to develop with a mix of light industrial and specialized commercial uses*. The proposed project is in compliance with this recommendation, in that it proposes a specialized commercial use. The project site is zoned IL-2-1, which allows for the operation of a “*Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size*” with the approval of a Conditional Use Permit. The applicant has applied for and processed the Conditional Use Permit in compliance with all City regulations.

The IL-2-1 Zone allows light industrial and office uses with limited commercial. It does not allow for heavy industrial uses that are typically accommodated by the IH, heavy industrial zones. Surrounding uses include a self-storage facility, a beverage equipment distributor, a furniture and freight delivery company, an office systems furniture installer and a recreational kart racing facility. Given the configuration of the existing developed light industrial park, the use limitations of the IL-2-1 Zone, the current and typical nature of the surrounding businesses, the provision of toxic substance and air quality studies, the limited term of the CUP and the monitoring requirement, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1004451 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1004451, a copy of which is attached hereto and made a part hereof.

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Paul Godwin  
Development Project Manager  
Development Services

Adopted on: January 17, 2013

Internal Order No. 24002900



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002900

**CONDITIONAL USE PERMIT NO. 1004451**  
**SKY HIGH SPORTS CUP, PROJECT NO. 286180**  
**PLANNING COMMISSION**

This Conditional Use Permit No. 1004451 is granted by the Planning Commission of the City of San Diego to MBP Associates, Owner, and Jump San Diego, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0618. The 2.64-acre site is located at 8190 Miralani Drive, in the IL-2-4 zone, within the Mira Mesa Community Plan area. The project site is legally described as: Lots 4 through 7, inclusive and 30, of Miralani Business Park Unit No. 1, according to Map No. 9503, filed December 26, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to M. B. P. Associates, Owner, and Jump San Diego, LLC, Permittee for a privately operated outdoor recreation facility consisting of a outdoor miniature golf course and an interior trampoline sports facility in and around an existing, developed, light-industrial building.

The project shall include:

- a. An 11,000-square-foot outdoor miniature golf course and a 29,600-square-foot indoor trampoline sports facility in an existing light-industrial building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 1, 2016.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on February 1, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

#### **LANDSCAPE REQUIREMENTS:**

13. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to obtain a required brush management inspection.

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

15. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

**PLANNING/DESIGN REQUIREMENTS:**

16. The Owner/Permittee shall maintain a minimum of 68 off-street parking spaces at all times in the approximate locations shown on the approved Exhibit "A." As described below in Condition No. 21, 39 spaces shall be provided on site and 29 spaces shall be provided off site. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

17. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

18. The Owner/Permittee shall submit a report to the Development Services Deputy Director, or their designee, 5 years after receipt of a certificate of occupancy to identify the vacancy rate of industrial buildings within a quarter mile of the project site. The report shall also include an updated EnviroFacts Search or similar facilities search through EPA, ARB or APCD to determine if any new facility within a quarter mile has been issued permits by the APCD within the 5 year time frame. If any new facility has been identified, the report shall include a determination whether additional permitting requirements or emission control equipment were required by the APCD. APCD consultation may be required.

19. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

21. A minimum of 39 automobile spaces (including 2 standard accessible spaces and 1 van accessible space) shall be provided on site at all times. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director. An additional 29 automobile spaces shall be provided (currently at the adjacent lot located at 8090 Arjons Street) from 5:00 pm to 10:00 pm Monday-Friday and all day Saturday-Sunday via a City standard shared parking agreement.

22. Prior to the issuance of the building permit, the Owner/Permitee shall provide evidence of a recorded Shared Parking Agreement between all affected properties for the 29 required offsite automobile spaces described in Condition No. 21.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on January 17, 2013, and [Approved Resolution Number].

Permit Type/PTS Approval No.: 286180/CUP No. 1004451  
Date of Approval: January 17, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Paul Godwin  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

MBP Associates  
Owner

By \_\_\_\_\_  
NAME  
TITLE

Jump San Diego, LLC  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

RESOLUTION NUMBER R- \_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on July 2, 2012, Jump San Diego, LLC, submitted an application to Development Services Department for a Conditional Use Permit for the Sky High Sports Project (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the Planning Commission considered the issues discussed in Negative Declaration No. 286180 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

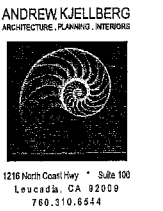
BE IT FURTHER RESOLVED, that Development Services staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

By:

\_\_\_\_\_  
Paul Godwin,  
Development Project Manager





**PROJECT REPRESENTATIVES**

**OWNER:**  
SKY HIGH SPORTS  
401 PARK PLACE CENTER #505  
KIRKLAND, WA 98033  
425-354-5280

**PLANNING:**  
KLR PLANNING  
P.O. BOX 862616  
SAN DIEGO, CA 92168  
CONTACT: KAREN RUGGELS  
614-512-4505

**ARCHITECT:**  
ANDREW KJELLBERG  
1220 NORTH COAST HWY, 101  
SUITE 100  
LEUCADIA, CA 92024  
760-310-6544

**PROJECT DATA**

**APN:** 541-060-5500

**LEGAL DESCRIPTION:** LOT 5 OF THE MIRALANI BUSINESS PARK UNIT #1, MAP NO. 4503 SAN DIEGO, CALIFORNIA

**BUILDING ADDRESS:** 8190 MIRALANI DRIVE SAN DIEGO, CA 92121

**YEAR CONSTRUCTED:** 1982

**SITE DATA:**  
GROSS SITE AREA: 114,960 SQ.FT.  
GROSS BUILDING AREA: 52,280 SQ.FT.  
TENANT IMPROVEMENT AREA:  
INDOOR: 29,600 SQ.FT.  
OUTDOOR: 11,000 SQ.FT.  
TOTAL: 40,600 SQ.FT.

**BUILDING CODE DATA:**  
GOVERNING CODE: 2010 CBC, CEC, CMG & CPC  
SITE ZONE: IL-2-1  
EXISTING OCCUPANCIES: B & S-2  
PROPOSED OCCUPANCIES: A-3 (21,430 SQ.FT.)  
B (1574 SQ.FT.)  
S-2 (741 SQ.FT.)

**EXISTING USE:** WAREHOUSE  
**DESCRIPTION OF USE:** RECREATION FACILITY  
**CONSTRUCTION TYPE:** V-B  
**FIRE SPRINKLERS:** YES  
**STORIES:** ONE  
**BUILDING HEIGHT:** 28'-0"

**PARKING REQUIREMENTS:**

**TOTAL PARKING REQUIRED:** PER SKY HIGH SPORTS PARKING AND TRAFFIC ANALYSIS  
40,600 SQ.FT. @ 161 SPACES/1000 SQ.FT. 66 SPACES

**TOTAL PARKING PROVIDED:** 66 SPACES

**ADA ACCESSIBLE:** 4 SPACES  
**ON-SITE STANDARD PARKING:** 33 SPACES  
**SHARED PARKING (8040 ARJONS):** 29 SPACES

**PROJECT DESCRIPTION:**

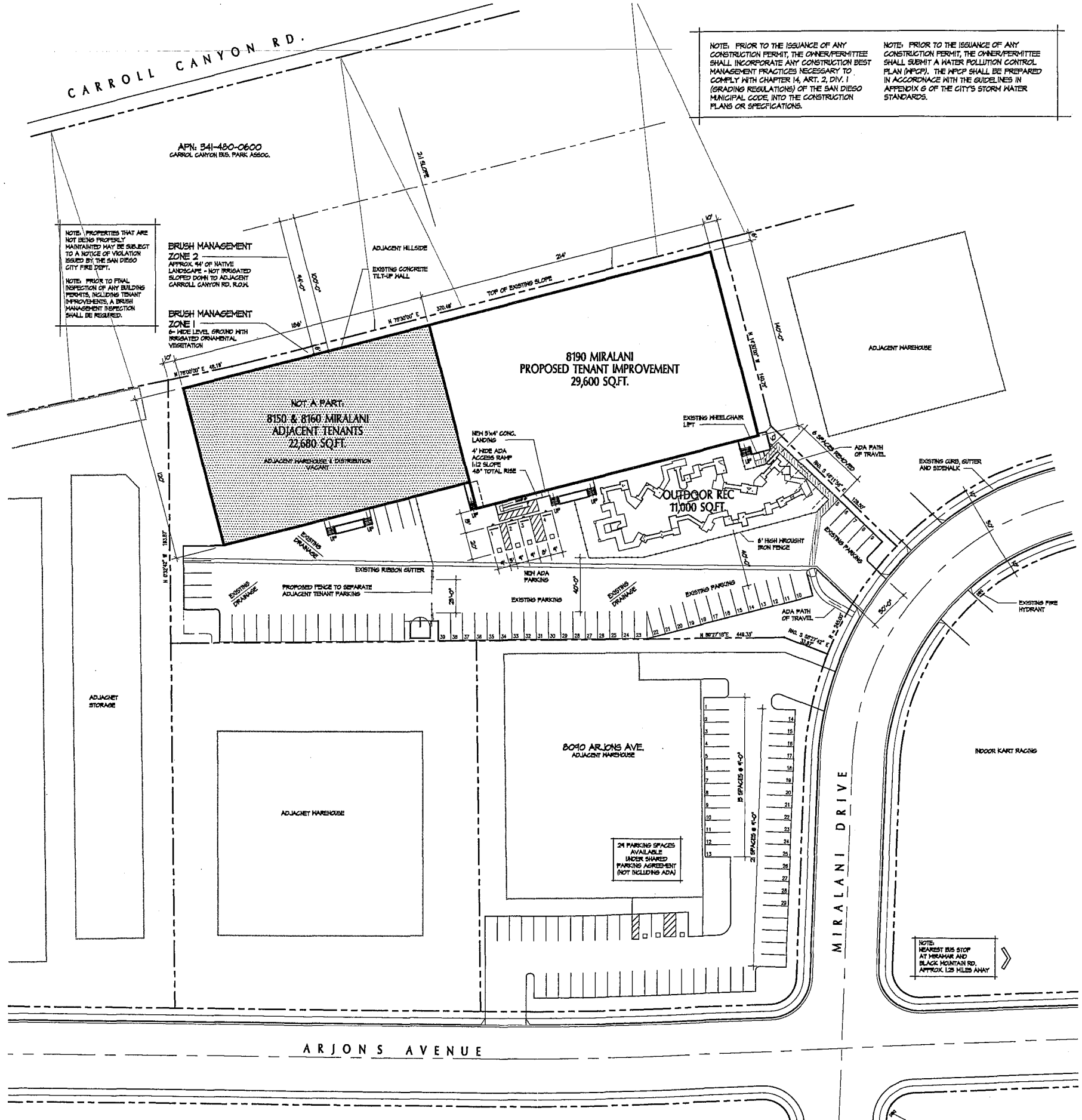
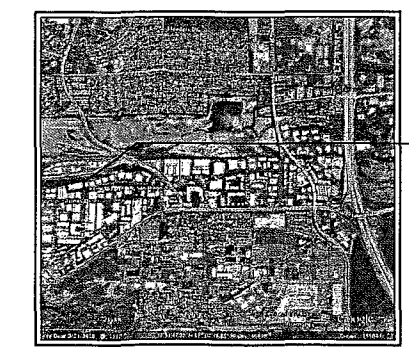
DEVELOPMENT OF A 29,600 SQ.FT. TRAMPOLINE SPORTS FACILITY WITHIN AN EXISTING LIGHT INDUSTRIAL BUILDING. AN ADDITIONAL 11,000 SQ.FT. MINATURE GOLF AREA WILL BE LOCATED AT THE ENTRANCE TO THE BUILDING AND CONSTRUCTED OVER THE EXISTING ASPHALT PAVING. THE PROJECT REQUIRES INTERIOR MODIFICATIONS; ONLY MINOR CHANGES TO THE EXTERIOR FACADE OF THE EXISTING BUILDING WOULD BE NECESSARY. THE PROJECT DOES NOT REQUIRE GRADING AND IS SERVED BY EXISTING INFRASTRUCTURE.

SKY HIGH SPORTS WOULD OPERATE FROM 11:00AM - 10:00PM ON FRIDAY-MONDAY, AND 2:00PM-10:00PM ON TUESDAY-THURSDAY. PEAK USE OCCURS DURING TYPICAL NON-OFFICE HOURS, GENERALLY AFTER 5:00PM ON FRIDAYS AND ALL DAY ON SATURDAYS AND SUNDAYS.

**SCOPE OF WORK:**

INDOOR TRAMPOLINE FACILITY IN EXISTING WAREHOUSE  
SNACK BAR AND RESTROOMS  
STAFF OFFICES  
STORAGE  
OUTDOOR RECREATION AREA

**VICINITY MAP**



NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ART. 2, DIV. 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

NOTE: PROPERTIES THAT ARE NOT BEING PROPERLY MAINTAINED MAY BE SUBJECT TO A NOTICE OF VIOLATION ISSUED BY THE SAN DIEGO CITY FIRE DEPT.

NOTE: PRIOR TO FINAL INSPECTION OF ANY BUILDING PROJECTS, INCLUDING TENANT IMPROVEMENTS, A BRUSH MANAGEMENT INSPECTION SHALL BE REQUIRED.

**BRUSH MANAGEMENT ZONE 2:**  
APPROX. 1/4' OF NATIVE LANDSCAPE - NOT IRRIGATED SLOPED DOWN TO ADJACENT CARROLL CANYON RD. ROW.

**BRUSH MANAGEMENT ZONE 1:**  
6" WIDE LEVEL GROUND WITH IRRIGATED ORNAMENTAL VEGETATION

NOT A PART  
8150 & 8160 MIRALANI  
ADJACENT TENANTS  
22,680 SQ.FT.  
ADJACENT WAREHOUSE & DISTRIBUTION VACANT

8190 MIRALANI  
PROPOSED TENANT IMPROVEMENT  
29,600 SQ.FT.

OUTDOOR REC  
71,000 SQ.FT.

8040 ARJONS AVE.  
ADJACENT WAREHOUSE

24 PARKING SPACES AVAILABLE UNDER SHARED PARKING AGREEMENT (NOT INCLUDING ADA)

NOTE: NEAREST BUS STOP AT MIRALANI AND BLACK MOUNTAIN RD. APPROX. 1.25 MILES AWAY

**REFERENCE SITE PLAN / STRIPING PLAN**

SCALE: 1" = 30'



Sky High Sports

8190 Miralani  
San Diego, CA

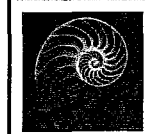
Date: 10/1/2012  
Project: SKY HIGH MIRALANI

Plan Description:

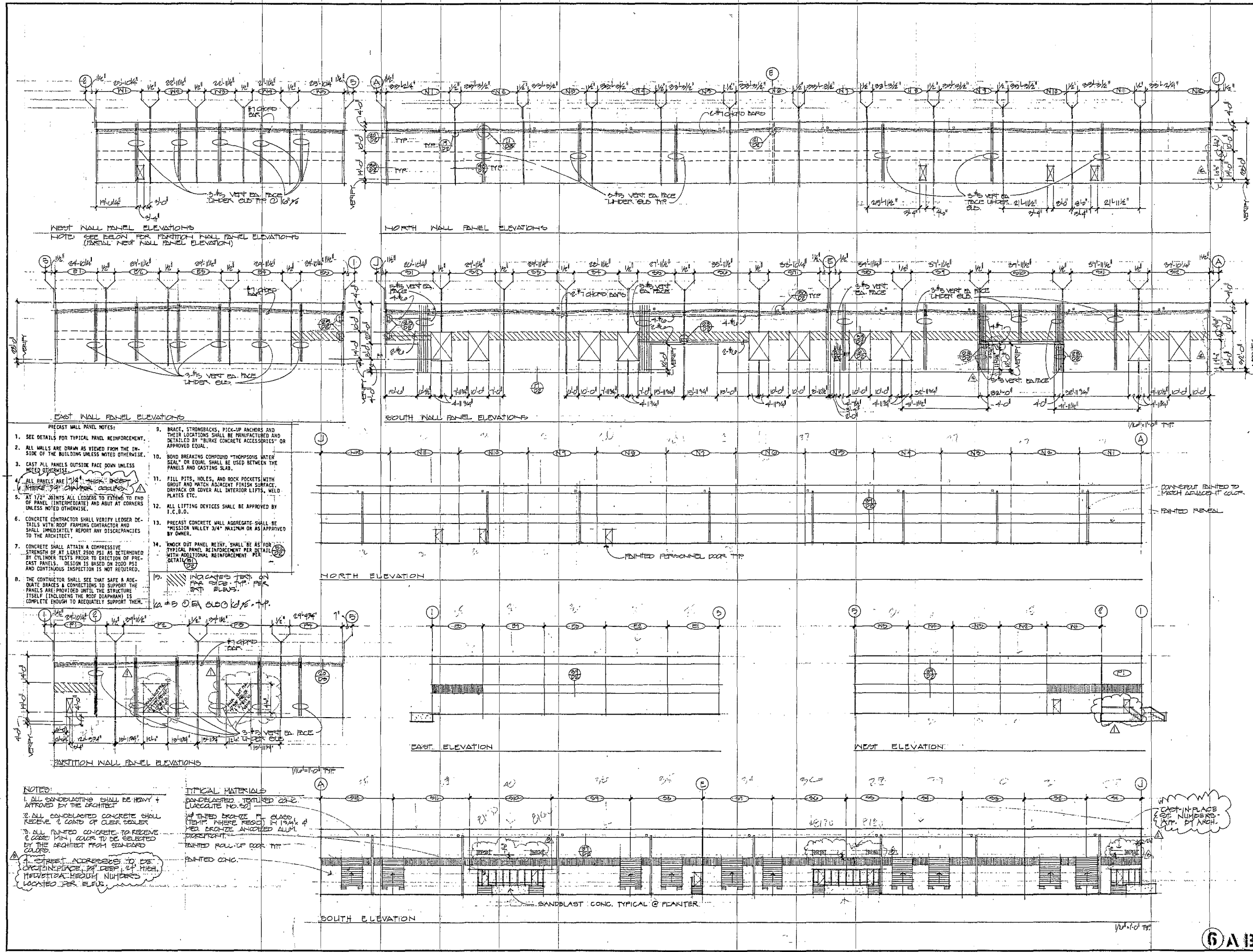
SITE PLAN

T01  
SHEET 1 OF 3





REVISIONS	BY
1-1-11	
1-1-11	
1-1-11	



- PRECAST WALL PANEL NOTES:**
- SEE DETAILS FOR TYPICAL PANEL REINFORCEMENT.
  - ALL WALLS ARE DRAWN AS VIEWED FROM THE INSIDE OF THE BUILDING UNLESS NOTED OTHERWISE.
  - CAST ALL PANELS OUTSIDE FACE DOWN UNLESS NOTED OTHERWISE.
  - ALL PANELS ARE 1/4" THICK UNLESS OTHERWISE NOTED.
  - AT 1/2" JOINTS ALL LEDGERS TO EXTEND TO END OF PANEL (INTERMEDIATE) AND ADJUT AT CORNERS UNLESS NOTED OTHERWISE.
  - CONCRETE CONTRACTOR SHALL VERIFY LEDGER DETAILS WITH ROOF FRAMING CONTRACTOR AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  - CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF AT LEAST 3500 PSI AS DETERMINED BY CYLINDER TESTS PRIOR TO ERECTION OF PRECAST PANELS. DESIGN IS BASED ON 2000 PSI AND CONTINUOUS INSPECTION IS NOT REQUIRED.
  - THE CONTRACTOR SHALL SEE THAT SAFE & ADEQUATE BRACES & CONNECTIONS TO SUPPORT THE PANELS ARE PROVIDED UNTIL THE STRUCTURE ITSELF (INCLUDING THE ROOF DIAPHRAGM) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT THEM.
  - BRACE, STRONGBACKS, PICK-UP ANCHORS AND THEIR LOCATIONS SHALL BE MANUFACTURED AND DETAILED BY "BURKE CONCRETE ACCESSORIES" OR APPROVED EQUAL.
  - BOND BREAKING COMPOUND "THOMPSONS WATER SEAL" OR EQUAL SHALL BE USED BETWEEN THE PANELS AND CASTING SLAB.
  - FILL PITS, HOLES, AND ROCK POCKETS WITH GROUT AND MATCH ADJACENT FINISH SURFACES. DRYPACK OR COVER ALL INTERIOR LEDGES, WELD PLATES ETC.
  - ALL LIFTING DEVICES SHALL BE APPROVED BY I.C.C.
  - PRECAST CONCRETE WALL AGGREGATE SHALL BE "MISSION VALLEY 3/4" MAXIMUM OR AS APPROVED BY OWNER.
  - "KNOCK OUT PANEL REINF." SHALL BE AS FOR TYPICAL PANEL REINFORCEMENT PER DETAIL WITH ADDITIONAL REINFORCEMENT PER DETAIL.
  - INDICATES TEXT ON SIDE TR. PER SET FLUSH.

- NOTES:**
- ALL CONCRETE SHALL BE HEAVY & APPROVED BY THE ARCHITECT.
  - ALL CONCRETE SHALL RECEIVE 2 COATS OF CLEAR SEALER.
  - ALL PAINTED CONCRETE TO RECEIVE 2 COATS MIN. COLOR TO BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.
  - STREET ADDRESSES TO BE LOCATED IN PLACE OF DEEP 1' HIGH MEDIAN. MEDIAN NUMBERS LOCATED PER BLUE.
- TYPICAL MATERIALS**  
 SANDBLASTED TEXTURED CONG. (LASCALITE NO. 52)  
 PAINTED BRONZE PL. GLASS (TEMP. WHERE REQ'D) IN 1/4" x 4" MED BRONZE ANODIZED ALUM. PERFORATED  
 PRINTED ROLL-UP DOOR TR.  
 PAINTED CONG.

**FITCH & ASSOCIATES MIRALANI BUSINESS PARK**  
 ENVIRONMENTAL PLANNING • ARCHITECTURE • ENGINEERING  
 8903 Compton Drive, Suite A, San Diego, Calif. 92123 (761) 778-5759

Date:	9/22/2011
Project:	SKY HIGH MIRALANI
Plan Distribution:	
Scale:	
Drawn:	
Job:	07152
Sheet:	A-17
Of:	17

**Sky High Sports**  
 8190 Miralani  
 San Delgo, CA

EXISTING BUILDING ELEVATIONS

**Mira Mesa Community Planning Group  
Meeting Minutes**

August 20, 2012 – Vulcan Materials 7220 Trade Street San Diego CA 92121

7pm Call to Order. In attendance: John Horst; James Ludwick; Joe Frichtel; Pat O' Donohoe; Phil Lisotta; Ted Brengel; Bruce Brown; Tom Derr; Matt Woods; Mike Linton; Craig Radke; Marvin Miles; Bari Vaz

1. Adopt Draft Agenda

- a. 5 (a), (b) and (c) (as shown below) were added. Motion to approve additions made/seconded by Joe Frichtel/Ted Brengel. Motion carried 12/0/0.

2. Approval of June Meeting Minutes: The Chair offered an opportunity to request changes. None were requested and the minutes were deemed accepted by unanimous consent.

3. New Business

- a. Sky High Sports. Brian Deller, Applicant. Karen Ruggels representing Sky High Sports. Indoor trampoline/sports center on Miralani Dr. The area is considered "prime industrial." The applicant is planning to add miniature golf area in the front outside area. Time on premises has been analyzed for "sensitive receptors" that may be on site. The vast majority of users will be on site only for about an hour. Motion to recommend approval made/seconded by Ted Brengel/John Horst. Motion carried 11/0/1. Mike Linton abstained.

- b. Casa Mira View 2. John Leppert: Garden Communities pre-distributed via CD the Public Review of Mitigated Negative Declaration for the project. Mr. Leppert reviewed various stages of project aspects, including traffic mitigation steps at various places in the surrounding neighborhood. Mr. Leppert made a commitment to use new FBA funds for Wangenheim Park improvements, including recovery of 4 acre DG area, construction of a comfort station and moving of the lighting to cover the whole field. Wangenheim improvements were first suggested by the Community Planning Group and are preferred by the developer as Wangenheim Middle School is the school to which Casa Mira View residents will send Middle School age children. Upon final approval, when the matter goes to the Rec Board, details on the Wangenheim project will come before the community groups for feedback. Because the project generates significant new FBA funds, Facilities Financing Plan changes are involved. Motion to recommend approval made/seconded by Joe Frichtel/John Horst. Motion carried 12/0/1. Mike Linton abstained. (Marvin Miles arrived late and joined the voting at this point.)



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title** **Project No. For City Use Only**  
 Sky High Sports 286180

**Project Address:**  
 8190 Miralani Drive, San Diego 92126

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached**  Yes  No

Name of Individual (type or print):  
 N/A

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 \_\_\_\_\_

City/State/Zip:  
 \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation  Limited Liability -or-  General) What State? CA Corporate Identification No.  Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached  Yes  No

Corporate/Partnership Name (type or print): MBP Associates
 Owner  Tenant/Lessee
Street Address: PO Box 157
City/State/Zip: South Pasadena, CA 91030
Phone No: 626-441-4412 Fax No:
Name of Corporate Officer/Partner (type or print): Robert H. McCrary, Jr.
Title (type or print): Managing Agent
Signature: [Signature] Date: 27/Jan/12

Corporate/Partnership Name (type or print):
 Owner  Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
 Owner  Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
 Owner  Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
 Owner  Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
 Owner  Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

**Part II - To be completed when property is held by a corporation or partnership ATTACHMENT 10**

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**  Yes  No

Corporate/Partnership Name (type or print): Sky High Sports

Owner  Tenant/Lessee

Street Address: 401 Park Place Center, #305

City/State/Zip: Kirkland, WA 98033

Phone No: 425.359.5280 Fax No: 425.484.1933

Name of Corporate Officer/Partner (type or print): Brian Deller

Title (type or print): Member

Signature: *Brian Deller* Date: 6-19-12

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

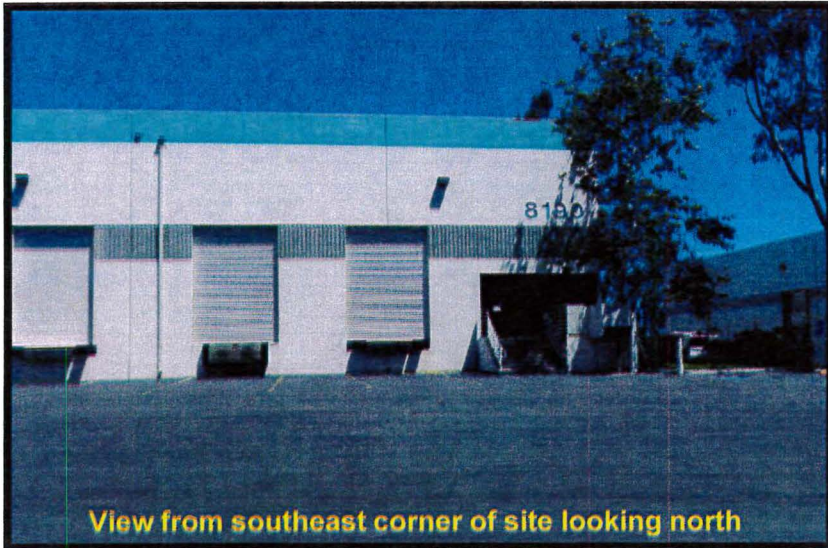
City/State/Zip:

Phone No: Fax No:

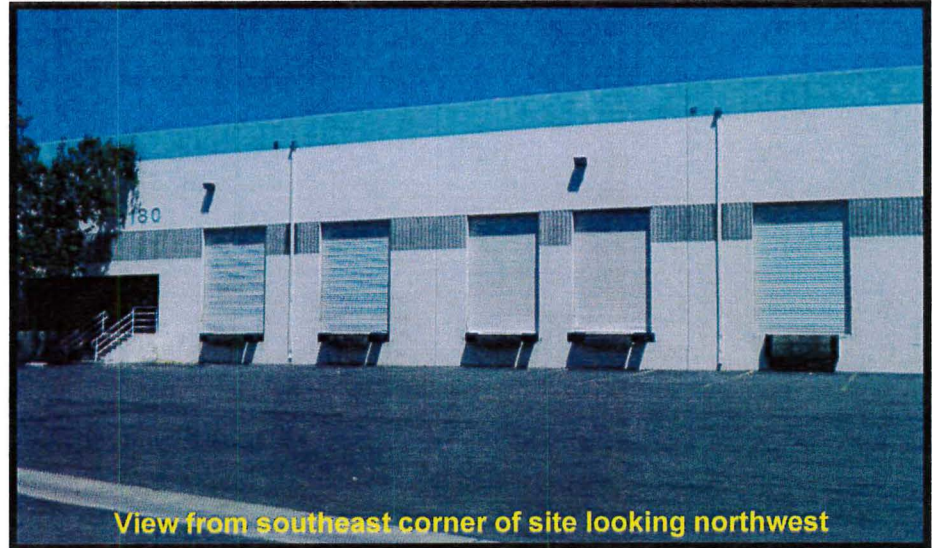
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:



View from southeast corner of site looking north



View from southeast corner of site looking northwest



View from eastern project boundary looking west



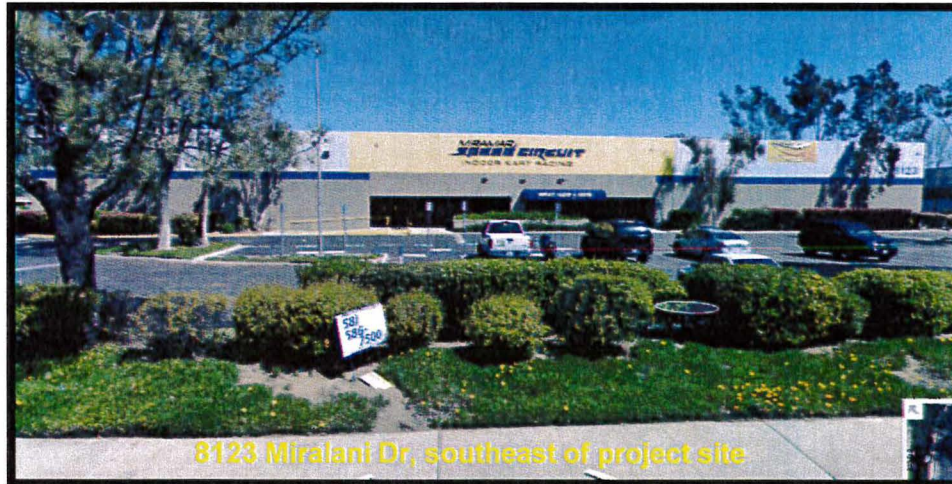
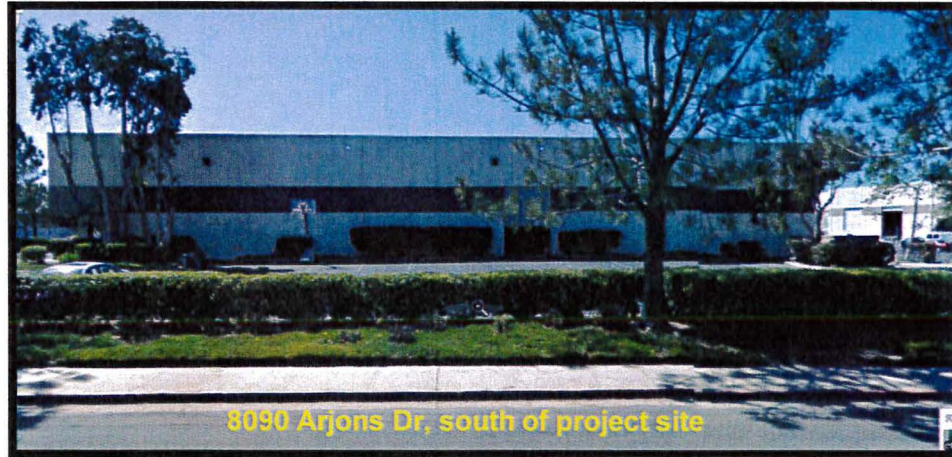
View from northeast corner of site looking west



## Existing Site Photos

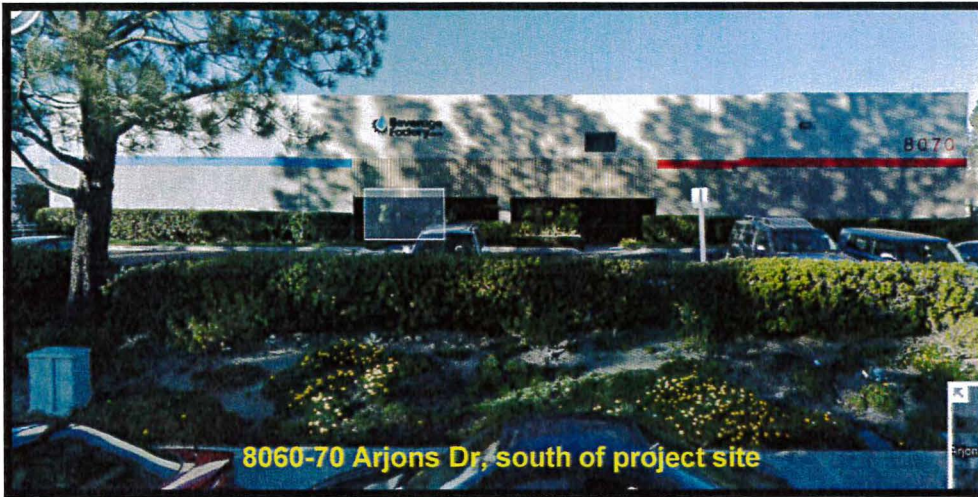
**SKY HIGH SPORTS CUP- 8190 Miralani Drive**  
**PROJECT NO. 286180**





## Surrounding Site Photos

SKY HIGH SPORTS CUP- 8190 Miralani Drive  
PROJECT NO. 286180



## Surrounding Site Photos

SKY HIGH SPORTS CUP- 8190 Miralani Drive  
PROJECT NO. 286180

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**SPARTA**  
OFFICE SOLUTIONS

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Date 03/13/12

Robert H. McCrary, Jr.

MBP Associates

PO Box 157

South Pasadena, CA 91031

Subject: Support of Jump San Diego in 8190 Miralani Drive.


Dear Bob,

We understand that you have recently signed a new Lease Agreement with a company, which plans to open a trampoline center in your building located at: 8190 Miralani Drive. We also understand that Jump San Diego would like expressions of support from its new neighbors to show the City there is no controversy regarding the proposed use in an industrial zone.

In the regard, we wish you well on this venture and are not at all concerned with that proposed use, and look forward with interest to the grand opening in the near future.

Sincerely,

**Sparta Office Solutions**



Ricardo Hernandez  
PRESIDENT

SPARTA OFFICE SOLUTIONS INC.  
8070 ARJONS DR.  
SAN DIEGO CA 92126  
ricardo@spartaos.com  
Office (858)530-0997 Cell (858) 722-3789



DIEGO  
DELIVERY

March 12, 2012

Robert H McCrary, Jr.  
MBP Associates  
P. O. Box 157  
South Pasadena, CA 92031

Subject: Support of Jump San Diego at 8190 Miralani Drive

Dear Bob,

We understand that you have recently signed a new Lease agreement with a company, which plans to open a trampoline center in your building located at 8190 Miralani Drive. We also understand that Jump San Diego would like expressions of support from its new neighbors to show the City there is no controversy regarding the proposed use in an industrial zone.

In that regard, we wish you well on this venture and are not at all concerned with that proposed use, and in fact, look forward with interest to the grand opening in the near future.

Sincerely,

  
Rich Carlton  
Diego Delivery



8060 Arjons Dr.  
San Diego, CA 92126  
Tel: 858-653-5950  
Fax: 858-547-0538  
Toll Free: 800-653-5950

3-12-2012

Robert H. McCrary, Jr.  
MBP Associates  
PO Box 157  
South Pasadena, CA 91031

Dear Bob,

We understand that you have recently signed a new Lease Agreement with a company, which plans to open a trampoline center in your building located at 8190 Miralani Dr. We also understand that Jump San Diego would like expressions of support from its new neighbors to show the City there is no controversy regarding the proposed use in an industrial zone.

In the regard, we wish you well on this venture and are not at all concerned with that proposed use, and in fact, look forward with interest to the grand opening in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Costanzo", with a long horizontal flourish extending to the right.

Craig Costanzo  
President  
Beverage Factory  
8060 Arjons Dr.  
San Diego, CA 92126

Date 3/12/2012

Robert H. McCrary, Jr.  
MBP Associates  
PO Box 157  
South Pasadena, CA 91031

Subject: Support of Jump San Diego In 8190 Miralani Dr.

Dear Bob,

We understand that you have recently signed a new Lease Agreement with a company, which plans to open a trampoline center in your building located at 8190 Miralani Dr. We also understand that Jump San Diego would like expressions of support from its new neighbors to show the City there is no controversy regarding the proposed use in an industrial zone.

In the regard, we wish you well on this venture and are not at all concerned with that proposed use, and in fact, look forward with interest to the grand opening in the near future.

Sincerely,

Your name and company

*James W. Richardson*  
James W. Richardson  
President  
Miramar Speed Circuit  
8123 Miralani Drive  
San Diego, CA 92126  
(858) 864-2491

