

THE CITY OF SAN DIEGO

#### Report to the Planning Commission

DATE ISSUED:	June 22, 2023	REPORT NO. PC-23-026
HEARING DATE:	June 29, 2023	
SUBJECT:	8190 Miralani Drive Process Four Decision.	
PROJECT NUMBER:	<u>1050408</u>	
REFERENCE:	Conditional Use Permit No. 1004451 PTS No.	<u> 286180 – PC-13-003</u>
OWNER/APPLICANT:	RJ Mira Mesa, LLC. dba Rockin' Jump Trampoli	ine Park

#### <u>SUMMARY</u>

<u>Issue</u>: Should the Planning Commission approve a Conditional Use Permit Amendment to continue the use of Rockin' Jump recreational facility located at <u>8190 Miralani Drive</u> within the <u>Mira Mesa</u> <u>Community Planning Area</u>?

#### Proposed Actions:

APPROVE Conditional Use Permit PMT-3186037 to continue the operation of an existing 40,600 recreation facility.

<u>Fiscal Considerations</u>: No fiscal impact. All costs associated with the processing of the application are recovered through a fee paid for by the applicant.

<u>Community Planning Group Recommendation</u>: On April 18, 2022, the Mira Mesa Community Planning Group voted 14-0-0 to recommend approval of the project to extend the CUP with no conditions. Following that vote, the project application changed from a CUP Extension to a CUP Amendment. On November 23, 2022, the Mira Mesa Community Planning Group considered the project amendment and let stand its prior approval from April 18, 2022 on the grounds that the CUP amendment causes no additional issues to the community. (Attachment 10).

<u>Environmental Impact</u>: The project site was previously analyzed and adopted within the Sky High Sports CUP Negative Declaration PTS No. 286180 dated December 19, 2012, per Resolution #4866-PC. The Environmental Analysis Section staff completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent EIRs and Negative Declaration consistency evaluation for the proposed project. This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA review for the proposed CUP amendment. Staff determined the proposed project to extend the use of the CUP is consistent with Negative Declaration No. 286180 and would not result in new impacts.

#### BACKGROUND

The 2.64-acre site is located at 8190 Miralani Drive, north of Arjons Drive in the IL-2-Zone and Airport Land Use Compatibility Overlay Zone-Marine Corps Air Station (MCAS)-Miramar (Review Area 1), Brush Management and Prime Industrial Lands. The land use is designated as Industrial within the Mira Mesa Community Plan area (Community Plan). The surrounding area contains light industrial uses to the south, east and west, and a manufactured slope area along Carroll Canyon Road to the north. The immediate surrounding business uses include a construction supply company and a home remodeling company to the east, and a solar energy company to the south.

The existing building, constructed in 1982, consists of 52,280 square-feet. On January 17, 2013, a Conditional Use Permit (CUP) No. 1004451 was approved by the Planning Commission (R-4866-PC-1), to allow the operation of 40,600 square-feet of recreational use including 29,600 square feet within the building and 11,000 square-feet of outdoor area for miniature golf.

The existing CUP allowed the applicants to operate the recreation facilities use for 10 years, which expired on February 1, 2023. An amendment to the CUP is required to allow the continued operation of the recreation facilities use.

#### **DISCUSSION**

#### Project Description:

The CUP Amendment is to allow the continued operation of the recreation facilities use within an Industrial zone for another 10-year period. The CUP Amendment will allow for the continued use of the Rockin' Jump Trampoline Park, a specialized commercial use which provides family-oriented recreation activities for children, youth, and adults. These activities include trampoline, arcades, a ninja course, warp wall, dodgeball, x-beam jousting, basketball, climbing wall, stunt air-bag and miniature golf. The Rockin' Jump Trampoline Park will continue to offer amenities such as lockers, cafe, party rooms and cubbies for its customers and their guests. The operations of this use are the same and consistent with the approved CUP No. 1004451 for recreation facilities. No additional development or change of use is proposed.

The project's days and hours of operation will remain as previously approved and are as follows:

Days	Hours
Sunday-Thursday	11 am - 7 pm
Friday	11 am - 9 pm
Saturday	8 am - 9 pm

#### Permits Required:

An amendment to the Conditional Use Permit per San Diego Municipal Code (SDMC) <u>Section</u> <u>141.0618</u> is required since the site is zoned Light Industrial and allows for the operation of "Privately Operated Outdoor Recreation Facilities over 40,000 square feet in size" with approval of a Conditional Use Permit.

The CUP Amendment complies with the (<u>SDMC</u>) <u>Section 141.0618</u> in that the existing recreation facilities use will not require any deviations nor proposed structural, zoning or land use changes to the project.

#### Community Plan Analysis:

The project would continue the recreation facility use without any structural changes to the existing interior, exterior, square footage, and use. No new development is proposed by the project. The project is in the Mira Mesa Community Plan area and 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 continued operation of the recreation facilities use would be allowed through the amendment of the Conditional Use Permit.

#### Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided a draft resolution and conditions of approval and recommends that the Planning Commission approve the project.

#### **ALTERNATIVES**

- 1. Approve the Conditional Use Permit Amendment PMT-3186037.
- 2. Deny Conditional Use Permit PMT-3186037 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Renee Mezo Assistant Deputy Director Development Services Department Chandra Y. Clady Development Project Manager Development Services Department

#### Attachments:

- 1. Project Location Map
- 2. Aerial Map
- 3. Community Plan Land Use Map
- 4. Community Plan Area Map
- 5. Draft Permit with Conditions
- 6. Draft Resolution with Findings
- 7. Negative Declaration No. 286180
- 8. Ownership Disclosure Statement
- 9. Project Plans
- 10. Community Planning Group Recommendation
- 11. CEQA Section 15162 Consistency Evaluation Determination





Project Number PRJ-1050408 Conditional Use Permit Amendment Rockin Jump 8190 Miralani Drive

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# **Aerial Map**

Project Site 0.000 Reckin dumpiSar Dieco Sumrun Solar 803 010

Project Number PRJ-1050408 Conditional Use Permit Amendment Rockin Jump 8190 Miralani Drive

North

ATTACHMENT2

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## Mira Mesa Community Plan Land Use Map

**ATTACHMENT 3** 





## Mira Mesa Community Plan Area Map

**ATTACHMENT**4



Project Number PRJ-1050408 Conditional Use Permit Amendment Rockin Jump 8190 Miralani Drive

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#### **ATTACHMENT 5**

#### PLANNING COMMISSION RESOLUTION NO. PC-CONDITIONAL USE PERMT NO. PMT-3180637 **8190 MIRALANI DRIVE - PROJECT NO. 1050408** AMENDMENT TO CONDITIONAL USE PERMIT NO. 1004451 WHEREAS, RJ MIRA MESA, LLC DBA ROCKIN JUMP, Owners/Permittees, filed an application

with the City of San Diego for a permit to amend Conditional Use Permit No. 1004451 to continue the operation of a trampoline recreational facility and outdoor miniature golf course (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 of the IL-2-1 Zone with overlays including Airport Land Use Compatibility Overlay Zone-MCAS Miramar (Review Area 1), Brush Management and Prime Industrial Lands within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as LOTS 4 THROUGH 7, INCLUSIVE, AND 30 OF MIRALANI BUSINESS PARK UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9503, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 26, 1979.;

WHEREAS, the Project is consistent with Negative Declaration (ND) No. 286180 dated December 12, 2012 and adopted by Resolution #4866-PC. The information contained in Negative Declaration No. 286180 reflects the independent judgment of the City of San Diego as Lead Agency. The City of San Diego, through the Development Services Department (DSD), conducted a California Environmental Quality Act (CEQA) Section 15162 evaluation and determination any environmental impacts of the Project are adequately addressed in Negative Declaration No. 286180 and are adequately described for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA. WHEREAS, on June 29, 2023, the Planning Commission of the City of San Diego considered an

Amendment to Conditional Use Permit No. 3186037 pursuant to the Land Development Code of the

City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the

following findings with respect to Conditional Use Permit No. PMT-3180637.

#### CONDITIONAL USE PERMIT AMENDMENT-SDMC Section 126.0305

- 1. Findings for all Conditional Use Permits:
- a. The proposed development will not adversely affect the applicable land use plan.

The project is a Conditional Use Permit Amendment to continue operating a Privately Operated, Outdoor Recreation Facilities (recreation facilities). Rockin Jump is an existing facility of 29,600-square-foot indoor trampoline recreation facility within an existing 52,280 square-feet light industrial building and an 11,000-square-foot outdoor miniature golf course area near the entrance of the building. The project is located on 2.64 acres at 8190 Miralani Drive, in the Miralani Business Park. The Business Park is developed with light-industrial and commercial recreational uses. The existing facility interior and exterior are slated to remain. There is no additional square footage and no proposed use alteration.

The project is in the Mira Mesa Community Plan area and 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 continued operation of the recreation facilities use would be allowed through the amendment of the Conditional Use Permit and would comply with the Community Plan as a specialized commercial use.

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.

The 40,000 square-foot requirement includes all indoor and outdoor areas that are devoted to the recreational use. The project 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 parking, setbacks, and uses. The project proposes a 10-year expiration date for the CUP.

The project is also with the Airport Land Use Compatibility (ALUC) Overlay Zone-Marine Corps Air Station (MCAS) - Miramar (Review Area 1). The project has been reviewed by staff and has been found in compliance with the MCAS Miramar Airport Land Use Compatibility Plan. Specifically, it was determined the proposed project is consistent with the noise and safety guidelines. The project would not conflict with the ALUC Plan and would not result in airport safety hazards for people residing or working in the Project area.

The project is in compliance with the plan recommendation, in that it proposes to continue to operate as a specialized commercial use. Therefore, the proposed development will not adversely affect the applicable land use plan.

## b. The proposed development will not be detrimental to public health, safety and welfare.

The project operates in a 29,600-square-foot indoor trampoline sports facility within an existing light industrial building and an 11,000-square-foot outdoor miniature golf course area near the entrance of the building. The project is located on 2.64 acres at 8190 Miralani Drive, in the Miralani Business Park. The surrounding area contains light industrial uses to the south, east and west, and a manufactured slope area along Carroll Canyon Road to the north. The immediate surrounding business uses include a construction supply company and a home remodeling company to the east, and a solar energy company to the south. There are no changes to the existing facility to increase square footage or alter exterior alteration which has been operating since 2013.

The project is also with the Airport Land Use Compatibility Overlay Zone-Marine Corps Air Station (MCAS) - Miramar (Review Area 1). The project has been reviewed by staff and has been found in compliance with the MCAS Miramar Airport Land Use Compatibility Plan. Specifically, it was determined the proposed project is consistent with the noise and safety guidelines. The project would not conflict with the ALUC Plan and would not result in airport safety hazards for people residing or working in the Project area.

The Project was reviewed by City Staff and determined to be in compliance with the SDMC. The Project must satisfy conditions of approval of Conditional Use Permit PMT-3186037 to achieve compliance with the regulations of the SDMC. Conditions of the CUP include various conditions and referenced exhibits of approval relevant to achieving compliance with applicable regulations of the SDMC, such as hours of operation, parking requirements and landscaping. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The continued use of this site for a recreation facility use is consistent with the approved Negative Declaration (D) No, 286180.

The proposed Conditional Use Permit Amendment to continue operating Rockin Jump Trampoline Park will not be detrimental to the public health and safety and welfare. The project would continue to operate as a family recreation center involving an indoor trampoline facility and outdoor miniature golf course.

# 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 project use is an existing recreation facility that will comply with the requirements of Section 141.0618 of the San Diego Municipal Code in that it is an allowed use for Privately Operated, Outdoor Recreation Facilities over 40,000 square-feet in size with a Conditional Use Permit. There is no development associated with this CUP Amendment. The existing facility will remain as no construction permits and no deviations are required nor requested. Thus, an amendment to existing CUP No. 1004451 will continue to permit the recreation facility in compliance with the Land Development Code.

#### d. The proposed use is appropriate at the proposed location.

As described in Finding (a) above, the Mira Mesa Community Plan designates the project for this location as Light Industrial use and is zoned IL-2-1. According to the Community Plan, the Miramar Road Industrial Subarea should continue to develop with a mix of light industrial and specialized commercial uses. The surrounding uses include a home remodeling business, construction building supplies and equipment rentals, solar service business and a mattress distribution center. The project will continue the recreation facilities use that was previously approved under CUP No. 1004451 and has been operating since 2013. There have been no code violations for this site since the previous CUP and no other changes to the operations are proposed with the proposed amendment. Thus, the proposed use is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated in Exhibit "A".

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING

COMMISSION, CONDITIONAL USE PERMIT PMT-3180637 is hereby GRANTED by the PLANNING

COMMISSION to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as

set forth in Permit No. PMT-3180637, a copy of which is attached hereto and made a part hereof.

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Chandra Y. Clady Development Project Manager Development Services

Adopted on: June 29, 2023

IO#: 24009414

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

INTERNAL ORDER NUMBER: 24009414

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### CONDITIONAL USE PERMIT NO. PMT-3186037 8190 MIRALANI DRIVE PROJECT NO. 1050408 AMENDMENT TO CONDITIONAL USE PERMIT NO. 1004451 PLANNING COMMISSION

This Conditional Use Permit No. PMT-3186037 granted by the Planning Commission of the City of San Diego to RJ Mira Mesa, LLC, DBA Rockin Jump, Owners and Permittees pursuant to San Diego Municipal Code [SDMC] Section 141.0618 to allow the continued operation of an existing 40,600 recreation facility. The 2.64-acre site is located at 8190 Miralani Drive in the in the IL-2-Zone and Airport Land Use Compatibility Overlay Zone-Marine Corps Air Station (MCAS)-Miramar (Review Area 1), Brush Management and Prime Industrial Lands. The project site is legally described as: LOTS 4 THROUGH 7, INCLUSIVE, AND 30 OF MIRALANI BUSINESS PARK UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9503, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 26, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to RJ Mira Mesa, LLC, DBA Rockin Jump to amend Conditional Use Permit No.1004451 for the continued the operation of the privately owned recreation facility and outdoor miniature golf course described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 29, 2023, on file in the Development Services Department.

The project shall include:

- a. A 29,600-square-foot indoor trampoline recreation facility within an existing light-industrial building with an 11,000-square-foot outdoor miniature golf course;
- b. Landscaping (planting, irrigation, and landscape related improvements);
- c. Off-street parking;
- 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 July 14, 2026.

2. All conditions of this Conditional Use Permit No. PMT-3186037 shall include applicable conditions from the previous CUP No. 1004451 approved by the Development Services Department on January 17, 2013, recorded January 23, 2013, as San Diego County Recorder Document No. 2013-0046141.

3. This Conditional Use Permit and corresponding use of this site shall expire in 10 years on July 14, 2033. 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 the original permit.

4. 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 Owners/Permittees 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.

5. 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.

6. 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 Owners/Permittees and any successor(s) in interest.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owners/Permittees 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.).

#### **ATTACHMENT 6**

9. The Owners/Permittees shall secure all necessary building permits. The Owners/Permittees 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.

10. 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.

11. 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 Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

The Owners/Permittees shall defend, indemnify, and hold harmless the City, its agents, 12. 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

13. Owners/Permittees shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

#### LANDSCAPE REQUIREMENTS

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, 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, always weed and litter-free condition at times.

#### PLANNING/DESIGN REQUIREMENTS:

16The Owners/Permittees 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. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

19. 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

20. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

#### **ATTACHMENT 6**

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 Owners/Permittees shall provide evidence of a recorded Shared Parking Agreement between all affected properties for the 29 required off-site automobile spaces described in Condition No. 21.

#### **INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 June 29, 2023. Resolution Number P-

#### **ATTACHMENT 6**

CONDITIONAL USE PERMT NO. PMT-3180637 Date of Approval: June 29, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARMENT

Chandra Y. Clady Development Project Manager

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

**The undersigned Owners/Permittees**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees thereunder.

RJ Mira Mesa, LLC, dba Rockin Jump

Ву \_\_\_

Casey Klajbor Owner

RJ Mira Mesa, LLC, dba Rockin Jump

Ву \_\_\_\_\_

Craig Smith Owner

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

#### **RESOLUTION NUMBER R- 4866-PC-1**

#### ADOPTED ON JANUARY 17, 2013

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.

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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

ORIGINAL

#### **ATTACHMENT 8**

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SD	City of San Diego Development Se 1222 First Ave., M San Diego, CA 92 <sup>-</sup> (619) 446-5000	rvices O S 302	wnershi	-	closure tement	FORM DS-318 October 2017
Approval Type: Check of Approval Type: Check of Neighborhood Develor Tentative Map	opment Permit 🛛 Site	<b>Development Perm</b>	it 🛯 Planned Develop	ment Permit	Conditional Use P	ermit 🛛 Variance
Project Title: <u>Coル</u> Project Address:					b. For City Use Only リュム	
Specify Form of Owne Corporation X Limit Partnership D Indivi	ed Liability -or- 🛛 Gen		<u>CA</u> Corporat	e Identificatio	n No. <u>RJ Mira M</u> <i>No. 2015</i> a	
By signing the Ownersh with the City of San Di owner(s), applicant(s), a individual, firm, co-part with a financial interest individuals owning mor officers. (A separate pa <b>ANY</b> person serving as A signature is required notifying the Project M ownership are to be given accurate and current ow	ego on the subject pr and other financially in mership, joint venture, t in the application. If re than 10% of the sha age may be attached i s an officer or directo I of at least one of the lanager of any change	operty with the inte terested persons of association, social the applicant inclu- res. If a publicly-ov necessary.) If any p or of the nonprofit e property owners. s in ownership duri ager at least thirty	ent to record an encu f the above referenced club, fraternal organiz des a corporation or p wned corporation, inclu person is a nonprofit on organization or as tru Attach additional page ing the time the applid days prior to any publ	mbrance agai d property. A ation, corpora artnership, in ude the name rganization or ustee or bene ges if needed. cation is being ic hearing on t	nst the property. P financially interested ition, estate, trust, r clude the names, tit s, titles, and address a trust, list the name ficiary of the nonp Note: The applicar g processed or cons	Please list below the d party includes any ecciver or syndicate eles, addresses of all ses of the corporate es and addresses of profit organization. ht is responsible for idered. Changes in
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Property Owner			ay in the hearing proce	_ 🛛 Owner	Tenant/Lessee	Successor Agency
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Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities.

#### Accessibility notes:

- 1. The tenant space, a primary entrance to the building, the primary path of travel from the entrance to the tenant space and the sanitary facilities, drinking fountains and public telephones serving the tenant space must be accessible to the physically disabled.
- 2. Thresholds shall be no higher than 1/2" above the floor. Edge to be beveled with a slope no greater than 1 in 2 if more than 1/4". 3. Door hardware shall be of the lever or push type, mounted centered
- between 30" to 44" exterior doors 5 lbs. above the floor and operable with a max. effort of 5 lbs. for interior doors. Latching and locking doors shall be activated by a single effort lever style handle. 4. The lower 10" of the door shall be of smooth, plane surface (no recess or
- trap) except at automatic and sliding doors. 5. There shall be a clear area on each side of door, 60" deep in direction of
- door swing and 44" deep in opposite direction of door swing. 6. One quarter inch thick identification symbols (12" triangle for men and 12" circle for women) centered at 60" A.F.F. shall be provided on doors to restrooms.
- 7. Floors of a given story shall be a common level throughout or shall be connected by pedestrian ramps, passenger elevators, or special access lifts.

## Plan check notes:

- 2. For combustible construction, draftstop suspended ceiling every 1,000 sq. ft. - maximum 60' horizontal dimension (3,000 sq. ft. if sprinklered) and attics every 3,000 sq. ft. (9,000 if sprinklered - maximum 100' horizontal distance.).
- 3. Exit doors shall swing in the direction of travel when serving any hazardous area or when serving an occupant load of 50 or more. 4. Exit doors to be openable from inside without use of a key or any special
- knowledge or effort. 5. Required exit doorways shall be not less than 36" in width (32" clear exit
- width) and not less than 6'-8" in height. 6. Corridors shall be 44" minimum in width or as required by occupant load. Dead-end corridors shall be limited to 20' in length.
- 7. Plans for all fixed fire protection equipment such as standpipes, sprinkler systems and fire alarm systems, must be submitted to, and approved by the fire prevention bureau before this equipment is installed.
- 8. Fire damper assemblies, including sleeves, and installation procedures shall be approved by the building inspector prior to installation.
- 9. Emergency lighting system shall be provided when serving an occupant load of 100 or more.

## General Notes:

- The G.C. shall be responsible for coordination of lighting with electrical drawings/reflected ceiling plan.
- 2. All plans are not complete for construction until approval of the appropriate governing agencies and issuance of applicable permits.
- 3. GC shall be responsible for obtaining all necessary permits, Reimbursed by owner. 4. Each trade shall be responsible for knowledge of general notes listed here and elsewhere in this set of plans and of the latest building codes. Work of each trade shall meet or exceed these standards established by the contract
- document 5. Tenant improvement plans for remodeled spaces shall comply with Title 24 and the Americans with Disabilities Act in regards to newly constructed areas only. Any upgrades to the existing facility to comply with current codes or ADA requirements shall be covered under a separate document unless specifically requested by the owner.
- 6. Tenant improvement plans shall not address the Americans with Disabilities Act unless specifically requested by owner and covered under a separate contract.
- 7. The contractor shall be responsible for means, methods, techniques and procedures employed in the performance of work in, on or about the job site; The contractor shall coordinate and verify all work performed by subcontractors.
- 8. All contractors and sub-contractors performing work on, or related to this project shall conduct their operations so that all employees are provided a safe place to work and the public is protected, and shall comply with the "occupational safety and health regulation" of the u.s. department of labor and with any and all other applicable state and/or local safety regulations The contractor agrees to assume sole and complete responsibility for job site safety conditions during the course of construction of this project; That this requirement shall apply continuously and not be limited to normal working hours and that the contractor shall defend, indemnify and hold harmless the owner and designer from any and all liability, real or alleged, in connection with performance of work on this project.
- 9. The general contractor shall be responsible for security of project and shall be responsible for the discipline of all workers on the project.
- 10. It shall be the responsibility of the general contractor to distribute adequate copies of all drawings to all trades falling under their responsibility at all times during the progress of the job including revisions.
- 11. If the contractor performs any work knowing it to be contrary to such laws, ordinances rules and regulations, and without such notice to the designer and/or owner, he shall assume all responsibility and shall bear all costs attributable thereto. Contractor to notify designer and/or owner of any variances in the construction documents.
- 12. The contractor shall inspect and verify all conditions and dimensions prior to the start of construction. When additional information is needed to provide complete and accurate coordination, the general contractor will be responsible for clarification.
- 13. The starting of any work by any contractor or subcontractor shall be considered prima facie evidence that he has inspected and accepted all conditions involved in his work and finds them satisfactory.
- 14. Existing conditions are said to be previously permitted and/or to current building codes at the time time of their construction. The designer assumes no responsibility for areas of construction not built under these conditions.
- 15. Areas not specifically identified as areas of new constructions are not included as a part of these documents nor are they to be considered a responsibility of the designer.
- 16. An assessment of this building's/project's current building code violations shall be a separate project and not a part of this project.
- 17. The contractor warrants to the owner and designer that all materials and equipment furnished under this contract will be new (unless otherwise specified) and that all work will be of good quality, free from faults and defects and in conformance with the contract documents. All contractors shall individually warrant for one year all materials and workmanship except as otherwise specified.
- 18. All work on drawings shall be performed in compliance with requirements of the lease work letter and/or building standard specifications and regulations whether or not listed on drawings or included herein.
- 19. The structural, mechanical, plumbing and electrical engineering plans are supplemental to the tenant improvement drawings. Any discrepancy shall be brought to the designer for clarification.
- 20. Contractor is responsible for reviewing and verifying demolition plans in relation to structural and/or construction. Designer is to be notified of any and all conflicts, discrepancies or problems.
- 21. Contractor shall not make changes or do extra work without written authorization from the owner and the owner's representative.
- 22. The owner reserves the right to change, increase or reduce the work as may be necessary
- "Typical" means identical for all same conditions unless otherwise noted. "Similar" means comparable characteristics for the conditions noted. Verify dimensions and orientation on plan.
- 24. Contractor shall not make any substitutions for any materials where a specific manufacturer is specified. "Equals" are subject to the judgement and approval of the designer prior to installation.

## General Notes (continued):

- 25. Contractor shall submit confirmations with delivery dates for orders of materials and equipment of any long lead time order items to designer.
- 26. Columns and mullions take precedence over dimensions unless otherwise noted. Dimensions take precedence over scale. 27. Dimensions are not adjustable without approval of designer unless noted by +
- 28. The contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove all his waste materials and rubbish from and about the project as well as all his tools, construction equipment machinery and surplus materials
- 29. The contractor shall be responsible for correcting any defects found in existing base building construction (unless otherwise specified). This includes but is not limited to uneven surfaces and finishes. The contractor shall patch and repair surfaces to match adjacent adjoining surfaces. 30. Unless specifically shown or noted on the drawings, no structural member
- shall be cut, notched, bored or otherwise modified without prior approval. 31. Whether or not detailed on drawings, the contractor shall provide and install
- all stiffeners, bracing, back-up plates and supporting brackets required for the installation of all casework and of all wall mounted or suspended mechanical, electrical or miscellanious equipment. 32. Contractor shall provide protective coverings for carpet, furnishings and
- existing finishes in areas of demolition and construction and shall be responsible for the repair of any damage caused by the work of contractor or subcontractors.
- 33. The contractor shall inform designer of any conflicts prior to construction that exist in locations of any and all mechanical, telephone, electrical, lighting, plumbing and sprinkler equipment, (to include piping, duct work and conduit) and that all required clearance for installation and maintenance of above equipment are provided.
- 34. Contractor shall provide and locate access panels as required after installation of mechanical, plumbing and electrical work. Verify locations with Architect prior to installation
- 35. All indicated utility and stub-in locations are for reference only; Exact locations shall be verified on the job site.
- 36. Sprinkler heads to be dropped per current IBC and IFC codes for work performed in buildings with installed sprinkler systems.
- 37
- 38. Exterior level landing may slope up to 1/4" per foot in any direction for surface drainage.
- 39. General contractor shall provide to owner at completion of construction: One set of as-built drawings, including electrical, mechanical, and plumbing.
- 40. G.C. shall stand for General Contractor in this drawing set. 41. The G.C. is responsible for all coordination between subcontractors based on the entire set of these documents. No extra compensation will be given to a bidder or supplier who has bid from an incomplete set of construction documents. In case of inconsistencies or discrepancies between drawings, the most stringent note or condition shall apply. The G.C. shall notify the permasteelisa project manager immediately of such discrepancies.
- 42. It is the responsibility of the G.C. to field verify existing site conditions and dimensions prior to bidding. The G.C. shall notify the permasteelisa project manager immediately of any discrepancies. Submission of a bid shall constitute an acknowledgment and acceptance of all existing conditions.
- 43. If any errors, discrepancies, or omissions appear on these drawings, specifications, or other contract documents, the G.C. shall notify the permasteelisa project manager immediately.
- 44. The G.C. is responsible for maintaining a current set of construction drawings on site during construction. The G.C. shall indicate on these plans all approved changes to the work. This set of drawings shall be turned over to the project manager and architect when the project is complete.
- 45. The G.C. shall keep all handbooks and paperwork, including all packing slips and bills of lading, in a marked envelope. This envelope is to be turned over to the project manager.
- 46. The G.C. shall deliver to the project manager a copy of the certificate of occupancy, lien waivers, warranties, guarantees, and equipment operation manuals. The original certificate of occupancy is to be framed and mounted at store mander's desk
- 47. The G.C. shall be responsible for daily clean-up of all trades throughout the construction duration.
- 48. These construction documents are not to be scaled. All dimensions are to finish face of wall, unless otherwise noted. 49. These are not to be altered in any way without written authorization from
- from architect. 50. All construction is to conform to all applicable codes and all applicable
- ordinances. Where necessary, the G.C. shall be responsible for filing the "Notice of Commencement" in the appropriate office and shall be responsible to post the "Notice of Commencement" at the job site.
- 51. The G.C. shall be responsible for coordinating all their work and the work of their subcontractors with the structure and shell building elements. The G.C. shall immediately notify the permasteelisa project manager for any discrepancy between these drawings and building shell.
- 52. G.C. to provide fire extinguishers and concealed blocking as required. Verify quantity and locations with local officials.
- 53. The G.C. shall be responsible for cutting and installation of studs, inserts, and blocking as required. Do not connect or attach studs to landlord deck. 54. The G.C. shall be responsible for coordination of all ceiling work with

#### electrical drawings. General Notes (continued):

- 56. The G.C. shall be responsible for providing and installing all light fixture supports.
- 57. All penetrations of demising walls, roof, and floor shall be fire safety/proof per local codes/landlord requirements. 58.
- All requirements and regulations pertaining to the handicapped and OSHA 59. must be incorporated in the work even though they may not be listed individually and separately in either the drawings or specifications.
- The general notes shall apply to all drawings and govern unless otherwise 60. noted or specified. 61. All details shall be considered typical at similar locations.
- 62. Safety measure: At all times the contractor shall be solely and completely responsible for the conditions of the job site, including safety of the persons and property and for all independent engineering reviews of these conditions. The architect's and engineer's job site review is not intended to include review of the adequacy of the contractor's safety measures.

Dig Alert - 800.227.2600 California State Law requireds that contractors call Dig Alert prior to any and all excavation. Dig Alert requires a two day notice to markout the site.

requirements. Date:

- project: I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law.
- 1. "I am the designer/owner in responsible charge of this tenant improvement Print
- Signa Date:

# Rock In Jump San Diego CUP Amendment

Applicable Codes: The following codes apply to this project: the 2019 CBC, CFC, CMC, CPC, CEC, as well as state and local accessibility codes. Any local jurisdiction codes specific to this site also apply.

#### Fire dept. notes:

- 1. All exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. no deadbolts, no sliding bolts, etc.
- 2. Floor level exit signs, exit markers, and exit path marking shall be provided as required. Verify occupancy for requirement. 3. Where required, exit signs shall be internally lit. Letters and symbols shall
  - be in high contrast to their background. Words shall be in block letters a minimum of 6" high and a stroke of not less than 3/4".
- 4. Exit signs shall be installed at required exit doorways and where otherwise necessary to clearly indicate the direction of egress when two exits are required from a room or area. exception: Main exit doors which obviously and clearly identifiable as exits need not be signed when approved by the fire department and building inspector. Verify locations with above mentioned before installation.
- Provide two separate sources of power for exit signs conforming to code sections as follows.
- Complete plans and specifications for fire-extinguishing systems, including fire alarm systems, automatic sprinkler systems, and wet and dry standpipes; halon systems and other special types of automatic
- fire-extinguishing systems; basement pipe inlets; and other fire-protection systems and appurtenances thereto shall be submitted to CITY San Diego Fire & Life Safety for review and approval prior to installation.
- The installation of automatic fire alarm systems shall comply with all applicable codes.
- 8. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers is 20 or more.
- At least one fire extinguisher with a minimum rating of 2a10bc shall be provided within 75' maximum travel distance of each 6,000 sq.ft. or portion
- thereof on each floor, per IBC. 10. All fire alarm systems shall be installed in compliance with.
- 11. Interior finishes shall comply with IBC
- 12. All decorative materials shall be maintained in a flame-retardant condition. 13. Building occupant shall secure permits required by the fire department from
- the fire prevention bureau prior to occupying this building. Building numbers shall be easily visible and legible from the street or road
- fronting the property. 15. Buildings undergoing construction, alteration or demolition shall be in
- accordance with IBC 16. Building shall comply with IBC for high-piled combustible storage.
- 17. If sprinklered building, provide sprinkler density information. Complete and return the high-piled combustible stock information form.
- 18. An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location.
- 19. Fire extinguishing systems shall be installed in accordance with IBC. 20. Locations and classifications of extinguishers shall be in accordance with
- 21. During Construction, at least 1 fire extinguisher shall be provided at eachfloor level at each stair, in all storage and construction sheds, in locations where flammable or combustible materials are stored or used, and where other special hazards are present.
- 22. In buildings that are 4 or more stories in height, standpipes shall be provided during construction when the height reaches 40 feet above the lowest level of fire department access. A fire department connection shall be no more than 100 feet from the available fire department vehicle access roadway. 23. Welding cutting and other hot work shall be in conformance with IBC

#### Accessibility compliance:

Name:	Darren Machulsky	
ature:	Darren Machulsky	
:	8-27-2021	

2. "I am the designer/owner in responsible charge of this tenant improvement project; I have inspected the premises including the toilets and bathing facilities for men and women and determined that existing restroom(s) serving area(s) of alteration are accessible according to current code

- Darren Machulsky Print Name: Darren <u>Machulsky</u> Signature: 8-27-2021
- "If the building inspector determines noncompliance with any current accessibility provisions of the law, he/she shall require submittal of complete and detailed plans to the plan review division of the development services department for further review. Plans must clearly show all existing noncomplying conditions affected by the remodel (including site plan, floor plans, details, etc.) and proposed modifications of deficiencies to meet current accessibility provisions. The plans must be stamped by the field inspector prior to submittal for plan review."

- 24 Address identification shall be provided for all new and existing buildingsin a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of private road, and the building address cannot be seen from the public way, an approved sign or means shall be used to identify the structure. Premesis ID shall conform to IBC
- 25. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in IBC table 803.3 and shall meet the flame propogation performance criteria of the CCr Title 19 Division 1. Decorative materials shall be properly trated by a product or process approved by the state fire marshall with appropriate documentation provided to the City of San Diego
- 26. Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible eave lines unless protected by an approved sprinkler stystem or located in a type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non or limited combustible materials or similarly protected or separated.
- 27. Exits, exit signs, fire alarm panels, hose cabinets fire extinguisher locations and standpipe connections shall not be concealed by curtains mirrors or other decorative materials
- 28. Open flames, fire and burning on all premesis is prohibited except as specifically permitted by the City of San Diego
- 29. The egress path shall remain free and clear of all obstructions at all times No storage is permitted in any egress path.

#### During construction at least 1 extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present

Note:

LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BEIN ACCORDANCE WITH CFC 906 AND CCR TITLE 19.

IT IS UNDERSTOOD THAT THE PLANS FOR THE PROJECT HAVE AT THIS TIME BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH EXCEPTION OF THE DEFERRED ITEMS LIST.

WE UNDERSTAND THAT WE WILL NOT AUTHORIZE ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMISSION AND APPROVAL OF PLANS AND CALCULATIONS FOR THOSE DEFERRED ITEMS.

Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.

Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2. [CFC 505]

- Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private roaWall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table 803.11 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to
- the City of San Diego. d and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2. [CFC 505]
- Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC, Section
- An automatic extinguishing system shall be provided to protect commercial-type food heating equipment that produces grease-laden vapors and shall comply with the 2019 CFC, 2019 CMC, and 2019 NFPA 17A. Review and approval of a hood and duct extinguishing system plan is required prior to installation or use of cooking equipment.

#### Scope of Work:

This project is an application to amend the existing Conditional Use Permit associated with the Rock In Jump facility located on Miralani Drive on San Diego. The existing facility interior and exterior are slated to remain. There is no additional square footage and no proposed use alteration.



OR CONSTRUCTION OF ANY SORT PROPOSED AS A PART OF THIS PROJECT. EVERYTHING IS EXISTING TO REMAIN, NO CHANGE THE FACILITY SHALL CONFORM TO THE REQUIREMENTS OF 141.0618



VICINITY MAP



**BIRD'S EYE** 



GOLF VIEW



STREET VIEW



#### STORM WATER QUALITY NOTES - CONSTRUCTION BMPs

This project shall comply with all current requirements of the State Permit; California Regional Water Quality Control Board (SDRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCT ON BMPS.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACT ON OF THE CITY RESIDENT ENGINEER.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET T4-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

Updated: 10/1/2018

SD Development Services THE CITY OF SAN DIEGO Stormwater Requirements Applicability Checklist **DS-560** September 202 Project Address: Project Number: SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards. Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)<sup>1</sup>, administered by the California State Water Resources Control Board. For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B. PART A – Determine Construction Phase Stormwater Requirements 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) No; proceed to the next question. O Yes, SWPPP is required; skip questions 2-4. 2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater? o; proceed to the next question. O Yes, WPCP is required; skip questions 3-4. 3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement) No; proceed to the next question. O Yes, WPCP is required; skip question 4. 4. Does the project only include the following Permit types listed below? • Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit. • Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service. • Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments. Yes, no document is required. Check one of the boxes below and continue to Part B O If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B O If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2. <sup>1</sup> More information on the City's construction BMP requirements as well as CGP requirements can be found at Visit our web site: <a href="mailto:sandiego.gov/dsd">sandiego.gov/dsd</a>. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21) **P1** City of San Diego • Form DS-560 • September 2021 Page 3 PART D - PDP Exempt Requirements PDP Exempt projects are required to implement site design and source control BMPs. • If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt." • If "no" is checked for all questions in Part D, continue to Part E. 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or: • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual? O Yes, PDP exempt requirements apply 2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual? O Yes, PDP exempt requirements apply **PART E** – Determine if Project is a Priority Development Project (PDP) Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP). • If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project." • If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project." 1. New development that creates 10,000 square feet or more of impervious surfaces collectively over OYes the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious O Yes surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. 3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages OYes 💱 🖓 for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. 4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet O yes 🕅 📈 or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. 5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet 💦 🖓 🌾 or more of impervious surface (collectively over the project site). 6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The OYes 200 project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).

> Visit our web site: <a href="mailto:sandiego.gov/dsd">sandiego.gov/dsd</a>. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

**P**3

City of San Diego • Form DS-560 • September 2021 PART B - Determine Construction Site Priority This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. Th right to adjust the priority of projects both before and after construction. Construction projects are assigned an ins based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level bas specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Sp	Page ne city res spection fr to water qui sed on pro	2 erves the requency uality" to oject		Copyright C 2021 Darren Machulsky Architeother Darren Machulsky Architeother DMA EXPRESSLY RESERVES IT'S COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DESIGNS ARE PLANS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSEVER, NOR ARE THEY TO BE RESIGNED TO ANY THIRD PARTY WITHOUT FIRST DBTAINING WRITTEN PERMISSION.
<ul> <li>appendix scaling recently match that induction in appendix on spectro in the projects infinitiate values of spectro infinitiate (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements the rather, it determines the frequency of inspections that will be conducted by city staff.</li> <li>Complete Part B and continue to Section 2</li> <li>1. ASBS <ul> <li>A. Projects located in the ASBS watershed.</li> <li>2. High Priority</li> <li>A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are in ASBS watershed.</li> <li>B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed</li> <li>3. Medium Priority</li> <li>A. Projects that are not located in an ASBS watershed or designated as a High priority site.</li> <li>B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.</li> <li>C. WPCP projects (&gt;5,000 square feet of ground disturbance) located within the Los Peñasquitos watersh area.</li> <li>4. Low Priority</li> <li>A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed</li> </ul> </li> </ul>	not locate ed. ed manag	d in the	PROJECT TITLE:	Rock In Jump San Diego CUP Amendment 8190 Miralani Dr. San Diego, 92126
<ul> <li>Additional information for determining the requirements is found in the <u>Stormwater Standards Manual</u>.</li> <li><b>PART C</b> - Determine if Not Subject to Permanent Stormwater Requirements</li> <li>Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevel according to the <u>Stormwater Standards Manual</u> are not subject to Permanent Stormwater BMPs.</li> <li>If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent St Requirements."</li> <li>If "no" is checked for all the numbers in Part C: Continue to Part D.</li> <li>Does the project only include interior remodels and/or is the project entirely within an existing enclosed structionate the potential to contact stormwater?</li> <li>∑ves O No</li> <li>Does the project only include the construction of overhead or underground utilities without creating new im O Yes ∑vo</li> <li>Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior struction for resong without expanding the ir and routine replacement of damaged pavement (grinding, overlay and pothole repair).</li> <li>O Yes ∑vo</li> </ul>	ormwater ucture and opervious s ructure su mpervious	BMP does not surfaces? rface		California New Jersey Pennsylvania Arizona Texas Delaware Iowa Ohio Florida New York Massachucetts Illinois Colorado Minnesota Nevada Indiana Oklahoma Hawaii Montana Georgia New Mexico Tennessee Washington Oregon Maryland
<ul> <li>D5-560 (09-21)</li> <li>City of San Diego • Form D5-560 • September 2021</li> <li>New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).</li> <li>New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.</li> <li>New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development project scategorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539.</li> <li>Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase</li> </ul>	Page O Yes O Yes	P2         ₄         ∑         >         >         <	DARREN MACHULSKY	ARCHITECT 3508 WODUAND WAY GARLEBAD, CALIFORNIA 92008 FAX 760.730.9659 DARREN@DMACHUL
<ul> <li>pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas.</li> <li><b>PART F</b> - Select the appropriate category based on the outcomes of Part C through Part E</li> <li>1. The project is <b>NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS</b></li> <li>2. The project is a <b>STANDARD DEVELOPMENT PROJECT</b>. Site design and source control BMP requirements apply. See the <u>Stormwater Standards Manual</u> for guidance.</li> <li>3. The Project is <b>PDP EXEMPT</b>. Site design and source control BMP requirements apply. Refer to the <u>Stormwater Standards Manual</u> for guidance.</li> <li>4. The project is a <b>PRIORITY DEVELOPMENT PROJECT</b>. Site design, source control and structural pollutant control BMP requirements apply. Refer to the <u>Stormwater Standards Manual</u> for guidance.</li> </ul>	O Yes O Yes O Yes	O № 2005 2005 2005 2005		REVISIONS: 012-5 Initial Sub.
Name of Owner or Agent         Darren Machulsky         Title         Architect           Signature         Dawwen Machuloky         Date         12-15-2021	CLEAR FO	PRM	Permit 11-26-2022	U 12-5 INITIAI SUD. STORMWATER DWG TITLE:



CARROL CANYON VIEW PHOTO CC







PHOTO FF



GOLF VIEW PHOTO AA



Photo CC

# ATTACHMENT 9





STREET VIEW PHOTO BB





ΡΗΟΤΟ ΜΜ



PHOTO NN





PHOTO JJ



Photo DD

ΡΗΟΤΟ ΚΚ



PHOTO LL

















Page 3	City of S	an Diego · Info	ormation Bulletin	620	August 2018
SD	<b>City of San I</b> <b>Developme</b> 1222 First Av San Diego, C	nt Services re., MS-302	Comn Commit	nun tee	ity Planning Distribution Form
Project Name:	A		Project Numbe	r:	
Rockin' Jump CUP / Community: Mira M			PRJ-1050408		
	lesa				
	log into Op	enDSD at <u>https</u>	mation (project ma <u>s://aca.accela.com</u> ne Project Number	<u>/SANDIE</u>	• •
D Vote to Approv	/e				Date of Vote:
UVote to Approv					April 18, 2022
<ul> <li>Vote to Approv</li> <li>Vote to Deny</li> </ul>	e with Non-Bi	nding Recomm	endations Listed E	Selow	
# of Members Yes		# of Members	No	# of Me	embers Abstain
14			0		0
Conditions or Recommendations: This project came to us as a CUP Extension, which has recently changed to a CUP Amendment. This causes no additional issues for the Community, so the approval from April still applies. No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Jeffry L Ste	evens				
TITLE: Chair, Mira	Mesa Commu	nity Planning Gr	oup	DATE:	November 23, 2022
	Attach additic	onal pages if nec	essary (maximum :	3 attachi	ments).

Visit our web site at<u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities. DS-5620 (08-18) ONLINE FORM



#### THE CITY OF SAN DIEGO

#### MEMORANDUM

DATE:	March 30, 2023
TO:	Environmental/Project File Development Services Department
FROM:	Marlene Watanabe, Assistant Planner, Development Services Department
SUBJECT:	8190 Miralani, (Project No. PRJ-1050408)
	California Environmental Quality Act – Section 15162 Evaluation

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 8190 Miralani project. See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed 8190 Miralani project. As outlined in the evaluation, DSD has determined that the proposed Project is consistent with the original Sky High Sports Negative Declaration (ND) No. 286180 approved by the Planning Commission on January 17, 2013, (Resolution No. R-4866-PC-1); and would not result in new impacts.

#### BACKGROUND

On January 17, 2013 the City of San Diego approved a Negative Declaration for Sky High Sports project (Project No. 175333), which proposed a Conditional Use Permit (CUP) to allow a 40,600 square-foot (sf) recreational use within an existing light industrial building. The project involved the development of an indoor 29,600 sf trampoline sports facility and an additional outdoor 11,00 sf miniature golf area. The project required interior modifications and minor changes to the exterior façade of the existing building.

#### **PROJECT DESCRIPTION**

The project proposes a Conditional Use Permit (CUP) Amendment to allow the continued operation of a 40,600-square foot indoor recreation facility at 8190 Miralani Drive. No new construction or expansion of use is proposed. The 2.64-acre site is zoned CC-3-5 and designated Light Industrial within the Mira Mesa Community Plan area. The project overlays also include Airport Land Use

Page 2 Environmental/Project File March 30, 2023

Compatibility Overlay Zone-MCAS Miramar (Review Area 1), Brush Management, and Prime Industrial Lands.

#### **CEQA 15162 CONSISTENCY EVALUATION**

DSD reviewed the proposed Project and conducted a 15162 consistency evaluation with the previously adopted Negative Declaration. The project proposes the continued operation of the existing indoor recreational facility on the project site and does not propose any new construction. No additional impacts would occur which were not captured in the previous negative declaration. This evaluation substantiates the conclusions that supports a determination that no subsequent document is required.

#### CONCLUSION

Overall, implementation of the proposed would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified ND.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. Therefore, the approved Negative Declaration adequately covers the proposed project.

Marlene Watanabe Associate Planner

cc: Chandra Clady, Development Project Manager, Development Services Department

Reference:

Sky High Sports Negative Declaration (ND) No. 286180 (Under Separate Cover)