



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: [1050408](#)

REFERENCE: [Conditional Use Permit No. 1004451 PTS No. 286180 – PC-13-003](#)

OWNER/APPLICANT: RJ Mira Mesa, LLC. dba Rockin' Jump Trampoline Park

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit Amendment to continue the use of Rockin' Jump recreational facility located at [8190 Miralani Drive](#) within the [Mira Mesa Community Planning Area](#)?

Proposed Actions:

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

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

Community Planning Group Recommendation: 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).

Environmental Impact: 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) [Section 141.0618](#) 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 [\(SDMC\) Section 141.0618](#) 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 Location Map

ATTACHMENT 1

Project Site

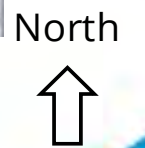
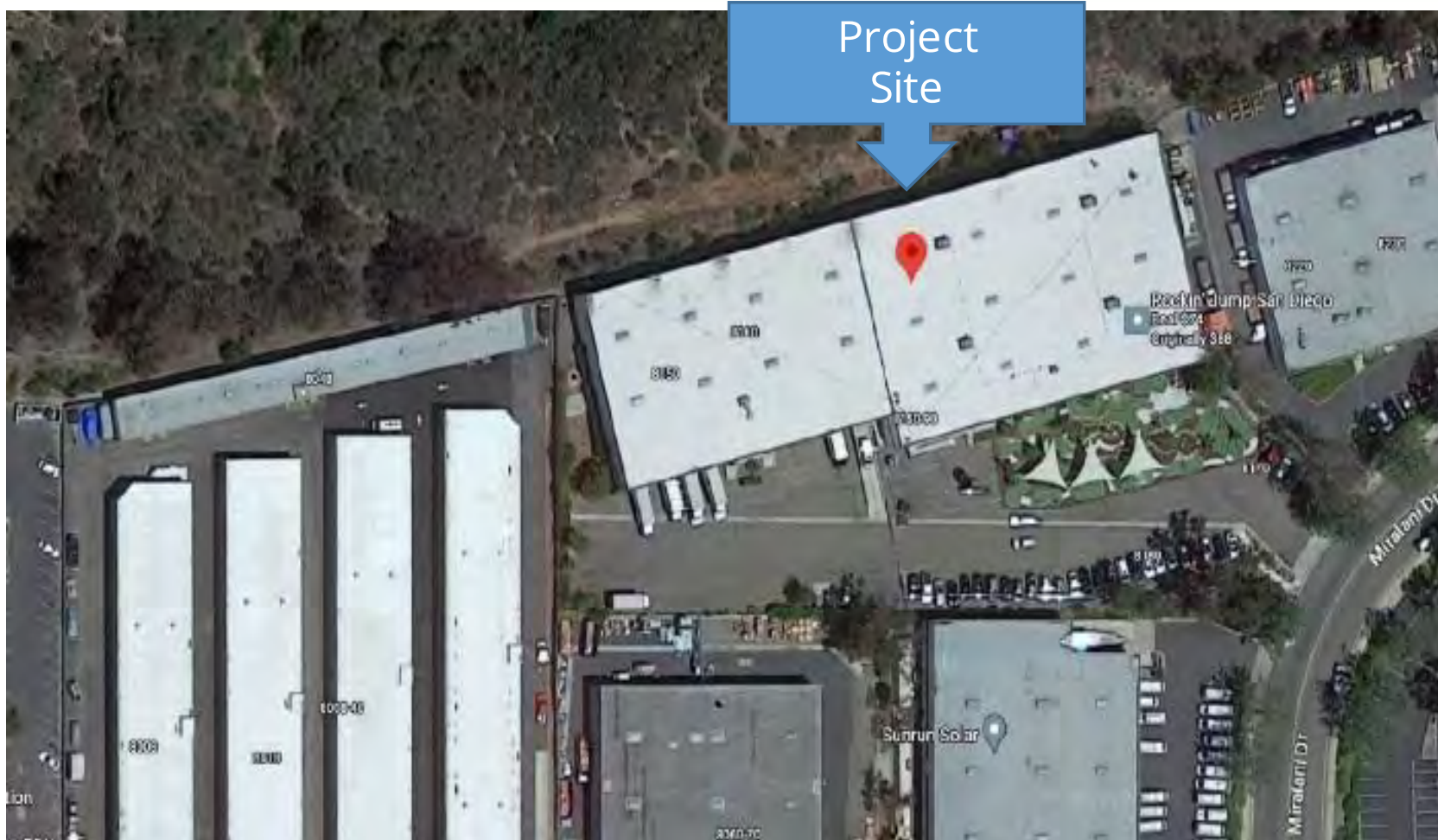


Project Number PRJ-1050408 Conditional Use Permit Amendment Rockin Jump 8190 Miralani Drive



Aerial Map

ATTACHMENT 2

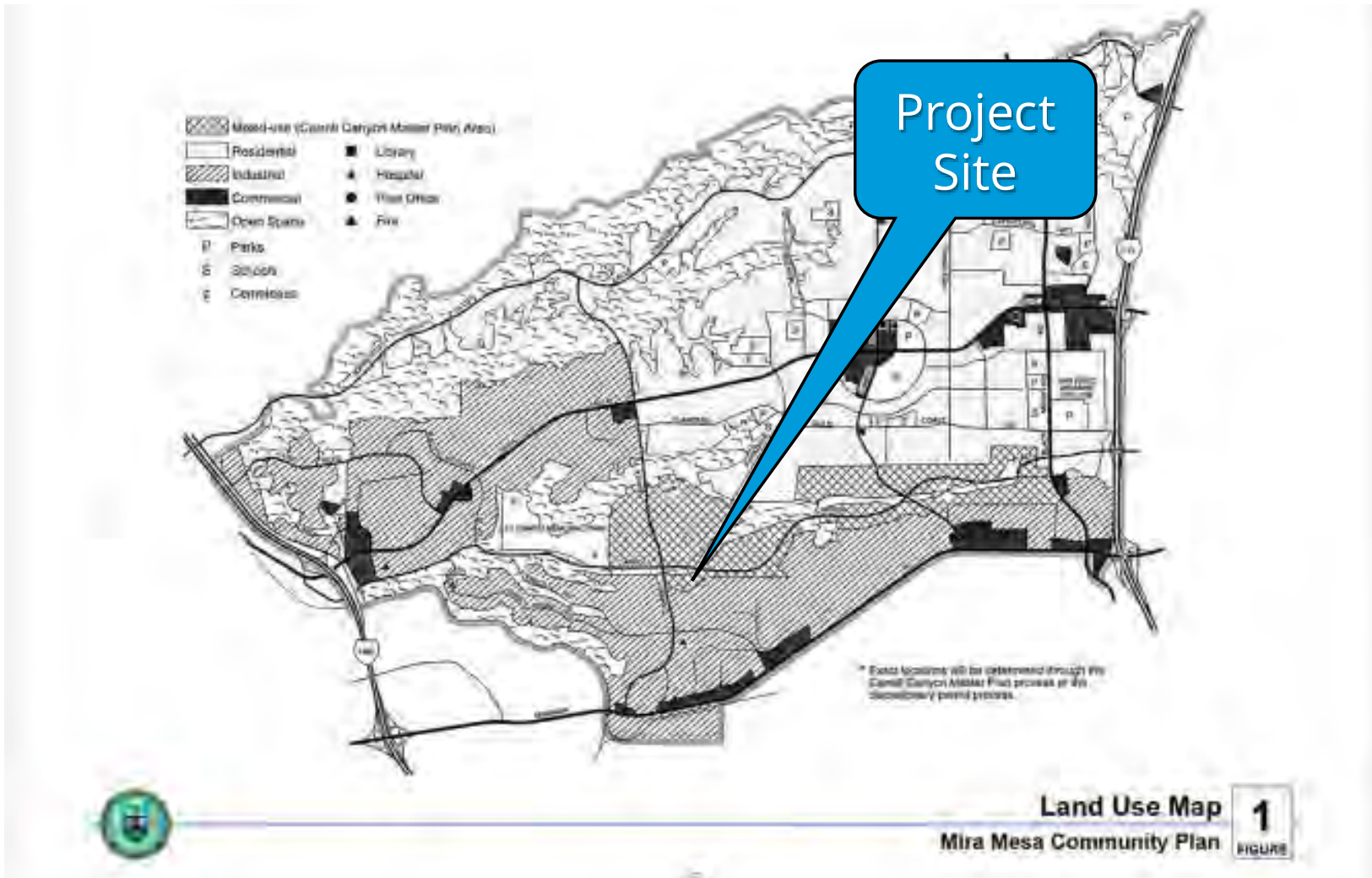


Project Number PRJ-1050408 Conditional Use Permit Amendment Rockin Jump 8190 Miralani Drive



Mira Mesa Community Plan Land Use Map

ATTACHMENT 3



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



Mira Mesa Community Plan Area Map

ATTACHMENT 4



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

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-foot 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-foot 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.



Chandra Y. Clady
Development Project Manager
Development Services

Adopted on: June 29, 2023

IO#: 24009414

DRAFT

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

ATTACHMENT 6

[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" 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.

12. The Owners/Permittees 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 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:

16. The 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

By _____
Casey Klajbor
Owner

RJ Mira Mesa, LLC, dba Rockin Jump

By _____
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,

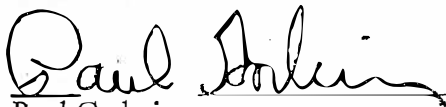
BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, 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.

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

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: CONDITIONAL USE PERMIT RENEWAL **Project No. For City Use Only:** _____
Project Address: 8190 MIRALANI DRIVE, SAN DIEGO CA 92126

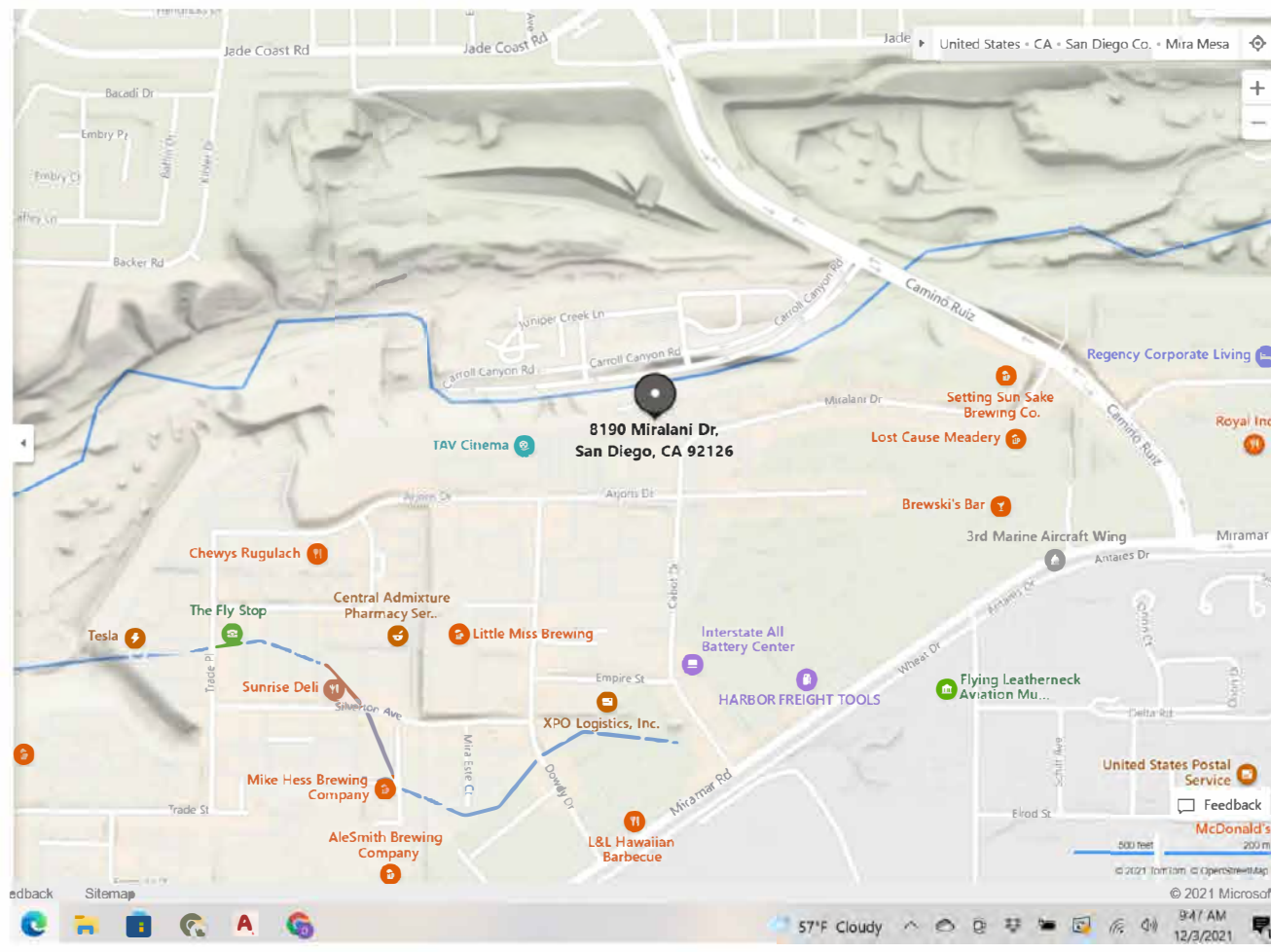
Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. RS MIRA MESA, LLC
 Partnership Individual NO. 201520410401

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

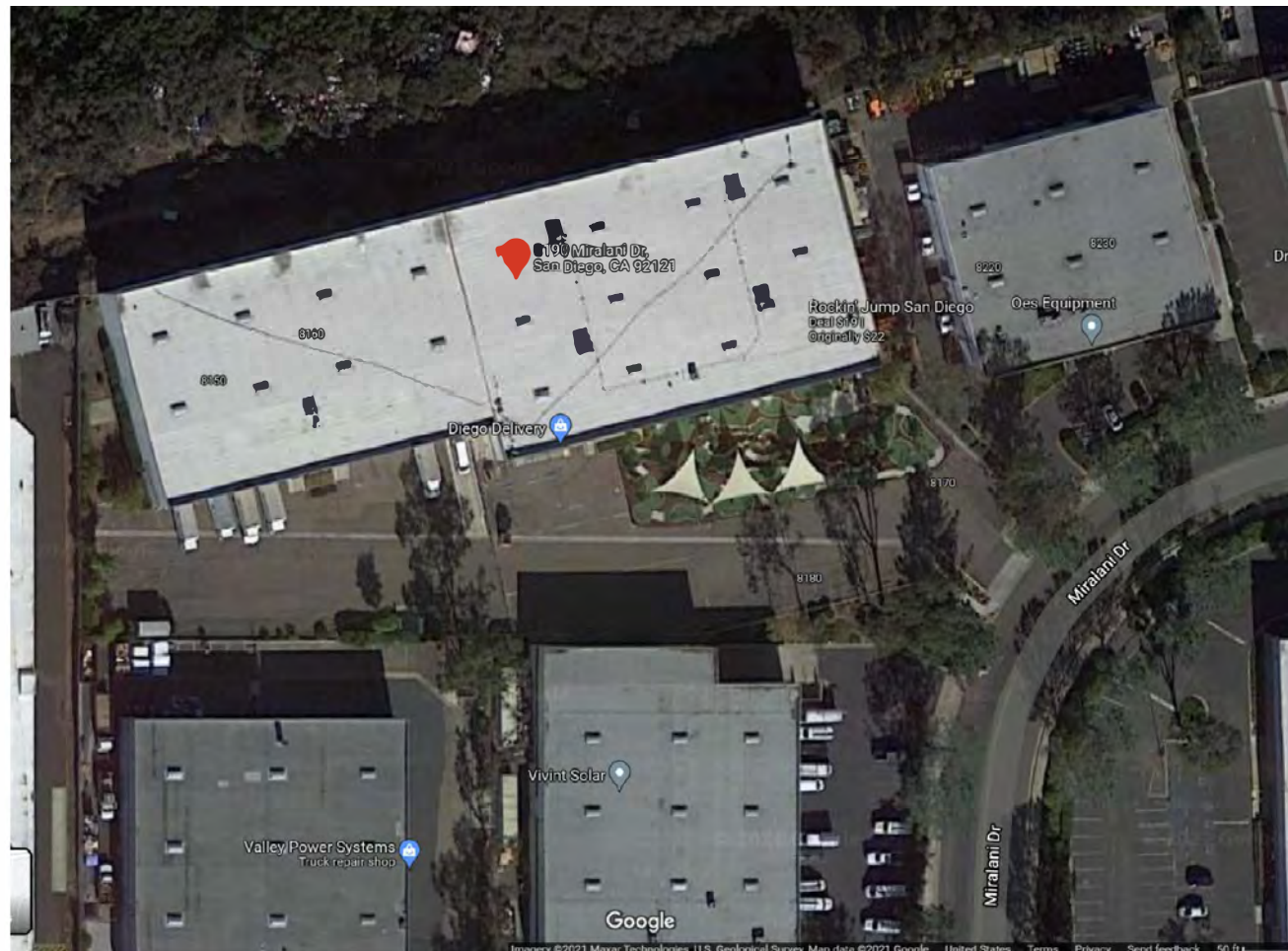
Property Owner
 Name of Individual: MBP Associates Owner Tenant/Lessee Successor Agency
 Street Address: 4350 La Jolla Village Drive, Suite 500
 City: San Diego State: CA Zip: 92122
 Phone No.: 858.405.4327 Fax No.: 858. Email: cristina.sanchez@colliers.com
 Signature: Stephen K. Orr Date: 01/07/2022
 Additional pages Attached: Yes No

Applicant
 Name of Individual: RS MIRA MESA, LLC BBA Rockin Jump Owner Tenant/Lessee Successor Agency
 Street Address: 8190 MIRALANI DR
 City: SAN DIEGO State: CA Zip: 92126
 Phone No.: 619 643 1233 Fax No.: _____ Email: CASEY.KLAJBOR@RockinJump.com
 Signature: [Signature] Date: 12/10/2021
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



VICINITY MAP



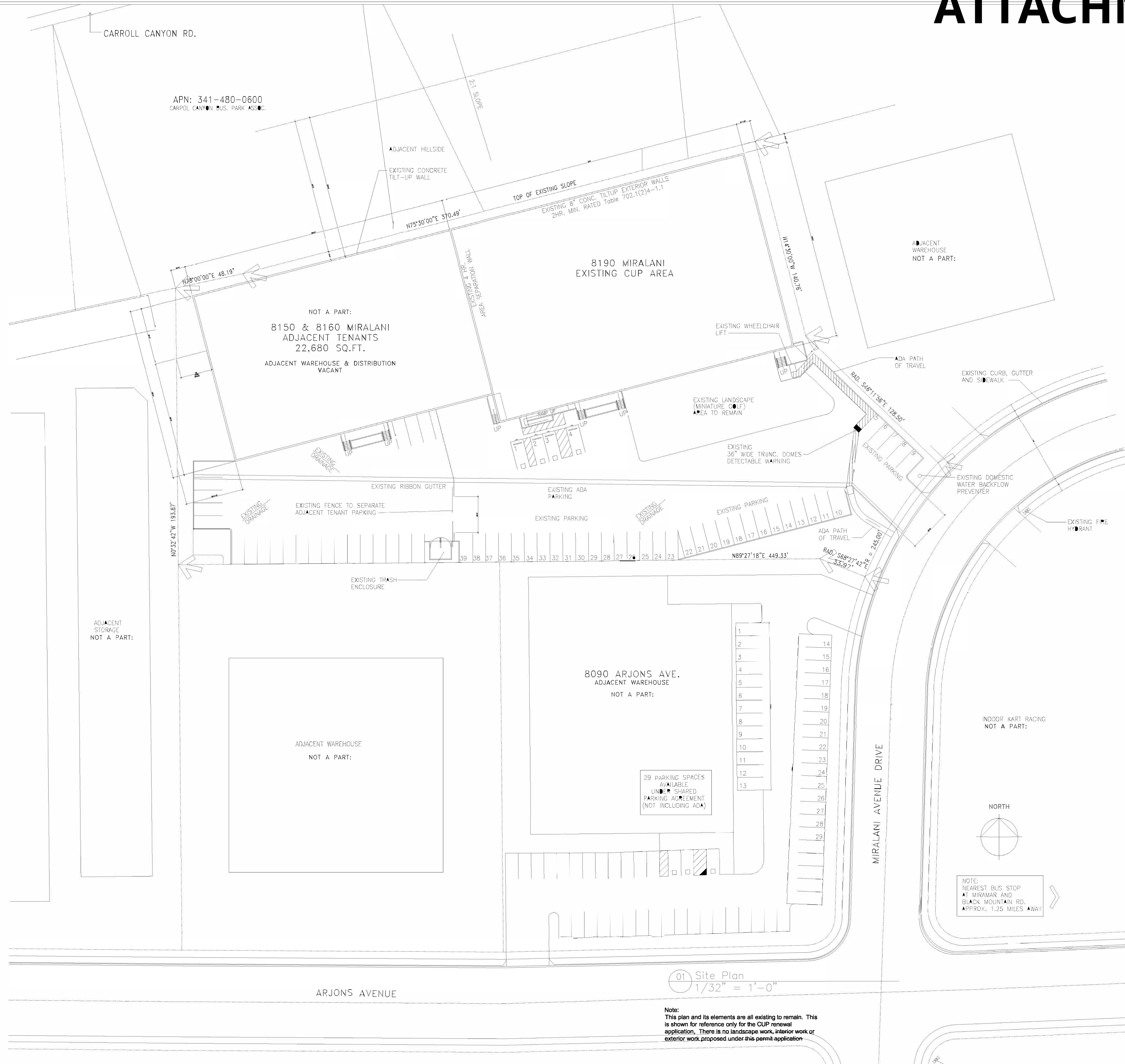
BIRD'S EYE



GOLF VIEW



STREET VIEW



01 Site Plan
1/32" = 1'-0"

Note:
This plan and its elements are all existing to remain. This is shown for reference only for the CUP renewal application. There is no landscape work, interior work or exterior work proposed under this permit application.

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PROJECT TITLE:
**Rock In Jump San Diego
CUP Amendment
8190 Miralani Dr.
San Diego, 92126**

- California
- New Jersey
- Pennsylvania
- Arizona
- Texas
- Delaware
- Iowa
- Ohio
- Florida
- New York
- Massachusetts
- Illinois
- Colorado
- Minnesota
- Nevada
- Indiana
- Oklahoma
- Hawaii
- Montana
- Georgia
- New Mexico
- Tennessee
- Washington
- Oregon
- Maryland

DARREN MACHULSKY
ARCHITECT

311 E. River Road
San Diego, CA 92108
Phone: 619.445.4234
Fax: 619.730.9659
daren@dmachulsky.com



REVISIONS:

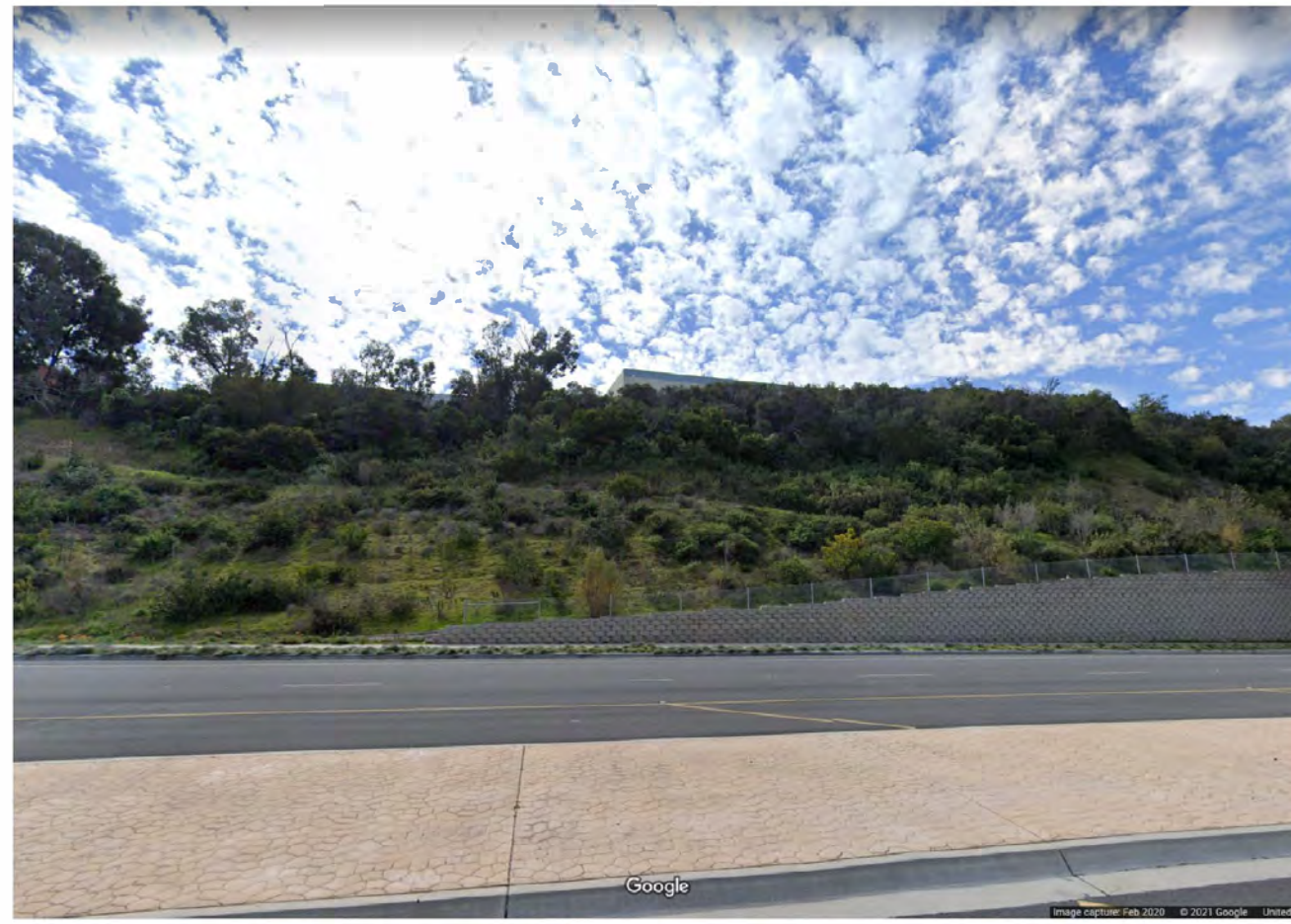
NO.	DATE	DESCRIPTION

SITE

DWG TITLE:

TS1

Permit 11-26-2022



CARROLL CANYON VIEW PHOTO CC



PHOTO EE



PHOTO FF



GOLF VIEW PHOTO AA



EAST VIEW PHOTO DD



STREET VIEW PHOTO GG



STREET VIEW PHOTO HH



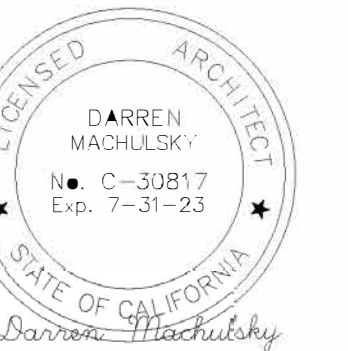
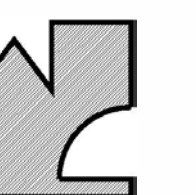
STREET VIEW PHOTO BB

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PROJECT TITLE:
Rock In Jump San Diego
CUP Amendment
8190 Miralani Dr.
San Diego, 92126

- California
- New Jersey
- Pennsylvania
- Arizona
- Texas
- Delaware
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- New York
- Massachusetts
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- Montana
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- Oregon
- Maryland

DARREN MACHULSKY
ARCHITECT



REVISIONS:

NO.	DATE	DESCRIPTION

Photos

DWG TITLE:

Permit 11-26-2022



PHOTO MM



PHOTO NN

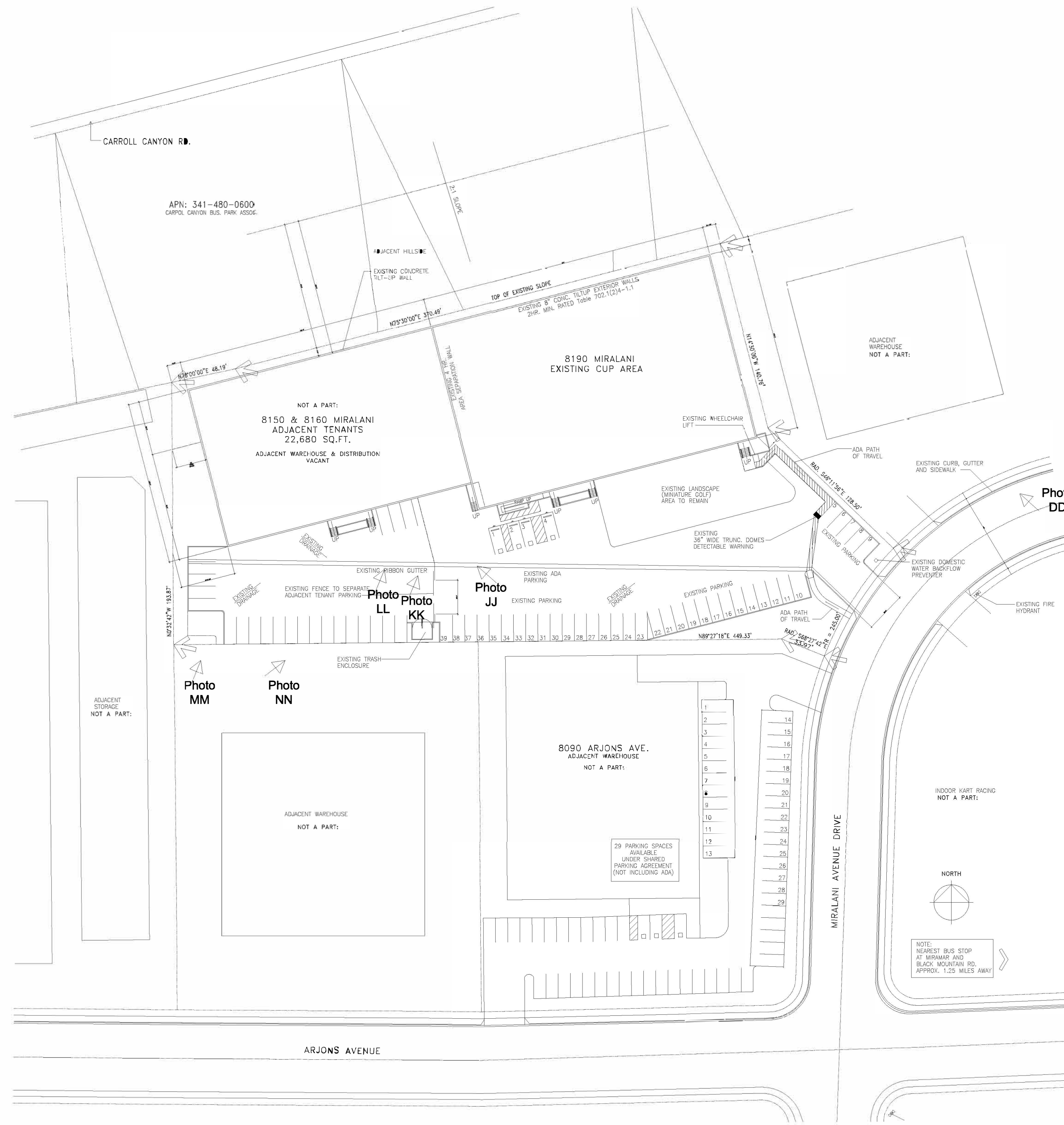


PHOTO JJ



PHOTO KK



PHOTO LL

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PROJECT TITLE:
**Rock In Jump San Diego
CUP Amendment
8190 Miralani Dr.
San Diego, 92126**

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DARREN MACHULSKY
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311 E. Orange Road
Suite 100
Orange, CA 92667
Tel: 949.655.4224
Fax: 949.655.4224
darren@machulsky.com



REVISIONS:

Photos

DWG TITLE:
Pho2

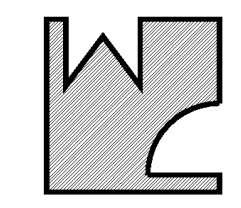
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**Rock In Jump San Diego
 CUP Amendment
 8190 Miralani Dr.
 San Diego, 92126**

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DARREN MACHULSKY
 ARCHITECT

1111 Evergreen Road, Suite 100
 San Diego, CA 92108
 PHONE 619.452.4234 FAX 760.730.9659
 DARREN@DARRENMA.COM



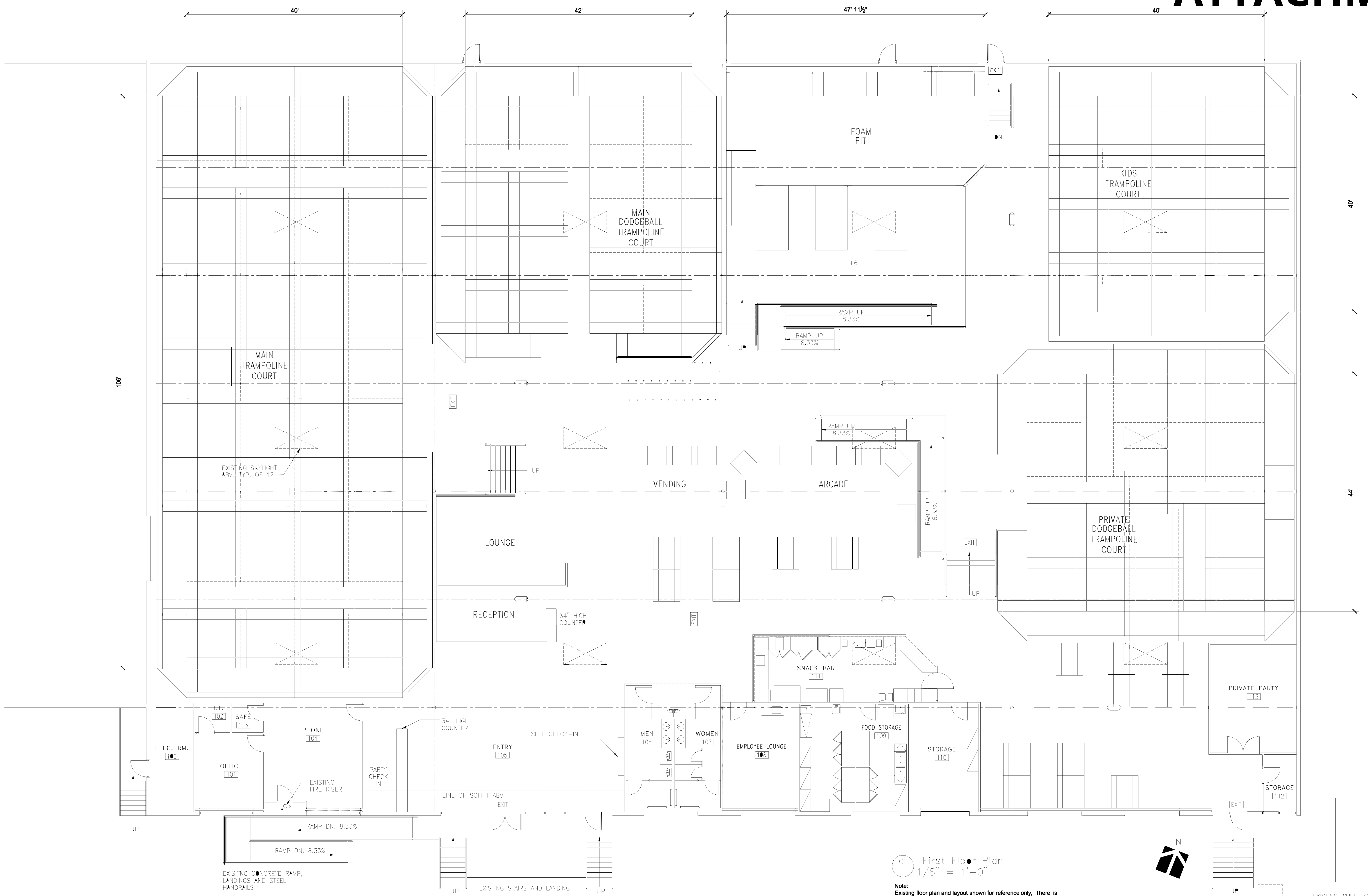

Permit 11-26-2022

REVISIONS:

FLOOR PLAN

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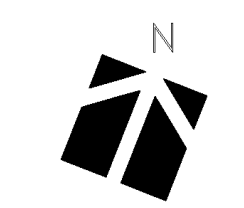
A1.1



01 First Floor Plan
 1/8" = 1'-0"

Note:
 Existing floor plan and layout shown for reference only. There is no proposed work as a part of this CUP renewal application.

Note:
 This plan and its elements are all existing to remain. This is shown for reference only for the CUP renewal application. There is no landscape work, interior work or exterior work proposed under this permit application.



EXISTING STAIRS AND LANDING
 EXISTING WHEEL CHAIR LIFT

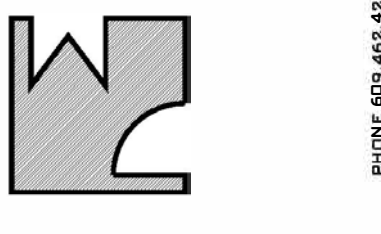
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PROJECT TITLE:
Rock In Jump San Diego
CUP Amendment
8190 Miralani Dr.
San Diego, 92126

California
New Jersey
Pennsylvania
Arizona
Texas
Delaware
Iowa
Ohio
Florida
New York
Massachusetts
Illinois
Colorado
Minnesota
Nevada
Indiana
Oklahoma
Hawaii
Montana
Georgia
New Mexico
Tennessee
Washington
Oregon
Maryland

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San Diego, CA 92108
Phone: 619-445-4234
Fax: 619-730-9659
daren@dmachulsky.com



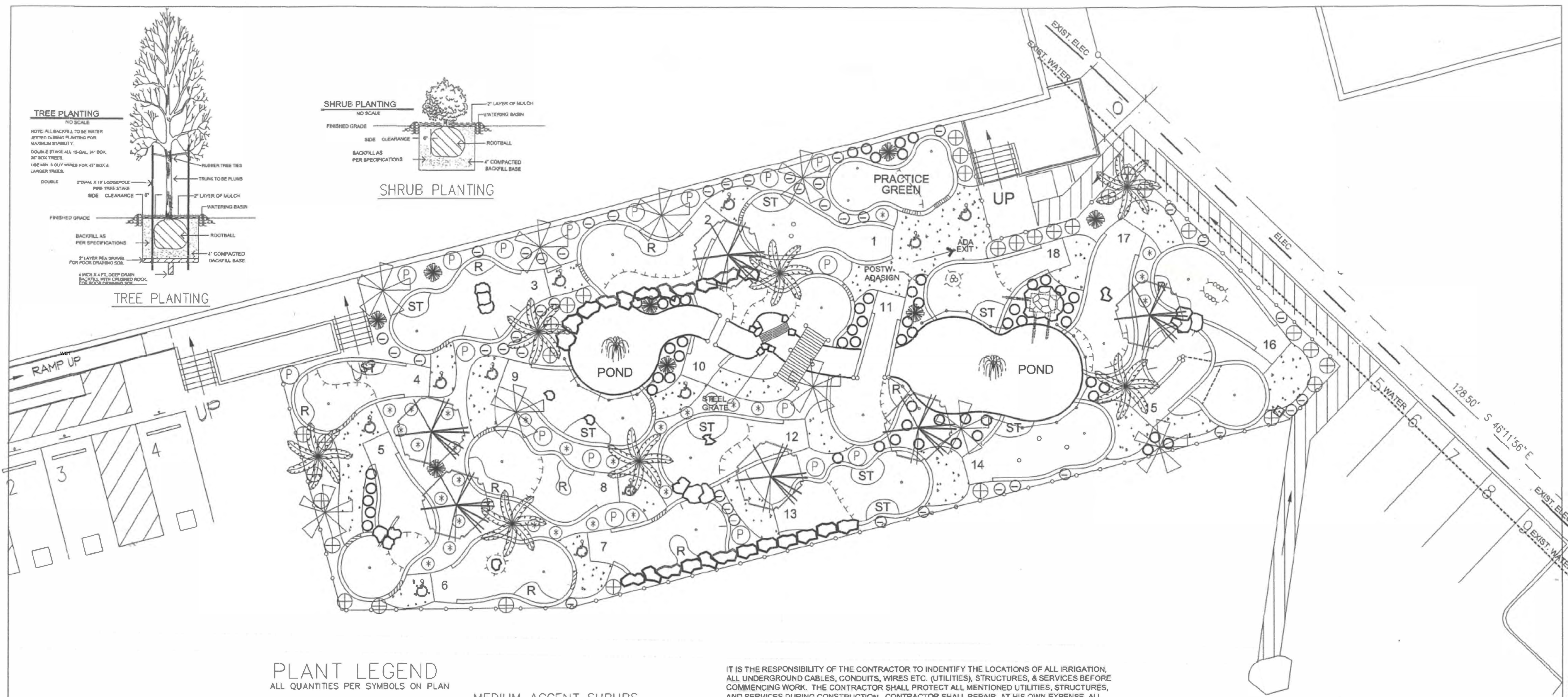
REVISIONS:

No.	Description

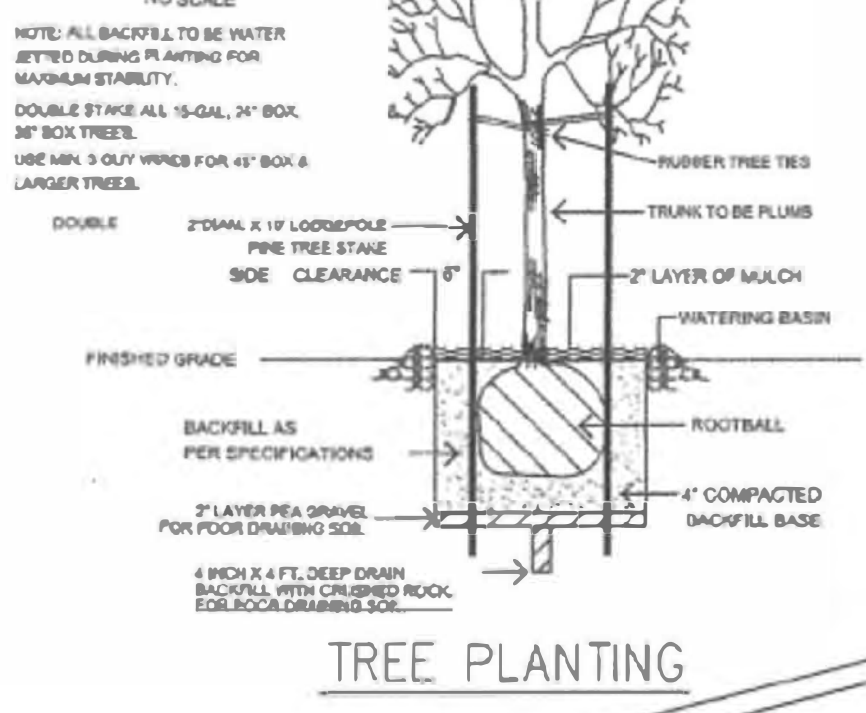
Existing Landscape

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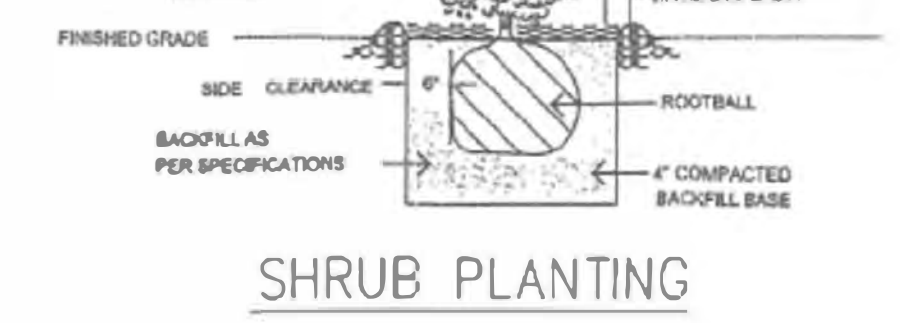
A1.L



TREE PLANTING



SHRUB PLANTING



PLANT LEGEND

ALL QUANTITIES PER SYMBOLS ON PLAN

TREES

- 7-24" BOX - NÉODYPSIS DECARYI
18' H X 12' W TRIANGLE PALM
- 6-24" BOX - PITTOSPORUM PHILLYREOIDES
20' H X 12' W WILLOW PITTOSPORUM
- 9-24" BOX - TRACHYCARPUS FORTUNEI
20' H X 10' W WINDMILL PALM

ROOT BARRIER NOTE: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MIN. DIMENSION FOR THIS AREA SHALL BE 5 FT., PER LDC 142.0403(b)(5). USE DEEPROOT BARRIER UB 24-2 PER MANUFAC. SPECS. FOR INFO CALL 1-800-766-8835

MEDIUM ACCENT SHRUBS

- 17 - 5 GALLON 3'h x 3'w PHORMIUM 'JESTER' OR 'MAORI SUNRISE' FLAX HYBRID
- 28 - 5 GALLON 2.5'h x 4'w ESCALLONIA 'NEWPORT DWARF' or 'COMPAKTA' DWARF ESCALLONIA
- 8-5 GALLON 3'h x 3'w AGAVE ATTENUATA FOXTAIL AGAVE

SMALL ACCENT SHRUBS

- 29 - 5 GALLON 2'h x 2'w PITTOSPORUM TOBIRA 'CREAM DE MINT' NO COMMON NAME
- 54 - 1 GALLON 1'h x 1'w SESLERIA 'GREENLEE' MOOR GRASS
- 42 - 1 GALLON 2'h x 2'w NANDINA 'HARBOR DWARF' DWARF HEAVENLY BAMBOO

GROUND COVER

OWNER TO SELECT CRUSHED STONE (3/4"-1") ALL PLANTING AREAS TO RECEIVE A MIN. 1" LAYER OF STONE. INSTALL OVER WEED CONTROL BARRIER FABRIC

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE LOCATIONS OF ALL IRRIGATION, ALL UNDERGROUND CABLES, CONDUITS, WIRES ETC. (UTILITIES), STRUCTURES, & SERVICES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROTECT ALL MENTIONED UTILITIES, STRUCTURES, AND SERVICES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

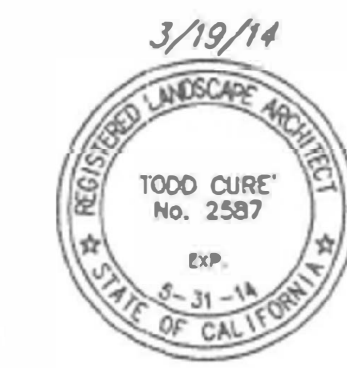
ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE:
TRAFFIC SIGNALS/STOP SIGN-----20 FEET
SEWER LINES-----10 FEET
UNDERGROUND UTILITY LINES----- 5 FEET
ABOVE GROUND UTILITY STRUCTURES-----10 FEET
DRIVEWAYS----- 10 FEET
INTERSECTIONS----- 25 FEET

IRRIGATION SYSTEM: AN DIGITALLY CONTROLLED AUTOMATED IRRIGATION SYSTEM WILL BE INSTALLED WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IF ANY REQUIRED LANDSCAPE 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.



3/19/14
Earth Sculpture Design
Landscape Architects Site Planning
300 Carlsbad Village Dr., Suite 108A #431
Carlsbad, CA 92008 760-941-7800
Todd Cure
LANDSCAPE ARCHITECT OF WORK
DATE 3/19/14

L3

Note:
This plan and its elements are all existing to remain. This is shown for reference only for the CUP renewal application. There is no landscape work, interior work or exterior work proposed under this permit application

01 Existing Landscape Plan
NTS

LANDSCAPE ARCHITECT: EARTH SCULPTURE DESIGN

Permit 11-26-2022

8170 **ROCKIN' JUMP** 8180
THE ULTIMATE TRAMPOLINE PARK

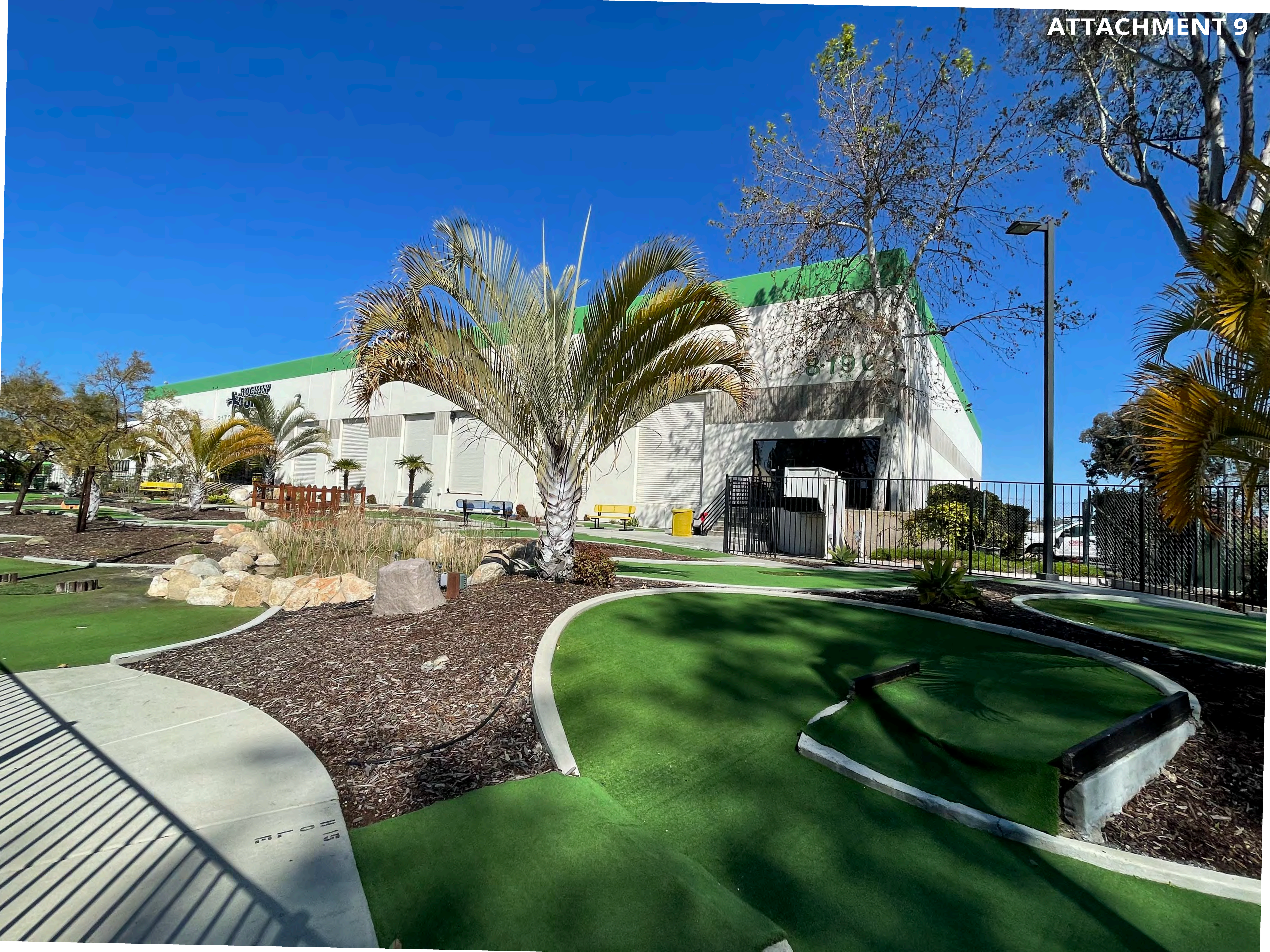




ROCKIN' JUMP
THE ULTIMATE TRAMPOLINE PARK

8170 8180





ROCKAWAY
STAR

8190

11/15




TRASH ONLY

Access WM 24/7 at wm.com

PARKING

MINIMUM
FINE \$250

NO PARKING

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form	
Project Name: Rockin' Jump CUP Amendment			Project Number: PRJ-1050408		
Community: Mira Mesa					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: April 18, 2022	
# of Members Yes 14		# of Members No 0		# of Members Abstain 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.					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Jeffrey L Stevens					
TITLE: Chair, Mira Mesa Community Planning Group				DATE: November 23, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



THE CITY OF SAN DIEGO

M E M O R A N D U M

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

Page 3
Environmental/Project File
March 30, 2023

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)