



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 13, 2026

ITEM NUMBER: PH-1

SUBJECT: CONDITIONAL USE PERMIT (PCUP-25-0022) TO ALLOW A PROPOSED AMUSEMENT CENTER (INDOOR TRAMPOLINE PARK) WITHIN AN EXISTING SHOPPING CENTER TENANT SPACE AT 2200 HARBOR BOULEVARD, UNIT P-110

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

APPLICATION DATE: DECEMBER 2, 2025

PRESENTATION BY: JUSTIN ARIOS, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT: JUSTIN ARIOS
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RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit 25-0022 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is David See, representing the applicant/business owner, Joseph Hatch (Jumpstart Trampoline Park) and property owner, Gray Enterprises, LP.

PLANNING APPLICATION SUMMARY

Location:	2200 Harbor Boulevard, Unit P-110	Application Number:	PCUP-25-0022
Request:	Conditional Use Permit (CUP) request to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City) in an existing multi-tenant commercial shopping center.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1-S (Shopping Center District)	North (across W Wilson St):	C1-S (Shopping Center District)
General Plan:	General Commercial	South:	C2 (General Business District) & R2-MD (Multi-Family Residential, Medium Density)
Lot Dimensions:	Irregular 517' x 457' x 712' x 775'	East (across College Ave):	R3 (Multi-Family District) & R2-HD (Multi-Family Residential, High Density)
Lot Area:	526,743 SF (12.1 acres)	West (across Harbor Blvd):	C2 (General Business District)
Existing Development:	Multi-tenant shopping center (189,388 SF) with 789 surface parking spaces and existing bike racks.		
Tenant Space (size):	13,854 SF		
Previous Use (tenant space):	Retail (Party City)		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		Required/Allowed C1-S Dev. Standard	Existing/Proposed
Parking			
Existing Development		N/A ¹	789 spaces [no change]
Proposed Use		N/A ¹	54 spaces (based on retail ratio for tenant space)
CEQA Review	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Planning Commission		
¹ property located within AB 2097 area			

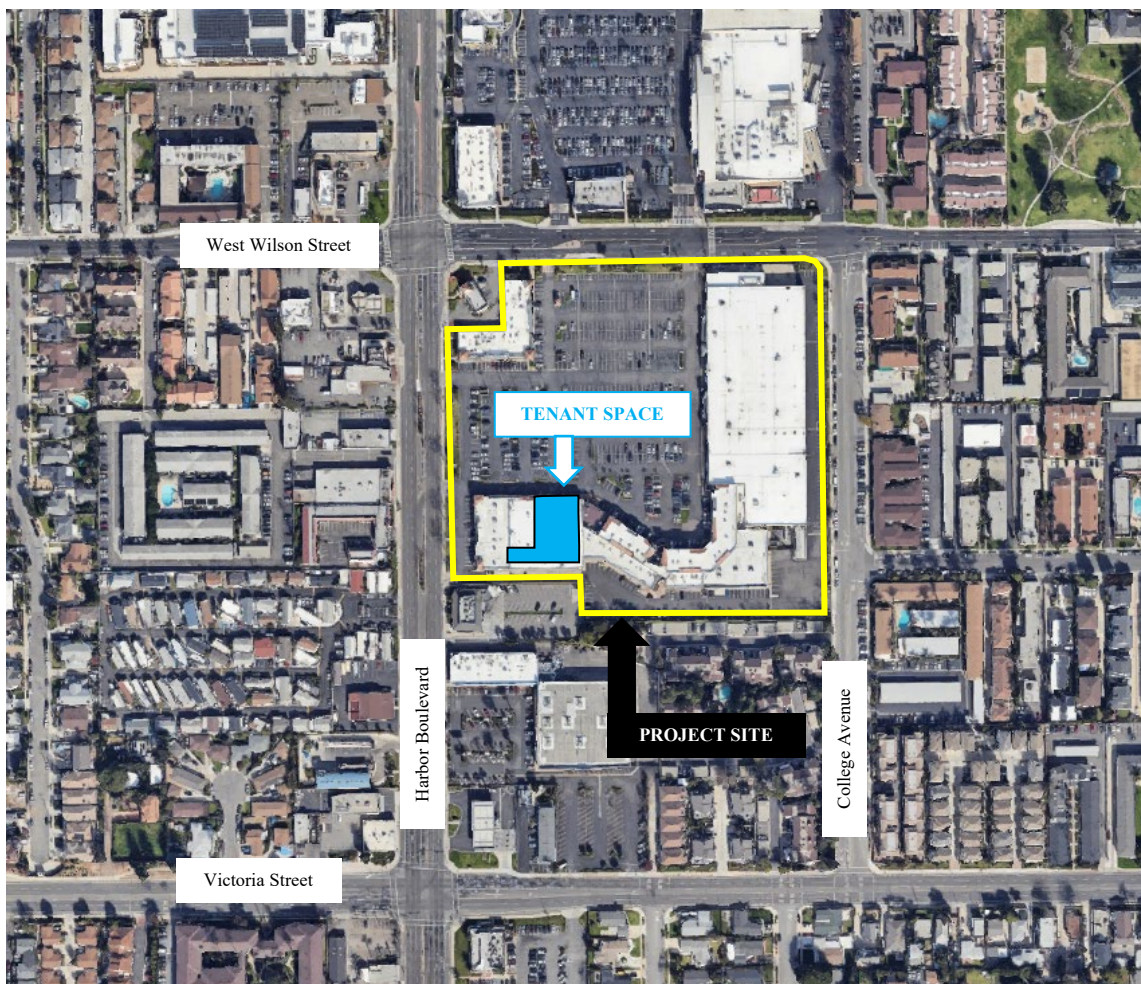
EXECUTIVE SUMMARY

The applicant requests approval of a Conditional Use Permit (PCUP-25-0022) to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City) in an existing multi-tenant commercial shopping center located at 2200 Harbor Boulevard. Staff supports the request because the proposed use is consistent with applicable goals, objectives, and policies of the General Plan; complies with applicable provisions of the Zoning Code and respective findings; and is not proposed to operate in a way that would be incompatible with nearby uses. Therefore, staff recommends that the Planning Commission find that the project is exempt from CEQA, and approve the application based on findings of fact and subject to conditions of approval.

SETTING

The subject property is an approximately 12-acre property located at 2200 Harbor Boulevard, located near the intersection of Harbor Boulevard and West Wilson Street. There are two points of ingress/egress on Wilson Street, three on Harbor Boulevard and two on College Avenue. The site is developed as a 189,388-square-foot, multi-tenant commercial center with 789 existing parking spaces. The existing development was originally established in 1963 and expanded over time to its current development. Current tenants within the existing development include Aqua-Tots Swim School, Planet Fitness, along with other food, retail and service uses.

Figure 1. Project Location



The site is designated General Commercial by the City's Land Use Element of the General Plan and is zoned C1-S (Shopping Center District). The General Commercial designation is intended for a wide range of commercial uses that serve both local and regional needs such as retail stores, theaters, restaurants and service establishments. The C1-S zone is intended for large commercial lots constructed as a unified and integrated development. It is the further purpose to provide a wide range of goods and services on a community and regional scale.

Figure 2. Existing Site Photo (tenant space)



The subject property is adjacent to a C1-S zoned property across West Wilson Street to the north developed with Harbor Center shopping center, including Northgate Market, TJ Maxx & HomeGoods and Home Depot as well as various retail uses. Across College Avenue to the east are properties zoned R3 (Multi-Family District) and R2-HD (Multi-Family Residential, High Density) developed with multi-family residential developments. Located to the south are properties zoned C2 (General Business District) & R2-MD developed with Newport Rib Company and multi-family residential uses. Across Harbor Boulevard to the west are properties zoned C2 developed with various commercial/retail uses. Directly adjacent to the subject property to the north/west, on the corner of Harbor Boulevard and West Wilson Street is a C2 (General Business District) zoned property developed with Valvoline Instant Oil Change.

REQUEST

The applicant seeks approval of a CUP pursuant to [CMMC Table 13-30](#) to allow an amusement center land use (Land Use #46) within the C1-S zone.

Proposed Use Classification

Indoor trampoline parks are not specifically listed in the Land Use Matrix. Pursuant to CMMC Section 13-30(d), a proposed use that is not listed in the Land Use Matrix shall be reviewed by the Development Services Director to determine whether it is substantially similar to a listed use. If no substantially similar use exists, the proposed use requires approval of a conditional use permit prior to its establishment.

In this instance, the Development Services Director has determined that the proposed indoor trampoline park is substantially similar to an amusement center because its primary function is to provide indoor, participant-based recreational and entertainment activities. Amusement centers require approval of a conditional use permit in the C1-S zone.

Staff also considered other potentially comparable classifications, including Land Use No. 34, Parks and Playgrounds, and Land Use No. 124, Physical Fitness Facilities. Parks and playgrounds are generally characterized as outdoor or public recreational spaces and are prohibited in the C1-S zone. Physical fitness facilities are primarily intended for exercise, instruction, or personal fitness activities and require approval of a conditional use permit in the C1-S zone. Because the proposed business is primarily an indoor entertainment venue offering trampoline attractions, adventure activities, parties, and group events, staff determined that an amusement center is the most substantially similar listed use.

STANDARD OF REVIEW

To approve a CUP application under CMMC Section 13-29(g)(2)(a-c), the Planning Commission must find that the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, nor permit a use, density, or intensity that is inconsistent with the general plan or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards and the zoning code.

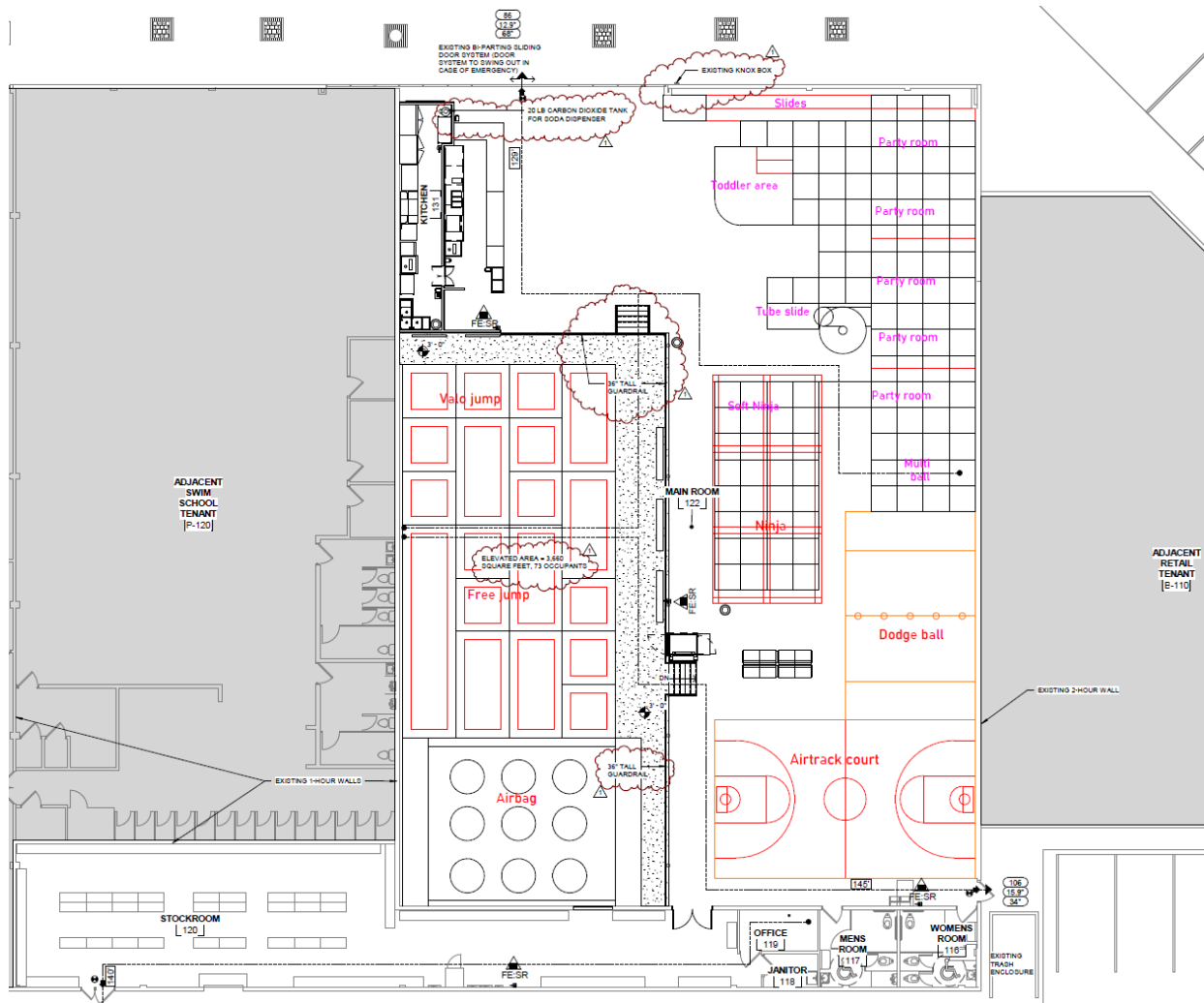
As necessary, proposed conditional uses may have conditions applied to the development and operations to ensure that the required findings can be met. An assessment of the project's relationship to the findings and General Plan is provided later in this report.

PROJECT DESCRIPTION

The proposed use, Jumpstart Trampoline Park, as described in the applicant letter (Attachment 5), is an indoor trampoline park primarily for families with children ages 4 - 14, with parents/guardians required to supervise younger children, though the facility is open to all ages. Typical hours of operation are Sunday - Thursday 10:00 A.M. to 8:00 P.M. and Friday and Saturday, 10:00 A.M. to 10:00 P.M. The trampoline park would be staffed by 3-6 employees during non-peak hours and up to 10-12 employees during peak times.

The proposed floor plan indicates several areas with supercourt, trampolines, airbag area, dodge ball area, party rooms, slides, toddler area, concessions area, kitchen, main entry lobby/check-in counter, restrooms as well as associated coolers/freezers, stockroom/storage, and office.

Figure 3. Floor Plan



Proposed Operations

As outlined in the applicant's letter, the proposed use is an indoor, family-oriented trampoline and adventure park offering open jump sessions, birthday parties, group events, and occasional private facility rentals. All activities would occur indoors with background music kept at family-friendly levels, and no outdoor amplified sound or outdoor attractions are proposed. There would be no outdoor queuing and the doors would remain closed during operation. Groups can rent out individual areas or the entire facility. Additionally, specific areas can be reserved by appointment in advance, but walk-ins are also allowed. Each area has a maximum capacity to ensure safe operations, depending on which area, type of activity, ages of participants, etc. Furthermore, no arcade games are proposed.

Food service will include light concessions such as pre-packaged snacks, ICEE machine, bottled or fountain beverages, and warming equipment in the kitchen. There would be no alcoholic beverages sold or allowed to be consumed on-site.

The applicant proposes to operate the indoor trampoline park in compliance with applicable Advancing Standards Transforming Markets (ASTM) safety standards and to implement additional safety protocols as needed. Safety features include mandatory waivers, grip socks, age-specific play areas, posted rules, trained staff monitors, occupancy controls, regular equipment inspections, emergency preparedness measures, customer safety orientation and continuous employee supervision of all activity areas.

Below are the Jumpstart Adventure Park Rules (Exhibit A from Applicant Letter - Attachment 5):

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

ANALYSIS:

The Shopping Center District zone is intended for large commercial lots constructed as a unified and integrated development. It is the further purpose to provide a wide range of goods and services on a community and regional scale. The proposed indoor trampoline park would be compatible with commercial developments in the same general area and would not be materially detrimental to the nearby residential properties because the use would be conducted entirely within the existing tenant space (no outdoor activity would occur). The existing center contains various commercial retail uses and food and beverage uses, which are compatible with the proposed use. Additionally, next door is the Aqua-Tots Swim School, an existing indoor recreational and instructional use that also primarily serves children and families. There are also no proposed exterior modifications or site improvements, and all improvements for the proposed use would be made to the interior of the existing tenant space. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and

are also more than 200 feet from the nearest residential structure. No live entertainment or outdoor activity is proposed as part of this project.

Lastly, the Police Department has reviewed the proposed use and has no objections to the approval of the application.

Parking

As it relates to parking, there is not a specific code requirement for the proposed use per Table 13-89 and parking would be evaluated through the CUP process. However, in this instance, the project site is subject to Assembly Bill (AB) 2097, and thus, the City is barred from imposing a minimum parking requirement on the project and no additional parking is required.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa through 2035. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that serve both local needs and attract regional international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The proposed indoor trampoline park use is in conformance with the General Plan land use designation for the property. The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed indoor trampoline park use would contribute to the mix of commercial services provided in the commercial center and immediate area. The use would occupy an existing vacant commercial tenant space, introduce a family-oriented active entertainment option, and create employment opportunities. The project would therefore support a balanced mix of businesses and services that respond to the needs of residents, visitors, and the local business community.

2. **Policy LU-6.7:** *Encourage new and retain existing businesses that provide local shopping and services.*

Consistency: The proposed project would facilitate the establishment of a new business within an existing commercial shopping center and provide an indoor, family-oriented recreational and entertainment service that would provide jumping opportunities for residents and visitors. By reoccupying a former retail tenant space, the project would also support the continued economic vitality of the shopping center and expand the range of locally available services.

FINDINGS:

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

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

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

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

Facts in Support of Finding. The proposed use, as conditioned, would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be

conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Furthermore, conditions of approval require the use to be conducted in a manner that would allow for the quiet enjoyment of the surrounding neighborhood. The Police Department has reviewed the proposed use and has no objections to the approval of the application. No live entertainment or outdoor activity are proposed as part of this project.

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

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

Review Criteria

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

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

The proposed indoor trampoline park would be compatible and harmonious with the existing commercial center and surrounding neighborhood because the use would be conducted entirely within the existing tenant space, with no outdoor activities proposed. The shopping center contains a variety of retail, food and beverage, fitness, recreational, and service uses. Aqua-Tots Swim School, an indoor instructional and recreational use that also primarily serves children and families, is located adjacent to the proposed tenant space. The presence of this existing use supports the compatibility of the proposed family-oriented indoor recreation use with the established mix of tenants within the shopping center. Further, there are no proposed exterior modifications or site improvements, and all improvements associated with the proposed use would occur within the existing tenant space. As conditioned, the proposed use would not generate adverse noise, traffic, or parking impacts that are

unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Conditions of approval would also require the use to operate in a manner that preserves the quiet enjoyment of the surrounding neighborhood. No live entertainment, outdoor amplified sound, or outdoor activities are proposed, and the Police Department has no objections to the request.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL DETERMINATION:

The project is exempt from the provisions of CEQA under CEQA Guidelines Section 15301 (Class 1), Existing Facilities. The Class 1 exemptions apply to minor alterations to existing facilities or structures involving negligible or no expansion of the existing use. The project involves no exterior alterations or additions to an existing commercial building. As conditioned and proposed, the project will have little or no impact on the surrounding area. There will be no resulting increase in the existing floor area of the tenant space. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

ALTERNATIVES:

As an alternative to the recommended action, the Planning Commission may:

Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

PUBLIC NOTICE:

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site July 1, 2026. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on July 2, 2026.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on July 3, 2026.

As of the completion date of this report, one written public comment has been received in support of the request from the adjacent Newport Rib Company and has been provided as an attachment to this report (Attachment 8). Any public comments received prior to the July 13, 2026, Planning Commission meeting will be provided separately.

CONCLUSION:

Approval of the project would allow for the establishment of an indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City). The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the required CUP findings can be made. The proposed use, as conditioned, would be compatible with the surrounding residences and commercial businesses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

ATTACHMENTS:

1. Draft Planning Commission Resolution
2. Vicinity Map
3. Zoning Map
4. Site Photos
5. Applicant Letter
6. Sample Waiver
7. Plans
8. Public Comments