

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: August 27, 2008

SUBJECT: **CONDITIONAL USE PERMIT NO. 2008-027 (BOUNCE U CENTER)**

LOCATION: 5445 Oceanus Drive #114 & #115, 92649 (north side of Oceanus Drive, west of Graham Street.)

Applicant: Tim Kosmos, 26532 Saddlehorn Lane, Laguna Hills, CA 92653

Property Owner: CT Huntington, LLC, 20151 S. W. Birch Street Ste. 200, Newport Beach, CA 92660

Request: To establish, maintain, and operate a commercial recreation establishment consisting of a children's activity center. This activity center will contain up to five (5) large inflatable attractions (i.e. bounce houses) within an existing 10,632 sq. ft. industrial unit.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: IL (Industrial Limited)

General Plan: I-F2-d (Industrial – max. 50 floor area ratio – design overlay)

Existing Use: Industrial Business Center/ Vacant Suite

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project involves negligible or no expansion of an existing use.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-027:

1. Conditional Use Permit No. 2008-027 for the establishment, maintenance and operation of a commercial recreation establishment consisting of a children's activity center for private birthday parties containing up to five (5) large inflatable attractions (i.e. bounce houses) within an existing 10,632 sq. ft. industrial unit will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use will not create any significant noise or impact at levels inconsistent with the industrial zoning applicable to the subject property. All business activities will be conducted within the interior of the building. Based on data obtained from existing activity centers, the site has adequate parking for the use. The use will be consistent with the parking requirements for manufacturing uses, 1 space per 500 sq. ft. Furthermore, the highest demand for parking will occur on evenings and weekends, when most of the surrounding businesses are closed.
2. The conditional use permit will be compatible with surrounding uses because the children's activity center would be conducted wholly within the unit. The business will operate by scheduled reservations daily. The highest demand for parties will occur at times when most of the surrounding businesses are closed. Furthermore, there will be open sessions on three days of the week for two hours. Potential noise impacts would be negligible since the unit is surrounded by industrial uses, which usually generate greater noise levels.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The HBZSO authorizes commercial recreation and entertainment uses including children's activity centers in the IL (Industrial Limited) zone, subject to approval of a Conditional Use Permit. In addition, the conditional use permit will comply with any specific condition required for the proposed use in the district in which it would be located.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Industrial on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

RCS 1: Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

RCS 1.1: Encourage recreational opportunities unique to Huntington Beach, which will enhance visitation and economic development.

LU 12.1: Provide for the continuation of existing and the development of additional industrial uses that capitalize upon the existing and emerging types of industries, offer opportunities for the clustering of key economic sectors, and maintain the character and quality of the City.

The proposed use provides creative recreational activities for children. The indoor recreational use will add to the diversity of entertainment uses offered in the city. The industrial building provides sufficient space to be occupied by the proposed type of commercial and recreation use. Other existing activity centers are primarily located in industrial areas and maintain similar characteristics of permitted industrial uses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-027:

1. The site plan dated July 7, 2008 and floor plans dated June 18, 2008 shall be the conceptually approved design with the following modifications:
 - a. The site plan shall accurately depict the layout of the site.
 - b. The floor plans shall depict first and second floors of the proposed unit, including the square footage of the office area and proposed use.
2. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. The use shall comply with the following:
 - a. Hours of operation shall be limited between the hours of 2:00 PM and 10:00 PM Monday through Sunday.
 - b. Open bounce sessions, for children of ages 6 and under, shall be limited to two days per week between the hours of 10 AM and 12 PM.
 - c. Open bounce sessions, for all ages, shall be limited to one day per week between the hours of 4 PM and 6 PM.
 - d. All parties shall be by appointment/reservation only.
 - e. All parties shall be scheduled a minimum 1 hour apart.
 - f. All business activities shall be conducted within the interior of the building and the roll-up door must remain closed during business hours.
 - g. Only the uses described in the narratives received and dated June 18, 2008 and August 4, 2008 shall be permitted, unless otherwise indicated per conditions of approval.
4. The Planning Director ensures that all conditions of approval herein are complied with. The Planning Director shall be notified in writing if any changes to the site plan and floor plans are proposed as a result of the plan check process. Building permits shall not be issued until the Planning Director has reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the HBZSO.
5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and

employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.