

## Planning Commission

**MEETING DATE AND TIME:**

August 13, 2014 - 7:00 p.m.

**MEETING LOCATION:**

Council Chamber

Members of the public who wish to discuss an item should fill out a speaker identification card and hand it to the secretary. When the item is announced by the Chair, speakers should come forward to the microphone, and upon recognition by the Chair, state their names and addresses.

All actions by the Planning Commission are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

**CALL TO ORDER / FLAG SALUTE:**

**ROLL CALL:** Barstow, Capelle, Diep, Gonzales, McGuire, Schoales, and Chung

1. **APPROVAL OF MINUTES** Meeting of July 23, 2014  
RECOMMENDED ACTION: Approve

**PUBLIC HEARING:**

**NEW BUSINESS:**

2. **CONDITIONAL USE PERMIT NO. CU14-004**

A request for an indoor trampoline recreation facility within the Buena Park Mall at 8420 On the Mall, Suite 240 within the CR (Regional Commercial) zone. This project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Coventry II DDR Buena Park, LLC  
8308 On the Mall  
Buena Park, CA 90620

APPLICANT: Big Air Buena Park, LLC  
c/o Joshua Hunter  
999 Corporate Drive, Suite 215  
Ladera Ranch, CA 92694

RECOMMENDED ACTION: Adopt Resolution of Approval

**ORAL COMMUNICATIONS:**

At this time, the public may address the members of the Planning Commission on any item that is within the jurisdiction of the Planning Commission.

**AGENDA FORECAST:**

- Conditional Use Permit and Parcel Map to subdivide two existing parcels into three individual lots for development of three single family homes located at 8232 Fourth and 6121 Indiana Streets in the RM-20 (Medium Density Multifamily Residential) zone.

**STAFF REPORTS:**

**COMMISSION REPORTS:**

**ADJOURNMENT:**

pcag081314

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
July 23, 2014

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on July 23, 2014, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Chung presiding.

PRESENT: COMMISSIONERS: Barstow, Capelle, Diep, Gonzales, McGuire, and Chung

ABSENT: COMMISSIONER: Schoales

ALSO PRESENT:

Joel W. Rosen, AICP, Community Development Director  
Jay Saltzberg, Planning Manager  
Monique Schwartz, Assistant Planner  
Nabil S. Henein, Assistant City Engineer  
Craig Fox, Deputy City Attorney  
Ruth Santos, Senior Administrative Assistant

**ELECTION OF PLANNING COMMISSION OFFICERS:**

Chair Barstow declared the offices of Chair and Vice Chair of the Planning Commission vacant and turned the meeting over to Ms. Santos for the election of new officers.

Ms. Santos opened the nominations for Chair of the Planning Commission. Commissioner Capelle nominated Commissioner Chung as Chair, which was seconded by Commissioner Diep. There being no other nominations, Ms. Santos declared the nominations closed and called for a voice vote.

Ms. Santos announced that the MOTION CARRIED unanimously and Commissioner Chung is the new Chair.

Chair Chung opened the nominations for Vice Chair. Commissioner Barstow nominated Commissioner Capelle as Vice Chair, which was seconded by Commissioner Gonzales. There being no further nominations, Chair Chung called for a voice vote. The MOTION CARRIED unanimously and Chair Chung announced that Commissioner Capelle is the new Vice Chair.

**CONSENT CALENDAR: (Items 1 and 2)**

**1. APPROVAL OF MINUTES**

**Meeting of June 11, 2014  
Adjourned Meeting of June 25, 2014  
Adjourned Meeting of July 9, 2014**

RECOMMENDED ACTION:

Approve

**2. GENERAL PLAN FINDING OF CONFORMANCE NO. CGP14-002**

A request to determine that the proposed Fullerton Creek Channel North Wall Improvement Project will conform with the City of Buena Park General Plan. This project is Class 1, Section 15061(b)3, categorically exempt from CEQA.

APPLICANT: County of Orange Public Works Department  
300 N. Flower Street  
Santa Ana, CA 92702

RECOMMENDED ACTION: Adopt Resolution of Approval

Commissioner Capelle abstained from voting on the meeting minutes of June 11 due to her absence at that meeting.

Commissioner McGuire moved and Commissioner Gonzales seconded the motion to approve Items 1 and 2.

AYES: 6 COMMISSIONERS: McGuire, Gonzales, Barstow, Diep, Capelle, and Chung

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAIN: 1 COMMISSIONER: Capelle (June 11, 2014 Minutes)

**RESOLUTION NO. 5914  
GENERAL FINDING OF CONFORMANCE NO. CGP14-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK FINDING THE PROPOSED FULLERTON CREEK CHANNEL, NORTH WALL IMPROVEMENT PROJECT IS IN CONFORMANCE WITH THE GENERAL PLAN**

=====END OF CONSENT CALENDAR=====

**STATUS REPORTS:**

**3. CONDITIONAL USE PERMIT NO. CU13-007**

A one-year status review regarding entertainment as approved at La Capitaine Hookah Lounge located on 8558 Beach Boulevard within the CG (Commercial General) zone.

PROPERTY OWNER: Sam Sung Development  
655 Keeaumoku St. #202 A  
Honolulu, HI 96814

APPLICANT: La Capitaine Hookah Lounge  
Hathal Mohammed  
8558 Beach Boulevard  
Buena Park, CA 90620

RECOMMENDED ACTION: Receive and file

In reply to Chair Chung, Ms. Santos stated that staff had received no written communication on the item.

The staff report was introduced by Jay Saltzberg, Planning Manager. On June 12, 2013, the Planning Commission approved a resolution for live entertainment, including music, dancing, and karaoke, at the existing hookah lounge at 8558 Beach Boulevard. The associated live entertainment was approved subject to operating restrictions intended to accommodate the entertainment at the hookah lounge without negatively affecting adjacent businesses or nearby development on adjacent properties. In addition, the resolution included a condition requiring status reports to the Planning Commission regarding the entertainment use six and twelve months after Planning Commission approval. The six month Planning Commission review occurred on January 22, 2014. At that time, the business was determined to be functioning in a manner compatible with adjacent businesses and development.

The Police Department report describes calls for service for the period of January to June 2014. As characterized by the Police Department, the business does not generate an unusual amount of calls for police service and is not considered to be a law enforcement problem. In addition, as requested by the Planning Commission, we checked with the operator of the Best Host Inn, who reported that there have been a couple of isolated incidents related to the operation of the hookah lounge, but that, overall, the Hookah Lounge has not created issues for customers or staff of the Best Host Inn.

Chair Chung asked if there were any questions of staff.

There were none.

Chair Chung stated that this is not a public hearing. However, anyone wishing to speak on the item may come forward and state their name and address for the record.

Chair Chung said that if no one wishes to speak on the item, the status report would be received and filed.

#### **4. CONDITIONAL USE PERMIT NO. CU13-006**

A one-year status review of the motel operations of BestHost Inn located at 8530 Beach Boulevard within the CG (Commercial General) zone.

APPLICANT/LESSEE  
PROPERTY MANAGER: Michael Reazuddin  
BestHost Inn LLC  
8530 Beach Boulevard  
Buena Park, CA 90620

**PROPERTY OWNER:** Pannam Corp.  
4120 30<sup>th</sup> Street #202  
San Diego, CA 92104

**RECOMMENDED ACTION:** Receive and file

In reply to Chair Chung, Ms. Santos stated that staff had received no written communication on the item.

The staff report was introduced by Monique Schwartz, Assistant Planner. On May 8, 2013, the Planning Commission approved Conditional Use Permit No. CU13-006, to establish, renovate, operate and maintain the BestHost Inn (formerly Crescent Motel), located at 8530 Beach Boulevard in the CG (Commercial General) Zone. The Resolution includes a condition requiring a status report to the Planning Commission six and twelve months after project approval. The six-month review to the Planning Commission took place on December 11, 2013, whereby the City reported the site's transformation from a substandard public nuisance to a property and destination that contributes to the economic revitalization of the surrounding properties and neighborhood.

For this 12-month status update, staff reviewed the BestHost Inn business operations, Code Enforcement files regarding complaints or incidents, Police Department calls for service, and conducted a site inspection of the property. Staff has concluded that the new hotel management, interior and exterior architectural renovations, site improvements and hotel re-branding have significantly improved the health, safety, enjoyment and general welfare of customers who utilize the facility and who live and work in the neighboring community. The motel, under Conditional Use Permit No. CU13-006 poses no adverse impacts on adjacent properties and the business is in compliance with required conditions.

Chair Chung asked if there were any questions of staff.

Commissioner Barstow asked about the progress on room renovations.

Chair Chung stated that this is not a public hearing. However, anyone wishing to speak on the item may come forward and state their name and address for the record.

Mike Reazzudin, Property Manager, 8530 Beach Boulevard, Buena Park, California 90620, said renovations are complete except for 8 rooms. He explained that the process involves tearing down certain structures that date back to 1956 and redesigning the rooms. Showers had to be removed and replaced with bathtubs in most of the rooms. Mr. Reazzudin discussed other amenities such as welcome baskets and full breakfast for guests.

Commissioner Gonzales asked about the statistics on police calls-for-service.

Mr. Reazzudin said there has been a significant decrease in police calls-for-service; there were none in the past several months. He also noted that while police cars were seen almost hourly near the former Crescent Motel, no police cars have been observed regularly around BestHost Inn, which is a good indication as far as security. Mr. Reazzudin added that Best Host Inn has consistently received the top and number 2 ratings alternately, with Marriott as its contender.

Mr. Rosen noted that the higher room rates, which are commensurate with the high quality of BestHost Inn, have also contributed to the decrease in police calls-for-service.

Chair Chung said that if no one else wishes to speak on the item, the status report would be received and filed.

**AGENDA FORECAST:**

Mr. Saltzberg said a proposal for the former Steve and Barry store site is scheduled for the next Planning Commission meeting.

**STAFF REPORT:**

None

**COMMISSION REPORTS:**

In response to Commissioner Barstow, Mr. Rosen discussed the status of the Los Coyotes Country Club proposed development.

**ADJOURNMENT:**

At 7:35 p.m., Chair Chung adjourned the meeting to the Planning Commission meeting on Wednesday, August 13, 2014, in the City Council Chamber.

\_\_\_\_\_  
Jae Joon Chung  
Chair

ATTEST:

\_\_\_\_\_  
Joel W. Rosen, AICP  
Secretary

**AGENDA ITEM NUMBER:** 2

**MEETING DATE:** August 13, 2014

**CASE NUMBER:** Conditional Use Permit No. CU14-004

**PROPERTY OWNER:** Coventry II DDR Buena Park, LLC  
8308 On The Mall  
Buena Park, CA 90620

**APPLICANT:** Big Air Buena Park, LLC  
999 Corporate Drive, Suite 215  
Ladera Ranch, CA 92694

**APPLICATION REQUEST:** To establish an indoor trampoline recreation facility

**PROPERTY LOCATION/APN:** 8420 On The Mall, Suite 240/  
070-511-15

**GENERAL PLAN/ZONING:** Entertainment Mixed-Use / CR (Regional Commercial)

**LAND USE CHARACTERISTICS:**

The subject property is part of the Buena Park Mall, bounded by La Palma Avenue on the north, Stanton Avenue on the west, Dale Street on the east and single family residences on the south. The site is zoned CR (Regional Commercial) featuring Sears, Wal-Mart, 24 Hour Fitness, Bed Bath and Beyond, Discount Shoe Warehouse (DSW), and Krikorian Metroplex Theaters. The subject tenant space is located at the northeast entrance of the Mall, adjacent to tenant spaces occupied by Walmart and Bed Bath and Beyond. The properties to the east are zoned CS (Community Shopping) and RS-6 (One-Family Residential) and are developed with a retail center with adjacent single-family homes. Properties to the west are zoned ECSP (Entertainment Corridor Specific Plan) and AR (Amusement Resort) and are developed with Knott's Berry Farm/Soak City. Properties to the north are zoned CR and RS-6 and are developed with single-family homes and the Park Place shopping center, including Kohl's Department Store.

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU14-004 with the findings and conditions listed herein.



## **APPLICATION ANALYSIS:**

### Background:

Big Air Buena Park proposes to locate in the Buena Park Mall, in the upper portion of a two level tenant space previously occupied by Steve & Barry's clothing store. Subsequent to Steve and Barry's, Aah's, a discount novelty retail outlet, occupied the upper level and Sugar Plum, a temporary seasonal tenant, occupied the lower level. Big Air proposes to operate on the upper level and Sugar Plum will continue to utilize the lower level. Planning Staff discussed the viability of maintaining this mall location as a retail space with mall management and their retail brokers. Mall management and their brokers indicated that this location has been continuously marketed as a retail space. However, conventional retailers have not been interested due to the lack of loading docks and inadequate direct loading access to the tenant spaces.

The project applicant found this mall location favorable because of the high open ceilings, large uninterrupted floor area, and adjacency to other entertainment and recreational uses within the City. The applicant currently has two California locations in Laguna Hills (Big Air) and Redlands (Sky Town) which have together been operating for approximately 3.5 years. Big Air Buena Park is intended to serve as a central location for customers residing in North Orange County and Southeast Los Angeles County. This facility will cater to all age groups, including adults. The company's business philosophy is to provide "safe, fun and clean family entertainment".

### Proposal:

The submitted application, plans, and business plan propose the establishment and operation of a 29,939 sq. ft. indoor trampoline recreation facility within the Buena Park Mall. The proposed indoor recreation facility will be open Sunday through Thursday from 10:00 a.m. to 10:00 p.m. and Friday through Saturday from 10:00 a.m. to 12:00 midnight. Toddler time will be from 8:00 a.m. to 10:00 a.m. daily and the business will occasionally accommodate private groups Sunday through Thursday from 10:00 p.m. to 11:00 p.m. Because the main entrance to the Big Air facility will be accessed from the mall's interior, at the northeast entrance, customers will have access to the mall interior even after normal mall business hours. There will be approximately 10 employees per weekday shift and 25 employees per weekend shift.

The submitted plans indicate that the interior of the tenant space will be reconfigured to accommodate an open entry/lobby where customers check-in and pay admission, a party room, party table area, locker room for shoes and personal items, office, storage areas, and snack bar with attached kitchen for the service of beverages and snacks such as pizza, hot dogs, ice cream, and other specialty items. All foods are pre-prepared and warmed in electric ovens, but no stove top cooking or raw food preparation will take place within the kitchen area. In addition, there will be a large elevated open trampoline play area that will be divided into several activity courts, lined with bouncing surfaces on the walls and floors. Trampoline activities will include dodge ball, slam dunk basketball, a foam pit, and a "Big Court", where up to 60 bouncing surfaces are connected into one main court. Other activities include battle beam, rock climbing walls and a mechanical bull. There will be a lounge area with couches, wi-fi connectivity and a big screen television for parents and children who do not wish to participate in the trampoline

activities. The tenant space will be equipped with security cameras within all trampoline areas. There will also be a court monitor at each attraction monitoring guests for safety and enforcing park rules. Upon check in, each jumper will be given a sticker that indicates the jumping time paid for and when their time expires. No exterior mall improvements are proposed at this time, except for Big Air signage above the northeast mall entrance.

Discussion:

Pursuant to Section 19.512.010 of the Zoning Ordinance, establishment and operation of a commercial recreation use is subject to the review and approval of the Planning Commission via the Conditional Use Permit Process. After reviewing the applicant's request, development plans, and business plan, as well as visiting the proposed mall site and the existing business location in Laguna Hills, staff is of the opinion that the proposed indoor trampoline recreation facility can be accommodated without negatively affecting the subject or surrounding properties. Additionally, the proposed tenant space is located adjacent to the northeast entrance of the Mall and will not affect the neighborhood to the south of the Mall or the neighborhood to the northeast or northwest, located more than 800 ft. away. Staff feels that the proposed business closing hours will be appropriate based on consistency with the adjacent Krikorian Metroplex Theaters and restaurants as well as with other recreational uses within the area. Parking for the facility will be sufficient as the existing Mall site parking can adequately accommodate the proposed use and existing uses, in compliance with Code requirements. Additionally, the Buena Park Police Department reviewed the proposed request to establish an indoor trampoline recreation facility within the Buena Park Mall and provided no objections regarding the project, as conditioned.

The Entertainment Mixed-Use designation of the General Plan and Commercial Regional zone were created to stimulate development at a regional scale, with integrated shopping, dining and entertainment within the core area of the City. The objective of the General Plan and Zoning for the area is to facilitate an enhanced and revitalized town center featuring an assortment of dynamic and complementary entertainment, retail, and dining experiences. The entire area, including Knott's Berry Farm and the Entertainment Corridor Specific Plan area is envisioned as the focal point of Buena Park. In reviewing the applicant's request, staff feels that the proposed indoor trampoline recreation facility will be an appropriate enhancement for the Mall and will provide additional entertainment opportunities for City residents, tourists, and Mall patrons, consistent with General Plan and Zoning requirements. Staff concludes that the proposed indoor trampoline recreation facility will not be detrimental to the existing or anticipated uses within the mall as well as the surrounding residential neighborhood and will contribute to the viability and vitality of the intended regional commercial area. Furthermore, the indoor trampoline recreation facility will be compatible with the intended and existing character of the mall and surrounding area based on operating characteristics, location, access and parking.

**ENVIRONMENTAL ASSESSMENT:**

The project is Class 1, Section 15301, categorically exempt from CEQA.

**PUBLIC HEARING NOTICES:**

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on July 31, 2014, and 5 notices were mailed to property owners within a 300 ft. radius of the subject property on July 31, 2014.

**FINDINGS OF FACT:**

- a. The proposed indoor trampoline recreation facility is consistent with the City's General Plan and Zoning Code, as conditioned. The proposal will increase the economic viability of the property while serving the recreational needs of the surrounding community, in compliance with applicable standards of the zone. The indoor trampoline recreation facility operations will be compatible with the existing regional Mall and area development.
- b. The site is adequate in size, shape, topography, location, and other factors, to accommodate the proposed indoor trampoline recreation facility since the site was originally developed to contain commercial and entertainment uses of similar scale and intensity.
- c. Adequate parking, street access, and traffic capacity are available to serve the proposed use as well as existing and anticipated uses within the Mall. As conditioned, the project will not cause traffic disruption in the area and proper on-site circulation will not be compromised, especially because the mall property was developed for commercial uses.
- d. Adequate utilities and public services are available to serve the proposed use as well as existing and anticipated development in the surrounding area. The site is fully developed and meets the City standards for public services and utilities to serve the site.
- e. The proposed indoor trampoline recreation facility will be compatible with the area character, as conditioned. The site is developed within an established Regional Mall and is adjacent to other commercial properties of similar scale and intensity. The indoor trampoline recreation facility will benefit the surrounding community as well as increase the economic viability of the Buena Park Mall.

Prepared by: Monique Schwartz, Assistant Planner  
Approved by: Joel W. Rosen, AICP, Community Development Director  
Presented by: Monique Schwartz, Assistant Planner

**ATTACHMENTS:**

Proposed Resolution  
Business Plan, dated "RECEIVED JUN 26 2014 PLNG. DIV."  
Vicinity Map  
Development Plans

RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. CU14-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU14-004, TO ESTABLISH AN INDOOR TRAMPOLINE RECREATION FACILITY WITHIN THE BUENA PARK MALL LOCATED AT 8420 ON THE MALL, SUITE 240 IN THE CR (REGIONAL COMMERCIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Coventry II DOR Buena Park LLC, the property owner, 8308 On The Mall, Buena Park, CA 90620 and Big Air Buena Park LLC, the project proponent, 999 Corporate Drive, Suite 215, Ladera Ranch, CA 92694, has filed an application for the issuance of a Conditional Use Permit No. CU14-004 to establish an indoor trampoline recreation facility within the Buena Park Mall located at 8420 On The Mall, Suite 240, Buena Park, California, in the County of Orange. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as the “application”.

(ii) On August 13, 2014, this Commission conducted a duly noticed public hearing on the application and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Buena Park as follows:

1. The Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the above-referenced hearing, including written staff reports, verbal testimony, business plan, and development plans stamped “RECEIVED JUN 26 2014 PLNG. DIV.”, this Commission hereby specifically finds as follows:

a. The proposed indoor trampoline recreation facility is consistent with the City’s General Plan and Zoning Code, as conditioned. The proposal will increase the economic viability of the property while serving the recreational needs of the surrounding community, in compliance with applicable standards of the zone. The indoor trampoline recreation facility operations will be compatible with the existing regional mall and area development.

b. The site is adequate in size, shape, topography, location, and other factors, to accommodate the proposed indoor trampoline recreation facility since the site was originally developed to contain commercial and entertainment uses of similar scale and intensity.

c. Adequate parking, street access, and traffic capacity are available to serve the proposed use as well as existing and anticipated uses within the Mall. As conditioned, the project will not cause traffic disruption in the area and proper on-site circulation will not be compromised, especially because the mall property was developed for commercial uses.

d. Adequate utilities and public services are available to serve the proposed use as well as existing and anticipated development in the surrounding area. The site is fully developed and meets the City standards for public services and utilities to serve the site.

e. The proposed indoor trampoline recreation facility will be compatible with the area character, as conditioned. The site is developed within an established Regional Mall and is adjacent to other commercial properties of similar scale and intensity. The indoor trampoline recreation facility will benefit the surrounding community as well as increase the economic viability of the Buena Park Mall.

3. The Planning Commission hereby finds and determines that the project identified above in this Resolution is found to be Categorically Exempt from the requirements of the California Environmental Quality Act as amended, and the Guidelines promulgated thereunder pursuant to Class 1, Section 15301 of Article 19, of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, this Commission hereby approves the application subject to the plans stamped "RECEIVED JUN 26 2014 PLNG. DIV." as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

**PUBLIC WORKS DEPARTMENT:**

1. Applicant shall comply with Section 13.36.070 regarding installation of an approved type and adequately sized grease interceptor, unless applicant obtains a waiver of the requirement for a grease interceptor in accordance with Section 13.36.080 (c).

FIRE DEPARTMENT:

1. The applicant shall submit architectural plans (Service Codes PR200-PR285):

Architectural plans will determine the maximum occupant load, exit requirements and construction requirements for the proposed occupancy. This plan will also determine fire sprinkler and alarm system requirements. The architectural plans shall be submitted and approved prior to any further approval or review.

BUILDING DIVISION:

1. The project shall comply with California Title 24 Accessibility requirements.
2. The project shall comply with Buena Park Municipal Code Title 15, California Building Codes.
3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code Title 15, and/or the California Building Codes.
4. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.

PLANNING DIVISION:

1. This approval shall only be for the establishment and operation of an indoor trampoline recreation facility within an existing 29,939 sq. ft. tenant space within the Buena Park Mall as shown on plans stamped "RECEIVED JUN 26 2014 PLNG. DIV.," and as described in the associated business plan, stamped "RECEIVED JUN 26 2014 PLNG. DIV.," as conditioned.
2. The indoor trampoline recreation facility shall be operated in such a manner as to preclude noise, loitering, and parking impacts on nearby commercial or residential development, and in compliance with the following conditions of operation. Failure of the property owner or indoor trampoline recreation facility operator to adhere to and enforce any of these provisions may be cause for modification or revocation of this conditional use permit.
3. The indoor children's recreation facility shall operate in substantial conformance with the submitted business plan stamped, "RECEIVED JUN 26 2014 PLNG.DIV."
4. No outdoor activities shall take place unless approved by the City via Conditional Use Permit or Temporary Use Permit for special events as defined by Section 19.1004 of the City Code. All indoor trampoline recreation facility activities shall take place within the mall tenant space.

5. All signs shall conform to the Zoning and Sign Ordinances of the City and require separate approval.
6. The indoor trampoline recreation facility shall continuously maintain a business license as required by the Buena Park City Code.
7. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies and regulations.
8. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 of the Zoning Ordinance.
9. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
10. The development shall conform to the plan as finally approved by the City as conditioned herein. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any appreciable modification shall require the prior approval of the Planning Commission.
11. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
12. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Conditional Use Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

Resolution No.  
Conditional Use Permit No. CU14-004  
August 13, 2014

PASSED AND ADOPTED this 13<sup>th</sup> day of August 2014 by the following called vote:

AYES:                    COMMISSIONER:  
NOES:                    COMMISSIONER:  
ABSENT:                COMMISSIONER:  
ABSTAIN:                COMMISSIONER:

\_\_\_\_\_  
Jae Joon Chung  
Chair

ATTEST:

\_\_\_\_\_  
Joel W. Rosen, AICP  
Secretary

AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU14-004 and do agree that I/We shall conform with and abide by all such conditions.

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

\_\_\_\_\_  
Applicant's Signature

Recu14-004



# **BIG AIR**

**BUENA PARK**

RECEIVED  
JUN 26 2014  
PLNG. DIV.

## **THE BUSINESS**

### **Location**

BigAir trampoline park (the "Park" or "BigAir") will be located in Buena Park, California on within the Downtown Buena Park Mall. The Downtown Buena Park Mall is located along La Palma Ave between Stanton Ave and Dale St. It is near the 91 and 5 freeways and can be accessed from both freeways from the Beach Blvd and Brookhurst exits. The space within the mall will be across from Bed Bath and Beyond and adjacent to Walmart. The outdoor building signage will be positioned to take full advantage of our location.

### **Population Base**

The Park will be centrally located to serve North Orange County including the cities of Buena Park, Fullerton, Cerritos, Norwalk, La Mirada, Downey, Cypress, Stanton, Placentia, Brea, Anaheim, and Garden Grove. The combined population of these referenced areas exceeds over one million middle to high-income families.

### **Primary Demographic**

The primary demographic for the Park will be teenagers, and the secondary demographic will be pre-teen (6-12 year olds) children. The pre-teens will primarily be coming in groups for birthday parties. The Park will also attract young adults (18-25), particularly those coming for dodge ball tournaments or free play dodge ball. The Company has not yet estimated any income from this next group, but does plan to partner with trainers to target women for trampoline aerobics in the mornings. For those that bring children but choose not to participate, the Park will provide areas to relax and enjoy big screen TVs or use the available free internet access. Areas designated for smaller children to jump/play will also be included, as well as a mother's room.

### **Park Design and Amenities**

Although growing quickly, the trampoline park model is relatively new to the entertainment market. They first appeared in Arizona and Utah within the past few years and have evolved into the modern and complete centers found throughout the US and Canada.

The operating philosophy is to provide enough activity to keep a guest entertained for at least one hour and to sell time by the hour. Additional hours can be purchased for a reduced rate at the time of the initial purchase. The attraction mix includes;

The Big Court: This attraction will be made up of 60 individual bouncing surfaces connected into one main court. Even the side walls on this court are trampolines attached at a 30 degree angle to the main surface, allowing our guest to literally bounce off the walls. This is the main people holder in the Park, allowing us to maintain a capacity limit of 250 persons per hour. This court is also used for trampoline aerobics and other exercise regiments provided during the day.

The Cages: BigAir will provide two 40 X 60 foot competition-ready dodge ball courts. These courts will accommodate 30 persons each for 15 minute sessions during general admission periods. They will also accommodate 4 teams of 20 players for team dodge ball competitions. Dodge ball is very popular among the high school age demographic. There are 15 high schools in South Orange County. We plan on sponsoring our own dodge ball team to compete against other California Trampoline parks.

Slam Dunk: Two basketball hoops will be incorporated into this attraction, one set at 10 feet and the other at 8 feet. Our guests will be able to elevate themselves on a trampoline ramp then slam dunk to their hearts content. These activities will be captured on camera with photographs made available to the participant for a fee or as part of a birthday package.

The Pit: One of the most unique and rewarding activities at BigAir will be the foam pit. Our guests can accelerate on 12 feet of trampoline surface then launch themselves into a 5-foot deep foam pit, similar to a high jump or pole vault pit. Two launch lanes are provided in separate areas of the pit to accommodate the demand on this attraction.

The Battle Beam: This area will be set aside for is an exclusive attraction to Big Air. Guests walk onto a padded balance beam that is constructed three to four feet above a foam pit where they battle with puggle sticks to knock their opponent into the foam pit. This is a guest favorite and fun for all ages.

The Wall: This area is another unique attraction to our industry. Guests begin a climb up and around a twenty foot high rock climbing wall with varying degrees of difficulty above a foam pit. The goal of the climber is to make their way around the climbing wall and ring the cowbell. Whether they make it to the end and are skilled enough to ring the bell they eventually free fall into the foam pit. This attraction has two entry points and are separated based on degree of difficulty. It is another guest and group favorite.

Kiddie Bounce: This trampoline surface on the Kiddie Bounce will be smaller than the other bounce surfaces and is dedicated to children not quite ready for the big courts. This area can also be used as a private jump court for VIP birthdays and for trampoline aerobics.

Birthday Areas: Birthday parties will represent a substantial portion of the Park's gross revenue. Several packages will be offered, catering to the budgets of all potential guests. Non-exclusive party areas will be provided near the snack bar catering to parties of 10 to 20 guests. The Park will also offer a private elevated party room for groups up to 50, and finally the glow room for groups of 30. This room will feature black lighting and themed tablecloths, cups and plates.

Food Service: A limited menu will be offered from a small snack bar. Pizza, hot dogs, candy, churros, novelty ice creams, soda, water, Gatorade, energy drinks and a specialty

item, The Big Zookie. The Big Zookie is an 8-inch cookie topped with ice cream and their choice of sauce.

Other Amenities: Looking to the comfort of our adult guests, BigAir will provide an adults lounging area complete with wifi connectivity, comfortable couches and big screen cable television. Adjacent to the adult lounge is a room dedicated to nursing mothers. The Park will also include coin operated lockers and shoe storage facilities.

### **Hours of Operation**

<b>Days of the Week</b>	<b>Hours of Operation</b>	<b>Activity</b>
Sunday - Thursday	10:00 AM - 10:00 PM	General Bounce and Dodgeball
Friday - Saturday	10:00 AM - 12:00 AM	General Bounce and Dodgeball
Sunday - Saturday	8:00 AM - 10:00 AM	Toddler Time

Additionally, the business will occasionally accommodate private groups during Sunday - Thursday from 10:00 PM to 11:00 PM. As part of the trampoline park the business will host birthday parties.

### **The Company's Philosophy**

The Company was formed to develop and operate a family entertainment business commonly known as a trampoline park. The Company's business philosophy is to build and operate the Park so that it will provide safe, fun and clean family entertainment. The Company believes that long-term success will come through successfully operating the Park, year after year, in a way that benefits the local communities and its residents.

### **The Management Team**

The Management Team is comprised of seasoned business professionals, including Greg Briggs, Joshua Hunter and Evan Gentry. Mr. Gentry serves as the Manager of H2O Partners, LLC and oversees the fund raising and business structure of the Company, including the completion of this Offering. Mr. Hunter is a member of H2O and actively leads the entitlement, design, construction and overall development efforts. Mr. Briggs is a member of H2O and leads the business strategy, management and day-to-day operational efforts. In addition to the backgrounds included below, H2O is also the Manager of Clearwater Waterpark Development and oversees Splash Kingdom Waterpark in Redlands, CA, which is also adding a trampoline park scheduled to open in November 2012.

#### **W. Gregory Briggs:**

Mr. Briggs' waterpark and family entertainment experience began in 1983 when he became the owner/operator of Hawaiian Waters Slides. Over the years, he has led or participated in the development of numerous waterpark and theme park projects, including Sengme Oaks Family Waterpark in San Diego County, California, La Saucedo Waterpark in Hermosillo,

Mexico, Raging Waters in Salt Lake City, Utah and Wild Rivers in Irvine, California. Mr. Briggs was brought on to oversee the development of Wild Rivers in 1985 and hired as the General Manager of Wild Rivers after its completion in 1986. Management at Wild Rivers worked hand-in-hand with the American Red Cross to improve training procedures and lifeguard standards, changes that have been adopted for waterparks nationwide. Additionally, Mr. Briggs was involved in efforts to identify and educate waterpark owners/operators about affordable construction and maintenance trends. Under his leadership, CNN selected Wild Rivers as one of the Top Ten waterparks in the Nation - the only waterpark selected in California. Mr. Briggs led the business until Wild Rivers was closed in 2011 due to the expiration of their lease. In the Fall of 2011, Mr. Briggs took over the lead of Splash Kingdom Waterpark in Redlands, CA where he put in a place an experienced management team and made great strides towards turning around a challenged business. In addition to Mr. Briggs' development and management experience, he has been an industry leader, serving as the founding president of the California Waterpark Association and a former vice president of the World Waterpark Association. In 2003, he was inducted into the World Waterpark Association's Hall of Fame. Mr. Briggs attended the University of Utah where he majored in Business Management.

**Joshua Hunter:**

Mr. Hunter is a graduate of Brigham Young University with a degree in Construction Management. He has been employed with Micron Construction, Layton Construction, and other construction and development companies local to Southern California before starting his own company, GBS, in 2001. He has extensive experience in both the construction and the entitlement processes. Having started in the construction industry, Mr. Hunter sets himself apart from most developers by his depth of understanding and resources in the construction business. With knowledge of several construction disciplines and the ability to read and understand plans, he is able to aid in the value engineering of each project phase. With more than seventeen years experience, Mr. Hunter has personally been involved in more than \$429,000,000 in construction. From a project manager to an owner, his experience has proven to add value and save money with each project. In addition to Mr. Hunter's knowledge and experience in the construction industry, his land acquisition, entitlement and development experience is both impressive and far-reaching. He has been successful in negotiating the acquisition of several properties throughout Southern California. During the acquisition and entitlement phase of each project he has been successful in working with design teams and governmental agencies. Entitlements have included, conditional use permits, zone changes, general plan amendments, property subdivision, lot line adjustment and both tentative and final parcel map processing and recordings. Mr. Hunter's skills are valuable in delivering a project within budget and meeting critical path timelines.

**Evan Gentry:**

Mr. Gentry is the sole shareholder and director of G8 Holdings, Inc., a boutique investment banking firm that specializes in raising equity capital and debt financing for real estate and business investments. In addition to his involvement with the Company and H2O, Mr. Gentry is also the principal and Chief Executive Officer of G8 Capital, a private-equity real estate investment firm that specializes in purchasing distressed real estate and loan portfolios. Since inception in 2007, G8 Capital has purchased assets totaling more than \$350,000,000. Prior to founding H2O and G8 Capital, Mr. Gentry co-founded MoneyLine Lending Services in 1996 and served as its President and Chief Executive Officer through mid-2007. MoneyLine specializes in providing outsourced lending services for regional and national banks and financial institutions. He oversaw the dramatic growth of the business, which eventually included 50 bank

clients nationwide, and was responsible for raising multiple rounds of private and institutional equity capital and debt financing. In 2002, MoneyLine was featured in Inc. Magazine's "Inc. 500," a report that ranks America's fastest growing private companies. In 2006, Mr. Gentry led the negotiations and subsequent sale of the company to Genpact, a spin-off of GE Capital. Following the sale, he continued to serve as one of Genpact's senior executives through its successful IPO (Symbol "G") on the NYSE, which was recognized by analysts as the fourth largest IPO of the summer of 2007 with a \$3 billion market cap. Mr. Gentry graduated with his Bachelor's degree in Business Management and Finance from Brigham Young University.



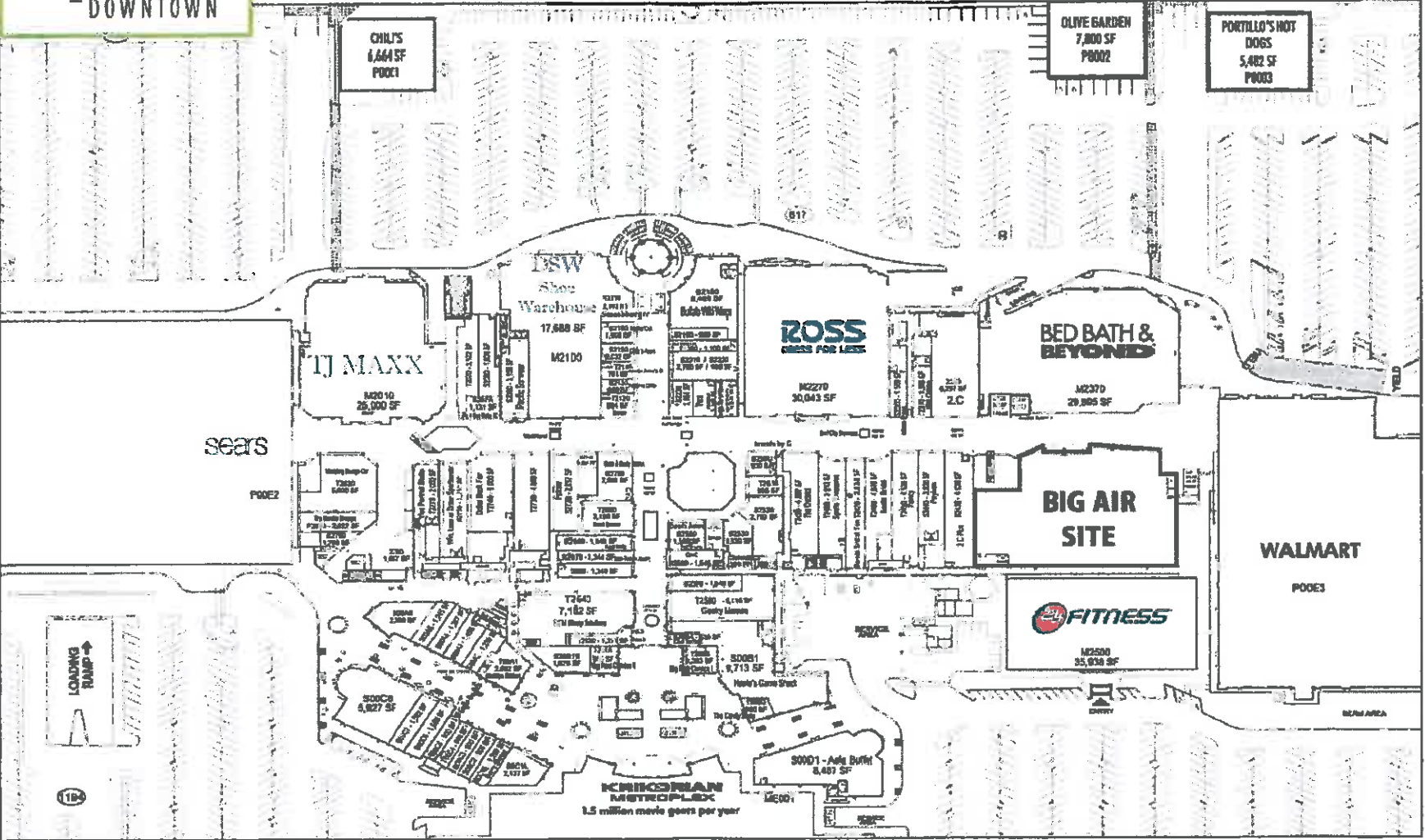


# City of Buena Park



August 13, 2014  
Conditional Use Permit No.  
CU14-003  
Project Vicinity Map

**buena park**  
DOWNTOWN



Site / Building Diagram  
SCALE: N.T.S. 4,693 Total Parking Spaces

BIG AIR LLC.

**BUENA PARK TRAMPOLINE**

8308 ON THE MALL, BUENA PARK, CA 90620



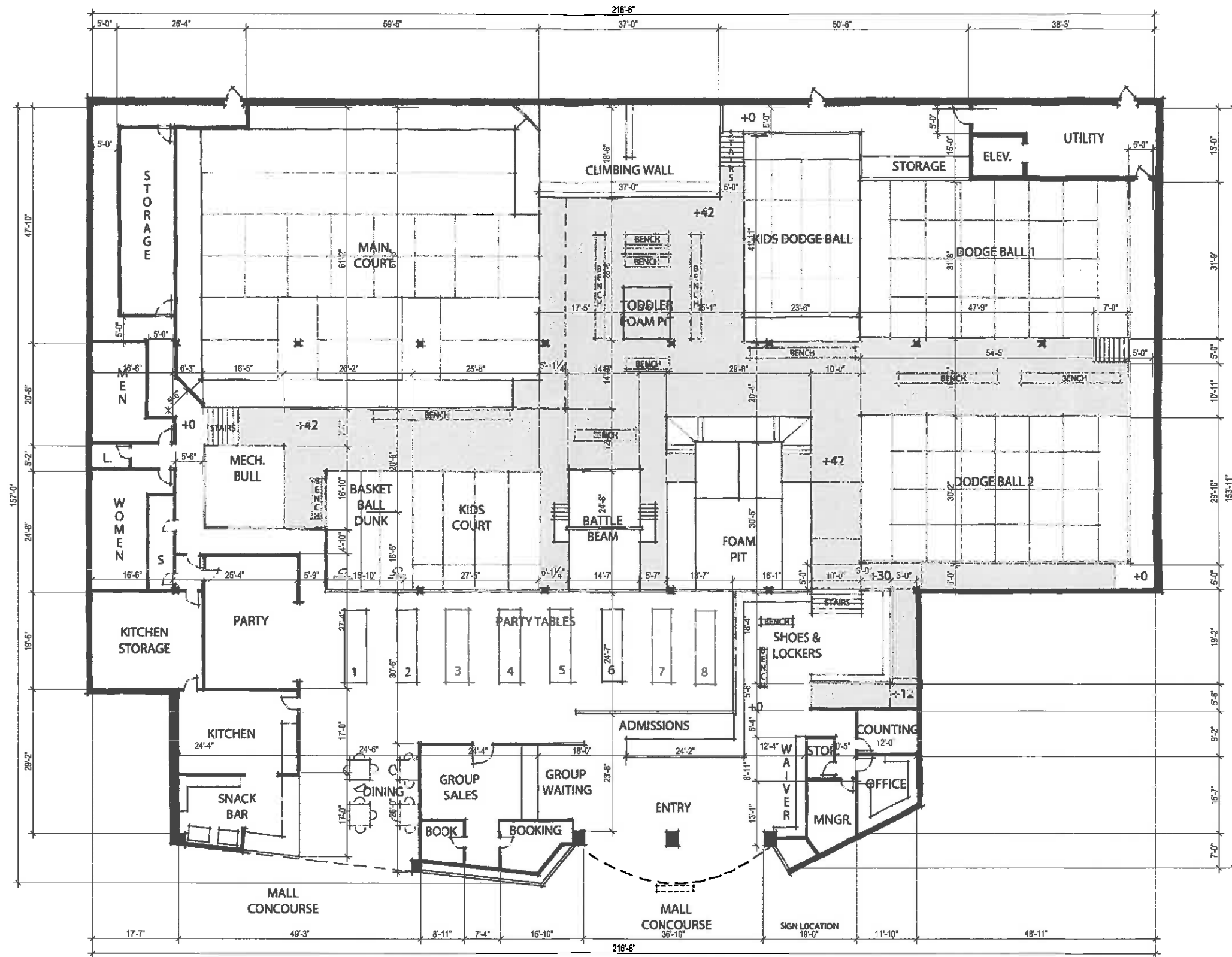
06-11-2014

A-1

PROJECT # 1402



2915 Red Hill Avenue, Suite G102  
Costa Mesa, California 92626  
1 949 294 8385, F 714 406 3120



Proposed Floor Plan

SCALE: 1" = 3/32"

BIG AIR LLC.

# BUENA PARK TRAMPOLINE

8308 ON THE MALL, BUENA PARK, CA 90620



06-11-2014

A-2

PROJECT # 1402



2915 Bethel Avenue, Suite 1102  
Costa Mesa, California 92626  
T 949 254 8385 - F 714 436 3320





Mall Elevation

SCALE: 1" = 3/16"

BIG AIR LLC.

# BUENA PARK TRAMPOLINE

8308 ON THE MALL, BUENA PARK, CA 90620

A-3

PROJECT #1402



2915 Red Hill Avenue, Suite 6107  
Costa Mesa, California 92626  
T 949 294 8385 F 714 486 3220

08-11-2014



ADMISSIONS



CONCESSIONS



GREEN PARTY ROOM



PARTY AREA 2



PARENT LOUNGE



MAIN COURT



KIDS COURT



DODGE BALL



BASKET BALL DUNK



FOAM PIT



BATTLE BEAM



ROCK WALL

INTERIOR PHOTOS

BIG AIR LLC.

BUENA PARK TRAMPOLINE

8308 ON THE MALL, BUENA PARK, CA 90620

A-3

PROJECT # 1402



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