

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Council Chambers - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, AUGUST 6, 2025 - 1:30 P.M.

ZONING ADMINISTRATOR: Wayne Carvalho

STAFF MEMBER: Jason Kelley, Marco Cuevas Jr., Michelle Romero

PUBLIC COMMENTS: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 25-004 (URBAN AIR TRAMPOLINE PARK):

APPLICANT: David Glassman, 1111 Sartori Avenue, Torrence, CA 90501
PROPERTY OWNER: Beach Promenade LLC, 21190 Beach Boulevard, Huntington Beach, CA 92648
REQUEST: To permit an indoor commercial recreation and entertainment use (trampoline park) that includes ancillary sales, service, and consumption of beer and wine (ABC Type 41 License) within an existing approximately 29,105 sq. ft. vacant commercial tenant space. The request includes a parking reduction based on survey data prepared by a state-registered traffic engineer.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act (CEQA).
LOCATION: 21082 Beach Boulevard, 92648 (Southeast corner of Beach Boulevard and Atlanta Avenue)
CITY CONTACT: Jason Kelley

Jason Kelley, Senior Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Staff received no public comments on this item.

Wayne Carvalho, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Bijan Sassounian, representative of the applicant, requested to modify the hours to open daily at 8am.

David Glassman, applicant, requested to modify the hours to open daily at 8am and stated that it was a pleasure working with staff.

THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Kelley confirmed that the additional hours had not been reviewed by either planning staff or the police department.

Mr. Carvalho noted that his biggest concern with the proposed project was parking but after he reviewed the parking study prepared by LSA, he agreed with their findings.

Mr. Carvalho stated that he would approve the request along with modifying the daily hours of operation to start at 8am.

CONDITIONAL USE PERMIT NO. 25-004 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

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 consists of the operation and minor alteration of an existing commercial structure involving negligible or no expansion of use beyond that previously existed.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 25-004:

1. Conditional Use Permit No. 25-004 to establish the operation of an indoor commercial recreation and entertainment use (Urban Air Indoor Trampoline Park) that includes the ancillary sales, service, and consumption of beer and wine (ABC Type 41 License) within an existing approximately 29,105 sq. ft. vacant commercial tenant space and a parking reduction 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 because the recreation use and the ancillary sales of beer and wine is not anticipated to generate any significant noise, traffic, or other impacts detrimental to surrounding properties. The commercial storefront orients west, facing Beach Boulevard, which is a primary access street in the Beach and Edinger Corridor Specific Plan. Additionally, no live entertainment is proposed, and the sale, service, and consumption of beer and wine will be contained within the 29,105 sq. ft. trampoline park. The site provides adequate parking based on a parking study prepared by LSA Associates dated and received June 12, 2025.

The request for reduced parking is a result of the unique operations of the proposed business which differs from typical commercial recreation and entertainment uses, in that it dedicates most of the floor space towards adventure-based attractions, such as trampoline arenas, climbing walls, zipline, obstacle course, gaming area and toddler areas. Thus, a parking analysis was conducted to ensure the adequacy of on-site parking. A parking analysis of a separate site located outside of the City with the same use/services was conducted, resulting in a peak projected parking ratio of 1 parking space per 209 sq. ft of building area. Applying the peak parking ratio of 1 space per 209 sq. ft. of building area to the proposed trampoline park, which consists of 29,105 sq. ft. of building area requires a total of 140 parking spaces. The peak weekday demand is 315 spaces plus 119 spaces for a total of 434 required spaces. Since there are 512 spaces onsite, there is a surplus of 78 spaces. The peak weekend demand is 384 spaces plus 113 spaces for the trampoline park for a total of 497 required

spaces. The weekend peak demand will have a surplus of 15 spaces. As a result, the parking demand analysis supports the proposed reduction in required parking and concludes that adequate on-site parking will be available to accommodate the commercial recreation and entertainment use.

2. The granting of Conditional Use Permit No. 25-004 to establish the operation of an indoor commercial recreation and entertainment use (Urban Air Indoor Trampoline Park) that includes the ancillary sales, service, and consumption of beer and wine (ABC Type 41 License) within an existing approximately 29,105 sq. ft. vacant commercial tenant space and a parking reduction will not adversely affect the General Plan because it is consistent with the Land Use Element designation of M-sp (Mixed Use – Specific Plan Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-13 (A): Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

Policy LU-13 (B): Capture emerging industries such as, but not limited to, “knowledge” based industries and research and development firms.

Goal LU-11: Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-11 (A): Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

The proposed project consists of the establishment to operate an indoor commercial recreation and entertainment use (Urban Air Indoor Trampoline Park) that includes the ancillary sales, service, and consumption of beer and wine (ABC Type 41 License) within an existing approximately 29,105 sq. ft. vacant commercial tenant space and a parking reduction. The project site will continue to serve adjacent nearby residential development and future development within the city as a whole. The proposed project is located upon an established commercial property surrounded by other commercial uses. The parking analysis prepared by LSA Associates prepared June 12, 2025, has determined that there is sufficient parking provided during the expected weekend and weekday peak parking demand. The request will serve the needs of local residents by expanding the range of goods and services provided in the area by providing additional recreation uses and ancillary sale of beer and wine in conjunction with an eating and drinking establishment. Therefore, the proposed project will

be consistent with the overall goals and needs of the community, provide goods and services to meet regional and local needs, and renovate and revitalize existing vacant commercial space by ensuring the continued occupancy of the commercial building.

3. Conditional Use Permit No. 25-004 to establish the operation of an indoor commercial recreation and entertainment use (Urban Air Indoor Trampoline Park) that includes the ancillary sales, service, and consumption of beer and wine (ABC Type 41 License) within an existing approximately 29,105 sq. ft. vacant commercial tenant space and a parking reduction 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) because a commercial recreation and entertainment use with ancillary sales of beer and wine is permitted subject to a Conditional Use Permit within the Neighborhood Center Boulevard Segment Beach Edinger Specific Plan (SP14) zoning district pursuant to section 2.2 "Building Use Regulations" The proposed use will be located within an existing mixed-use building, which conforms to applicable site development standards, with exception of the request for reduced parking. However, the parking demand analysis has determined that there is sufficient parking provided during the expected weekend and weekday peak parking demand.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 25-004:

1. The site plan, floor plans, and elevations received February 11, 2025, and the parking demand analysis received and dated June 12, 2025, shall be the conceptually approved design.
2. The use shall comply with the following conditions:
 - a. The hours of operation shall be 8:00 AM – 8:00 PM, Sunday through Thursday, 8:00 AM – 10:00 PM on Friday and Saturday.
 - b. The proposed commercial recreation and entertainment use (Urban Air Trampoline Park) shall maintain a parking ratio of one space per 209 square feet per the parking demand study. Any changes to the use that may affect the parking demand are subject to prior review and approval by the Community Development Department.
 - c. The business shall obtain an Alcoholic Beverage Control (ABC) license authorizing alcohol use in the business. All ABC requirements shall be met prior to sales, service, or consumption of alcoholic beverages. (PD)
 - d. No carryout alcohol sales shall be permitted. All alcoholic beverages shall be consumed within the restaurant. (PD)
 - e. Food service from the regular menu must be available to patrons up to one hour before the scheduled closing time, including a cook and food servers shall be on duty. (PD)
 - f. An employee of the alcohol business must monitor all areas where alcohol is served. (PD)
 - g. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. (PD)

- h. Games or contests requiring or involving the consumption of alcoholic beverages are prohibited. (PD)
 - i. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 60 days of being hired and for existing employees every 12 months. Training shall be provided by ABC or an ABC approved RBS trainer and records of the training must be maintained on site for review. (PD)
 - j. Consumption of alcoholic beverages by on-duty employees and supervisory personnel is forbidden, except when training for knowledge of food pairing, if applicable. (PD)
 - k. Dancing and/or dance floor and/or live entertainment is prohibited. (Note: a new or amended Conditional Use Permit and an Entertainment Permit issued by the City is required for these additional services.) (PD)
 - l. Clearly legible signage shall be affixed inside the restaurant entrances/exits points which shall state "NO OPEN ALCOHOLIC BEVERAGES BEYOND THIS POINT." (PD)
 - m. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. (PD)
 - n. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PD)
 - o. All areas where the sales, service, and consumption of alcoholic beverages will be permitted, must be sufficiently illuminated to permit the identification of patrons. (PD)
 - p. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress. (PD)
 - q. The establishment shall employ a video surveillance security system with a minimum of one-month video library recorded to a DVR or Cloud based system. The cameras minimum requirements will be: clear, color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. (PD)
 - r. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise at all times. (PD)
3. Prior to submittal of building permits, the following shall be completed: 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.

4. The structure shall not be occupied, and the final building permit(s) shall not be approved until the following have been completed:
 - a. All improvements must be completed in accordance with the approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
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.
6. Conditional Use Permit No. 25-004 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
7. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. 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 provisions of HBZSO Section 241.18.

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.

ITEM 2: CONDITIONAL USE PERMIT NO. 24-022 (COURT RESIDENCE WALL):

APPLICANT/

PROPERTY OWNER: Dain and Natasha Court, 427 Lake Street, Huntington Beach, CA 92648

REQUEST: To permit the installation of an 18 in. tall wrought iron fence topper above a proposed 5 ft. 6 in. tall block wall and wrought iron fence within the front setback for a total height of 84 inches and to allow a decorative wood gate with arbor with a maximum height of 108 inches in lieu of a maximum 42 inches allowable within the front setback.

ENVIRONMENTAL STATUS: The proposed project is covered by Section 15303, Class 3 of the California Environmental Quality Act (CEQA).

LOCATION: 427 Lake Street, 92648 (West side of Lake Street, South of Pecan Avenue and North of Orange Avenue)

CITY CONTACT: Marco Cuevas Jr.

Marco Cuevas Jr., Associate Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Staff received no public comments on this item.

Wayne Carvalho, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

John Dilauro, architect, had no comments or concerns with staff's recommendations.

THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Carvalho stated he would like to explore other alternatives to minimize the height of the wall and returns on both sides of the pool enclosure. He noted that based on the grading plan the applicant has about 2.5 feet between the elevation of the sidewalk and finished floor of the structure. He stated that if a wall without the topper along the front complies with code, then perhaps there could be a design on the wall returns on both the south and north side that could secure the pool without impacting the aesthetics.

He also suggested exploring an alternative to lower the pool deck from the elevation of the home, so instead of coming straight out at the same elevations, the pool would be at a lower elevation and there will be no need for a topper.

John Dilauro, architect, stated that option had not been explored with the applicant and does not think that they would be interested in creating extra work for the proposed project. He noted that the house on the south, patio's deck height is 21 inches above the sidewalk. He cited that he would need time to speak to the applicant to confirm what direction to take.

Mr. Carvalho stated that he would continue the project so that the architect and applicant can explore options, to minimize the overall height of the fence enclosure. He added that the fence enclosure along the frontage would comply with code as well as with the security ordinance without the topper but it's the returns that may have an issue because of the grade difference.

CONDITIONAL USE PERMIT NO. 24-022 WAS CONTINUED TO THE SEPTEMBER 3, 2025, ZONING ADMINISTRATOR MEETING.

THE MEETING WAS ADJOURNED AT 2:02 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, AUGUST 20, 2025, AT 1:30 P. M.



Wayne Carvalho
Zoning Administrator

WC:mr