



# **VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM**

**MARCH 3, 2025**

**HYBRID MEETING**  
[www.Cityofvallejo.net](http://www.Cityofvallejo.net)

**Council Chambers  
555 Santa Clara Street  
Vallejo, CA 94590**

## **COMMISSIONERS**

Eric Blind, (Chair)  
Anthony Taylor, (Vice-Chair)  
Donald Douglass  
Wanda Madeiros  
Tara Beasley-Stansberry  
Phillip Balbuena  
Craig Standafer

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>NOTICE:</b> Members of the Public will be able to participate in-person or remotely via Zoom</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>PUBLIC COMMENT:</b> Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a>), or via phone, by dialing (669) 900-6833.</p>                                                                                                                                                                                                                                                                                               | <p>For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>VIEW THE MEETING:</b><br/>There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> <li>• In Person</li> <li>• Watch Vallejo local channel 28</li> <li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li> <li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li> </ul>                                                                                                     | <p>Scan QR code for live captions and translation in Spanish and Tagalog.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Hybrid Options are available for members of the public to participate. To participate remotely</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b><u>Option to Join by Computer</u></b><br/>From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application.<br/>Meeting ID: 914 0075 0676#<br/>Meeting Password: 131313</p>                                                                                                                                                                                                                                                                                                | <p><b><u>Option to Join by Phone</u></b><br/>Dial (669) 900-6833<br/>Enter Meeting ID: 914 0075 0676#<br/>Meeting Password: 131313<br/>Press *9 to digitally raise your hand from the phone.<br/>Press *6 to unmute/mute</p>                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Staff Secretary's office by contacting via email <a href="mailto:Dalia.Vidor@cityofvallejo.net">Dalia.Vidor@cityofvallejo.net</a> or via telephone at (707) 648-4326 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof</p> |

## **AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**
  - A. **APPROVAL OF THE AGENDA**
  - B. **APPROVAL OF THE MINUTES**

Recommendation: By motion Approve January 22, 2025 - Regular Meeting minutes
5. **REPORT OF THE CITY COUNCIL LIAISON**
6. **COMMUNITY FORUM**
7. **PUBLIC HEARING**
  - A. **ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0004) FOR THE SKY ZONE INDOOR ENTERTAINMENT FACILITY AT 105 PLAZA DRIVE (APN: 0081-570-120) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301**

|                                           |                                                                                                                                                                                                                                                           |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Summary:</b>                   | The project consists of the establishment of a 40,964-square-foot indoor trampoline park within an existing vacant commercial tenant space at the Gateway Plaza shopping center. No exterior alterations to the site are proposed as part of the project. |
| <b>Location:</b>                          | 105 Plaza Drive / APN: 0081-570-120                                                                                                                                                                                                                       |
| <b>Applicant:</b>                         | Ryan Bickings                                                                                                                                                                                                                                             |
| <b>Owner:</b>                             | Brixmor Property Owner II, LLC                                                                                                                                                                                                                            |
| <b>General Plan Land Use Designation:</b> | Retail/Entertainment (R/E)                                                                                                                                                                                                                                |
| <b>Zoning District:</b>                   | Regional Commercial (RC)                                                                                                                                                                                                                                  |
| <b>CEQA:</b>                              | The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1 "Existing Facilities").                                                                                    |

- 8. WRITTEN COMMUNICATIONS**
- 9. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION**
  - A. SECRETARY'S REPORT**
  - B. CITY ATTORNEY'S REPORT**
  - C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**
  - D. REPORT OF THE ADHOC SUBCOMMITTEES**
- 10. ADJOURNMENT**

**ADDITIONAL CITY INFORMATION**

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail ([www.cityofvallejo.net/subscribe](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolan.com](http://alertsolan.com)

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Eric Blind, (Chair)  
Anthony Taylor, (Vice-Chair)  
Donald Douglass  
Wanda Madeiros  
Tara Beasley-Stansberry  
Phillip Balbuena  
Craig Standafer,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at  
5:00 P.M., February 28th, 2025.

Dated: February 28th, 2025

*Dalia Vidor*

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION  
REGULAR MEETING MINUTES  
COUNCIL CHAMBERS  
January 22, 2024**

**1. CALL TO ORDER**

The meeting was called to order at 7:05 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Blind, Vice-Chair Taylor, Commissioners Madeiros, Standafer, and Douglass

**Absent:** Commissioners Beasley-Stansberry and Balbuena

**Staff present:** Chief Assistant City Attorney Risner, Planning and Development Services Director Pollot, and Planning Manager Orozco – Current Development, Associate Planner Solomon

**4. CONSENT CALENDAR AND APPROVAL OF AGENDA**

**A. APPROVAL OF AGENDA**

**B. APPROVAL OF MINUTES**

**a. January 6, 2025 – Regular Meeting**

**C. OTHER CONSENT ITEMS – None**

**Action:** Vice-Chair Taylor, seconded by Commissioner Madeiros and carried unanimously (Absent – Beasley-Stansberry and Balbuena) to approve the agenda and approval of the January 6, 2025 - regular meeting minutes.

**5. REPORT OF THE CITY COUNCIL LIASION**

Council Member Matulac thanked the Planning Commission for their service and reminded the commission to get to know your fellow commissioners.

**6. COMMUNITY FORUM - None**

**7. PUBLIC HEARING**

**A. PROJECT TITLE:**

**Wise Vallejo Auto Complex**

**PROJECT NUMBER:**

Design Review (DR23-0014), Development Review (DVR23-0032), Landscape Review

(LR23-0006), Minor Use Permit (MUP23-0014), Parcel Map (PM23-0004), Variance (VAR23-0003), and Exception (EXC24-0005)

**RECOMMENDATION:**

Find the project meets the requirements of CEQA Guidelines Sections 15162 and 15183, and approve Design Review (DR23-0014), Development Review (DVR23-0032), Landscape Review (LR23-0006), Minor Use Permit (MUP23-0014), Parcel Map (PM23-0004), Variance (VAR23-0003), and Exception (EXC24-0005), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

Associate Planner Solomon presented the item.

Applicant provided a presentation.

Commission asked questions and staff and the applicant responded.

Chair Blind opened the public hearing.

Speakers: None

Chair Blind closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Staff presented the item

**Action:** Moved by Vice-Chair Taylor, seconded by Commissioner Douglass, and carried unanimously (Absent – Beasley-Stansberry and Balbuena) to find the project to meet the requirements of CEQA guidelines Section 15162 and 15183 and approve Design Review (DR23-0014), Development Review (DVR23-0032), Landscape Review (LR23-0006), Minor Use Permit (MUP23-0014), Parcel Map (PM23-0004), Variance (VAR23-0003), and Exception (EXC24-0005), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

## **8. WRITTEN COMMUNICATIONS**

Staff received a letter of objection of the proposed Wise Vallejo Auto Complex.

## **9. REGULAR REPORTS**

### **A. SECRETARY'S REPORT**

Planning Manager Orozco provided an updated on the recent switch to using Civic Clerk for all agendas and meeting materials, a possible training for Planning Commissioners hosted by League of California Cities on March 5 to March 7, tentative meeting schedule for upcoming items.

**B. CITY ATTORNEY'S REPORT - None**

**C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - None**

**D. REPORT OF THE SUBCOMMITTEES – None**

**10. OTHER AGENDA ITEMS**

**A. INFORMATIONAL ITEM - None**

**B. DISSCUSSION OF FUTURE AGENDA ITEMS - None**

**11. ADJOURNMENT**

The meeting was adjourned at 8:05 p.m.

ATTEST:

\_\_\_\_\_  
ERIC BLIND, CHAIR

ATTEST:

\_\_\_\_\_  
Cesar Orozco  
SECRETARY



## STAFF REPORT – PLANNING CITY OF VALLEJO PLANNING COMMISSION

**DATE:** March 3, 2025  
**TO:** Planning Commission  
**FROM:** Robby Thacker, Principal Planner  
**SUBJECT:** **ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0004) FOR THE SKY ZONE INDOOR ENTERTAINMENT FACILITY AT 105 PLAZA DRIVE (APN: 0081-570-120) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301**

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### **PROJECT INFORMATION**

|                                           |                                                                                                                                                                                                                                                           |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Summary:</b>                   | The project consists of the establishment of a 40,964-square-foot indoor trampoline park within an existing vacant commercial tenant space at the Gateway Plaza shopping center. No exterior alterations to the site are proposed as part of the project. |
| <b>Location:</b>                          | 105 Plaza Drive / APN: 0081-570-120                                                                                                                                                                                                                       |
| <b>Applicant:</b>                         | Ryan Bickings                                                                                                                                                                                                                                             |
| <b>Owner:</b>                             | Brixmor Property Owner II, LLC                                                                                                                                                                                                                            |
| <b>General Plan Land Use Designation:</b> | Retail/Entertainment (R/E)                                                                                                                                                                                                                                |
| <b>Zoning District:</b>                   | Regional Commercial (RC)                                                                                                                                                                                                                                  |
| <b>CEQA:</b>                              | The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1 “Existing Facilities”).                                                                                    |

### **RECOMMENDATION**

Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to CEQA guidelines Section 15301 and approve Major Use Permit (MJP24-0004) based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

### **BACKGROUND AND DISCUSSION**

#### **Background:**

The subject building and tenant space is located within Gateway Plaza, located in the northeastern portion of the City. The tenant space was formerly occupied by the retailer Bed, Bath, and Beyond, prior to becoming vacant in 2023.

On October 10, 2024, Ryan Bickings, the applicant, filed an application for a Major Use Permit to operate an indoor trampoline park within the existing space. The project was routed to various City departments for review and comment. The project was determined to be complete for processing on January 14, 2025.

#### **Surrounding Land Uses:**

The project site is located off of Plaza Drive and Turner Parkway within Gateway Plaza. Gateway Plaza features a wide range of commercial tenants including large anchor tenants supported by smaller retail and commercial service tenant spaces, and stand-alone pad buildings. The site is surrounded by commercial development to the north, east, and west, with single unit residential subdivisions located to the south.

Interstate 80 (I-80) is approximately 0.37 miles to the west and State Route 37 (SR-37) is approximately 0.75 miles

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northwest of the project site. Each provide regional access while Plaza Drive and Turner Parkway provide direct access. The immediate vicinity of the project site is characterized by existing commercial uses and vacant land (see Figure 1 in Attachment 2). The site's General Plan 2040 Land Use Designation is Retail/Entertainment (R/E), which is implemented by the Regional Commercial (RC) Zoning District.

**Project Description:**

The project consists of the establishment of an indoor trampoline park, known as Sky Zone, within a 40,964-square-foot vacant tenant space within a multi-tenant commercial building. Establishment of the business would require tenant improvements to accommodate the change in occupancy and proposed layout for the new use. The proposed floor plan includes various attraction areas that patrons will have access to, including slides, swings, trampolines, foam pits, basketball courts, and various arcade games. The business will include a café that will offer food and non-alcoholic beverage items and seating for guests. There will also be a toddler specific area, storage lockers, and parent seating to observe the area of the arena.

The business would operate seven days per week and employ 5-10 full-time and approximately 100 part-time employees. Hours of operation would be from 9 a.m. to 9 p.m., Sundays through Thursdays, and 9 a.m. to 11p.m. on Fridays and Saturdays. Commercial vehicle deliveries would deliver food products for the onsite café. No exterior modifications to the building or site are proposed except for building signage that would be installed to advertise the business. The existing building is served by a large, shared parking lot that would provide the necessary parking to serve the proposed use. Gateway Plaza also includes an existing trash enclosure to serve the tenant space as well as a loading area at the rear of the building to handle all necessary deliveries.

**Code Compliance:**

**I. Required Entitlements and Findings**

**Major Use Permit.** The proposed use is defined as an "Entertainment Facility – Large Scale (Indoor)," (see the Vallejo Municipal Code Section 16.701). In accordance with VMC Table 16.301–A: "Land Use Regulations," an "Entertainment Facility – Large Scale (Indoor)" located in the Regional Commercial Zoning district requires a Major Use permit.

**Required Findings.** VMC Section 16.606.03 requires the review authority to make the following findings prior to granting a Major Use Permit:

- a. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code;
- b. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans;
- c. The subject parcel is physically suitable for the type of land use being proposed;
- d. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation;
- e. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;
- f. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare; and

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- g. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

**II. General Plan Consistency**

The General Plan 2040 Land Use Designation for the subject property is Retail Entertainment (R/E). The General Plan characterizes this designation as follows:

*The R/E designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, personal and business services, and similar commercial uses. The maximum permitted FAR in the RE designation is 1.5.*

The project is consistent with the RE land use designation in that it would provide a new service and entertainment use for local residents, as well as consumers and visitors from the wider region, to an existing shopping center that accommodates general retail, services, and entertainment. Additionally, the project is also consistent with applicable General Plan 2040 policies and actions such as creating thriving retail/entertainment clusters that draw visitors from the city and the region and enhancing commercial corridors to create a vibrant mix of places to live, work, shop, and play (see Table 1 in Attachment 2 for staff's analysis). There are no other plans or specific plans that apply to the project site.

**III. Zoning Code Consistency**

The project site has a zoning designation of Regional Commercial (RC). The Zoning Code provides the following description for the RC Zoning District:

*The RC Zoning District is intended to create and establish regulations for sites that provide general retail, services, and commercial recreation and entertainment for local residents as well as consumers and visitors from the region. Design and development standards will accommodate auto oriented uses and require buffering and transitions to adjacent residential neighborhoods.*

The proposed use falls under the use classification of "Entertainment Facility – Large (indoor)." VMC Table 16.301 – A: Land Use Regulations, states in part that "Entertainment Facility – Large Scale (Indoor)" is permitted subject to a Major Use Permit, and is subject to applicable development standards of Title 16 of the VMC.

**Applicable Development Standards**

The project is consistent with the applicable development standards in the RC zoning district and other standards of the VMC including the minimum number of required spaces for off-street parking (440 existing spaces, 247 required). Due to the scope of the project being limited to interior tenant improvements, many development standards of the RC zone and Title 16 of the VMC are not applicable to the project.

**Landscaping**

The project site has existing perimeter landscape buffers along Plaza Drive and Turner Parkway as well as existing landscape tree planters within the existing parking lot. The landscaping, including the turf areas, shrubs, and trees are currently maintained and in good condition. The applicant is not proposing to alter or change the existing landscaping as part of the project and therefore the landscaping is in compliance with VMC Section 16.504.01.G (Purpose and Applicability). The existing landscaping would continue to be maintained with the addition of the new

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use within the center and continue to add attractive landscape buffers throughout the shopping center.

Off Street Parking and Loading

The project site is located within an existing commercial shopping center that includes a shared surface parking lot. The parking lot contains a total of 440 parking spaces which currently provide parking for City Sports Club and two retail commercial tenants. VMC Table 16.508-B, the minimum off-street parking required is two parking spaces per 1,000 square feet of building area. Based on a total building square footage of 123,239 square feet between all buildings utilizing the parking lot, a minimum of 247 spaces would be required to serve the existing tenants and the proposed entertainment facility. The establishment of the indoor trampoline park would not affect the number of available off-street parking spaces that would be shared between the four tenants. Therefore, the project would comply with the minimum parking requirement.

VMC Section 16.508.13 and Table 16.508-E: Loading Spaces requirements state, commercial uses between 40,000 – 80,000 square feet require a minimum of two large loading spaces. A large loading space shall have a width of no less than 12 feet, a length of no less than 45 feet, and a vertical clearance of no less than 15 feet. An existing emergency access and loading area is located at the rear of the building which serves as the designated loading spaces for the proposed tenant space. The existing loading area to serve the use exceeds these requirements and therefore complies with the minimum standards.

Staff Analysis:

Staff believes all the applicable Major Use Permit findings listed above may be made for the proposed project. A summary analysis is included below, with specific analysis associated with each required finding, including recommended statement of fact, incorporated in the attached Resolution (Attachment 1 of this report).

The project, which includes establishment of a 40,964-square-foot indoor trampoline park within an existing multi-tenant commercial building, would be compatible with existing and permissible land uses in the general surrounding area. A tenant improvement to the space would be required to construct the necessary improvements to the space, ensuring the space meets current Building and Fire Codes, and that it would not be detrimental to the public interest, health, safety or general welfare.

The proposed use would locate within the Gateway Plaza, which is a developed shopping center located just east of I-80 and includes a large number of commercial buildings including various retail stores, restaurants, a wholesale grocery store, and a movie theater. The center includes a large number of shared parking spaces distributed throughout the plaza and that serve the subject space. The proposed indoor trampoline park is compatible with the surrounding commercial uses in that the shopping center was designed to accommodate a wide variety of commercial uses. The project site features sufficient parking for the new use, as well as multiple means of ingress and egress with access from both Turner Parkway and Plaza Drive which are built with four lane roadways to accommodate high traffic volumes. The facility would also support and compliment other commercial businesses within the shopping center in that visitors to the indoor trampoline park may also patronize other businesses within the plaza.

**ENVIRONMENTAL REVIEW**

Under California Environmental Quality Act (CEQA), the state has identified a list of classes of projects, which have been determined to not have significant effect on the environment and are therefore exempt from the requirements of CEQA. The project is categorically exempt from the provisions of the CEQA Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301 (Class 1 Existing Facilities). The project involves interior alterations of an existing building and will not result in the expansion of the existing development or use beyond the previous use of the tenant space. Therefore, the project will not result in an

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environmental impact, and no further environmental analysis is required.

**NOTICE AND COMMENTS**

On February 10, 2025, pursuant to VMC Section 16.602.08 – Noticing, a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject parcel, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the Planning Commission, the applicant and property owner.

The staff has not received any comments as of writing this report.

**CONCLUSION**

Based on the analysis contained in this staff report, staff recommends that the Planning Commission find the project exempt from environmental review pursuant to CEQA guidelines Section 15301 (Class 1 Existing Facilities), and approve Major Use Permit (MJP24-0004), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

**EXPIRATION**

Pursuant to VMC Section 16.602.13(A.2), approval of the Major Use Permit (MJP24-0004), shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (March 3, 2027; if approved at this meeting and not appealed).

**APPEAL PROCEDURE**

The applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

**LEVINE ACT:**

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the City Officers, such as the Mayor and/or Council members, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the

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date a final decision is rendered.

**ATTACHMENTS**

|    |                                                                      |
|----|----------------------------------------------------------------------|
| 1. | 1. Attachment -1 PlazaDr.105.MJP24-0004.Resolution 2.12.25           |
| 2. | 2. Attachment-1.Exhibit A - PlazaDr.105.MJP24-0004.Conditions2.12.25 |
| 3. | 3. Attachment -2 Supporting Information (Tables and Images) 2.12.25  |
| 4. | 4.Attachment-3.Plaza.Drive.105.MJP24-0004.Project.Plans              |

**CONTACT**

Robby Thacker, Principal Planner (707) 648-4506  
[Robby.thacker@cityofvallejo.net](mailto:Robby.thacker@cityofvallejo.net)

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 25-XX**

**A RESOLUTION APPOROVING MAJOR USE PERMIT (MJP24-0004)  
FOR THE SKY ZONE INDOOR ENTERTAINMENT FACILITY AT 105 PLAZA DRIVE  
(APN: 0081-570-120)**

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**I. RECITALS**

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property which is the subject of the above-referenced proposed entitlement (Subject Property) has a General Plan 2040 land use designation of Retail/Entertainment; and

WHEREAS, on July 22, 2021, the City Council adopted the new Zoning Code and Zoning Map; and

WHEREAS, the property is located within the Regional Commercial Zoning District; and

WHEREAS, on October 10, 2024, Ryan Bickings, the applicant, on behalf of Brixmor Property Owner II, LLC, the property owner, formally submitted an application for a Major Use Permit at 105 Plaza Drive (APN: 0081-570-120); and

WHEREAS, on January 14, 2025, the application for the project was determined to be complete for processing; and

WHEREAS, on February 10, 2025, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Planning Commission and to the applicant; and

WHEREAS, on March 3, 2025, the City of Vallejo Planning Commission, after giving all public notices required by State law and the VMC, conducted a duly noticed public hearing; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Design Review Board makes the following factual findings:

**II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING**

The project is categorically exempt from requirements of CEQA (Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301 (Class 1 "Existing Facilities") of the CEQA Guidelines. The project involves interior alterations of an existing building and will not result in the expansion of the existing development or use beyond the previous use of the tenant space. Therefore, the project will not result in an environmental impact, and no further environmental analysis is required.

Additionally, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource. Therefore, no further environmental review is required.

### **III. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC SECTION 16.606.03)**

- 1. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code;**

*The proposed project aligns with the Regional Commercial (RC) Zoning District regulations outlined in VMC Table 16.301-A, which conditionally permits a large-scale indoor entertainment facility. The project also adheres to the applicable development standards specified in Title 16 of the VMC, as proposed and conditioned.*

*The project site is located within an existing commercial shopping center that includes a shared surface parking lot. The project includes the utilization of 440 shared parking spaces between the subject tenant space, City Sports Club and two retail commercial tenants, and complies with the minimum parking requirement of 247 spaces.*

*An existing emergency access and loading area is located at the rear of the building which serves as the designated loading spaces for the proposed tenant space. The existing loading area to serve the use exceeds the requirements and complies with the minimum standards for loading per VMC Section 16.508.13 and Table 16.508-E.*

- 2. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans;**

*The project is consistent with the R/E General Plan land use designation in that the proposed indoor entertainment facility will attract customers from the local and broader regional market and will contribute to creating a vibrant mix of retail and entertainment clusters within the city. The project will reutilize a vacant commercial tenant space and establish a new large scale indoor entertainment facility that will add new employment and tax revenue to support the economic diversity of the city and will provide employment opportunities within the City by employing 5-10 full time employees and at least 100 part-time employees.*

- 3. The subject parcel is physically suitable for the type of land use being proposed;**

*The subject parcel is physically suitable for the proposed indoor entertainment facility as the site was previously developed to accommodate commercial uses with multiple points of ingress and egress, the site has a parking lot with an adequate number of shared parking spaces for the proposed use including other existing tenants within the shopping center, the building is sited and sized to accommodate the proposed entertainment use, and the site has existing utility infrastructure to serve the use.*

- 4. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation;**

*The proposed project is compatible with existing and permissible land uses within the RC zoning district. The proposed indoor entertainment facility will complement the other existing uses within the center including a movie theater, retail stores, and commercial*

services, and restaurants. The tenant space, which is of comparable size to other nearby tenants, will operate with similar hours of operation, and is of comparable intensity as other nearby uses.

- 5. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;**

*The physical location of the proposed project in a vacant tenant space within a commercial building will not adversely affect the livability or appropriate development of abutting properties and the surrounding residential neighborhood to the south. The use will not generate traffic that would impact these neighborhoods or create noise or other detrimental impacts that could impact these neighborhoods.*

- 6. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare; and**

*The proposed use will be operated indoors and will not generate odors, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.*

- 7. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

The project is categorically exempt from requirements of CEQA (Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301 (Class 1 "Existing Facilities") of the CEQA Guidelines. The project involves interior alterations of an existing building and will not result in the expansion of the existing development or use beyond the previous use of the tenant space.

Additionally, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource. Therefore, no further environmental review is required.

#### **IV. RESOLUTION APPROVING THE PROJECT**

**NOW, THEREFORE, LET IT BE RESOLVED**, that the above recitals and findings are true and correct and incorporated herein by reference.

**BE IT FURTHER RESOLVED**, that the Planning Commission approves Major Use Permit (MJP24-0004), subject to the Conditions of Approval attached to this Resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 3<sup>rd</sup> day of March 2025 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

ERIC BLIND, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

---

Kristin Pollot, AICP SECRETARY  
City of Vallejo Planning Commission

**CONDITIONS OF APPROVAL**

**MAJOR USE PERMIT (MJP24-0004)  
105 PLAZA DRIVE  
(APN: 0081-570-120)**

---

**PERMIT DESCRIPTION:** The project consists of a Major Use Permit to establish a 40,964-square-foot indoor entertainment facility within an existing vacant commercial tenant space within the Gateway Plaza shopping center. No exterior alterations to the site are proposed as part of the project.

Applicant: Ryan Bickings  
Casco Corporation  
12 Sunnen Drive, Suite 100  
St. Louis, MO 63143

Property Owner: Susana Jagodzinski  
Brixmor Property Owner II, LLC  
450 Lexington Avenue, Floor 13  
New York, NY 10017

**A. PLANNING DIVISION**

*Staff contact: Robby Thacker, Principal Planner  
[Robby.thacker@cityofvallejo.net](mailto:Robby.thacker@cityofvallejo.net) | 707.648.4506*

**Pre-Building Permit**

1. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate continued development of the project. The approved conditions of approval shall also be included in the permit set after the cover sheet with each condition listed.
2. Prior to building permit issuance, obtain a Temporary Use Permit from the Planning Division for any temporary office or construction trailer, as necessary.
3. Prior to building permit issuance, apply for a Zoning Compliance for all new signage.
4. Prior to building permit issuance, the **Planning Division** shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings included in this report.
5. Prior to the issuance of a building permit, the Director may require the applicant to submit such information as proposed machinery, processes, products, or environmental impacts as may be necessary to demonstrate the ability of the proposed uses to comply with applicable performance standards. Such required information may include reports by expert consultants. Whenever an environmental impact report has been submitted and determined to be adequate under state and city guidelines, no further information shall be required. (VMC Section 16.505.02 (B))

**During Construction**

6. No person shall make, or cause to suffer, or permit to be made upon any public property, public right-of-way or private property, any excessive noise, annoying noise, amplified sound or vibrations that are physically annoying to reasonable persons of normal sensitivity or that are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons of normal sensitivity located at the lot line of the property from which these noises emanate or that interfere with the peace and comfort of residents or their guests, or the operators or customers in places of business in the vicinity, or

that may detrimentally or adversely affect such residences or places of business. (VMC Section 16.502.09 (C))

7. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m. in Monday- Friday, Saturday 9 am- 6 pm and Sundays and holidays not allowed. (VMC Section 16.502.09 (D))
8. Fencing for construction sites shall not be installed until a building permit or grading permit has been issued and shall be removed prior to final inspection. In the event that the building permits expire before the construction is completed, the Director may issue a temporary use permit pursuant to Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period of time. (VMC Section 16.505.08 (B))

### **Pre-Operation**

9. Prior to operation/final building inspection, new American Disabilities Act (ADA) improvements shall be installed including a new ADA compliant access path from the public right-of-way to the convenience store, as well as an ADA compliant restroom and a new ADA compliant parking stall.
10. Prior to occupancy/final building inspection, the site shall be inspected by the Planning Division. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping are completed and finalized in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Director.

### **Operation**

11. All activity related to the indoor entertainment facility shall be conducted within the building.
12. The hours of operation shall not commence earlier than 8 a.m. and shall not end later than 11:00 p.m., seven days a week. Any future requested changes to the hours of operation shall be reviewed by the City of Vallejo Planning Division.
13. The indoor entertainment facility shall be limited to a maximum floor area of 40,964 square feet. Any expansion or additional square footage of the use shall require approval of an Amendment to the Major Use Permit.

### **Signs**

14. No signs shall be installed until the applicant receives Zoning Compliance Review approval by City of Vallejo Planning Division.
15. Temporary Signs Within Commercial Zoning Districts. Temporary signs are allowed within commercial zoning districts without a sign permit for a maximum of sixty days after the opening of a new business, provided that the area of the temporary signs shall not exceed fifty percent of the total sign area allowed on the site by Section 16.509.04, General Requirements for All Signs. (VMC Section 16.509.03 (P)).
16. Moving, Flashing, Electronic/Digital and Windblown Signs. No moving, rotating, flashing, or changing of color intensity or signs with electronic/digitally created content (i.e., electronic reader board signs), and no windblown signs, such as posters, pennants, streamers, or strings of light bulbs, balloons, or other inflated objects are permitted. The only exceptions to these requirements are time and temperature devices and signs installed by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare. (VMC Section 16.509.07 (C))

17. Portable Signs. An "A" frame sign or other sign attached to a device used to allow the sign to be rolled or moved around is prohibited. Included in this category are signs larger than three square feet affixed to a vehicle intended for the purpose of business identification, directional to a business, or advertisement of a business. (VMC Section 16.509.07 (D))

### **General Requirements**

18. This project approval shall automatically expire within two years of the effective date (March 3, 2027; if approved), unless exercised or extended.
19. If a permit is granted in conjunction with approval of new construction, issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
- i. The Building Permit expires.
  - ii. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
  - iii. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))
20. The Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
21. No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in the Zoning Code. (VMC Section 16.602.11 (D))
22. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless of any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

### **B. BUILDING DIVISION**

*Staff Contact: Bill Collins, CBO, CASp, CFM - Chief Building Official  
[bill.collins@cityofvallejo.net](mailto:bill.collins@cityofvallejo.net) | 707.648.4387*

1. Plans and permits will be required for building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of the completed Building Permit application date and required fees shall be paid at the time of application.

2. 2022 California Code of Regulations applies if permit application(s) are received before the end of 2025. After 12-31-2025 the 2025 California Code of Regulations will apply.

**C. Fire Prevention**

*Staff Contact: Moises Zarate, Fire Inspector  
[moises.zarate@cityofvallejo.net](mailto:moises.zarate@cityofvallejo.net) | 707.648.4049*

1. Prior to final Inspection, in accordance with the 2022 California Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
2. A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency fire department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 648-4565
3. Keys for the Knox Box entry system required by the fire department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. "MASTER" or "MECHANICAL ROOM".
4. Prior to final inspection, in accordance with the 2022 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
5. Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the fire department.
6. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection sign-off.
7. If the Tenant Improvements require modification of the automatic fire sprinkler system, a separate permit is required from the Fire Department prior to any such work being completed.
8. Modifications to the Fire Alarm system require a separate permit from the Fire Department prior to the work being completed.
9. Smoke detection/dampers for HVAC systems shall be required as set forth in the Mechanical Code. Areas served by a single or multiple units exceeding 2000 CFM shall have detectors installed and supervised by the fire alarm system. Detectors shall not trip a general alarm. Detectors shall be self-restoring, or a readily accessible manual reset shall be installed.

10. Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.
11. Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.
12. In accordance with the 2022 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.
13. All buildings shall comply with the 2022 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
14. Provide a detailed means of egress, path of travel, exit plan prior to building permit approval. Additional exits may be required. Due prior to Building Permit issuance.
15. Locking devices on exit doors shall conform to the 2022 California Fire Code Chapter 10, only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed deadbolts are permitted on exit doors.
16. Provide a California Building Code approved illuminated exit sign over all required exits. Due prior to final inspection.
17. Provide panic hardware on all required A Occupancy exits. All exit doors shall open in the exit direction of travel when the occupant load exceeds 50.
18. Post an occupant load sign in a conspicuous place near the main exit from all rooms designated as "Assembly Areas". The sign shall read as follows; Due prior to final inspection.  
  
Maximum Occupants;  
  
General \_\_\_\_\_ (Calculations shall be provided by the Architect)
19. All interior curtains and decorations, including stage dressings, draperies, furniture, and textiles shall be Flame Retardant treated in accordance with the California Code of Regulations Title 19 Article 8 and 9 and the 2022 California Fire Code Chapter 8. Due prior to final inspection.
20. Provide a one-hour fire separation between the A occupancy and B occupancy.
21. If COMMERCIAL COOKING IS ANTICIPATED; Provide an approved automatic fire extinguishing system to protect all cooking equipment. A separate permit is required from the Fire Marshal's office for fixed fire extinguishing systems. Please submit 2 sets of plans for review and approval. Design and system calculations shall be prepared by a licensed C-16 Contractor.
22. Business will require an annual Fire Department permit for "Places of Assembly". The permit and inspection fee will be due and payable annually, in accordance with the adopted Fire fee schedule.
23. A final inspection from the Fire Prevention Division is required.

**Attachment 2 – Supporting Information (Tables and Images)**

Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic* (See table 1):

| Table 1 – General Plan 2040 Policies and Actions                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policies and Actions                                                                                                                                                                                                                                                                                                 | Staff's Analysis                                                                                                                                                                                                                                                                                                                                      |
| <b>Policy NBE-2.1:</b><br><br>Strengthen Local Identity. Focus future growth to foster a vibrant Downtown/Waterfront District, strong job centers, comfortable neighborhoods, thriving neighborhood corridors and urban villages, and retail/entertainment clusters that draw visitors from the city and the region. | <i>The project proposed to establish a new large scale indoor entertainment facility within an existing vacant commercial space located in the Gateway Plaza shopping center. The use will add to the variety of existing entertainment and retail businesses within the center, and will support attracting visitors to the city and the region.</i> |
| <b>Policy EET-2.1:</b><br><br>Economic Diversification. Attract employment- and tax generating businesses that support the economic diversity of the city                                                                                                                                                            | <i>The project will reutilize a vacant commercial tenant space and establish a new large scale indoor entertainment facility that will add new employment and tax revenue to support the economic diversity of the city.</i>                                                                                                                          |
| <b>Policy EET-3.4:</b><br><br>Commercial and Neighborhood Corridors. Enhance commercial corridors to create a vibrant mix of places to live, work, shop, and play.                                                                                                                                                   | <i>The project will add a new indoor entertainment facility within the Gateway Plaza shopping center that will add to the variety of existing entertainment, retail, and restaurants and add to a vibrant mix of places to work, shop, and play.</i>                                                                                                  |

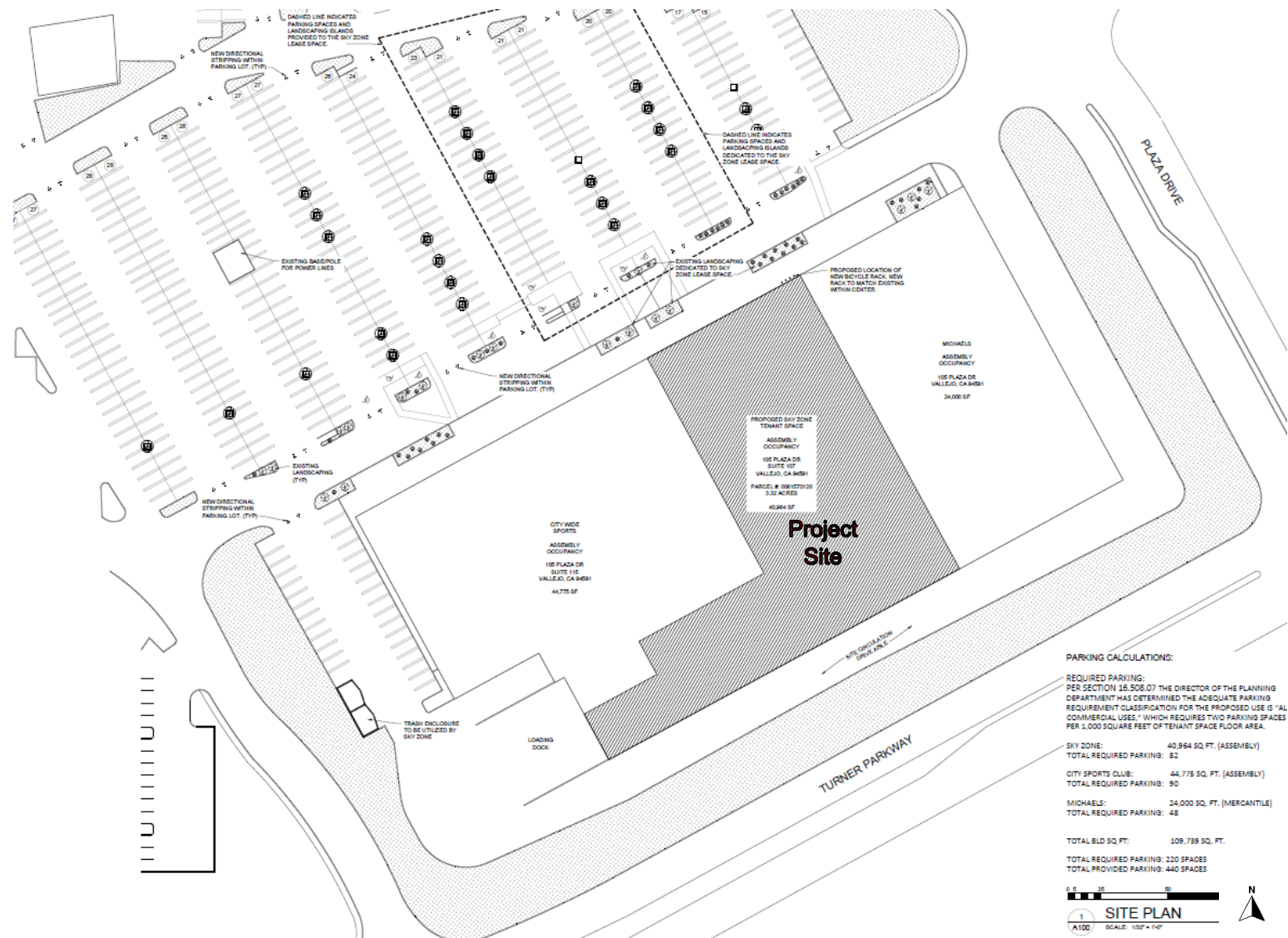
**Attachment 2 – Supporting Information (Tables and Images)**

| <b>Table 2 – Development Standards (Title-16 of VMC)</b> |                                                                                                                         |                                    |                  |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------|
| <b>Code Section</b>                                      | <b>Development Standard</b>                                                                                             | <b>Proposal</b>                    | <b>Compliant</b> |
| Table 16.508-B: Minimum Off-Street Parking Requirement   | Two per 1,000 square feet of building area<br><br>Total Square Footage = 123,239 sq.ft.<br>Total Required Parking = 247 | 440 existing shared parking spaces | Yes              |
| Table 16.508-E: Minimum Loading Space Requirements       | 40,000-80,000 sq. ft. = 2 Large Loading Spaces                                                                          | 2 Large Loading Spaces             | Yes              |

Figure 1 – Vicinity Map



Figure 2 – Proposed Site Plan





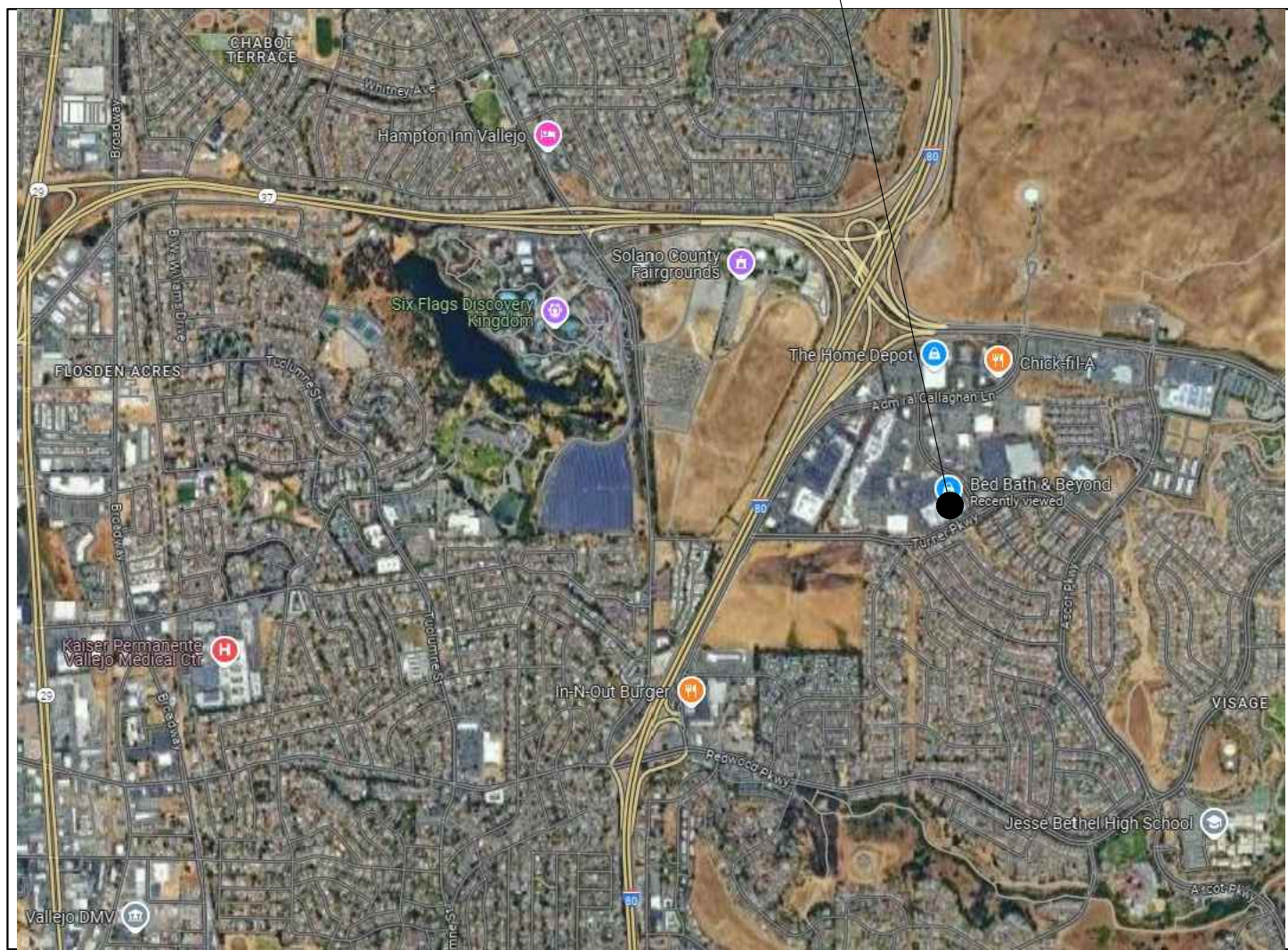
# SKY ZONE

105 PLAZA DR  
SUITE 107  
VALLEJO, CA 94591

## VICINITY MAP



SKY ZONE  
BUILDING



PARCEL #0081570120

## SITE DATA:

|                        |                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLAN TYPE:             | MAJOR USE PERMIT                                                                                                                                                                                                                                                                                                                                                                                            |
| ZONING DISTRICT:       | REGIONAL COMMERCIAL                                                                                                                                                                                                                                                                                                                                                                                         |
| SUBDIVISION NAME:      | GATEWAY PLAZA                                                                                                                                                                                                                                                                                                                                                                                               |
| LOT NUMBER:            | BUILDING 1                                                                                                                                                                                                                                                                                                                                                                                                  |
| ACREAGE:               | 3.32 ACRES                                                                                                                                                                                                                                                                                                                                                                                                  |
| ADJACENT LAND USE:     | REGIONAL COMMERCIAL                                                                                                                                                                                                                                                                                                                                                                                         |
| CURRENT DESIGNATION:   | RETAIL/ENTERTAINMENT                                                                                                                                                                                                                                                                                                                                                                                        |
| PROPOSED BUILDING USE: | ENTERTAINMENT FACILITY LARGE SCALE (INDOOR)                                                                                                                                                                                                                                                                                                                                                                 |
| REQUIRED PARKING:      | PER SECTION 16.508.07<br>THE DIRECTOR OF THE PLANNING DEPARTMENT HAS DETERMINED THE ADEQUATE PARKING REQUIREMENT CLASSIFICATION FOR THE PROPOSED USE IS "ALL COMMERCIAL USES," WHICH REQUIRES TWO PARKING SPACES PER 1,000 SQUARE FEET OF TENANT SPACE FLOOR AREA. THE SKY ZONE SPACE HAS A TOTAL SQUARE FOOTAGE OF 40,964. THEREFORE, THE TOTAL NUMBER OF REQUIRED PARKING SPACES FOR THIS FACILITY IS 82. |
| PROVIDED PARKING:      | 126                                                                                                                                                                                                                                                                                                                                                                                                         |

## SHEET INDEX

| #             | Name                    | CITY<br>ISSUE<br>12/13/24 |
|---------------|-------------------------|---------------------------|
| GENERAL       |                         |                           |
| G000          | COVER SHEET             |                           |
| ARCHITECTURAL |                         |                           |
| A000          | ARCHITECTURAL SITE PLAN |                           |
| A100          | EXISTING FLOOR PLAN     |                           |
| A101          | NEW FLOOR PLAN          |                           |

## PROJECT CODES

2022 CA BUILDING CODE, VOL 1 & 2 (2021 IBC)  
2022 CA ELECTRICAL CODE (2020 NEC)  
2022 CA PLUMBING CODE (2021 IPC)  
2022 CA MECHANICAL CODE (2021 UMC)  
2022 CA ENERGY CODE  
2022 CA EXISTING BUILDING CODE (2021 IEBC)  
2022 CA GREEN BUILDING STANDARDS CODE (2021 IBC)  
2022 CA REFERENCE STANDARDS CODE  
2022 CA FIRE CODE (2021 IFC)

## PROJECT CONTACTS

|                                                                                                                                                                                                         |                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT MANAGERS:</b><br>CASCO<br>12 SUNNEN DRIVE, SUITE 100<br>ST. LOUIS, MO 63143<br>PHONE: 314-821-1100<br>FAX: 314-821-4162<br>PROJECT LEADER: RYAN BICKINGS<br>ryan.bickings@thecdcompanies.com | <b>PROJECT ARCHITECT:</b><br>CASCO<br>12 SUNNEN DRIVE, SUITE 100<br>ST. LOUIS, MO 63143<br>PHONE: 314-821-1100<br>FAX: 314-821-4162<br>PROJECT LEADER: MARC STEVENSON<br>marc.stevenson@thecdcompanies.com |
| <b>OWNER:</b><br>SKY ZONE<br>PHONE: 562-423-6167<br>CONTACT: JOSEPH TARR<br>TITLE: PROJECT MANAGER<br>Joseph.Tarr@skyzone.com                                                                           | <b>LANDLORD:</b><br>BRIXMOR PROPERTY GROUP<br>CONTACT: BRIAN KRIZ<br>SENIOR PROJECT MANAGER, CONSTRUCTION<br>E-MAIL: Brian.Kriz@brixmor.com                                                                |
| <b>BUILDING DEPARTMENT:</b><br>VALLEJO, CA - BUILDING DIVISION<br>555 SANTA CLARA STREET<br>VALLEJO, CA 94590<br>PHONE: (707) 648-4387<br>FAX: (707) 552-0163                                           |                                                                                                                                                                                                            |

## PROJECT DESCRIPTION

RENOVATION OF AN EXISTING TENANT SPACE TO PROVIDE A NEW INDOOR TRAMPOLINE PARK WITH ANCILLARY SPACES INCLUDING A CAFE AND KITCHEN AREA, ROOMS FOR PRIVATE FUNCTIONS, LOUNGE SPACE, AND BACK OF HOUSE OFFICES.

BUILDING OCCUPANCY: GROUP A-3  
SUITE OCCUPANCY: ASSEMBLY V-B  
CONSTRUCTION CLASSIFICATION: EXISTING BUILDING  
FIRE PROTECTION SYSTEM: SPRINKLERED  
NUMBER OF STORIES: 1 (ONE)

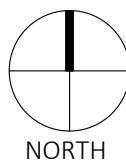
EXISTING BUILDING SIZE: 40,964 SF (PER SURVEY OF EXISTING BUILDING)  
BUILDING SIZE (GROSS SF): 40,964 SF

PROJECT SCOPE: INTERIOR FIT OUT OF AN EXISTING BUILDING INCLUDING: INTERIOR DEMOLITION, NEW INTERIOR PARTIONS AND FINISHES, NEW MECHANICAL, PLUMBING, AND ELECTRICAL WORK.

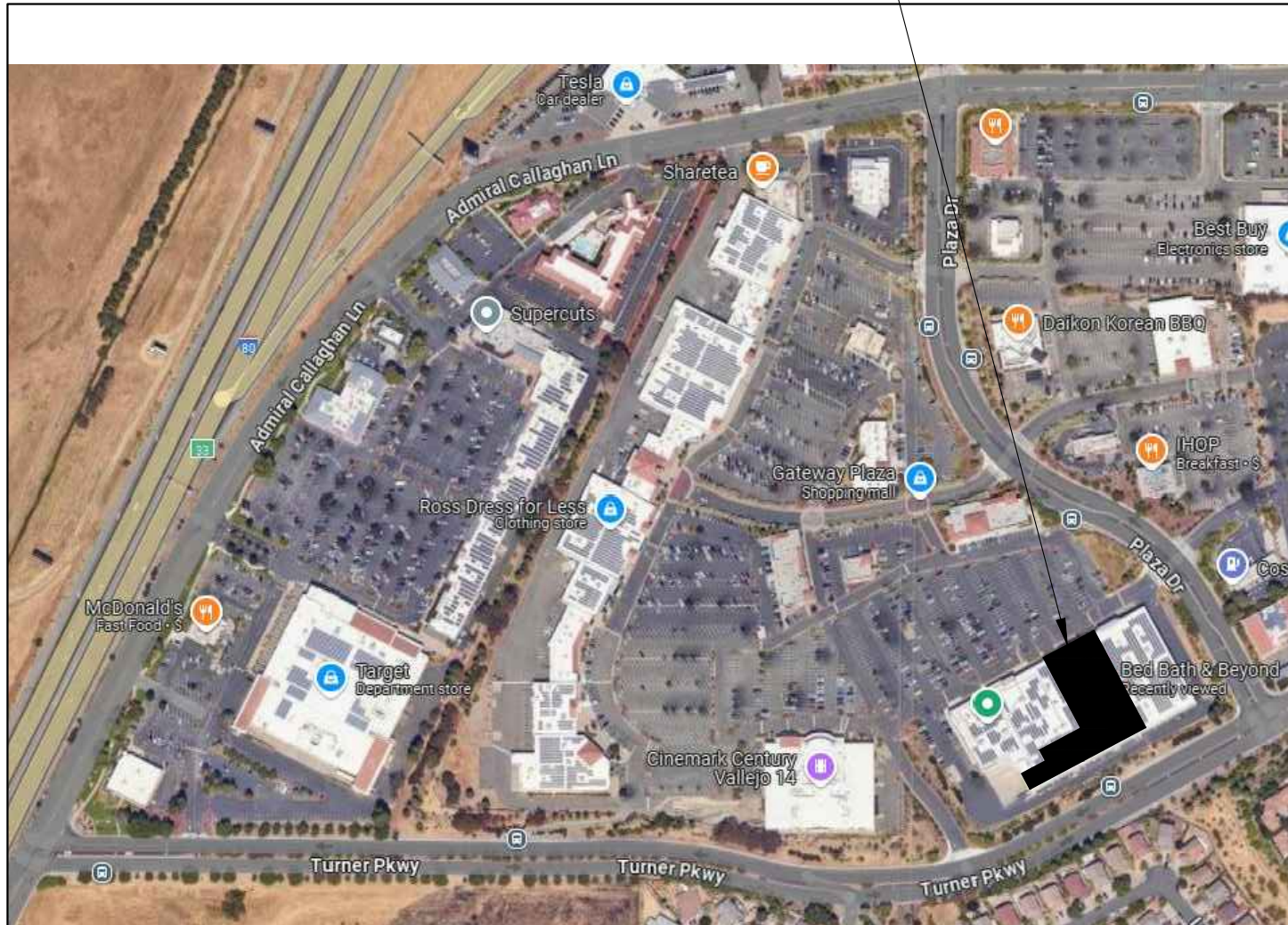
## SYMBOL LEGEND

|  |              |                   |  |             |
|--|--------------|-------------------|--|-------------|
|  | FINISH FLOOR | ELEV. DATUM POINT |  | NORTH ARROW |
|  | EL: 100'-0"  |                   |  |             |
|  | #            | TITLE             |  |             |
|  | X#.#         | SCALE: 1:1        |  |             |

## PROJECT LOCATION



SKY ZONE



SKY ZONE  
GATEWAY PLAZA  
105 PLAZA DR  
SUITE 107  
VALLEJO, CA 94591



SKY ZONE

CONSTR. DOC. & REVISIONS

| No. | Description | Date |
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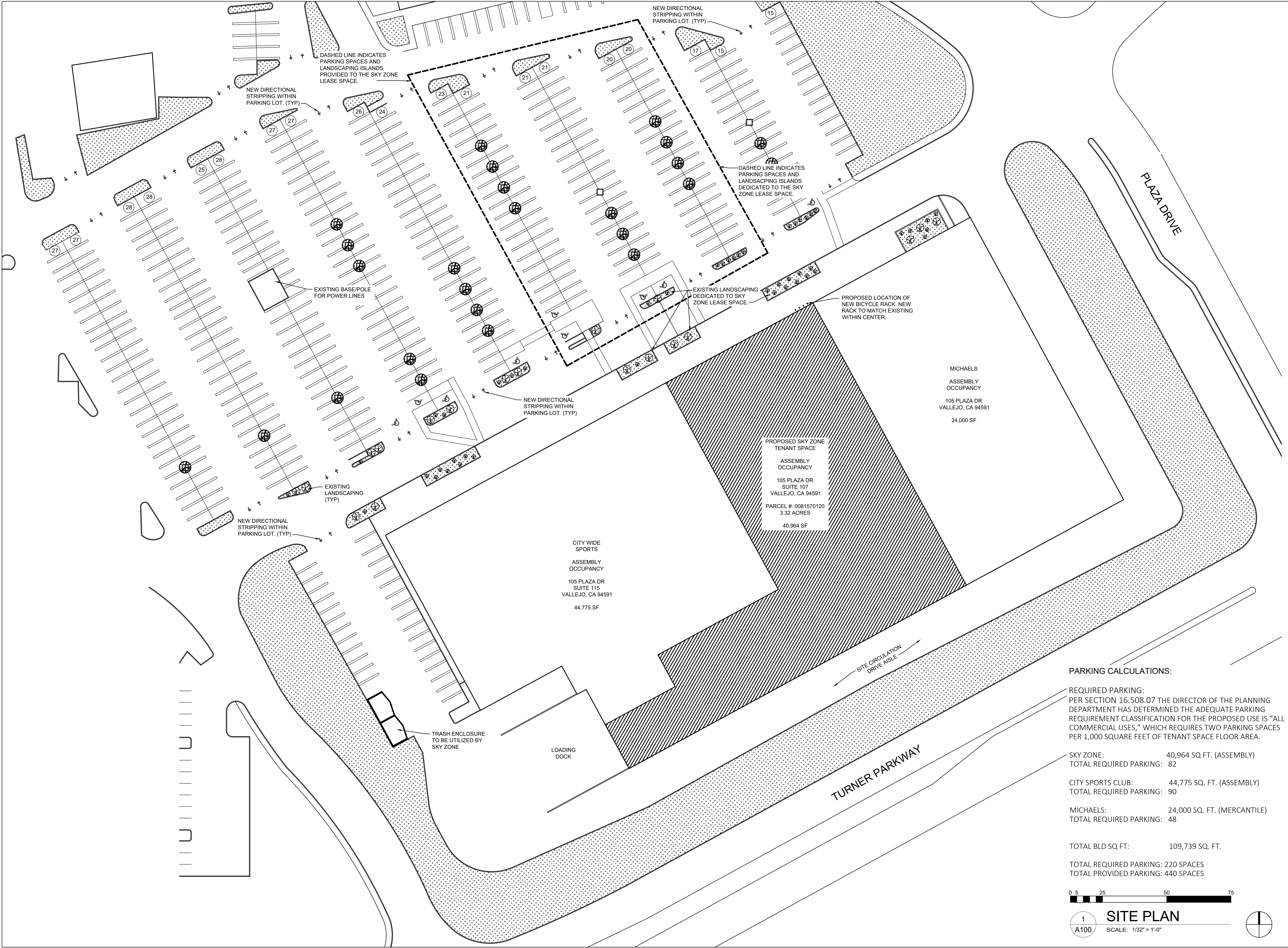
Drawn By/Checked By: MDS / RWB  
Project Number 2404296  
Owner Review Date XX-XX-XX  
Issue Date XX-XX-XX

COVER SHEET

G000



CASCO  
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100



PARKING CALCULATIONS:

REQUIRED PARKING:  
PER SECTION 16.508.07 THE DIRECTOR OF THE PLANNING  
DEPARTMENT HAS DETERMINED THE ADEQUATE PARKING  
REQUIREMENT CLASSIFICATION FOR THE PROPOSED USE IS "ALL  
COMMERCIAL USES," WHICH REQUIRES TWO PARKING SPACES  
PER 1,000 SQUARE FEET OF TENANT SPACE FLOOR AREA.

SKY ZONE: 40,964 SQ. FT. (ASSEMBLY)  
TOTAL REQUIRED PARKING: 82

CITY SPORTS CLUB: 44,775 SQ. FT. (ASSEMBLY)  
TOTAL REQUIRED PARKING: 90

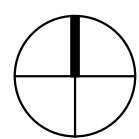
MICHAELS: 24,000 SQ. FT. (MERCANTILE)  
TOTAL REQUIRED PARKING: 48

TOTAL BLD SQ. FT. 109,739 SQ. FT.

TOTAL REQUIRED PARKING: 220 SPACES  
TOTAL PROVIDED PARKING: 440 SPACES

0 5 25 50 75

1  
A100 SITE PLAN  
SCALE: 1/32" = 1'-0"



12 Sunmen Drive, Suite 100, St. Louis, MO 63143 T: 314.921.1100

CASCO

SKY ZONE  
GATEWAY PLAZA  
105 PLAZA DR  
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SKY ZONE

CONSTR. DOC. & REVISIONS

| No. | Description | Date |
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Drawn By/Checked By: MDS / RWB

Project Number 2404296

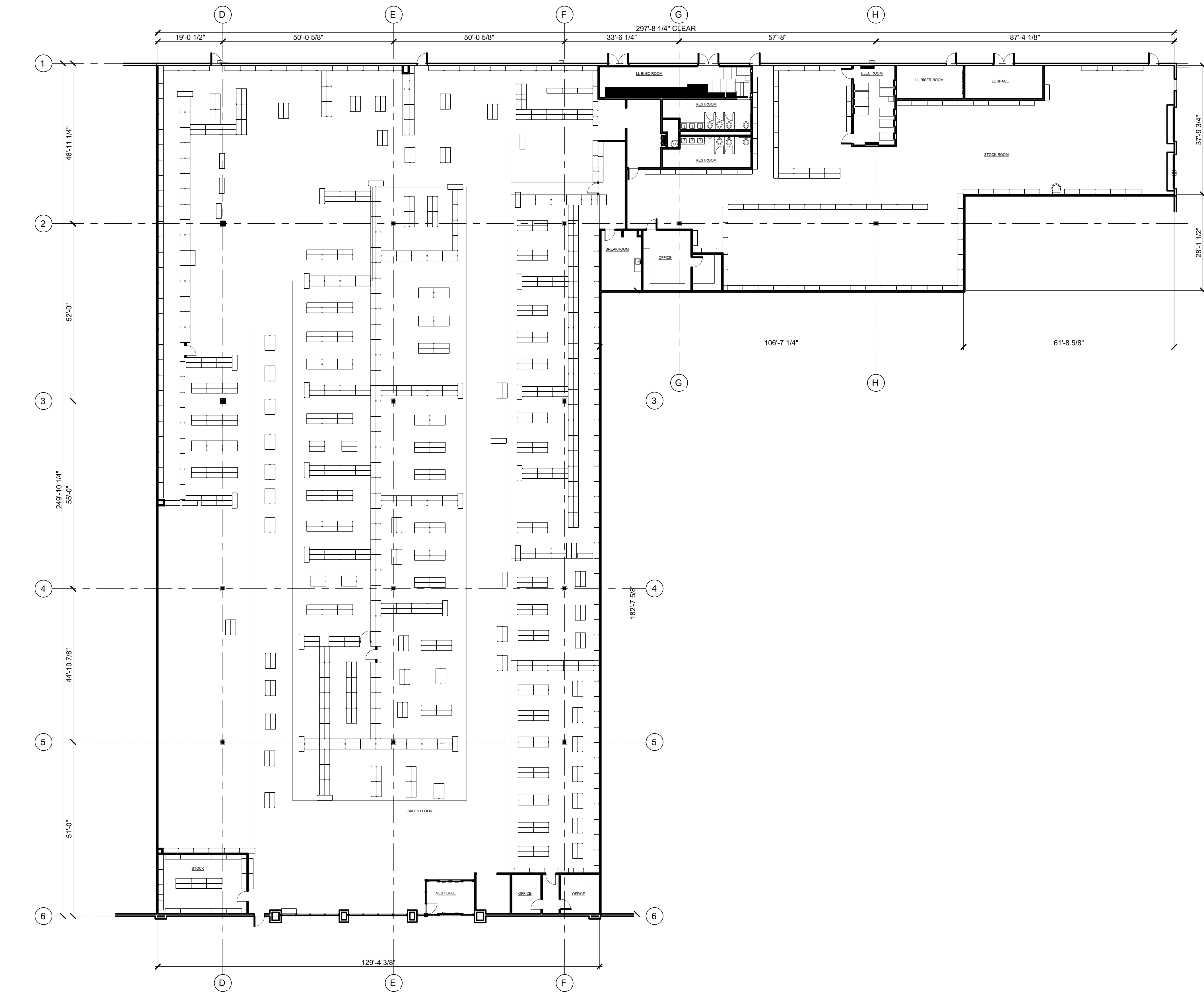
Owner Review Date XX-XX-XX

Issue Date XX-XX-XX

SITE PLAN

A000

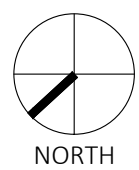




1  
A100  
EXISTING FLOOR PLAN  
SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE:  
TOTAL 40,964 SF

0 5 10 15 20 25



SKY ZONE  
GATEWAY PLAZA  
105 PLAZA DR  
SUITE 107  
VALLEJO, CA 94591

CONSTR. DOC. & REVISIONS

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Drawn By/Checked By: MDS / RWB  
Project Number 2404296  
Owner Review Date XX-XX-XX  
Issue Date XX-XX-XX

EXISTING  
BUILDING PLAN

A100



CONSTR. DOC. & REVISIONS

Drawn By/Checked By: MDS / RWB

|                |         |
|----------------|---------|
| Project Number | 2404296 |
|----------------|---------|

Owner Review Date XX-XX-XX

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|------------|----------|
| Issue Date | XX-XX-XX |
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## NEW BUILDING

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