

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Judie Gilli

Public Hearing: Yes: X No: _____

Notices Mailed On:

Published On:

Posted On:

TITLE: **CONDITIONAL USE PERMIT UP20007-29 AND “S” ZONE NO. SA2007-67**

Proposal: A request for approval of a children’s entertainment center including a food service area, redemption games and retail merchandising at the Great Mall. Exterior improvements include a new entrance and sign.

Location: 1450 Great Mall Drive

APN: 086-24-060

RECOMMENDATION: **Approve subject to conditions and findings.**

Applicant: Rick Tran, 28998 Jetty Way, Hayward, CA 94545

Property Owner: Greg Goodman, Executive V.P., Simon Group

Previous Action(s): “S” Zone Approval, Sign Program, Use Permits and Amendments, EIR and Supplemental EIR for the Great Mall

Environmental Info: Categorical exempt from CEQA pursuant to Section 15301 (Existing Facilities)

General Plan Designation: General Commercial

Zoning: General Commercial with “S” Zone Overlay (C2-S)

Existing Land Use: Regional Shopping Center

Agenda Sent To: Applicant and Owner

Attachments: A. Project Plans
B. Project Description from Applicant

BACKGROUND

In 1955 the subject site, designated Manufacturing, had a Ford auto assembly plant that operated on this site until 1983. A General Plan Amendment was approved by the City in 1993 to change the subject site from Manufacturing to General Commercial. Within that same year, the Planning Commission approved the conversion of the existing auto assembly plant to a regional shopping mall; known as the Great Mall. The Great Mall opened in 1994.

In 2004 the Planning Commission approved a Conditional Use Permit Amendment (UA2004-8) and an Addendum to the Environmental Impact Assessment (EIA No. 749) for parking modifications affecting Kohl’s, and modifications to existing conditions of approval related to the re-use of the 60,000 square feet of gross leaseable area (GLA). Since then, there have been many subsequent entitlements approvals including but not limited to exterior modifications such as new store frontages and signs.

The applications are submitted pursuant to Section 57.02-10 (Conditional Use Permit) and Section 42.10 (“S” Zone) of the Zoning Ordinance. Section 57.02-10 requires a conditional use permit for recreation centers. Section 42.10 requires an “S” Zone application, heard by the Planning Commission for all site, architectural or landscape approvals.

SITE DESCRIPTION

The Great Mall of the Bay Area is a regional shopping mall on approximately 103 acres, located east of South Main Street, west of the Union Pacific Railroad tracks, north of Great Mall Parkway and south of Curtis Avenue.

Neighboring land uses include high-density residential uses to the north and west, and industrial uses to the east and south. The space for the proposed use is located on the east side of the mall, next to Burlington Coat Factory.

PROJECT DESCRIPTION

Bounce-a-Rama is a children’s entertainment center which features inflatable structures for children to play. These structures are typically 40’by 25’ and accommodates up to 14 children at a time. Please see project plans (Attachment A). A description of the program, hours of operation and “House Rules” is stated in a letter from the applicant (Attachment B). The proposed use also includes a food service area, redemption games and retail merchandising.

The main floor of the use includes areas for redemption games, retail use, two playground areas for inflatable structures, dining area with kitchen, two private rooms and utility rooms. The mezzanine area has one dining area and three private rooms. The floor area of the playground area and redemption area is 13,750 square feet. The floor area of the restaurant is approximately 4,000 square feet.

The exterior improvements include a new entry, landing area and sign for Bounce-a-Rama. The proposed storefront includes two new doors that are consistent with the mall’s requirements. The proposed sign is 140 square feet and is internally illuminated. The letters of the sign are orange and white and made of aluminum channel letters. The background of the sign is made of galvanized corrugated steel. Four concrete posts frame the entry. New stairs located at the

corner of the building lead to the proposed entry. The proposed color and materials are compatible with the existing elevation.

ISSUES

Parking

The proposed use has a unique parking demand due to its target clientele and program. Bounce-a-Rama is an entertainment facility with a target clientele of children from two years or age to twelve years of age. A parent or guardian is required to accompany a child (under 18) to use the facilities. The parking requirement for Bounce-a-Rama is determined based on the primary proposed uses: entertainment and arcade. The following table describes the parking demand for each use.

USE	PROPOSED	DEMAND	REQUIRED SPACES
Entertainment	10,765 square feet	1 space for every 200 square feet	54
Arcade	3,010 square feet	1 space for every 200 s.f	15
TOTAL			69

Entertainment Area

The entertainment area has inflatable structures that occupy approximately 40’ by 25’ of floor area and typically accommodates between 10 to 14 children at a time. Due to the size of the inflatable structures and the number of children each structure would accommodate, staff determined that one parking space for every 200 square feet of entertainment area is appropriate. The proposed entertainment area is 10,765 square feet, which requires 54 parking spaces. This parking demand is consistent with the estimated amount of users in the entertainment area. The entertainment area can accommodate approximately 100 children at a time. Conservatively, each parent (driver) would bring at least two children. Therefore, at maximum capacity of 100 children, there would be 50 parents or drivers and 50 parking spaces would be needed.

Arcade Area

The Zoning Ordinance does not specify off-street parking for an arcade use. Pursuant to Zoning Code Section XI-10-53.06: In the case of a use not specifically mentioned, the requirements for off-street parking facilities shall be determined by the Planning Commission based on uses which create similar demands for off-street parking spaces. The Commission may draw upon the experience of other local cities to make their decision. Staff recommends that the arcade area, which includes redemption and coin operated games require one parking space for every 200 square feet of area. Other cities have used this parking patio and it has proven to be adequate. The City of San Jose and City of Mountain View require one parking space for every 200 square feet of arcade area. The City of Cupertino requires one parking space per 250 square feet of

arcade area. The proposed arcade area is 3,010 square feet, which under the proposed parking ratio requires 15 spaces.

Food Service Area

The food service area is considered ancillary to the primary use. There are two dining areas which total approximately 3,000 square feet of floor area. In addition, there are six private rooms for rent to customers that use the facility. These dining areas would be used by parents and children that are already using the entrainment and arcade facility. Based on staff’s experience with this use and examples of similar uses in other cities, it is unlikely that a customer would use the food service area independently without using the entertainment facilities. As stated above, children are required to be accompanied by an adult when using the facilities and vice versa. This requirement makes it unlikely for customers to use the food service area independently.

Conformance with Parking Requirements

When the Great Mall approved, the project site was considered as retail space, where one space per every 200 square feet of floor area was required. With the initial consideration as retail space, the project site has been allocated 125 spaces. The proposed use demands 69 parking spaces and therefore meets the parking requirements.

Noise

The proposed Bounce-a-Rama hours of operation are 10:00 AM. to 9:00 PM on Monday through Saturdays and 11:00 AM to 8:00 PM on Sundays. It is not expected to create a noise level that would affect neighbors because all activity is indoors and the Great Mall Security patrols the parking lot areas throughout the night. Staff’s position is that this proposal will not create a substantial level of noise giving a negative impact on neighboring and adjacent tenants.

NEIGHBORHOOD/COMMUNITY IMPACT

The project is expected to have a positive community impact by generating additional business and increasing patronage at the shopping center. Based on this, staff’s position is that this proposal will not have a negative community impact because the project is located within an existing commercial center and the parking requirements are satisfied with the existing on-site parking spaces.

CONFORMANCE WITH GENERAL PLAN

The project conforms to the General Plan in terms of land use. The proposed use does not conflict with any General Plan Principles and Policies, and is consistent with the following General Plan Implementing Policies.

Implementing Policy 2.a-G-1 Maintain a land use program that balances Milpitas’ regional and local roles by providing for a highly amenable community environment and a thriving regional industrial center.

Implementing Policy 2.a-I-3 Encourage economic pursuits which will strengthen and promote development through stability and balance.

The proposed project is consistent with Implementing Policy 2.a-G-1 in that the use will provide a unique entrainment center for Milpitas families and the south Bay region. The proposed project is consistent with Implementing Policy 2.a-I-3 in that the entertainment center adds to the balanced range of services that Milpitas provides.

CONFORMANCE WITH THE ZONING ORDINANCE

The proposed project is located in the General Commercial (C2) zoning district and is conditionally permitted with a Conditional Use Permit. With the approval of this application, the proposed project conforms to City’s Zoning Ordinance.

CONFORMANCE WITH CEQA

Planning Staff conducted an environmental assessment in accordance with the California Environmental Quality Act (CEQA). This Project is categorically exempt from further environmental review pursuant to Class 1, Section 15001 (“Existing Facilities”) of the CEQA Guidelines.

RECOMMENDATION

1. Close the Public Hearing.
2. Approve Conditional Use Permit No. UP2007-29 and “S” Zone Amendment No. SA2007-67 based on the Findings and subject to the Special Conditions of Approval listed below.

FINDINGS FOR “S” ZONE

- A. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development in that it meets the development standards of the Zoning Ordinance.
- B. The proposed use is consistent with the Milpitas Zoning Ordinance in that the proposed use meets all the requirements set forth by the Zoning Ordinance.
- C. The proposed use is consistent with the Milpitas General Plan in that it meets General Plan Policy 2.a-I-3 and 2.a-G-1.

FINDINGS FOR CONDITIONAL USE PERMIT

- A. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare in that it meets all requirements of the City’s Zoning Ordinance and General Plan.
- B. The proposed use is consistent with the Milpitas General Plan in that it meets General Plan Policy 2.a-I-3 and 2.a-G-1.
- C. The proposed use is consistent with the Milpitas Zoning Ordinance in that the proposed use meets all the requirements set forth by the Zoning Ordinance.

SPECIAL CONDITIONS

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- 1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials board approved by the Planning Commission on December 12, 2007, in accordance with these Conditions of Approval. (P)
- 2. Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. (P)
- 3. S-Zone SZ2007-67 and UP2007-29 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.04-2 of the Zoning Ordinance of the City of Milpitas, since the project requires the issuance of a building permit, the project shall not be deemed to have commenced until the date of the building permit is issued. (P)
- 4. Pursuant to Section 64.04-1, the owner or designee shall have the right to request an extension of SZ2007-67 and UP2007-29 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)
- 5. It is the responsibility of the developer to obtain any necessary encroachment permits or approvals from affected agencies or private parties. Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
- 6. Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, applicant / property owner shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, applicant / property owner shall subscribe to and pay for solid waste services rendered. Prior to occupancy permit issuance (start of operation), the applicant shall submit evidence to the City that a minimum level of refuse service has been secured using a Service Agreement with Allied Waste Services (formally BFI) for commercial services to maintain an adequate level of service for trash and recycling

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collection. After the applicant has started its business, the applicant shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234. (E)

7. In accordance with Chapter 6, Title VIII (Ord. No. 240 of Milpitas Municipal Code), the developer shall:
 - A. Design the landscape irrigation for recycled water use. Use of recycled water applies to all existing rehabilitated and/or new landscape adjacent to existing or future recycled water distribution lines.
 - B. Design the irrigation system in conformance to the South Bay Water Recycling Guidelines and City of Milpitas Supplemental Guidelines. Prior to building permit issuance the City will submit the plans to the Department of Health Services (DOHS) for approval; this approval requires additional processing time. The owner is responsible for all costs for designing and installing site improvements, connecting to the recycled water main, and processing of City and Department of Health Services approvals. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain copies of design guidelines and standards.
 - C. Protect outdoor eating areas from overspray or wind drift of irrigation water to minimize public contact with recycled water. Use of recycled water shall be limited to irrigation purposes and shall not be used for washing eating areas, walkways, pavements, and any other uncontrolled access areas. (E)
8. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, plan check and inspection deposit. (E)
9. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers, including but not limited to construction activities, to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
10. The developer shall submit a Sewer Needs Questionnaire and/or Industrial Waste Questionnaire with the building permit application and pay the related fees prior to Building Permit issuance. Contact the Land Development Section at (408) 586-3329 to obtain the form(s). (E)
11. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in Flood Zone "X". (E)
12. The plans and information submitted was used to provide the following relevant fire code comments. Building Code comments are based on the current 2001 edition of the California Building Codes. It's anticipated that starting January 2008, new code edition will be applicable. (F)
13. Please do not consider this an approval from the Milpitas Fire Department. Submitted drawings are not reviewed nor approved for fire permits and construction. These notes are provided to assist with the Fire Department permit process.

14. Sheet COVER, CODE COMPLIANCE. (F)
The 50% increase due to sprinklers is not permitted due to the fact that 2 complete open sides (with more than 60 feet) are not provided.
15. Sheet A2, ENCLOSED STAIR # 2. Storage is not permitted under stair enclosures.
California Building Code Section 1005.3.3 (F)
16. All playground structures (inclusive of inflatable structures) shall be of flame-retardant materials or shall be made flame retardant in an approved manner. Certificates of flame resistance shall be made available upon fire department inspection. CFC Section 3207. (F)
17. Playground structures (inclusive of inflatable structures) shall have a permanently-affixed label bearing the following information (3207, CFC):
 - a. Identification of temporary membrane structure, size and fabric or material type;
 - b. For flame-resistant materials, necessary information to determine compliance with this standard;
 - c. For flame-retardant treated materials, the date that the temporary structure, other combustible materials were last treated with an approved flame retardant;
 - d. The trade name and type of flame retardant utilized in the flame-retardant treatment;
 - e. The name of the person and firm that applied the flame retardant. (F)
18. Covered Mall Buildings shall comply with the minimum standards of safety as specified in the CBC (California Building Code) and special conditions for the Milpitas Great Mall general construction requirements (see next comment). (F)
19. The following are Milpitas Great Mall General Construction Requirements:
 - a. Provide a minimum 2-hr rated Area Separation (to underside of roof deck) between the proposed Bounce-A-Rama and the rest of the Mall structure (or other anchor stores).
 - b. Provide a manual and automatic fire alarm system. The alarm system shall be able to communicate with the mall alarm system.
 - c. Provide a smoke control (removal) system.
 - d. Monitoring of Other Approved Fire Extinguishing Systems when installed. When a fire alarm system is installed in a building, the system shall monitor all fire extinguishing systems, including, but not limited to, commercial kitchen extinguishing systems, clean agency systems, CO2 systems, dry chemical and foam systems. Activation of the fire extinguishing system shall send an alarm signal and initiate the alarm signaling devices. (F)
20. Drapes, hangings, curtains, drops, and other decorative material, including Christmas trees, that would tend to increase the fire and panic hazard, shall be made from material which is not flammable material or shall be treated and maintained in a flame-retardant condition by means of flame-retardant solution or a process approved by the chief.
Section 2501.5 & 1103.3.3 CFC (F)
21. Fire Safety during construction, alteration or demolition of the building shall meet the requirements of Article 87, CFC, and the Standards for Construction Site Fire Safety (un-024) by “unidocs” organization (<http://www.unidocs.org>). (F)
22. Fire Protection: Fire Sprinkler systems, fire hydrant systems, standpipe system, fire alarm systems, portable fire extinguishers, smoke and heat ventilation, smoke-removal systems, and other fire protective or extinguishing systems or appliances shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.
Section 1001.5.1, California Fire Code (F)

23. Water supply: water supplies for fire protection shall be maintained in an operative condition during the time of construction. CFC Section 901.3. (F)
24. No approval is granted under this permit for use or handling of hazardous materials. CFC 3504.4. (F)
25. Combustible rubbish kept or accumulated within or adjacent to a building shall be stored in approved containers or in rooms or vaults constructed of noncombustible materials. CFC Section 1103.2.1.2. (F)
26. Dumpsters and containers of rubbish with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored or placed within 5 feet of combustible walls, openings or combustible roof eaves unless protected by an approved sprinkler system. CFC Section 1103.2.2. (F)
27. The Milpitas Fire Department shall approve new installation and/or modifications to existing fire protection, alarm or monitoring system(s). A separate submittal is required to the Milpitas Fire Department, for review and approval, prior to the commencement of any work. CFC Section 1001.3. (F)

PROJECT TEAM

Client
 Bounce - A - Rama
 Rick Tran, CEO
 Nick Dang, Executive VP, Sales and Marketing
 28988 Jetty Way
 Hayward, California 94545
 Tel: 510.649.8295
 FAX: 510.649.3008

Architects
 Noll & Tam Architects
 Mark Read, Project Manager
 729 Heinz Avenue, Suite 7
 Berkeley, California 94710
 Tel: 510.649.8295
 FAX: 510.649.3008

BOUNCE - A - RAMA

GREAT MALL OF THE BAY AREA - MILPITAS, CA

RECEIVED

OCT 4 2007

CITY OF MILPITAS
 PLANNING DIVISION

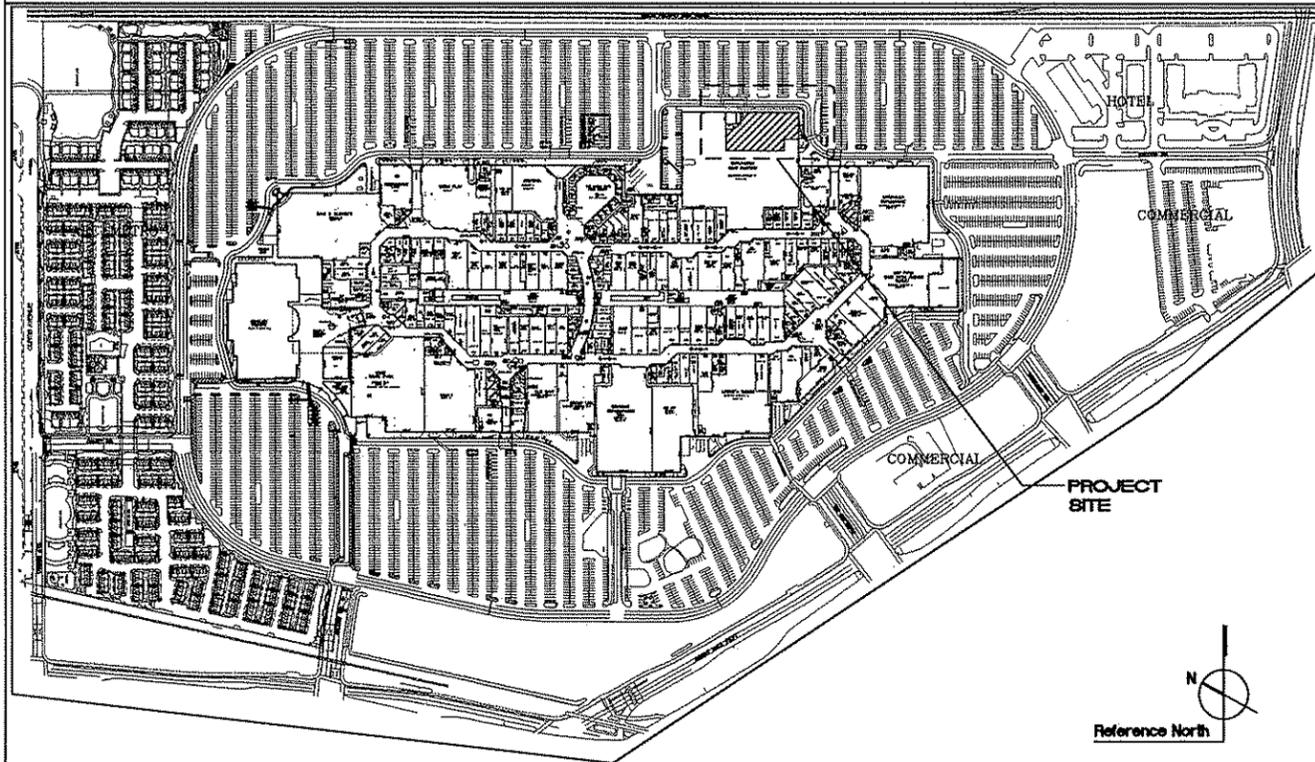
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729 Heinz Avenue
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GREAT MALL OF THE BAY AREA
 447 GREAT MALL DRIVE
 MILPITAS, CA 95035

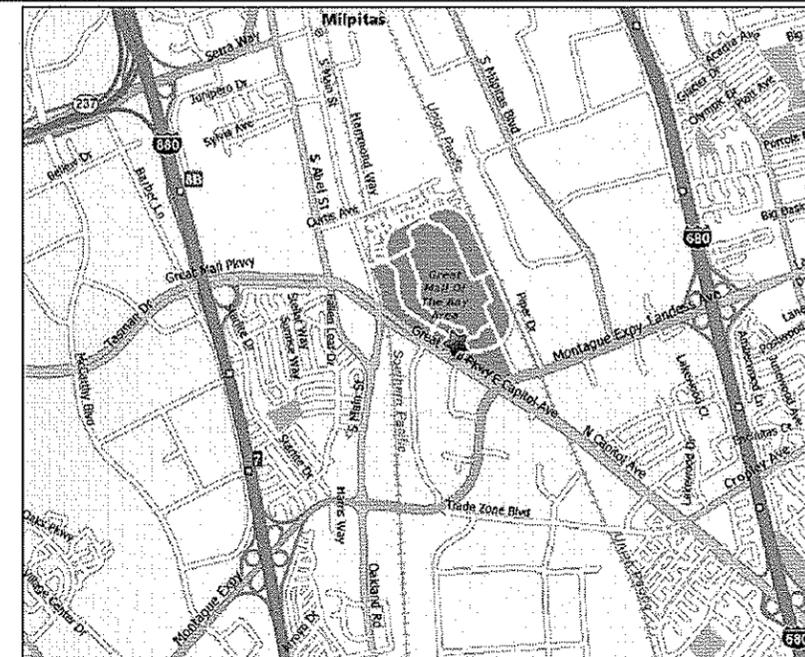
GENERAL SITE PLAN - GREAT MALL OF THE BAY AREA

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



INDEX OF DRAWINGS

- ARCHITECTURAL
- COVER COVER SHEET - PROJECT DATA
- A1 DEMOLITION PLAN
- A2 FLOOR PLAN
- A3 ROOF PLAN - WINDOW DETAILS
- A4 BUILDING ELEVATIONS AND SECTIONS
- EXTERIOR ENTRY CANOPY RENDERINGS
- SOUTH ELEVATION
- EAST ELEVATION
- EXTERIOR VIEW

PROJECT SUMMARY

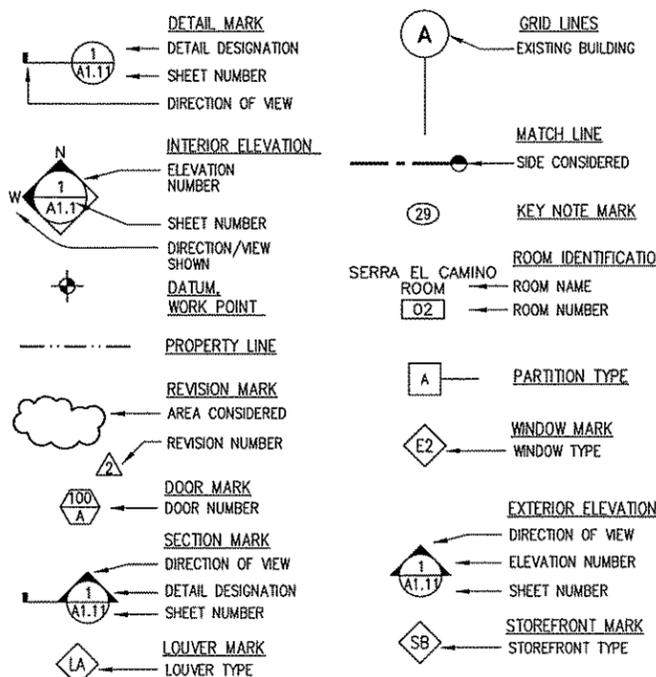
BOUNCE - A - RAMA
 GREAT MALL OF THE BAY AREA
 MILPITAS, CA 95035
 APN# 086-24-060

THIS PROJECT PROPOSES TO RENOVATE A PORTION OF AN EXISTING ANCHOR RETAIL SPACE IN THE GREAT MALL OF THE BAY AREA. THIS RENOVATION WILL NOT CHANGE THE EXISTING CONSTRUCTION TYPE OF THIS RETAIL SPACE. THIS PROJECT SCOPE INCLUDES THE DEMOLITION OF EXISTING TREES AND SITE PLANTING IN ORDER TO PROVIDE ACCESSIBLE ENTRY INTO THE RETAIL SPACE. THIS PROJECT ALSO PROPOSES TO INCORPORATE FOOD AND BEVERAGE SERVICES INTO THE SPACE AS PART OF A PHASE TWO CONSTRUCTION SEQUENCE. FOOD AND BEVERAGE SERVICES SHALL USE A PROXIMATE EXISTING TRASH ENCLOSURE AND BINS TO DISPOSE OF REFUSE. THIS PROJECT WILL CONSOLIDATE THE EXISTING RETAIL SPACE AND ONE ADJACENT STORAGE SPACE INTO ONE ASSEMBLY OCCUPANCY PROGRAMMED ACTIVITY SPACE FOR THE PURPOSES OF FAMILY RECREATION.

CODE COMPLIANCE

<p>PARCEL NO.: 086-24-060 PROJECT ADDRESS: 447 GREAT MALL DRIVE, MILPITAS, CA. 95035 BUILDING CODES: CALIFORNIA BUILDING CODE - 2001 EDITION; 2001 CALIFORNIA MECHANICAL CODE; 2001 CALIFORNIA FIRE CODE; 2004 CALIFORNIA ELECTRICAL CODE; AND 2005 CALIFORNIA ENERGY CODE</p>	<p>PLUMBING FIXTURE COUNTS: CBC TABLE 29A, USE GROUP A</p> <p>TOTAL AREA: 24,984 S.F. OCCUPIED AREA: 19,638 S.F. OCCUPANT LOAD FACTOR: 30 S.F. PER OCCUPANT MEN/WOMEN OCCUPANT LOAD: ©327</p>
<p>CONSTRUCTION TYPE: TYPE II NON-RATED SPRINKLERED: AUTOMATIC SPRINKLER SYSTEM THROUGHOUT FLOOR AREA TOTAL: ONE STORY 21,716 S.F. ± MEZZANINE 3,268 S.F. TOTAL 24,984 S.F.</p>	<p># OF W.C. REQ'D MEN - 6 (OK! 6 PROVIDED), WOMEN - 6 (OK! 6 PROVIDED)</p> <p># OF LAV REQ'D MEN - 2 (OK! 3 PROVIDED) WOMEN - 2 (OK! 4 PROVIDED)</p> <p># OF DF NEEDED (1 PER 300) TOTAL REQUIRED - 2 (OK! 2 PROVIDED)</p>
<p>A OCCUPANCY TYPE: A3 BASIC ALLOWABLE PER TABLE 5B 24,984 S.F. ACTUAL 2 SIDE SEPARATION TO 50% INCREASE 9,100 S.F. ALLOWABLE INCREASE FOR SPRINKLERS X3 13,650 S.F. ALLOWABLE 40,950 S.F. ALLOWABLE</p>	<p>OCCUPANCY SEPARATION REQUIREMENTS: (A3) TO (M): NONE REQUIRED</p> <p>AREA SEPARATION REQUIREMENTS: NONE REQUIRED IN PROPOSED TENANT OCCUPANCY. REPLACEMENT REQUIRED IN (E) M ANCHOR OCCUPANCY</p>

SYMBOLS



BOUNCE
 -A-
 RAMA

PLANNING
 SUBMITTAL

SHEET TITLE
 COVER SHEET
 PROJECT DATA

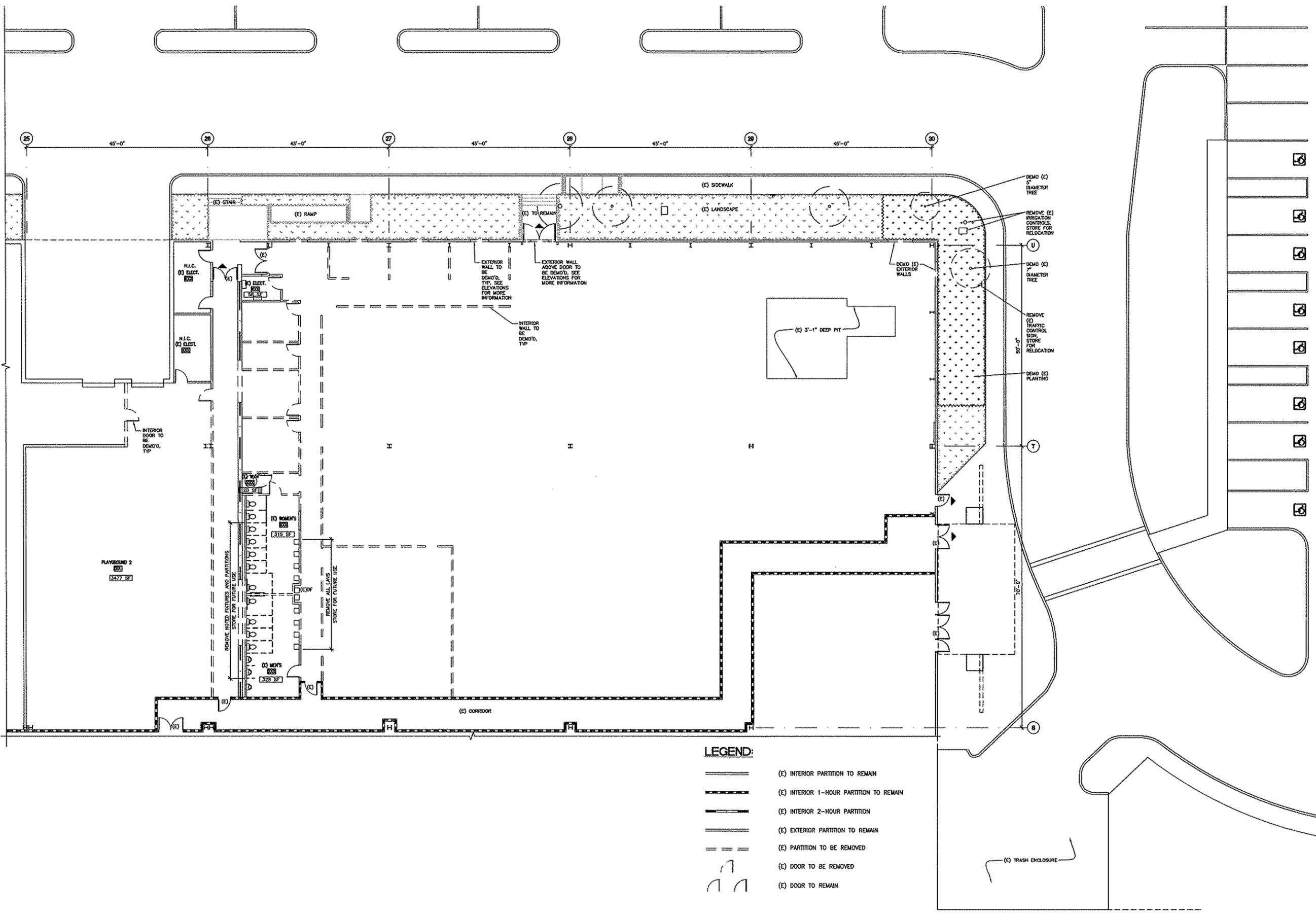
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NO.	DATE	DESCRIPTION

DATE October 1, 2007
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 CHECKED -
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 JOB NO. 2715

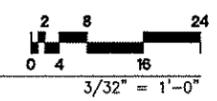
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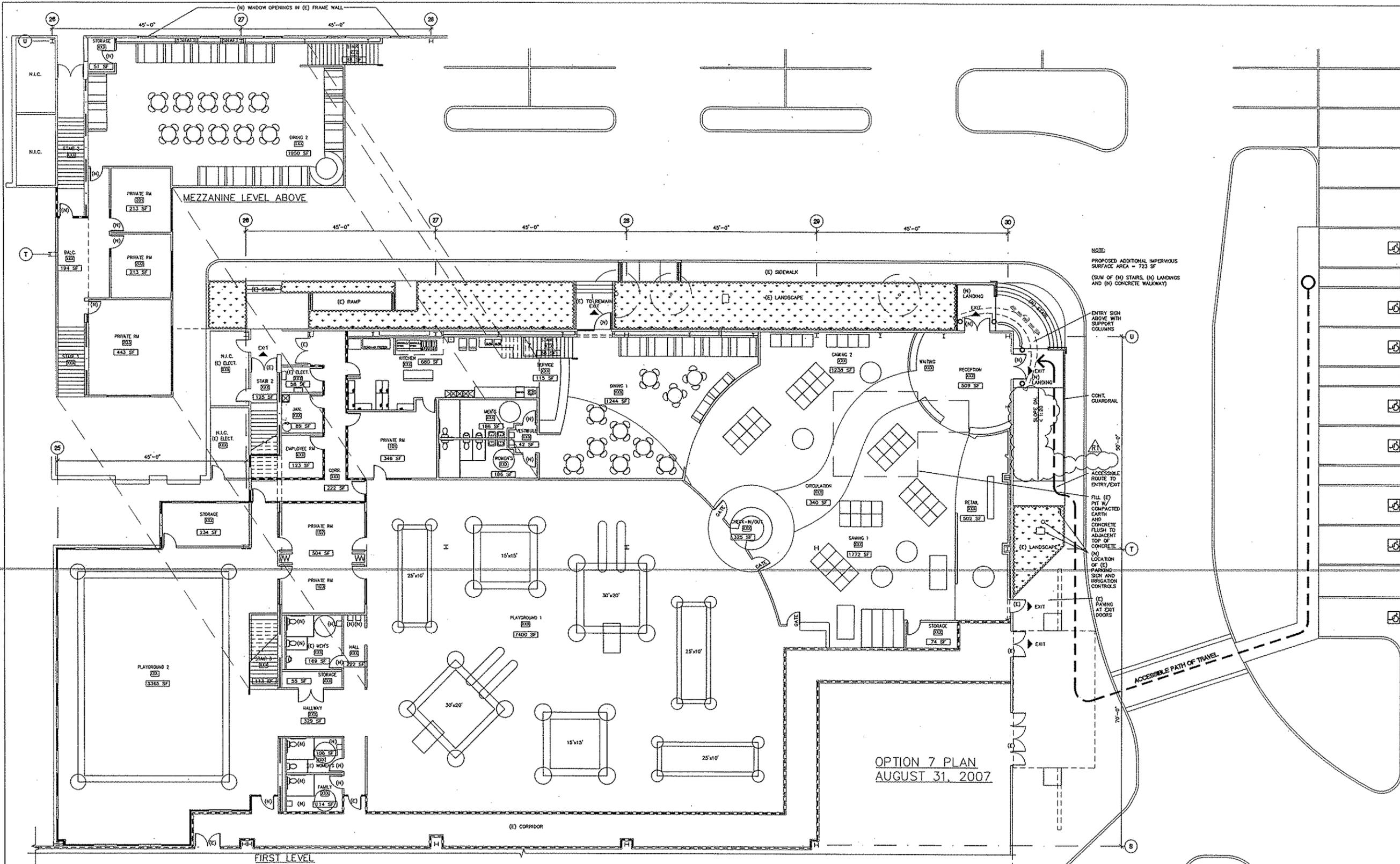
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JOB NO.	2715



- LEGEND:**
- (E) INTERIOR PARTITION TO REMAIN
 - (E) INTERIOR 1-HOUR PARTITION TO REMAIN
 - (E) INTERIOR 2-HOUR PARTITION
 - (E) EXTERIOR PARTITION TO REMAIN
 - - - - (E) PARTITION TO BE REMOVED
 - ⌢ (E) DOOR TO BE REMOVED
 - ⌢ (E) DOOR TO REMAIN





NOTE:
 PROPOSED ADDITIONAL IMPERVIOUS SURFACE AREA = 723 SF
 (SUM OF (N) STAIRS, (N) LANDINGS AND (N) CONCRETE WALKWAY)

ENTRY SIGN ABOVE WITH SUPPORT COLUMNS

CONT. QUADRANT

ACCESSIBLE ROUTE TO ENTRY/EXIT

FILL (E) FIT W/ COMPACTED EARTH AND CONCRETE FLUSH TO ADJACENT TOP OF CONCRETE

(N) LOCATION OF (E) SIGN AND IRRIGATION CONTROLS

(E) PAVING AT EXIT DOORS

ACCESSIBLE PATH OF TRAVEL

(E) TRASH ENCLOSURE TO BE USED FOR FOOD AND BEVERAGE SERVICE REFUSE DISPOSAL

OPTION 7 PLAN
 AUGUST 31, 2007

LEGEND:

- (N) INTERIOR PARTITION
- (N) 1-HOUR INTERIOR PARTITION
- (N) 2-HOUR INTERIOR PARTITION
- (E) DOOR
- (N) DOOR
- (E) INTERIOR PARTITION TO REMAIN
- (E) INTERIOR 1-HOUR PARTITION TO REMAIN
- (E) INTERIOR 2-HOUR PARTITION
- ACCESSIBLE PATH OF TRAVEL

1 FLOOR PLAN AND MEZZANINE PLAN
 A2

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 510.645.8295
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GREAT MALL OF THE BAY AREA
 1450 GREAT MALL DRIVE
 MILPITAS, CA 95035

BOUNCE
 -A-
 RAMA

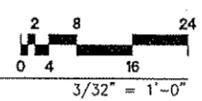
PLANNING
 SUBMITTAL

SHEET TITLE
 FLOOR PLAN
 MEZZANINE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.9.07	PLAN CHECK REVISION 1

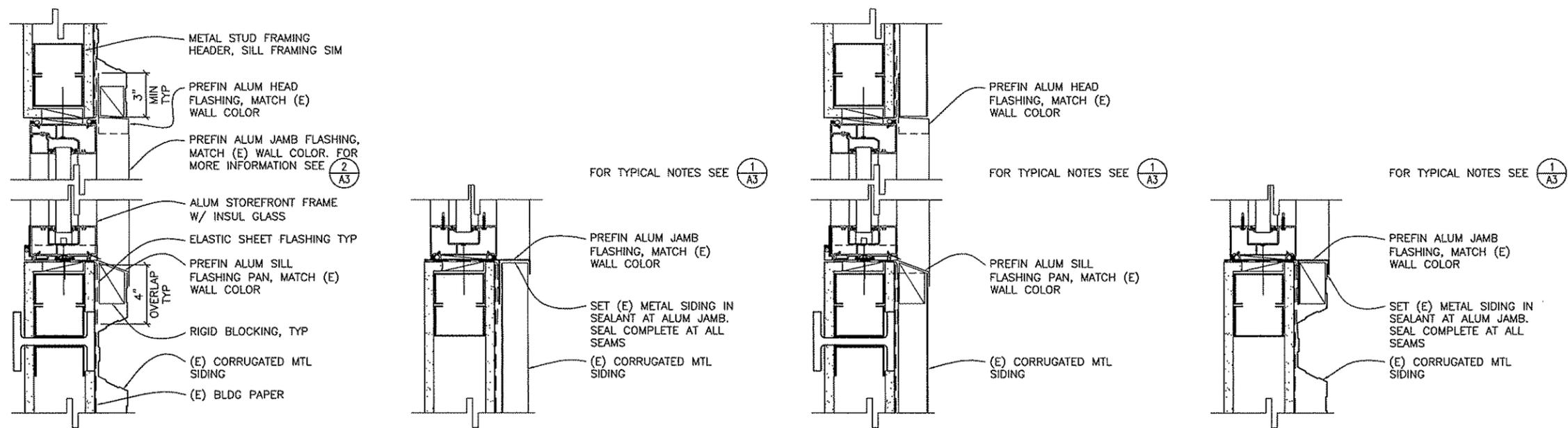
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SHEET NUMBER
 A2

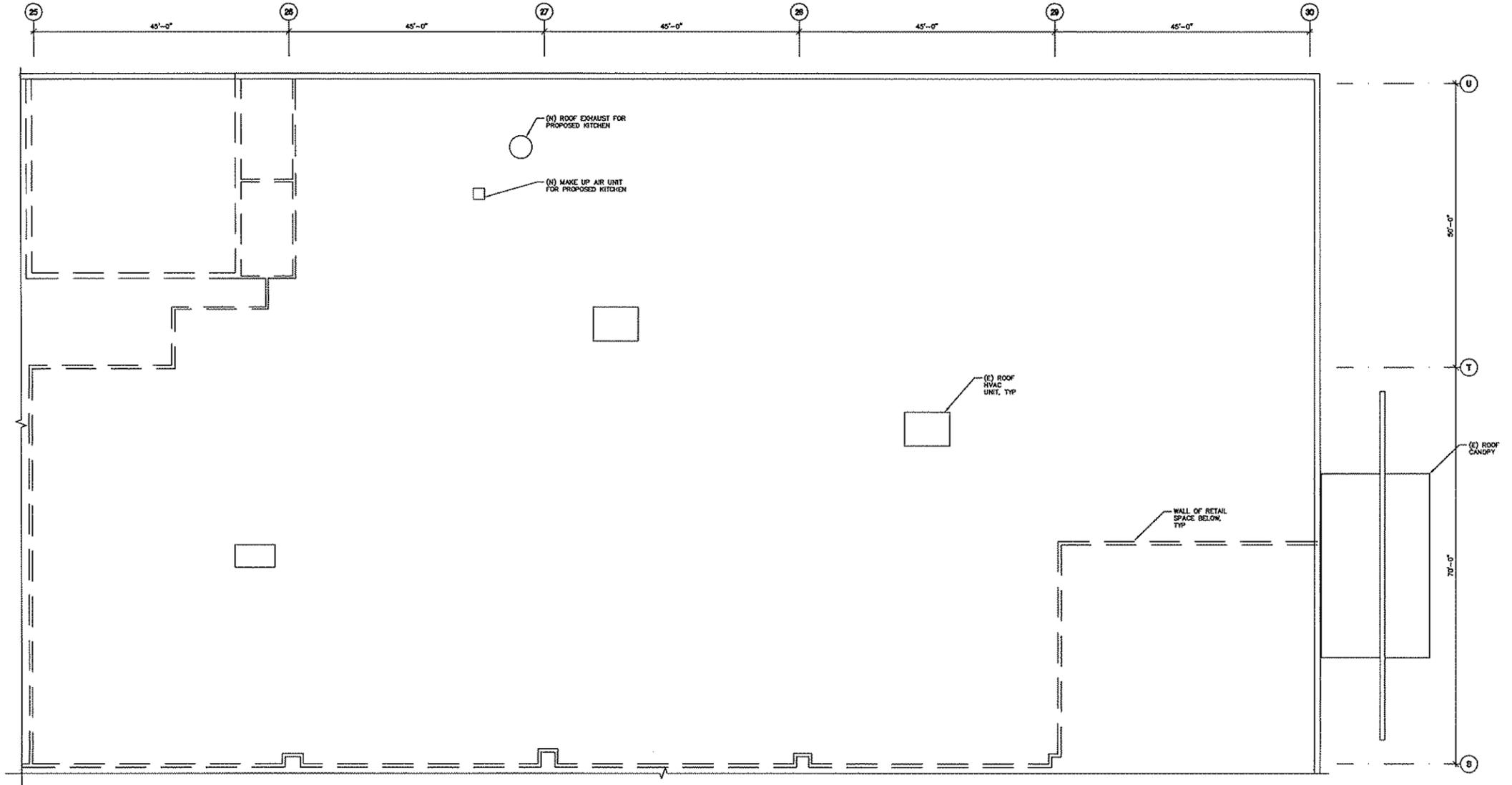


REVISIONS		
NO.	DATE	DESCRIPTION

DATE	October 1, 2007
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JOB NO.	2715



1 **DETAIL - WINDOW HEAD / SILL** **2** **DETAIL - WINDOW HEAD / SILL** **3** **DETAIL - WINDOW JAMB** **4** **DETAIL - WINDOW JAMB**
 A3 HORIZONTAL SIDING 3" = 1'-0" A3 VERTICAL SIDING 3" = 1'-0" A3 HORIZONTAL SIDING 3" = 1'-0" A3 VERTICAL SIDING 3" = 1'-0"

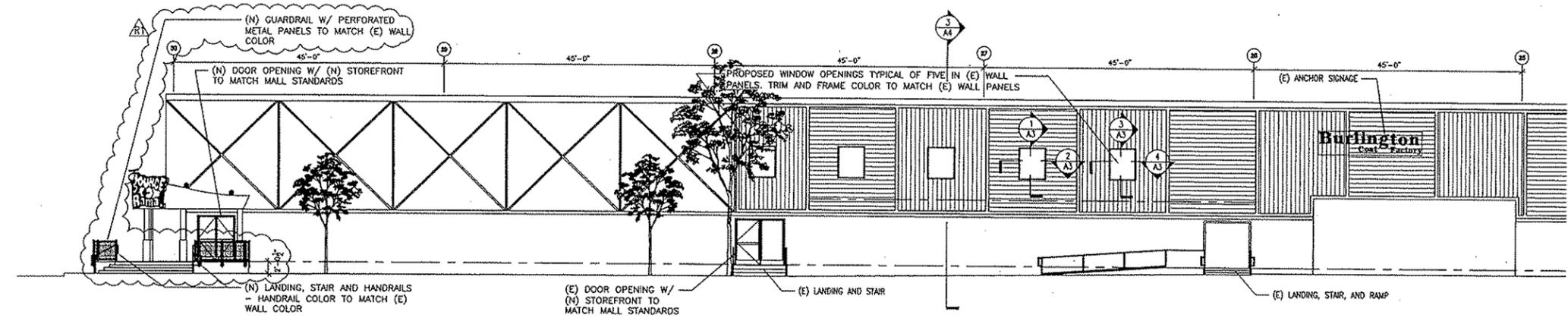


5 **ROOF PLAN**
 A3



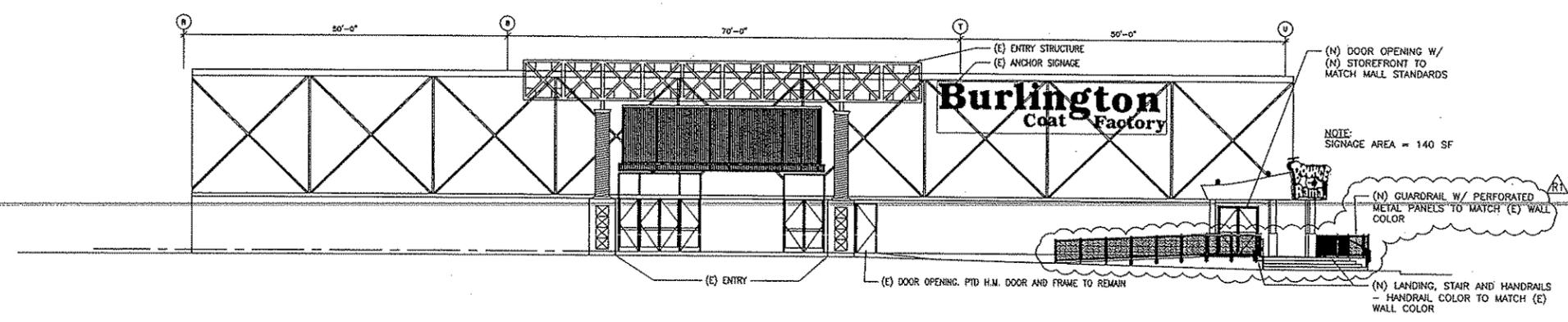
REVISIONS		
NO.	DATE	DESCRIPTION
RA	11.9.07	PLAN CHECK REVISION 1

DATE	October 1, 2007
DRAWN	MRF / MR
CHECKED	-
SCALE	AS SHOWN
JOB NO.	2715



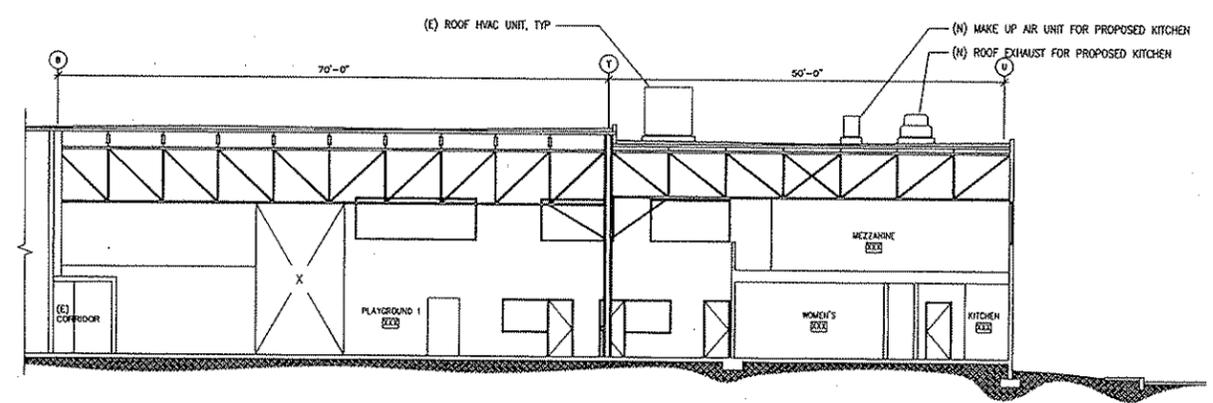
1 EAST ELEVATION
A4

3/32" = 1'-0"



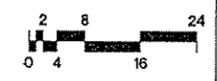
2 SOUTH ELEVATION
A4

3/32" = 1'-0"



3 BUILDING SECTION
A4

3/32" = 1'-0"





3DS

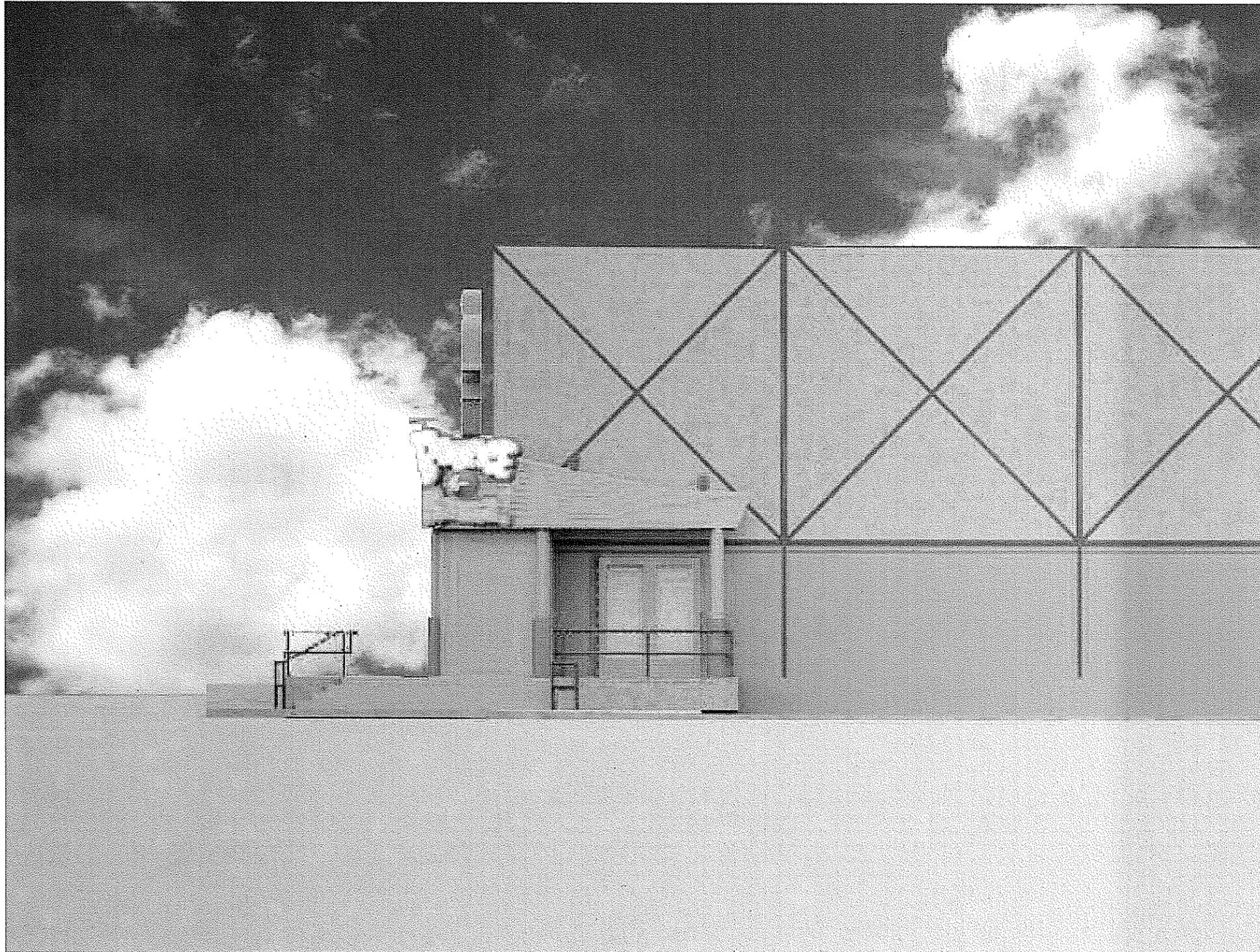
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Project #: 72169
Project Name: BOUNCE-A-RAMA

Artwork Date: 09/28/07
Revision Date: n/a
3DS Design: TREVOR TRAUB

AWNING
SOUTH ELEVATION



3DS

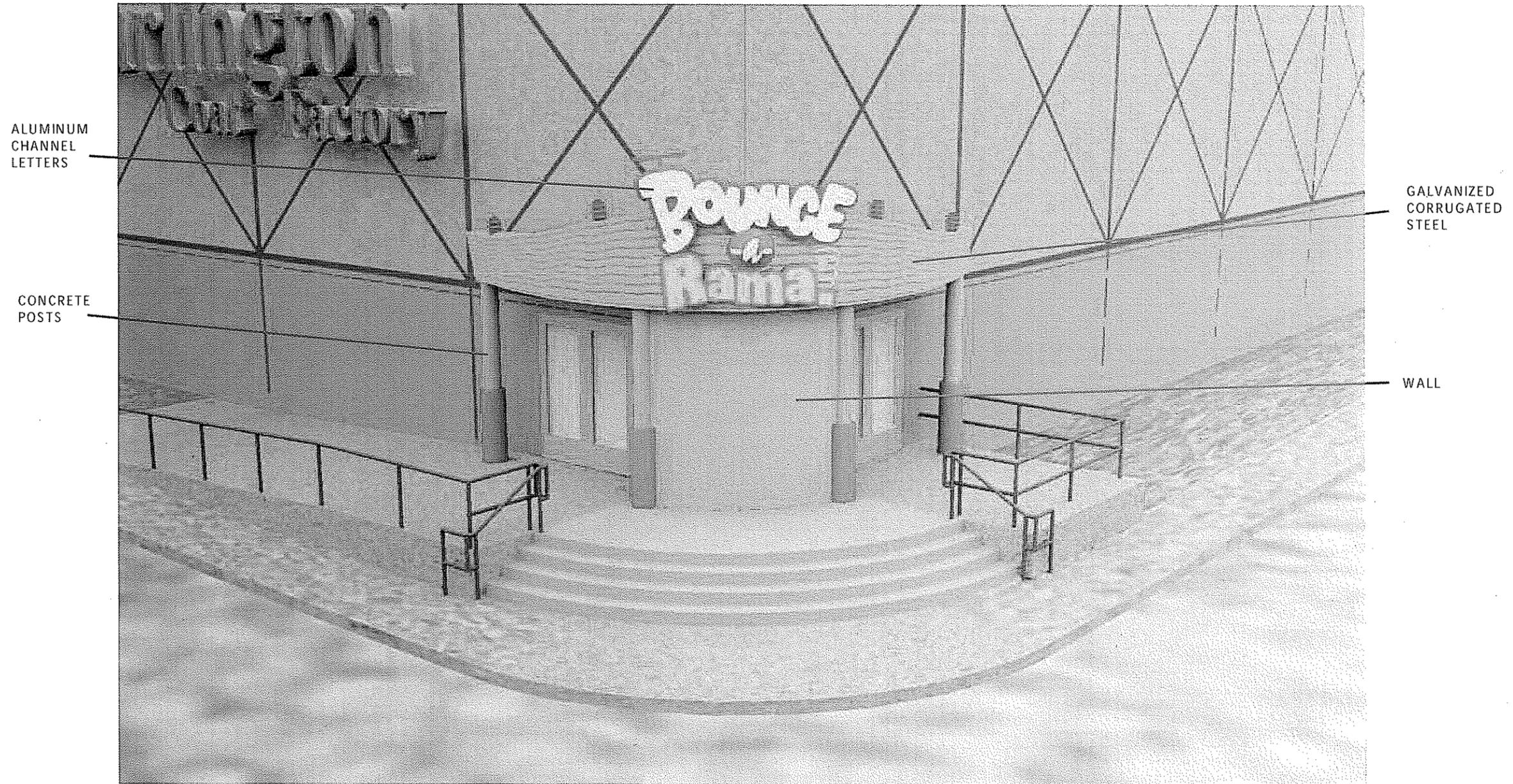
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3DS Design: TREVOR TRAUB

AWNING
EAST ELEVATION



3DS

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Project #: 72169
 Project Name: BOUNCE-A-RAMA

Artwork Date: 09/28/07
 Revision Date: n/a
 3DS Design: TREVOR TRAUB

AWNING

EXTERIOR PLAN VIEW

To: City of Milpitas Planning Dept
From: Bounce-A-Rama Inc.
Date: 10/5/2007
Re: Bounce-A-Rama @ Great Mall (1450 Great Mall Drive)

Project Description:

Phase I: This project proposes to renovate a portion of an exiting anchor retail space in the Great Mall of the Bay Area. The renovation will not change the existing construction type of the retail space. This project scope include the demolition of existing trees and site planting in order to provide accessible entry into the retail space. This project also proposes to incorporate food and beverage services into the space as part of phase two construction sequence. Food and services shall use a proximate existing trash enclosure and bins to dispose of refuse. This project will consolidate the existing retail space and one adjacent storage space into one assembly occupancy programmed activity space for the purposes of family recreation.

Phase II (restaurant built out): Proposes the complete construction of restaurant. Upon completion of phase two, the restaurant kitchen will be used for storage and the dining area and mezzanine will be furnished and customer would be allowed to use as rest area.

Party Room usage: The party rooms will be used to host private group party (i.e. birthday), whereas, guests would book and reserve room in advance. Upon the completion of phase two (restaurant build out), guest would be allowed to cater food and beverages from outside and Bounce-A-Rama would provide hosting services. Ornce phase II is completed customers would need to purchase food from our restaurant including private party and walk-in guests.

Business Description:

Bouncearama Inc. engages in operating children entertainment, amusement and restaurant centers known as Bounce-A-Rama. The flagship center offers an interactive play area featuring air-inflated structures, family oriented soft play games, children redemption games and kitty rides, retail merchandises, and inflatable equipments rental. Bounce-A-Rama restaurants offer pizzas, salad, appetizers, desserts, and soft drinks. The center main attraction feature a premier play area offering Spiderman, Batman, Sponge Bob, Incredible, and many other animated cartoon characters air-inflatable slides, bouncers, and obstacle courses. The entertainment/restaurants primarily serve families with children between the ages of 2 and 12. The company was founded and incorporated in 2005 and is based in Hayward, California.

Store Hours:

Mon - Sat: 10am - 9pm; Sun: 11am - 8pm

Operation Guideline:

HOUSE RULES

1. Admission in any form to Bounce-A-Rama acknowledges the understanding and acceptance of these rules.
2. No admission for child under the age of 18 unless accompanied by an adult guardian or a parent.
3. No admission for patron over the age of 18 without a child admission.
4. Parent or guardian cannot exit facility without their child. Do not leave child unattended.
5. Issued wristband must be worn at all time.
6. Food or beverages consumption are only permitted in designated lounge areas.
7. Child must be supervised at all times by a parent or an adult guardian.
8. Running, pushing, or rough housing is not permitted at any time. Watch out for other children and play safe!
9. Older children need to be considerate of younger, smaller children.
10. Food, drink, candy or sharp objects are not permitted in or on any inflatable. Glasses and jewelry should be removed.
11. Do not climb over the sides of any inflatables.
12. Go down slides feet first, do not slide until bottom of slide is clear. NO JUMPING. No climbing up slides. Use designated ramp to reach the top of slides.
13. Do not go behind any inflatable or other restricted area.
14. Do not uncover or move blower box.
15. Toddler area is for children four (4) years and under and their parents only.
16. Parent and adult guardian are encouraged to play in the inflatables with their child. No more than 4 adults on any ride at any time.
17. NO SHOES OF ANY KIND ALLOWED ON THE RIDES. NO EXCEPTIONS. If you cannot remove your shoes, you cannot play on the rides.
18. Socks must be worn at all times.
19. Staff member instructions must be followed at all times.
20. Absolutely NO alcohol, tobacco or illegal drugs are permitted at any time!
21. Bounce-A-Rama is not responsible for any lost property.
22. Failure to follow the Bounce-A-Rama house rules will result in eviction from facility without a refund.
23. Bounce-A-Rama reserves the right to refuse service to anyone.