



## Planning Commission Report

**Meeting Date:** October 13, 2016

**Subject:** **9388 South Santa Monica Boulevard, Pussy and Pooch Zone Text Amendment and Conditional Use Permit**  
Request for a Zone Text Amendment to conditionally allow ancillary pet boarding facilities within retail establishments in commercial zones subject to a Conditional Use Permit; and a request for a Conditional Use Permit to allow overnight pet boarding services for up to 35 animals at the subject property. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a determination of exemption from CEQA (Continued from August 25, 2016 meeting).

**Project Applicant:** Rob Gaudio, Pussy and Pooch  
Mitch Dawson, Representative

**Recommendation:** That the Planning Commission:  
1. Conduct a public hearing to receive testimony on the Project; and  
2. Adopt the attached resolutions memorializing the Commission's findings and making recommendations to the City Council.

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### REPORT SUMMARY

A request for a Conditional Use Permit and Zone Text Amendment has been made to allow pet boarding services in the existing pet retail store located at 9388 South Santa Monica Boulevard. The project involves allowing day and night pet boarding for up to 35 animals at one time in the existing retail establishment. Currently, the municipal code prohibits "kennels" (defined as the keeping or harboring of more than four adult dogs or cats at one time). Thus, the applicant has requested a Zone Text Amendment that would remove the prohibition on kennels and create provisions to allow a reviewing authority to grant a Conditional Use Permit to allow day and night pet boarding in commercial zones when operated in conjunction with a retail business for per-related merchandise. The applicant is also requesting a Conditional Use Permit for the establishment of a pet boarding facility at 9388 South Santa Monica Boulevard.

The Planning Commission previously considered this item at a meeting on August 25, 2016. At this time the Planning Commission directed staff to return with additional information and a revised draft ordinance. This report presents a summary of the revised Zone Text Amendment and Conditional Use Permit, discussion by the Planning Commission at the August 25, 2016

**Attachments:**

- A. Findings
- B. Resolution regarding Zone Text Amendment and Draft Ordinance
- C. Resolution regarding Conditional Use Permit
- D. August 25, 2016 Staff Report
- E. Additional Correspondence and Information Provided By Applicant
- F. Project Plans

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meeting, and provides analysis, and recommendations for the Planning Commission's consideration. More extensive project and background information can be found in the staff report from August 25, 2016, which is included as Attachment D. Based on staff's analysis, the recommendation in this report is for conditional approval of the proposed use.

## **BACKGROUND**

The Beverly Hills Municipal Code (BHMC) regulates uses that are allowed, not allowed, and allowed through the granting of a Conditional Use Permit. Currently "kennel" uses for dogs and cats are prohibited in the code (BHMC § 5-2-107 and BHMC § 5-2-106). In the code a kennel use is defined as the keeping or harboring of four or more adult dogs and six or more adult cats. This code provision has prohibited the establishment of day and night boarding for pets in the City.

The applicant currently owns and operates a retail store that provides pet-related merchandise and services. In addition, the applicant provides grooming services and "socializing" activities for animals at the retail store. The applicant would like to provide day and night pet boarding at the existing retail location. In order to do so, the applicant is proposing a Zone Text Amendment that would amend the code language that prohibits kennel uses as well as establish a Conditional Use Permit that would allow pet boarding facilities that meet certain criteria (criteria are described below).

### Public Comment

Prior to the August 25, 2016 Planning Commission Public Hearing staff received 83 public comment letters regarding the proposed application. These letters are included as part of Attachment D to this report. The comment letters express support for the proposed project. During the August 25, 2016 meeting six members of the public spoke on the item. Several were in support of the project and the Zone Text Amendment, while several raised specific issues with the proposed project at 9833 South Santa Monica Boulevard.

## **PREVIOUS PLANNING COMMISSION DISCUSSION**

### Planning Commission Discussion August 25, 2016

During the public hearing held on August 25, the Planning Commission reviewed the draft ordinance and conditional use permit and discussed the following issues related to the proposed Zone Text Amendment and conditional use permit:

- Pick-up/drop-off of pets in the loading zone and use of the alley
- Cleanliness and pet waste in the public right-of-way near the business
- Parking of cars in adjacent parking spaces that are not associated with the applicant
- Pussy and Pooch valet operations
- Emergency evacuation and preparedness for the facility
- Number of dogs allowed at the facility
- Number and qualifications of attendants for the facility



- Walking of dogs in surrounding neighborhood
- Cage-free boarding facility details

Several of the questions and comments from the Planning Commission to staff and the applicant at the August 25, 2016 meeting related specifically to the project that would be located at 9388 South Santa Monica Boulevard and the Conditional Use Permit under consideration, while others related to the Zone Text Amendment as a whole. This report provides additional information for the Planning Commission and summarizes proposed changes that have been made to the Conditional Use Permit and the Zone Text Amendment to address concerns raised by the public and the Planning Commission.

## **DISCUSSION**

### Additional Information Provided by Applicant:

The applicant has provided additional information for the Planning Commission in order to address some of the concerns that were raised during the previous hearing on this topic. The applicant has provided an outline of an emergency preparedness plan that will be prepared by a professional firm (Attachment E), should the project receive approval. This plan was prepared by "The Safe Dog" and describes the type of information that will be included in the final plan for the facility.

The applicant has also provided a letter from Crystal Canine LLC providing advice regarding the number of attendants for cage-free boarding facilities. Susan Briggs of Crystal Canine recommends a ratio of 1 staff to 15 pets for an overnight boarding facility.

Further, the applicant provided staff with a narrative that addresses several of the issues that were discussed at the June Planning Commission meeting. The applicant has provided a more detailed description of the proposed cage-free boarding that would take place at the facility and consulted with staff in the industry regarding appropriate levels of training and expertise for staff at boarding facilities. This narrative is included in Attachment E.

### Revised Zone Text Amendment Language

As previously presented at the August 25, 2016 meeting, the draft ordinance would establish municipal code regulations to allow the Planning Commission to grant a Conditional Use Permit for day and night boarding for pets under certain circumstances.

The Zone Text Amendment would add "pet boarding facility" to the list of conditionally permitted uses for commercial zones and would also establish a new section: BHMC § 10-3-1620.3 that would outline the standards that a pet boarding facility must meet in order to apply for a Conditional Use Permit. The following list represents the standards that all potential pet boarding facilities must meet. Language that has been added to address concerns raised by the Planning Commission at the August 25<sup>th</sup> Public Hearing is underlined in the list below.

All pet boarding facilities shall comply with the following standards:



1. No more than 30 percent of the floor area of the business in which the boarding facility is located shall be used for pet boarding;
2. No more than 35 animals shall be boarded on-site at one time;
3. Boarding shall be conducted within a fully enclosed building. Exterior boarding, training and exercise facilities are not permitted;
4. Adequate enclosures shall be provided to keep animals from roaming freely within the building;
5. Adequate space within boarding areas for exercise exists for all pets on the premise;
6. Each dog boarding crate shall provide enough space for the dog to turn about freely, and stand, sit and lie in a comfortable, normal position. The interior height of the enclosure must be at least 6 inches higher than the head of the dog in the enclosure measured when the dog is standing in a comfortable position;
7. The facility must have a minimum of sixty square feet of dedicated boarding area per animal;
8. Each cat boarding crate shall provide enough space for the cat to turn about freely, and stand, sit and lie in a comfortable and normal position. In addition, an enclosure for a cat shall provide an elevated platform appropriate for the size of the cat;
9. Food waste, used bedding, debris and other waste shall be removed from all areas of the facility at least twice a day;
10. The operator of any pet boarding facility shall assign a staff member to check the public areas (alleys and sidewalks) adjacent to the facility at least twice per day. Any debris (including animal waste) related to the operation of the facility shall be cleaned up immediately.
11. The boarding facility shall be licensed by the City of Los Angeles;
12. The pet boarding facility shall have an emergency evacuation plan and employees shall be trained regarding the plan. At a minimum this plan shall include:
  - a) a list of required emergency items to have on site
  - b) a complete plan to address various types of disasters including transportation plan, gathering points, and a roll call system
  - c) an established set of rules and regulations pertaining to disasters
  - d) communications procedures during a disaster
  - e) a schedule for drills
  - f) identified temporary boarding sites for animals
  - g) Established policies for dealing with injured animals, including identification of pre-selected veterinary facilities at which emergency care can be provided 24 hours per day, seven days per week.



13. Proof of current vaccinations shall be required for all animals prior to accepting a pet for care or boarding services and copies of records shall be kept for each animal. This shall include rabies vaccination for dogs;
14. The pet boarding area shall be separate from the retail, grooming, or animal food storage areas;
15. The facility shall submit for approval a waste removal plan to the City;
16. Noise and Odor: No noise, odor, or other evidence of pet care shall be detectible by a person outside a building housing a pet care facility;
17. Use of front portion of the retail space: Pet boarding uses shall not occupy the first twenty feet (20') behind the storefront facing a street on the ground floor of any retail space that contains pet boarding;
18. There shall be one caretaker for each 15 animals (or fraction thereof) present on site at all times when boarding is taking place with no fewer than two human caretakers present at any given time;
19. Staff members on site (including overnight caretakers) shall have the following knowledge and credentials:
  - a) Ability to drive a car and possession of a valid driver's license
  - b) Dog and Cat CPR Training
  - c) At least 6 months experience at a pet boarding facility

It is not necessary that one person meet all three criteria, however, the collective staff on site at any given time must meet the criteria.
20. Interior space that includes adequate air conditioning and ventilation as to not require the opening of windows to avoid potential noise impacts;
21. No employee of the pet boarding facility shall walk more than three dogs at any one time on a public right of way.

Revised Conditional Use Permit Language:

In order to address the comments made by the Planning Commission that relate specifically to the proposed project located at 9388 South Santa Monica, staff recommends the following conditions be added to the Conditional Use Permit for the project (for all conditions please see attached Conditional Use Permit in Attachment C):

- The applicant will assign staff to check the alley and public-right of way adjacent to the facility at least twice a day and immediately remove debris (including animal waste) left by customers of the facility.
- The applicant shall provide a pet waste bag dispenser near the exit to the facility for clients.
- The applicant shall provide valet parking during business hours.



- The applicant shall provide a shuttle service for the purpose of transporting animals to and from the facility for boarding. The applicant shall educate clients about the availability of this service and encourage the use of the service through discounts, promotions, and informational materials.
- The applicant shall provide information regarding the shuttle services and valet parking to all new clients.
- A staff member of the facility shall staff the loading zone that is adjacent to the facility during peak periods for pick up and drop off. Peak periods shall mean 7 am to 9 am and 4 pm to 6 pm. This staff member shall also monitor the parking spaces that are adjacent to the facility and alert Pussy and Pooch customers that they may not park in any space not associated with the facility.
- The applicant shall display a sign in the facility informing clients that the parking adjacent to the facility is not associated with Pussy and Pooch and may not be used for Pussy and Pooch clients.
- There shall be at least two staff members present for the pet boarding facility at all times. In addition, there shall be a third staff member if there are more than 30 animals in the boarding facility.
- The applicant shall have an emergency evacuation plan prepared and on-site at all times. All employees shall be trained regarding the plan. At a minimum this plan shall include:
  - a list of required emergency items to have on site
  - a complete plan to address various types of disasters including transportation plan, gathering points, and a roll call system
  - an established set of rules and regulations pertaining to disasters
  - communications procedures during a disaster
  - a schedule for drills
  - identified temporary boarding sites for animals
  - Established policies for dealing with injured animals, including identification of pre-selected veterinary facilities at which emergency care can be provided 24 hours per day, seven days per week.
- Staff members on site (including overnight caretakers) shall have the following knowledge and credentials:
  - Ability to drive a car and possession of a valid driver's license
  - Dog and Cat CPR Training
  - At least 6 months experience at a pet boarding facility

It is not necessary that one person meet all three criteria, however, the collective staff on site at any given time must meet the criteria.



The applicant was requested by the Planning Commission to explore the possibility of providing valet parking as an option for customers seven days a week (it is currently provided five days per week). The applicant has indicated that this is a possibility, but does not feel that it is necessary based on the number of trips to and from the facility on slower business days. Staff recommends that the Planning Commission discuss whether or not to require valet parking seven days a week.

#### Imposing a Sunset Date on Zone Text Amendment or Limiting the Number of Businesses

During the Planning Commission discussion on August 25, 2016, there was discussion of limiting the number of boarding facilities in the City or imposing a sunset date on the zone text amendment. If the Planning Commission wishes to further pursue this option, staff recommends including language in the Zone Text Amendment that would limit the number of businesses in the City that may provide boarding services to three.

## **ANALYSIS**

Project approval, conditional approval or denial is based upon specific findings for each discretionary application requested by the applicant. The specific findings that must be made in order to approve the project are provided as Attachment A to this report, and may be used to guide the Planning Commission's deliberation of the subject project.

In reviewing the requested entitlements, the Commission may wish to consider the following information as it relates to the project and required findings:

#### Analysis of Proposed Zone Text Amendment

##### *Ensuring appropriate pet boarding facilities for the City of Beverly Hills:*

The proposed code language includes limitations on the type of boarding facilities that can be permitted in the City through a Conditional Use Permit. The code language limits the amount of floor area within a commercial space that can be allocated to boarding facilities to 30% of the total square footage of a tenant space and the number of animals to be boarded at one time in one location to 35. Further, the code language requires that boarding areas must be completely separate from other portions of a retail space (such as retail or grooming areas), and that a boarding area is not located within twenty feet of a street facing storefront of a commercial space. The intent of this code language is to allow small scale boarding facilities that are associated with a commercial establishment and maintain the pedestrian orientation of retail spaces that sell pet goods.

The code language proposed also attempts to ensure that pet boarding facilities established in the City are high quality, sanitary, safe, and well run.

##### *Health and safety of humans and pets:*

Several criteria have been included in the draft code language in order to address the health and safety of humans and pets. These include the requirement that a boarding facility must: 1) provide a waste management plan to the City, 2) keep and maintain pet vaccination records and an evacuation plan and, 3) meet minimum standards for animal enclosures. In order to address



Planning Commission comments made at the August 25, 2016 meeting, staff has also included provisions in the Zone Text Amendment to further define the information that must be provided in an emergency plan for a pet boarding facility, define the minimum qualifications for boarding facility staff, and require three caretakers if there are more than 30 animals in the boarding facility.

*Compatibility with surrounding neighborhoods and uses*

Several changes have been made to the proposed Zone Text Amendment to ensure that potential boarding facilities are compatible with surrounding uses. While the animals associated with animal boarding are generally located in an enclosed building (per the required criteria) there will be a need for the walking of animals, which would result in a number of animals being walked around the neighborhood of a pet boarding facility at one time. The Zone Text Amendment includes language that requires operators of such facilities to assign staff to monitor the cleanliness of adjacent public right-of-ways and clean up any animal waste or debris that is related to the operation of the facility from such right-of-way.

*Supporting Businesses and providing services to the Community:*

Staff has observed that a number of businesses are interested in establishing ancillary uses in order to provide customers with an enhanced shopping experience and provide additional amenities in order to compete in a competitive retail environment. Because of the existing code language there are currently no businesses that provide pet boarding services in the City with the exception of the Amanda Foundation, which is a legally nonconforming operation in the C-5 commercial zone. By establishing a Conditional Use Permit for the establishment of pet boarding facilities, businesses can provide this service in the City of Beverly Hills.

Analysis of Proposed Conditional Use Permit

*Operations:*

The owner of Pussy and Pooch is proposing to use 3,337 square feet for pet boarding out of the existing tenant space that totals 11,696 square feet. According to the applicant, the tenant space includes soundproofing installed in the walls that are adjacent to neighboring tenant spaces as well as the ceilings. The tenant space also includes cork flooring to minimize noise impacts to neighbors. The applicant has also indicated that there is an odor reduction and air ventilation system installed in the tenant space, including UVC light technology that eliminates and kills allergens, bacteria and viruses. There are three existing "potty stations" that are built in to the tenant space with drainage and the flooring in the existing tenant space is anti-bacterial hospital grade quality. There are also on-site laundry facilities, kitchens for the preparation of pet food and on-site human shower and sleeping quarters. A staircase provides access to the alley to the east of the building.

The building in which the existing pet retail store is located is legally nonconforming in regards to parking and does not have any parking spaces on the property. The business owner has an agreement with a valet company to provide parking services for the existing business via a valet stand in the alley to the rear of the property.



### *Proposed Services*

The existing business is open from 7:00 am to 7:00 pm Monday through Saturday and 9:00 am to 6:00 pm on Sundays. The proposed overnight boarding facility would operate on a reservation basis. All animals would be required to submit paperwork to show proof of vaccinations. As currently proposed, a maximum of 35 animals at a time may be boarded at the site (this number includes day- and night-boarders). The applicant is not proposing to house animals in separate enclosures or cages, but rather have a free-range boarding facility within specified areas in the tenant space. The applicant has noted that he would prefer flexibility in allowing more animals on the weekends and holidays; however staff believes that the 35-animal limit is appropriate given the location of the use and its secondary nature. In addition, it would be difficult from an enforcement standpoint to determine whether the maximum cap for dogs and cats was being followed if there were variable regulations.

### *Pick Up/Drop Off and Walks*

The applicant proposes that pick-ups and drop-offs of pets will occur in the loading spaces marked in the alley that is located to the east of the retail space. Pussy and Pooch also offers a transport vehicle, which provides pet pick-up and drop-off services to customers. The transport vehicle is also used to transport dogs in the facility off-site for group hikes. Dogs that are being boarded will be taken on local walks by staff of the facility. In order to address concerns raised by the Planning Commission about pick up/drop offs and walks several conditions have been added to the Conditional Use Permit since the August 25, 2016 meeting including a requirement that the applicant provide valet parking services for customers free of charge, and that the applicant provide shuttle services to customers using the boarding facilities. These services must be advertised to clients.

### *Traffic and Parking:*

A traffic study was completed for the project and is provided as an attachment to the August 25, 2016 meeting. The results of the study indicate that the proposed project will result in fewer trips than are currently generated at the site due to the fact that with overnight boarding, some pets will remain on the site for several days and will not require daily drop-off and pick-up.

Several comments from the Planning Commission and the public related specifically to traffic and parking of the proposed boarding facility at 9388 South Santa Monica Boulevard. In order to address the concerns raised the following provisions have been added to the conditional use permit for the project:

- The applicant shall provide shuttle services for animals utilizing boarding services;
- The applicant shall provide free valet parking for all customers;
- The applicant shall have a staff member staffing the loading space adjacent to the facility during peak hours to ensure the space is functioning properly and to expedite the pick-up and drop-off of animals; and,
- The applicant shall make the valet and shuttle services known to customers and encourage their use.



*Compatibility of Surrounding Uses:*

The pet boarding facility is a use that would support the existing retail space and provide the public with an amenity that is not currently found in the City. The boarding facility is located entirely within the existing building and away from the front of the building. In the general vicinity of the business are the following uses; gas station, performance venue, café, salon, and general retail. The proposed location for the boarding facility is located at the northern edge of the Business Triangle, the commercial pedestrian core of the city of Beverly Hills. Since the last meeting, the following provisions have been added to the conditional use permit for the proposed facility to further ensure that the facility is compatible with surrounding uses:

- The applicant shall assign a staff member to check the public right-of-ways adjacent to the facility for animal waste and debris related to the facility and remove such waste and debris immediately;
- The applicant shall inform clients that parking is not allowed in the parking spaces adjacent to the facility; and,
- Staff may not walk more than three animals at any given time.

Based on this analysis, staff believes that the proposed Zone Text Amendment will provide flexibility for businesses to establish appropriate pet boarding facilities while protecting against impacts to neighbors.

**NEXT STEPS**

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving the proposed project and recommending City Council approval of the proposed Zone Text Amendment.

Alternatively, the Planning Commission may consider the following actions:

1. Deny the project, or portions of the project, based on specific findings.
2. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines.

Report Reviewed By:

A handwritten signature in blue ink, appearing to read "Ryan Gohlich", written over a horizontal line.

Ryan Gohlich, AICP, Assistant Director of  
Community Development / City Planner



**Attachment A**

**Zone Text Amendment Findings.** In considering the application for a Zone Text Amendment, the Planning Commission shall consider whether the Zone Text Amendment will result in a benefit to the public interest, health, safety, morals, peace, comfort, convenience, or general welfare.

**Conditional Use Permit Findings**

1. The Planning Commission may authorize conditional uses if the Planning Commission finds that the proposed location of any such use will not be detrimental to adjacent property or to the public welfare.
  
2. The following criteria shall be considered by the Planning Commission when reviewing Conditional Use Applications for animal boarding facilities:
  - a) Whether the proposed use is compatible with the area and surrounding uses;
  - b) Adequate loading and unloading space exists for the purpose of dropping off and picking up pets; and,
  - c) Traffic entering or existing from the proposed pet boarding facility will not cause traffic or pedestrian hazards or undue congestion in the surrounding areas.



**Attachment B**

Resolution Regarding Zone Text Amendment and Draft Ordinance

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING ADOPTION OF AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE SECTIONS §5-2-106, §5-2-107, §10-3-100, §10-3-1604, §10-3-2003 AND ADDING BHMC §10-3-1620.3 TO CONDITIONALLY ALLOW ANCILLARY PET BOARDING FACILITIES WITHIN RETAIL ESTABLISHMENTS IN COMMERCIAL ZONES SUBJECT TO A CONDITIONAL USE PERMIT.

WHEREAS, the Planning Commission has considered the proposed amendment to the City of Beverly Hills Municipal Code, as set forth and attached hereto as Exhibit A and more fully described below (the “Amendment”); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 25, 2016, and on October 13, 2016, at which times it received oral and documentary evidence relative to the proposed Amendment; and

WHEREAS, the Planning Commission finds that the proposed Amendments will result in a benefit to the public interest, health, safety, morals, peace, comfort, convenience, or general welfare, and that such Amendment is consistent with the general objectives, principles, and standards of the General Plan.

NOW, THEREFORE, the Planning Commission of the City of Beverly Hills does resolve as follows:

Section 1. The Amendments have been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines (hereafter the “Guidelines”). The Planning Commission finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 (Class 5) of Title 14 of the California Code of Regulations. The Class 5 exemption is applicable to the Amendments because the Amendments result in minor changes in land use limitations and apply to properties with an average slope not exceeding 20%. Thus, the Planning Commission hereby finds that the Amendments are exempt from CEQA pursuant to CEQA Guidelines Sections 15305.

Section 2. The Planning Commission does hereby find that the proposed Amendments are intended to provide flexibility for businesses wishing to establish pet boarding facilities and provide a service to the public. This is accomplished by allowing a reviewing authority to issue a Conditional Use Permit to allow the establishment of pet boarding facilities that may provide daytime and/or nighttime pet boarding in commercial zones, provided that the proposed pet boarding facility is located in less than 30% of a commercial tenant space and meets other specific criteria. This is a service not currently allowed in the City of Beverly Hills. For these reasons, the Amendments serve to benefit the public interest, health, safety, morals, peace, comfort, convenience, and general welfare of both the business and residential communities.

Section 3. The Planning Commission does hereby recommend to the City Council the adoption of an ordinance approving and enacting the proposed Amendments

substantially as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 4. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: October 13, 2016

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Farshid Joe Shooshani  
Chair of the Planning Commission of the  
City of Beverly Hills

Attest:

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Ryan Gohlich, AICP  
Secretary of the Planning Commission

Approved as to form:

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David M. Snow  
Assistant City Attorney

Approved as to content:

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Ryan Gohlich, AICP  
Assistant Director/ City Planner  
Community Development Department

EXHIBIT A

[DRAFT] ORDINANCE NO. 16-O-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE SECTIONS §5-2-106, §5-2-107, §10-3-1604, §10-3-100, §10-3-2003 AND ADDING BHMC §10-3-1620.3 TO CONDITIONALLY ALLOW ANCILLARY PET BOARDING FACILITIES WITHIN RETAIL ESTABLISHMENTS IN COMMERCIAL ZONES SUBJECT TO A CONDITIONAL USE PERMIT.

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

**Section 1.** On August 25, 2016, and October 13, 2016, the Planning Commission held duly noticed public hearings after which it adopted Resolution No.\_\_\_\_\_, recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to conditionally allow pet boarding facilities (collectively, the “Amendments”) in certain commercial zones. On \_\_\_\_\_, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

**Section 2.** This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The adoption and implementation of the Amendments would allow the establishment of an ancillary pet boarding facility subject to approval of a conditional use permit. The City Council hereby finds that the Amendments are exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations related to ancillary commercial uses, and do not result in any changes in land use or density.

Further, the commercial areas in the City in which the ordinance would apply have an average slope of less than 20%.

**Section 3.** The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy Land Use “9.1 Uses for Diverse Customers” encourages a variety of land uses and businesses that support the needs of local residents. Policy Land Use “10.1 Local Serving Businesses” encourages the promotion of appropriate development of businesses that serve and are located in close proximity to residential neighborhoods. Finally, Land Use Policy “15.1 Economic Vitality and Business Revenue” calls for the city to sustain a vigorous economy by supporting businesses that contribute revenue, quality services and high paying jobs.

**Section 4.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding one new definition with all other definitions in the section remaining unchanged.

The term “Pet Boarding Facility” is added between the terms “Paving” and “Physical or Mental Impairment” as they presently appear in Section 10-3-100, to read as follows:

“PET BOARDING FACILITY: A commercial or non-profit facility that is fully enclosed within a building and provides day and/or night boarding for four or more adult dogs, cats, or any combination thereof, for persons other than the occupant of the facility including the boarding or keeping of animals for the purposes of training, grooming, boarding, or socializing, and is ancillary to a principally permitted retail business for pet-related merchandise. This does not include the keeping of animals for receiving or recovering from medical services.”

**Section 5.** The City Council hereby amends Section 5-2-106

“5-2-107: DOG KENNELS PROHIBITED:

No person shall own, conduct, or maintain any dog kennel within the city. For the purposes of this section, "dog kennel" shall mean any lot, building, structure, or premises whereon or wherein four (4) or more dogs over the age of four (4) months are kept, harbored, or maintained for any purpose, other than in a pet store for sale to the public, for care or treatment in an animal hospital, or in a pet boarding facility as defined in 10-3-100 for which a conditional use permit has been granted.”

**Section 6.** The City Council hereby amends Section 5-2-107 to read as follows:

“5-2-107: CAT KENNELS PROHIBITED:

No person shall own, conduct, or maintain any cat kennel within the city. For the purposes of this section, "cat kennel" shall mean any dwelling unit, structure, or premises whereon or wherein six (6) or more cats over the age of four (4) months are kept, harbored, or maintained for any purpose, other than in a pet store for sale to the public, for care or treatment in an animal hospital, or in a pet boarding facility as defined in 10-3-100 for which a conditional use permit has been granted.”

**Section 7.** The City Council hereby amends Section 10-3-1604 to Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code adding one new conditionally permitted use with all other provisions in Article 16 of Chapter 3 of Title 10 remaining in effect without amendment:

“Pet Boarding Facility” is added between “Off site parking pursuant to section 10-3-2733 of this chapter” and “Private training centers of more than two thousand (2000)

6. Each dog boarding crate shall provide enough space for the dog to turn about freely, and stand, sit and lie in a comfortable, normal position. The interior height of the enclosure must be at least 6 inches higher than the head of the dog in the enclosure measured when the dog is standing in a comfortable position;
7. The facility must have a minimum of sixty square feet of dedicated boarding area per animal;
8. Each cat boarding crate shall provide enough space for the cat to turn about freely, and stand, sit and lie in a comfortable and normal position. In addition, an enclosure for a cat shall provide an elevated platform appropriate for the size of the cat;
9. Food waste, used bedding, debris and other waste shall be removed from all areas of the facility at least twice a day;
10. The operator of any pet boarding facility shall assign a staff member to check the public areas (alleys and sidewalks) adjacent to the facility at least twice per day. Any animal waste related to the operation of the facility shall be cleaned up immediately.
11. The boarding facility shall be licensed by the City of Los Angeles;
12. The pet boarding facility shall have an emergency evacuation plan and employees shall be trained regarding the plan. At a minimum this plan shall include:
  - a) A list of required emergency items to have on site

- b) A complete plan to address various types of disasters including transportation plan, gathering points, and a roll call system
- c) An established set of rules and regulations pertaining to disasters
- d) Communications procedures during a disaster
- e) A schedule for drills
- f) Identified temporary boarding sites for animals
- g) Established policies for dealing with injured animals, including identification of pre-selected veterinary facilities at which emergency care can be provided 24 hours per day, seven days per week.

13. Proof of current vaccinations shall be required for all animals prior to accepting a pet for care or boarding services and copies of records shall be kept for each animal. This shall include rabies vaccination for dogs;

14. The pet boarding area shall be separate from the retail, grooming, or animal food storage areas;

15. The facility shall submit for approval a waste removal plan to the City;

16. Noise and Odor: No noise, odor, or other evidence of pet care shall be detectible by a person outside a building housing a pet boarding facility;

17. Use of front portion of the retail space: A pet boarding facility shall not occupy the first twenty feet (20') behind the storefront facing a street on the ground floor of any retail space that contains pet boarding;

18. There shall be one caretaker for each 15 animals (or fraction thereof) present at all times when boarding is taking place with no fewer than two caretakers present at any given time;

19. Staff on site shall have the following knowledge and credentials:
- a) Ability to drive a car and possession of a valid driver's license
  - b) Dog and Cat CPR Training
  - c) At least 6 months experience at a facility that boards pets

It is not necessary that one person meet all three criteria, however, the collective staff on site at any given time must meet the criteria.

20. Interior space that includes adequate air conditioning and ventilation as to not require the opening of windows to avoid potential noise impacts;

21. No more than three pets shall be walked by one caretaker at one time. The Planning Commission may impose conditions related to the route for dog walking.

C. Findings. In addition to the findings outlined in Article 38, a conditional use permit shall only be issued if the planning commission finds that:

- 1. The proposed use is compatible with the area and surrounding uses;
- 2. Adequate loading and unloading space exists for the purpose of dropping off and picking up pets; and,
- 3. Traffic entering or existing from the proposed pet boarding facility will not cause traffic or pedestrian hazards or undue congestion in the surrounding areas.

D. Maximum number of animals: The planning commission, during its review of the conditional use permit, shall establish a maximum number of animals that may be in the pet boarding facility at one time, provided that such number shall not exceed 35 animals.

E. Parking: The addition of an ancillary pet boarding facility shall not increase the required parking above the parking required for the primary use.

F. Review or Revocation: A conditional use permit that has been issued for the purpose of establishing a pet boarding facility may be reviewed by the planning commission and revoked if it is found that any one or more of the following has occurred:

1. The permittee has failed to maintain the premises in a clean, safe, and sanitary condition;
2. The permittee is not adhering to the standards outlined in 10-3-1620.3B;
3. The permittee failed to provide any animal in his or her control with adequate care, nutritious food in appropriate quantities suitable for the animal, free and easy access to potable water, and appropriate shelter; or
4. Documented evidence is submitted showing violations of any conditions of the approval that result in substantial noise, odor, or other disturbance of occupants or patrons of adjoining or nearby businesses and residences.

**Section 9.** The City Council hereby amends Section 10-3-2003 to Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code adding one new conditionally permitted use with all other provisions in Article 16 of Chapter 3 of Title 10 remaining in effect without amendment:

“Pet Boarding Facility” is added between “Off site parking pursuant to section 10-3-2733 of this chapter” and “Private screening rooms appurtenant to commercial office uses” as they presently appear in Section 10-3-2003, to read as follows:

“Pet boarding facility pursuant to section 10-3-1620.3 of this chapter.”



**Section 12.** Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted:  
Effective:

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JOHN A. MIRISCH  
Mayor of the City of  
Beverly Hills, California

ATTEST:

\_\_\_\_\_ (SEAL)

BYRON POPE  
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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LAURENCE S. WIENER  
City Attorney

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MAHDI ALUZRI  
City Manager

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SUSAN HEALY KEENE  
Director of Community Development



**Attachment C**

Resolution Regarding Conditional Use Permit

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ANCILLARY PET BOARDING FACILITY IN A COMMERCIAL BUILDING ON THE PROPERTY LOCATED AT 9388 SOUTH SANTA MONICA BOULEVARD.

The Planning Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Mitchell Dawson, representative of Rob Gaudio (the “Applicant”), has submitted an application for a Conditional Use Permit to allow an ancillary Pet Boarding Facility on the property located at 9388 South Santa Monica Boulevard (the “Project”). The Project does not meet all by-right use standards, and therefore requires an entitlement that can be granted by the Planning Commission pursuant to the issuance of a Conditional Use Permit.

Section 2. The Project consists of allowing the use of floor area in an existing commercial structure to be used for day and night pet boarding. The building is currently approved for use as a retail shop. The existing building currently has no parking spaces, and no new parking is proposed as part of the project. The project will result in no changes to the façade of the building. The request to allow an ancillary pet boarding facility in the commercial space requires the approval of a Zone Text Amendment, which is separately addressed by Planning Commission Resolution No. \_\_\_\_\_.

Section 3. The Project has been environmentally reviewed pursuant to the

provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the environmental regulations of the City. Projects which involve minor additions or operational changes to existing buildings are categorically exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines. Therefore, the Planning Commission hereby finds that the project is exempt from further environmental review under CEQA.

Section 4. Notice of the Project and public hearing was mailed on August 15, 2016, to all property owners and residential occupants within a 500-foot radius (plus block face) of the property, posted on the property, and published in two newspapers of local circulation, the *Beverly Hills Courier* and the *Beverly Hills Weekly*.

Section 5. In reviewing the request for a Conditional Use Permit to allow the establishment of a pet boarding facility as set forth in Beverly Hills Municipal Code Section 10-3-1620.3, the Planning Commission considered whether it could make the following findings in support of the Project:

1. The proposed location of any such use will not be detrimental to adjacent property or to the public welfare;
2. The proposed use is compatible with the area and surrounding uses;
3. Adequate loading and unloading space exists for the purpose of dropping off and picking up pets; and

4. Traffic entering or exiting from the proposed pet boarding facility will not cause traffic or pedestrian hazards or undue congestion in the surrounding areas.

Section 6. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Conditional Use Permit to allow the establishment of an ancillary pet boarding facility as set forth in Beverly Hills Municipal Code Section 10-3-1620.3:

1. The proposed ancillary pet boarding facility will be located in less than 30% of the existing retail tenant space and will be fully enclosed in the building. The proposed facility must meet several criteria, as outlined in Beverly Hills Municipal Code Section 10-3-1620.3 in order to ensure that the location of the use will not be detrimental to adjacent property or the public welfare. The proposed boarding facility will not board more than 35 animals at one time, will be licensed by the City of Los Angeles, and will maintain vaccination records for all animals in the boarding facility. Further, at least two staff members will be present at all times when boarding is taking place on the site. The criteria ensure that the proposed ancillary boarding facility will not be detrimental to the adjacent property or public welfare.

2. The proposed ancillary boarding facility is required to meet a number of criteria as outlined in Beverly Hills Municipal Code Section 10-3-1620.3 in order to ensure that the ancillary use will be compatible with the surrounding area and surrounding uses. This includes requirements that ancillary

boarding may not take place in the first 20 feet behind the front of the commercial space facing the street and is fully enclosed within the commercial building. Further, the applicant has indicated that the commercial space in which the use is proposed is constructed in such a way to limit potential noise and odor impacts.

3. A traffic study has been prepared for the proposed project, which indicates that the ancillary boarding facility is adequately served by the existing loading zones located in the alley immediately to the east of the project site. Further, the proposed facility offers pick-up and drop-off of animals to reduce the amount of loading taking place by individual customers at the site.

4. The traffic study prepared for the project indicates that the proposed uses at the site will generate fewer trips to and from the project site than the currently approved uses. Further, the traffic study indicates that traffic entering and exiting the alley adjacent to the proposed project will not cause traffic or pedestrian hazards.

Section 7. Based on the foregoing, the Planning Commission hereby grants the requested Conditional Use Permit subject to the following conditions:

1. The Planning Commission reserves jurisdiction relative to traffic, parking, loading, and noise issues and the right to impose additional conditions as necessary to mitigate any other unanticipated impacts caused by the proposed Project as they arise. In the event that the Project is found to result in any unanticipated impacts and a hearing is scheduled to review the Project, the full cost of the review hearing and implementation of any additional conditions or mitigations measures shall be paid for by the Applicant.

2. The conditions set forth in this resolution are specifically tailored to address operation of Pussy and Pooch as presented and approved by the Planning Commission. To ensure that any subsequent pet boarding facility uses operated at the subject site do not cause adverse impacts to the surrounding neighborhood, any transfer of ownership, management, or control of the facility shall be reviewed by the Director of Community Development to determine whether the proposed change substantially conforms to the Project approved by the Planning Commission. If the Director determines that the proposed change does not substantially conform to the approved Project, the Director shall schedule a hearing before the Planning Commission in accordance with the provisions of Section 10-3-3801 of the Beverly Hills Municipal Code. The Planning Commission expressly reserves jurisdiction at said hearing to revoke the CUP or to impose additional conditions as necessary to ensure that the operation of the subsequent pet boarding facility at the subject site is compatible with adjacent land uses. The full cost of any such review hearing and implementation of any additional conditions or mitigation measures shall be paid for the Applicant.

3. No more than 3,337 square feet of floor area shall be used for pet boarding.

4. No more than 35 animals shall be boarded on-site at one time.

5. Boarding shall be conducted within a fully enclosed building. Exterior boarding, training and exercise facilities are not permitted.

6. Adequate enclosures shall be provided to keep animals from roaming freely within the building.

7. Adequate space within boarding areas for exercise exists for all pets on the premise.

8. Each dog boarding crate shall provide enough space for the dog to turn about freely, and stand, sit and lie in a comfortable, normal position. The interior height of the enclosure must be at least 6 inches higher than the head of the dog in the enclosure measured when the dog is standing in a comfortable position.

9. The facility shall have a minimum of sixty square feet of dedicated boarding area per animal.

10. Each cat boarding crate shall provide enough space for the cat to turn about freely, and stand, sit and lie in a comfortable and normal position. In addition, an enclosure for a cat shall provide an elevated platform appropriate for the size of the cat.

11. Food waste, used bedding, debris and other waste shall be removed from all areas of the facility at least twice a day.

12. The pet boarding facility shall be licensed by the City of Los Angeles.

13. The pet boarding facility shall have an emergency evacuation plan and employees shall be trained regarding the plan; At a minimum this plan shall include:

- a. A list of required emergency items to have on site
- b. A complete plan to address various types of disasters including transportation plan, gathering points, and a roll call system
- c. An established set of rules and regulations pertaining to disasters

- d. Communications procedures during a disaster
  - e. A schedule for drills
  - f. Identified temporary boarding sites for animals
  - g. Established policies for dealing with injured animals, including identification of pre-selected veterinary facilities at which emergency care can be provided 24 hours per day, seven days per week.
14. Proof of current vaccinations shall be required for all animals prior to accepting a pet for care or boarding services and copies of records shall be kept for each animal. This shall include rabies vaccination for dogs.
15. The pet boarding area shall be separate from the retail, grooming, or animal food storage areas.
16. The facility shall submit a waste removal plan to the City for review and approval.
17. Noise and Odor: No noise, odor, or other evidence of pet boarding shall be detectible by a person outside a building housing a pet boarding facility;
18. The applicant shall assign staff to check the alley and public-right of way adjacent to the facility at least twice a day and immediately remove debris left by customers of the facility.
19. Use of front portion of the retail space: Pet boarding uses shall not occupy the first twenty feet (20') behind the storefront facing a street on the ground floor of any retail space that contains ancillary pet boarding;

20. There shall be one caretaker for each 15 animals (or fraction thereof) present on site at all times when boarding is taking place with no fewer than two caretakers present at any given time;

21. Staff on site shall have the following knowledge and credentials:

- a. Ability to drive a car and possession of a valid driver's license
- b. Dog and Cat CPR Training
- c. At least 6 months experience at a facility where pets are boarded

It is not necessary that one person meet all three criteria, however, the collective staff on site at any given time must meet the criteria.

22. The Interior space for the pet boarding facility includes adequate air conditioning and ventilation as to not require the opening of windows to avoid potential noise impacts.

23. The applicant shall provide a shuttle service for the purpose of transporting animals to and from the facility for boarding. The applicant shall educate clients about this service and encourage the use of the service through discounts, promotions, and informational materials.

24. A staff member of the facility shall staff the loading zone that is adjacent to the facility during peak periods for pick up and drop off of pets. Peak periods shall mean 7:00 am to 9:00 am and 4:00 pm to 6:00 pm. This staff member shall also monitor the parking spaces that are adjacent to the facility and alert customers of the facility that they may not park in any space not associated with the facility.

25. The applicant shall provide information on provided shuttle services and valet parking to all new clients.

26. The applicant shall display a sign in the facility informing clients that the parking adjacent to the facility is not associated with Pussy and Pooch and may not be used for Pussy and Pooch clients.

27. The applicant shall provide a pet waste bag dispenser near the exit to the facility for clients.

28. The applicant shall provide valet parking during business hours;

29. No more than three pets shall be walked by one caretaker at one time.

30. This resolution shall not become effective unless and until the associated zone text amendment that would allow a reviewing authority to issue a Conditional Use Permit to allow the establishment of a pet boarding center has been duly adopted by the City Council and has taken effect.

31. **APPEAL.** Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. Decisions involving subdivision maps must be appealed within ten (10) days of the Planning Commission Action. An appeal fee is required.

32. **RECORDATION.** The resolution approving the Conditional Use Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy

of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

33. **EXPIRATION.** Conditional Use Permit: The exercise of rights granted in such approval shall be commenced within three (3) years after the adoption of such resolution unless otherwise extended.

34. **VIOLATION OF CONDITIONS:** A violation of any of these conditions of approval may result in a termination of the entitlements granted herein.

35. This approval is for those plans submitted to the Planning Commission on October 13, 2016, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

36. Minor amendments to the plans shall be subject to approval by the Director of Community Development. A significant change to the approved Project shall be subject to Planning Commission Review. Construction shall be in

conformance with the plans approved herein or as modified by the Planning Commission or Director of Community Development.

37. Project Plans are subject to compliance with all applicable zoning regulations, except as may be expressly modified herein. Project plans shall be subject to a complete Code Compliance review when building plans are submitted for plan check. Compliance with all applicable Municipal Code and General Plan Policies is required prior to the issuance of a building permit.

38. APPROVAL RUNS WITH LAND. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.

39. The Project shall operate at all times in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, or other actions.

40. The Project shall operate at all times in compliance with Municipal Code requirements for Noise Regulation.

Section 8. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: October 13, 2016

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Farshid Joe Shooshani  
Chair of the Planning Commission of the  
City of Beverly Hills

Attest:

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Ryan Gohlich, AICP  
Secretary of the Planning Commission

Approved as to form:

Approved as to content:

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David M. Snow  
Assistant City Attorney

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Ryan Gohlich, AICP  
Assistant Director/ City Planner  
Community Development Department



**Attachment D**

August 25 Staff Report



## Planning Commission Report

**Meeting Date:** August 25, 2016

**Subject:** **9388 South Santa Monica Boulevard, Pussy and Pooch  
Zone Text Amendment and Conditional Use Permit**  
Request for a Zone Text Amendment to allow the Planning Commission to grant a Conditional Use Permit to allow ancillary pet boarding facilities that provide day and/or night pet boarding in certain commercial zones; and a request for a Conditional Use Permit to allow overnight pet boarding services for up to 35 animals at the subject property. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider a determination of exemption from CEQA.

**Project Applicant:** Rob Gaudio, Pussy and Pooch

**Recommendation:** That the Planning Commission:

1. Conduct a public hearing to receive testimony on the Project; and
2. Adopt the attached resolutions memorializing the Commission's findings and making recommendations to the City Council.

### REPORT SUMMARY

A request for a Conditional Use Permit and Zone Text Amendment has been made to allow overnight pet boarding services in the existing pet retail store located at 9388 South Santa Monica Boulevard. The project involves allowing day and night pet boarding for up to 35 animals at one time in the existing retail establishment. Currently, the municipal code prohibits "kennels" (defined as the keeping or harboring of more than four adult dogs or cats at one time). Thus, the applicant has requested a Zone Text Amendment that would remove the prohibition on kennels and create provisions to allow a reviewing authority to grant a Conditional Use Permit to allow day and night pet boarding in commercial zones as an ancillary use. The applicant is also requesting a Conditional Use Permit for the establishment of a pet boarding facility at 9388 South Santa Monica Boulevard. This report presents a summary of the proposed Zone Text Amendment and Conditional Use Permit and provides analysis, and recommendations for the Planning Commission's consideration. Based on staff's analysis, the recommendation in this report is for conditional approval of the proposed use.

**Attachments:**

- A. Findings
- B. Public Comment
- C. Resolution regarding Zone Text Amendment and Draft Ordinance
- D. Resolution regarding Conditional Use Permit
- E. Traffic Study
- F. Project Plans (provided under separate cover)

Report Author and Contact Information:  
Timothea Tway, Associate Planner  
(310) 285-1122  
ttway@beverlyhills.org



**APPLICATION INFORMATION**

**File Date** 12/8/2015  
**Application Complete** 8/3/2016  
**Subdivision Deadline** N/A  
**CEQA Deadline** 60 days from CEQA determination  
**CEQA Determination**  
**Permit Streamlining** Take action on project within 60 days of CEQA determination

**Applicant(s)** Rob Gaudio  
**Owner(s)** Vintage Real Estate  
**Representative(s)** Mitch Dawson  
**Prior Project Previews** N/A  
**Prior PC Action** N/A  
**Prior Council Action** N/A  
**CC Ad-Hoc Committee** N/A  
**CC/PC Liaison** N/A

**PROPERTY AND NEIGHBORHOOD SETTING**

**Property Information**

**Address** 9388 South Santa Monica Boulevard  
**Assessor's Parcel No.** 4343008001  
**Zoning District** C-3  
**General Plan** Commercial  
**Existing Land Use(s)** Retail Use – Pussy and Pooch  
**Lot Dimensions & Area** Irregularly shaped lot, approximately 12,000 square feet

**Year Built** 1934  
**Historic Resource** The subject property was assessed for historic significance. The building was built by William Gage, who is on the City's Master Architect List. However, the proposed project does not include any exterior alterations and therefore has no possibility of impacting the potential resource.

**Protected Trees/Grove** None

**Adjacent Zoning and Land Uses**

**North (South Santa Monica Boulevard)** Unzoned - The Wallis  
**East** C-3 gas station  
**South** C-3 retail and restaurant establishments  
**West (across Canon)** C-3 retail and restaurant establishments

**Circulation and Parking**

**Adjacent Street(s)** South Santa Monica Boulevard, North Canon Drive  
**Traffic Volume** Average Daily Trips on South Santa Monica: Approximately 30,390  
Average Daily Trips on North Canon Drive: Approx. 10,690



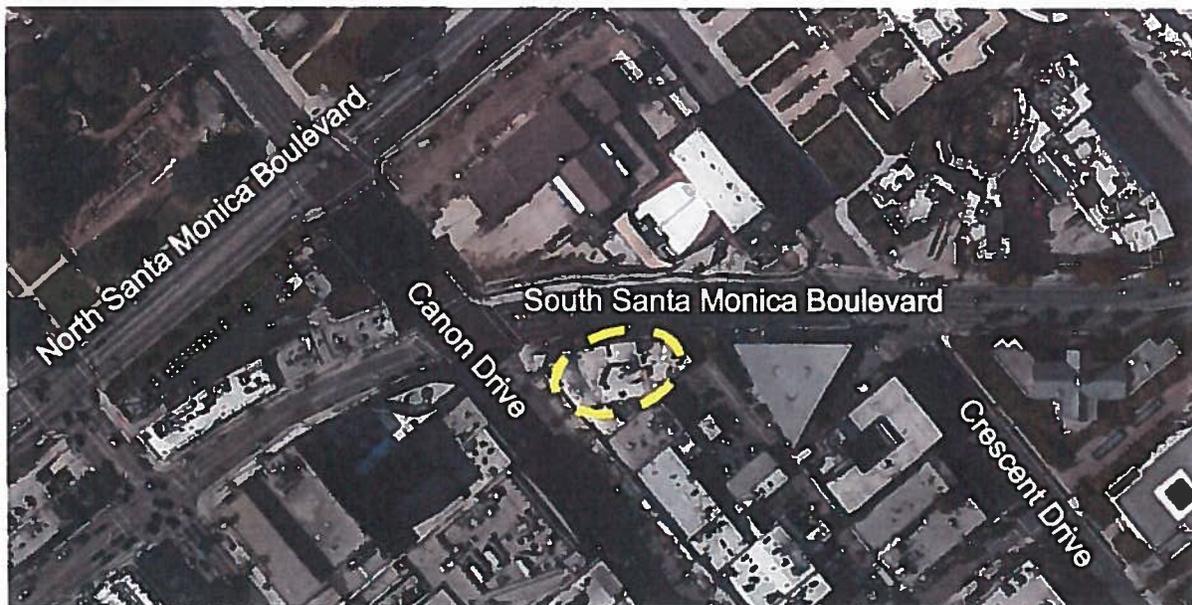
**Adjacent Alleys** One-way, south bound alley at rear of property, 20 feet wide.  
**Parkways & Sidewalks** South Santa Monica Boulevard – 10' from face of curb to property line

**Neighborhood Character**

The project site is located along South Santa Monica Boulevard in the Business Triangle near the intersection of South Santa Monica Boulevard and North Canon Drive. The neighborhood surrounding the project site consists of a mix of low rise commercial buildings, a gas station, and the Wallis Center for Performing Arts. The commercial buildings in the area house a variety of restaurants and retail establishments. The subject business shares a building with a nail bar and spa, a makeup store, a café, and a hair studio.

The existing pet retail store, Pussy and Pooch, is in a building that occupies a site that is approximately 12,000 square feet in size. The building on the site occupies the entire parcel and the subject retail store occupies a total of 11,696 square feet within the building. The pet retail store is accessed via a door located on South Santa Monica Boulevard. An alley that provides access to a commercial loading area and parking for several of the stores along Canon Drive is accessed on the east side of the subject business.

**Aerial View of Project Site**





**Existing Project Site – View of project site from Southern side of Olympic**



## **PROJECT DESCRIPTION**

### **Background**

The Beverly Hills Municipal Code (BHMC) regulates uses that are allowed, not allowed, and allowed through the granting of a Conditional Use Permit. Currently "kennel" uses for dogs and cats are prohibited in the code (BHMC § 5-2-107 and BHMC § 5-2-106). In the code a kennel use is defined as the keeping or harboring of four or more adult dogs and six or more adult cats. This code provision has prohibited the establishment of day and night boarding for pets in the City.

The applicant currently owns and operates a retail store that provides pet related goods and services. In addition, the applicant provides grooming services and "socializing" activities for animals at the retail store. The applicant would like to provide day and night pet boarding at the existing retail location. In order to do so, the applicant is proposing a Zone Text Amendment that would amend the code language that prohibits kennel uses as well as establish a Conditional Use Permit that would allow pet boarding facilities that meet certain criteria (criteria are described below).

### **REQUESTED ENTITLEMENTS**

- **Zone Text Amendment:** The BHMC currently prohibits the establishment of a facility that would provide day or night boarding for pets because they would fall under the definition of a kennel as defined in the Code. The Zone Text Amendment would amend the regulations on kennels in the code to allow pet boarding facilities that meet certain criteria and would establish a process through which an applicant could request a Conditional Use Permit in order to establish and operate a day and night boarding



service for animals in commercial areas of the City.

- **Conditional Use Permit:** The proposed project includes a request for a Conditional Use Permit pursuant to the abovementioned Zone Text Amendment to allow for the establishment of a day and night boarding facility for pets at the subject property.

**GENERAL PLAN CONSISTENCY**

The General Plan includes numerous goals and policies intended to help guide development in the City. Some policies relevant to the Planning Commission’s review of the project include:

- Policy LU 9.1 Uses for Diverse Customers. Accommodate retail, office, entertainment, dining, hotel, and visitor serving uses that support the needs of local residents, attract customers from the region, and provide a quality experience for national and international tourists.
- Policy LU 10.1 Local-Serving Businesses. Promote appropriate development of businesses that serve, are located in proximity to, and are accessible to adjoining residential neighborhoods, such as grocery stores, dry cleaners, and personal care businesses.
- Policy LU 15.1 Economic Vitality and Business Revenue. Sustain a vigorous economy by supporting businesses that contribute revenue, quality services, and high paying jobs.

**ENVIRONMENTAL ASSESSMENT**

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Staff believes the project qualifies for Class 1 and Class 5 Categorical Exemptions pursuant to Sections 15301 and 15305 of Title 14 of the California Code of Regulations for minor additions and operational changes to an existing building, as well as minor changes in land use limitations. The proposed Zone Text Amendment would allow pet boarding as an ancillary activity in retail establishments located in certain commercial zones in the City. The Commission will consider whether the project is exempt from the provisions of CEQA.

**PUBLIC OUTREACH AND NOTIFICATION**

| Type of Notice   | Required Period | Required Notice Date | Actual Notice Date | Actual Period |
|--|-----------------|----------------------|--------------------|---------------|
| Posted Notice  | 3 Days          | August 22            | August 18          | 7 Days        |
| Newspaper Notice   | 10 Days         | August 15            | August 12          | 13 Days       |
| Mailed Notice (Owners & Occupants - 500' Radius plus block-face) | 10 Days         | August 15            | August 15          | 10 Days       |
| Property Posting   | 10 Days         | August 15            | August 15          | 10 Days       |
| Agenda on Website  | N/A             |                      | August 18          | 7 Days        |



### Public Comment

As of the writing of this report, staff has received 83 public comment letters regarding the proposed application. The comment letters express support for the proposed project.

### **ANALYSIS**

Project approval, conditional approval or denial is based upon specific findings for each discretionary application requested by the applicant. The specific findings that must be made in order to approve the project are provided as Attachment A to this report, and may be used to guide the Planning Commission's deliberation of the subject project.

In reviewing the requested entitlements, the Commission may wish to consider the following information as it relates to the project and required findings:

### **Zone Text Amendment**

#### Pet Boarding Facilities in other communities:

While working with the applicant to process the request for a Zone Text Amendment, staff reviewed the zoning requirements in other communities as they relate to animal uses and boarding facilities. Neighboring cities have a variety of regulations pertaining to animal uses and boarding as described below:

*West Hollywood:* In West Hollywood kennels and boarding facilities are allowed with a Conditional Use Permit in all commercial zones, except two (The Pacific Design Center Specific Plan area and Public Facilities).

*Santa Monica:* In Santa Monica Kennels and/or Boarding Facilities require a Minor Use Permit in commercial zones.

*Culver City:* In Culver City kennel and boarding uses are allowed in light industrial (as an ancillary use) and general industrial zones. The Culver City Municipal Code outlines specific operational standards for kennels, pet day care facilities, vet clinics and animal hospitals. These include:

1. All operations must be conducted within a completely enclosed building.
2. Outdoor dog runs and training activities are permitted only within the IG or IL Zone, and when the facility is located at least 200 feet from a residentially zoned property.
3. The areas within the building where animals are boarded shall be sufficiently soundproofed to prevent a disturbance or become a nuisance to surrounding properties, as determined by the Director.
4. The areas of the building where animals are boarded shall have a minimum of 10 air changes per hour.
5. Animal isolation areas shall have 100% fresh air, with all air exhausted and none returned to the ventilation system.
6. Public access areas shall be provided with a separate ventilation system from the animal boarding and treatment areas.



7. The areas used for animal boarding, isolation, and treatment shall be constructed of easily-cleaned materials.
8. All areas where animals are present shall be cleaned a minimum of twice daily in order to provide appropriate odor control and sanitation.

Staff also consulted with City of Los Angeles Animal Services, which provides animal services to the City of Beverly Hills in order to better understand the regulation of animal boarding. The information collected from other cities and Los Angeles Animal Services helped inform the draft code language that is in the proposed Zone Text Amendment.

#### Proposed Language

The draft ordinance would establish language in the municipal code to allow the Planning Commission to grant a Conditional Use Permit for day and night boarding for pets under certain circumstances. The proposed ordinance would establish the following definition for pet boarding center:

**"PET BOARDING FACILITY:** A commercial or non-profit facility that is fully enclosed within a building and ancillary to a principally permitted use that provides day and/or night boarding for four or more adult dogs, cats, or any combination thereof, for persons other than the occupant of the facility including the boarding or keeping of animals for the purposes of training, grooming, boarding, or socializing. This does not include the breeding and associated keeping of animals, nor does it include the keeping of animals for the purpose of receiving or recovering from medical services."

The zone text amendment would add "pet boarding facility" to the list of conditionally permitted uses for commercial zones and would also establish a new section: BHMC § 10-3-1620.3 that would outline the conditions that a pet boarding facility must meet in order to apply for a conditional Use Permit. A pet boarding facility must:

- be fully enclosed in a building, but not located within the first 20 feet behind the storefront facing a street on the ground floor of a retail area;
- provide adequate areas for animals in the facility, separate from the retail, and food storage areas in the building;
- occupy less than 30% of the floor area of a retail establishment and not serve more than 35 animals at one time;
- be licensed by the City of Los Angeles;
- have an emergency evacuation plan;
- have a waste removal plan;
- collect and show proof of current vaccinations for all animals at the facility;
- not exhibit noise or odor from outside the establishment, and;
- have at least two caretakers present on site at all times that animals are present.

Under the proposed ordinance, parking requirements for pet boarding facilities would be the same for the pet boarding area as for the principally permitted use because the boarding facilities are ancillary in nature.



Operational Issues to Consider:

*Ensuring appropriate pet boarding facilities for the City of Beverly Hills:*

There are many types of animal boarding facilities and kennels. For example, some facilities consist primarily of outdoor space with minimal interior space for animals, while others are housed completely within buildings. Some are independent and not associated with retail or other commercial establishments, while others are associated with retail or veterinary businesses. The proposed code language includes limitations on the type of boarding facilities that can be permitted in the City through a Conditional Use Permit. The code language limits the amount of floor area within a commercial space that can be allocated to boarding facilities to 30% of the total square footage of a tenant space and the number of animals to be boarded at one time in one location to 35. Further, the code language requires that the boarding area provided is completely separate from other portions of the retail space (such as the retail or grooming areas), and that the boarding area is not within the front twenty feet behind the storefront facing a street of the commercial space. The intent of this code language is to allow small scale boarding facilities that are associated with a commercial establishment and maintain the pedestrian orientation of retail spaces that sell pet goods and also provide, as a limited component of business, boarding services.

The code language proposed also attempts to ensure that when pet boarding facilities are established in the City they are high quality, sanitary, safe, and well run.

*Health and safety of humans and pets:*

Several criteria have been included in the draft code language in order to address the health and safety of humans and pets. These include the requirement that a boarding facility must, provide a waste management plan to the City, and keep and maintain pet vaccination records and an evacuation plan, and meet minimum standards for animal enclosures. The Planning Commission may wish to consider if these regulations adequately address the health and safety issues that may result from kennel uses in commercial areas.

*Compatibility with surrounding neighborhoods and uses*

The Planning Commission may wish to discuss whether a pet boarding facility is compatible with surrounding uses in commercial zones in the City. While the animals associated with animal boarding are generally located in an enclosed building (per the required criteria) there will be a need for the walking of animals, which would result in a number of animals being walked around the neighborhood of a pet boarding facility at one time. The Planning Commission could consider requiring a buffer from specific uses that it finds may not be compatible with a pet boarding facility, or imposing additional restrictions on pet boarding facilities to ensure compatibility with other commercial uses.

*Adequate parking and loading facilities*

The proposed code language does not require additional parking or commercial loading for proposed pet boarding facilities; however, it does require that the Commission find



that adequate loading and unloading facilities exist for the purposes of dropping off and picking up pets when granting a Conditional Use Permit. The Planning Commission may wish to consider whether this requirement is adequate for boarding facilities.

*Supporting Businesses and providing services to the Community:*

Staff has observed that a number of businesses are interested in establishing ancillary uses in order to provide customers with an enhanced shopping experience and provide additional amenities in order to compete in a competitive retail environment. Because of the existing code language there are currently no businesses that provide pet boarding services in the City with the exception of the Amanda Foundation, which is a legally nonconforming operation in the C-5 commercial zone. By establishing a Conditional Use Permit for the establishment of pet boarding facilities, businesses can provide this service in the City of Beverly Hills.

**Conditional Use Permit**

With the adoption of the zone text amendment, the applicant would be able to establish the proposed pet boarding facility at the subject retail location. The following is a summary of the proposed facility:

Proposed Use and Operation:

*Existing characteristics:*

The owner of Pussy and Pooch, the existing pet retail establishment located at the project site, is proposing to use 3,337 square feet for pet boarding out of the existing tenant space that totals 11,696 square feet. According to the applicant, the tenant space includes soundproofing installed in the walls that are adjacent to neighboring tenant spaces as well as the ceilings. The tenant space also includes cork flooring to minimize noise impacts to neighbors. The applicant has also indicated that there is an odor reduction and air ventilation system installed in the tenant space, including UVC light technology that eliminates and kills allergens, bacteria and viruses. There are three existing "potty stations" that are built in to the tenant space with drainage and the floor in the existing tenant space is anti-bacterial hospital grade flooring. There are also on-site laundry facilities, kitchens for the preparation of pet food and on-site human shower and sleeping quarters. A staircase provides access to the alley to the east of the building.

The building in which the existing pet retail store is located is legally nonconforming in regards to parking and does not have any parking spaces on the property. The business owner has an agreement with a valet company to provide parking services for the existing business via a valet stand in the alley to the rear of the property.

It should be noted that the traffic study completed for the proposed project refers to current activities that are conducted on the site as "daycare". Staff has concerns that the current activities may constitute a kennel based on the current code definition and has discussed these issues with the applicant. The applicant response has been that the "daycare" activity is an educational activity that provides socialization for animals on the site. Given the disagreement between staff and the applicant about the nature of the



business, enforcement action has been put on hold pending the review, feedback, and outcome of the Commission meeting.

*Proposed Services*

The existing business is open from 7:00 am to 7:00 pm Monday through Saturday and 9:00 am to 6:00 pm on Sundays. The proposed boarding facility would operate on a reservation basis. All animals would be required to submit paperwork to show proof of vaccinations. As currently proposed, a maximum of 35 animals at a time may be boarded at the site at one time. The applicant is not proposing to house animals in separate enclosures or cages, but rather have a free-range boarding facility within specified areas in the tenant space. The applicant has noted that he would prefer flexibility in allowing more animals on the weekends and holidays; however staff believes that the 35-animal limit is appropriate given the location of the use and its ancillary nature. In addition, it would be difficult from an enforcement standpoint to determine whether the maximum cap for dogs and cats was being followed if there were variable regulations.

- **Overnight boarding:**  
The applicant proposes cage free overnight boarding with 24-hour supervision seven days a week by professional trainers. There will be two or more staff supervising animals at all times. The applicant requires animals to go through a temperament test prior to being submitted for boarding services. Kennels would be used for short term breaks or temporary separations.
- **Day boarding:**  
Day boarding would be available from 7:00 am to 7:00 pm. The applicant anticipates that the average stay would be approximately 5 hours. Reservations for day boarding would not be required but would be encouraged.

*Pick up/drop off and walks*

The applicant proposes that pick-ups and drop-offs of pets will occur in the loading spaces marked in the alley that is located to the east of the retail space. Pussy and Pooch also offers a transport vehicle, which provides pick-up and drop-off services to customers. The proposed service would also include transport of animals in the facility off-site for group hikes using the transport van owned by the retail establishment. Dogs that are being boarded will be taken on walks by staff of the facility.

Traffic and Parking:

A traffic study was completed for the project and is provided as Attachment D. The results of the study indicate that the proposed project will result in fewer trips than are currently generated at the site due to the fact that with overnight boarding, some pets will remain on the site for several days and will not require daily drop-off and pick-up.

Patrons to the site generally enter via the one-way 20'-wide alley located on the eastern side of the site, where there are two marked loading areas with a capacity for four passenger vehicles. A valet parking stand is located approximately 200 feet down the alley to the south. There are no parking spaces on the property, as the building is legally non-conforming with no parking.



The traffic consultant conducted counts of vehicles entering the alley, and an observational study of the use of the alley and the loading area. The traffic consultant team observed behavior of drivers in the alley in order to understand the utilization of the alley and the loading zones. The average dwell time per vehicle in the loading zone was approximately six minutes. The traffic consultant states that "vehicles rarely queue onto the sidewalk or the street" and that "minor conflicts occurred as vehicles departed the loading spaces and others took their place" but concludes that the existing loading is adequate in serving the site's needs.

The traffic consultant also provided trip generation numbers for the existing operation of the site, a scenario that assumes 100% of the space is used for retail, and the proposed use for the site. The following table illustrates a comparison of the trip generation rates for the three scenarios.

| Time Period  | Alternative                                |  |                                    |
|--------------|--|--|------------------------------------|
|              | Existing (Retail, Grooming, Daycare Trips) | Proposed Project (Retail, Grooming, Daycare, Boarding Trips) | As Currently Approved (All Retail) |
| <b>Daily</b> | <b>353</b>                                 | <b>312</b>   | <b>386</b>                         |
| Weekday AM   | 39   | 32   | 9                                  |
| Weekday PM   | 52   | 43   | 34                                 |
| Saturday AM  | 26   | 22   | 9                                  |
| Saturday PM  | 50   | 41   | 32                                 |

The traffic consultant concludes that the proposed use, because a number of animals will remain on site over a period of a few days, will result in fewer daily trips associated with the business.

Compatibility of Surrounding Uses:

The pet boarding facility is a use that would support the existing retail space and provide the public with an amenity that is not currently found in the City. The boarding facility is located entirely within the existing building and away from the front of the building. In the general vicinity of the business are the following uses; gas station, performance venue, café, salon, and general retail. The proposed location for the boarding facility is located at the northern edge of the Business Triangle, the commercial pedestrian core of the city of Beverly Hills. The Planning Commission may wish to address whether the proposed location for the boarding facility is compatible with the surrounding neighborhood. The Planning Commission may also wish to consider if the establishment of a set walking route for dogs from the site would be appropriate.

Streetscape and Urban Design:

This project would have no impact on the streetscape and urban design of the area, as it will not result in any changes to the existing exterior of the storefront.

Based on this analysis, staff believes that the proposed zone text amendment will provide flexibility for businesses to establish appropriate pet boarding facilities while protecting against impacts to neighbors.



**NEXT STEPS**

It is recommended that the Planning Commission conduct the public hearing and adopt a resolution conditionally approving the proposed project and recommending City Council approval of the proposed zone text amendment.

Alternatively, the Planning Commission may consider the following actions:

1. Deny the project, or portions of the project, based on specific findings.
2. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines.

Report Reviewed By:

A handwritten signature in black ink, appearing to read "Ryan Gohlich", written over a horizontal line.

Ryan Gohlich, AICP, Assistant Director of  
Community Development / City Planner



### **Attachment A**

**Zone Text Amendment Findings.** In considering the application for a Zone Text Amendment, the Planning Commission shall consider whether the Zone Text Amendment will result in a benefit to the public interest, health, safety, morals, peace, comfort, convenience, or general welfare.

#### **Conditional Use Permit Findings**

1. The Planning Commission may authorize conditional uses if the Planning Commission finds that the proposed location of any such use will not be detrimental to adjacent property or to the public welfare.
  
2. The following criteria shall be considered by the Planning Commission when reviewing Conditional Use Applications for animal boarding facilities:
  - a) Whether the proposed use is compatible with the area and surrounding uses;
  - b) Adequate loading and unloading space exists for the purpose of dropping off and picking up pets; and,
  - c) Traffic entering or existing from the proposed pet boarding facility will not cause traffic or pedestrian hazards or undue congestion in the surrounding areas.



**Planning Commission Report**  
9388 South Santa Monica Boulevard  
August 25, 2016

**Attachment B**

Public Comment



August 10, 2016

Honorable Planning Commission Chair Alan Robert Block  
Beverly Hills Planning Commission  
City of Beverly Hills  
455 North Rexford Drive  
Beverly Hills, CA 90210

Dear Honorable Chairman Block:

The Beverly Hills Chamber of Commerce writes this letter in support of Pussy & Pooch. Pussy & Pooch provides innovative and valued services for pets and seeks to expand these offerings by providing overnight service. Pussy & Pooch has been an important contributor to Beverly Hills, giving back to the community and being an active participant in events and community functions, including through the Chamber and elsewhere. We are strong supporters of the business and ask that you also give them your consideration as they continue to grow.

Thank you.

A handwritten signature in black ink, appearing to read "Todd Johnson". The signature is stylized and includes a long horizontal flourish extending to the right.

Todd Johnson  
CEO

Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center

Name: Tara Rivers

Live/Work in Beverly Hills: (circle) LIVE WORK

- I support the request to allow overnight boarding services in the city of Beverly Hills
- I support Pussy & Pooch, to offer these services at their Beverly Hills location
- I currently use these services at other facilities
- I am interested to use these services at Pussy & Pooch

Additional Comments:

My beautiful chocolate lab loves this  
Pussy & Pooch & would be happy to  
leave her overnight. The staff is  
so qualified, I'd be sure, at all times  
that my dog was taken care of.

Signature: Tara Rivers

Date: 8/9/14

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

**Name:** Patrick Mahaney VMD, CVA, CVJ

**Live/Work in Beverly Hills:** (circle)    LIVE    WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

As a holistic, house-call veterinarian with a busy practice on Los Angeles' west side my clients need a facility where their pets can go for training and day care. Since many of my clients also travel, there's the need for overnight care.

As my clients have had such positive experiences taking their pets to Pussy & Pooch for training, day care, grooming, and food, supplement and other needs I'm in full support of Pussy & Pooch offering overnight dog and cat boarding services.

Patrick Mahaney VMD, CVA, CVJ  
Veterinarian, Certified Veterinary Acupuncturist, Certified Veterinary Journalist  
California Pet Acupuncture and Wellness (CPAW), Inc.  
M 323-337-2912  
F 323-315-2328

[patrickmahaneyvet@gmail.com](mailto:patrickmahaneyvet@gmail.com)  
[www.patrickmahaney.com](http://www.patrickmahaney.com)

**Signature:** \_\_\_\_ (electronic signature) \_\_\_\_ Patrick Mahaney \_\_\_\_\_

**Date:** \_\_\_\_ 8/14/16 \_\_\_\_\_

Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center

Name: Victoria Falbot

Live/Work in Beverly Hills: (circle) LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments: Pussy and Pooch provides a vital service to the many pet owners who are residents or who work in Beverly Hills. This City is an animal-loving city and there is a huge market for pet care that is quality - P&P offers this. In addition, their trainers are exceptional. The City should support this endeavor whole-heartedly to bring overnight care where it is needed. This is a City of people who travel frequently who really need the services.

Signature: Victoria Falbot

Date: 8/8/16

Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center

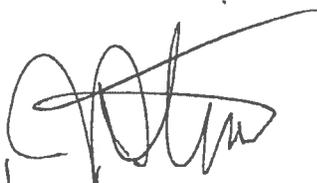
Name: Jodi Stine

Live/Work in Beverly Hills: (circle) LIVE WORK

- I support the request to allow overnight boarding services in the city of Beverly Hills
- I support Pussy & Pooch, to offer these services at their Beverly Hills location
- I currently use these services at other facilities
- I am interested to use these services at Pussy & Pooch

Additional Comments:

A good idea!

Signature: 

Date: 8/4/16

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Patricia Gadocki

Live/Work in Beverly Hills: (circle) LIVE WORK

- I support the request to allow overnight boarding services in the city of Beverly Hills
- I support Pussy & Pooch, to offer these services at their Beverly Hills location
- I currently use these services at other facilities
- I am interested to use these services at Pussy & Pooch

**Additional Comments:**

*I think its a wonderful idea!*

Signature: *Patricia Gadocki*  
Date: *August 9, 14*

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: nelly val

Live/Work in Beverly Hills: (circle) LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: 

Date: 08/

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

**Name:** Mary Ruth Koogler

**Live/Work in Beverly Hills:** (circle)    LIVE    WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Knowing this must be an old, outdated ruling, as pets have become a most crucial, enjoyable part of our families, I am in full support up updating the Beverly Hills code to allow overnight boarding of pets.

As a member of the Beverly Hills "Woofstock 90210" team for 8 years, I have witnessed the *thousands* of Beverly Hills pet owners that participate in our event. I had no idea that they had no way to board their animals in Beverly Hills, over night, when necessary.

Having worked with Pussy & Pooch as a "Woofstock 90210" sponsor for 7 years, I am very pleased to know that they are initiating the updating of the outdated code. Their professional, respected facility is *most worthy* of accepting and facilitating the responsibility to board pets overnight.

Pussy & Pooch has supported all of Beverly Hills' events and deserve to represent this move forward in our pet supporting city policy.

I will be happy to know there will be this service available for Beverly Hills pet owners!

**Signature:**



**Date:** August 4, 2016

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: Maac Saleh

Live/Work in Beverly Hills: (circle) LIVE WORK

- I support the request to allow overnight boarding services in the city of Beverly Hills
- I support Pussy & Pooch, to offer these services at their Beverly Hills location
- I currently use these services at other facilities
- I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Saves me time and cuts  
my driving distance as well.  
Good to have a local choice.

Signature: Maac

Date: 8/4/16



The Pet Care Foundation  
144 Monovale Drive ~ Beverly Hills, CA 90210  
310-247-8469 ~ FAX: 310-247-8471 ~ email: [bill@petcarefoundation.org](mailto:bill@petcarefoundation.org)  
[www.petcarefoundation.org](http://www.petcarefoundation.org)

August 3, 2016

Beverly Hills City Council  
City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210

RE: Supporting Pussy and Pooch 24 Hour Boarding

Dear Honorable Beverly Hills City Council;

We have had the privilege of knowing and working with Pussy and Pooch for many years. They are an excellent business for the animal lovers of this City. Further, they have always been very supportive in our efforts to find homes for pets in the LA City Shelters.

Currently, constituents are forced to go to another city when they need to board their pets overnight. Beverly Hills needs to fix this issue. We strongly support amending your City Code to allow Pussy and Pooch to provide this much needed service.

Thank you for all you do to ensure Beverly Hills is the best city possible.

Sincerely,

Bill Crowe  
Director

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: Jay Joseph

Live/Work in Beverly Hills: (circle)  LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: Jay Joseph

Date: 8/3/14

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Laura Meltzer

Live/Work in Beverly Hills: (circle)    LIVE    **WORK**

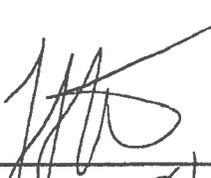
I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: 

Date: 8/3/2016

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: Kbarlene Boxenbaum

Live/Work in Beverly Hills: (circle)  LIVE  WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

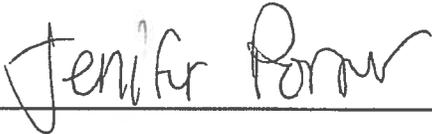
**Additional Comments:**

A wonderful place - I would love to  
stay there!

Signature: Kbarlene Boxenbaum

Date: Aug 3, 2016

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

**Name:** \_\_\_\_\_ 

**Live/Work in Beverly Hills:** (circle)    LIVE    WORK

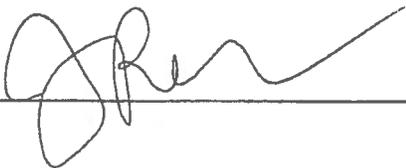
I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

**Signature:** \_\_\_\_\_ 

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

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: CLAIRE HOLT

Live/Work in Beverly Hills: (circle) LIVE WORK

- I support the request to allow overnight boarding services in the city of Beverly Hills
- I support Pussy & Pooch, to offer these services at their Beverly Hills location
- I currently use these services at other facilities
- I am interested to use these services at Pussy & Pooch

**Additional Comments:**

I WOULD LOVE IF THIS SERVICE WAS OFFERED. MY DOG LOVES THE STAFF AT PUSSY & POOCH AND SINCE I TRAVEL A LOT, IT WOULD BE VERY HELPFUL!

Signature: 

Date: 8.3.16

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: Vaishali Mulchandani

Live/Work in Beverly Hills: (circle)    LIVE    WORK

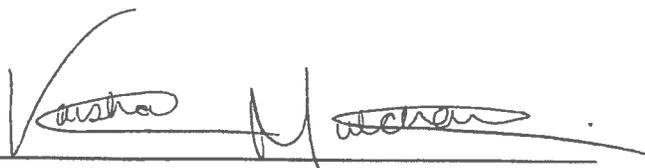
I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: 

Date: 8/3/2016

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: Brooke Way

Live/Work in Beverly Hills: (circle) LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

This would be a helpful & beneficial service.

Signature: 

Date: 08/11/10

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Francosca Rumpo

Live/Work in Beverly Hills: (circle) LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

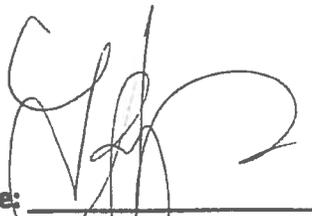
I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

DISLIKED OTHER BOARDING.  
MY DOG LOVES P & P & WOULD  
BE HAPPY O/NIGHT.

Signature: 

Date: August 9th 2011

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: John Nahar

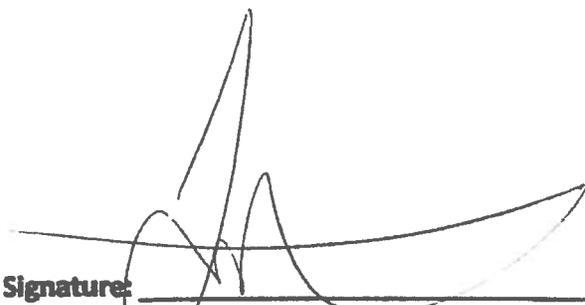
Live/Work in Beverly Hills: (circle) LIVE WORK - Both

- I support the request to allow overnight boarding services in the city of Beverly Hills
- I support Pussy & Pooch, to offer these services at their Beverly Hills location
- I currently use these services at other facilities
- I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Safest place to house  
your pet.

Staff is remarkable.

Signature: 

Date: 8/8/16

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Amy Mitchell

Live/Work in Beverly Hills: (circle) LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: 

Date: 8/14 2016

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: LABEL ROBERTS

Live/Work in Beverly Hills: (circle) LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: Label Roberts

Date: 8/13/16

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: KARU RAMO

Live/Work in Beverly Hills: (circle) LIVE WORK

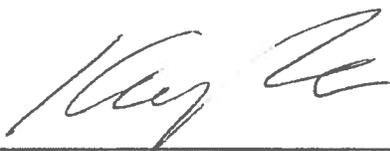
I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: 

Date: 13/08/2016

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Sophie Jihanian

Live/Work in Beverly Hills: (circle) LIVE **WORK**

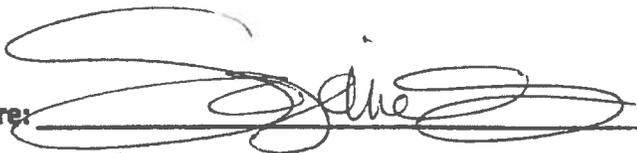
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I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: 

Date: 8/13/16

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Nathalie Holtzman

Live/Work in Beverly Hills: (circle)    LIVE    WORK

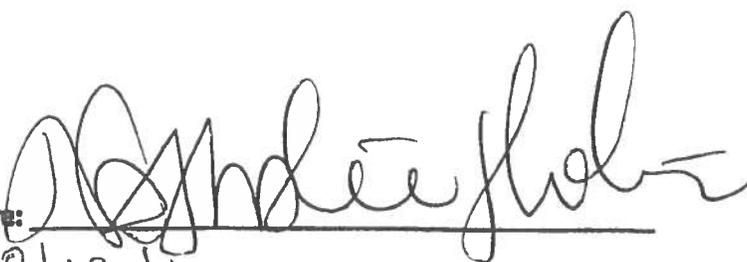
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I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

**Additional Comments:**

Signature: 

Date: 8/13/14

D

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Rachel Newman

Live/Work in Beverly Hills: (circle) **LIVE** **WORK**

I support the request to allow overnight boarding services in the city of Beverly Hills

I support Pussy & Pooch, to offer these services at their Beverly Hills location

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**Additional Comments:**

Signature: 

Date: 08/12/16

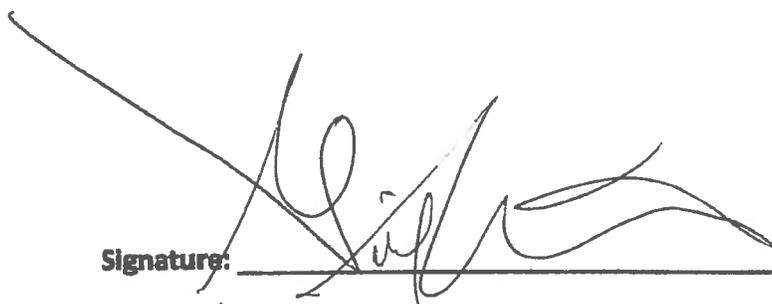
**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Carmel A Deuma

Live/Work in Beverly Hills: (circle)    LIVE    WORK

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**Additional Comments:**

Signature: 

Date: 8/12/16

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: \_\_\_\_\_

Live/Work in Beverly Hills: (circle)    LIVE    WORK

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**Additional Comments:**

Signature: 

Date: 8/14/2016

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Leslie Sank

Live/Work in Beverly Hills: (circle)    LIVE    WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

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**Additional Comments:**

Signature: Leslie Sank

Date: Aug. 12 2016

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: Marie Mano

Live/Work in Beverly Hills: (circle)    LIVE    WORK

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**Additional Comments:**

Signature: 

Date: 8/16/16

**Letter of Support**  
**Overnight Dog/Cat Boarding Services in Beverly Hills**  
**Pussy & Pooch Pet Lifestyle Center**

Name: Harrison Steinberg

Live/Work in Beverly Hills: (circle) LIVE WORK

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**Additional Comments:**

Signature: 

Date: 8/8/16

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Ava Grace

Live/Work in Beverly Hills: (circle) LIVE WORK

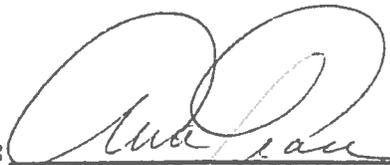
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**Additional Comments:**

Signature: 

Date: 8/8/2016

**Letter of Support  
Overnight Dog/Cat Boarding Services in Beverly Hills  
Pussy & Pooch Pet Lifestyle Center**

Name: Paulina Mancusi

Live/Work in Beverly Hills: (circle) LIVE WORK

I support the request to allow overnight boarding services in the city of Beverly Hills

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**Additional Comments:**

Signature: Paulina Mancusi

Date: 8/8/16