



AGENDA REPORT

Meeting Date: November 15, 2016

Item Number: E-3

To: Honorable Mayor & City Council

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

Subject: AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE 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

Attachments:

1. Ordinance
2. Planning Commission Resolution No. 1790
3. Planning Commission Resolution No. 1791
4. October 13 Planning Commission Staff Report (Without Attachments)
5. August 25 Planning Commission Staff Report (Without Attachments)
6. Public Comment Received
7. Proposed Floor Plan

RECOMMENDATION

Staff recommends that the City Council move to waive the full reading of the ordinance and that the ordinance entitled "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" be introduced and read by title only.

INTRODUCTION

A request for a Conditional Use Permit (CUP) and Zone Text Amendment (ZTA) 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 40 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 six adult 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 the Planning Commission to grant a Conditional Use Permit to allow day and night pet boarding in commercial zones when operated in conjunction with a retail business.

The Planning Commission considered the Zone Text Amendment and Conditional Use Permit at meetings on August 25, 2016, and October 13, 2016. At the October 13, 2016 meeting the Planning Commission voted 4-1 (Commissioner Block dissenting) to conditionally approve the CUP (contingent upon the adoption of the Zone Text Amendment by the City Council) and voted 5-0 to recommend approval of the Zone Text Amendment. Commissioner Block did not support the Conditional Use Permit due to concerns about physical characteristics and constraints at the subject property.

This report presents a summary of the Zone Text Amendment and Conditional Use Permit discussed by the Planning Commission, including a discussion of changes made by the Planning Commission at the October 13, 2016 Planning Commission meeting. More extensive project and background information can be found in the Planning Commission staff report from October 13, 2016, which is included as Attachment 4. Based on staff’s analysis, the recommendation in this report is for the adoption of the proposed Zone Text Amendment.

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 zone text amendment project qualifies for a Class 5 Categorical Exemption pursuant to Section 15305 of Title 14 of the California Code of Regulations as a minor change 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 City Council will consider whether the project is exempt from the provisions of CEQA.

PUBLIC OUTREACH AND NOTIFICATION

Public notice was provided for the City Council hearing in the form of newspaper publication, site posting, and direct mailing. Newspaper notices ran on Friday, November 4, and Friday, November 11. The Planning Commission also held a duly noticed public hearing on August 25, which was then continued to October 13. Members of the public were present at both meetings to provide public comment both in support and opposition to the proposed Zone Text Amendment and Conditional Use Permit.

All comment letters that have been received regarding the project are included in Attachment 6.

BACKGROUND & ANALYSIS

Current Regulations

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 later in this report).

Pussy and Pooch Business and Proposed 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 shower and sleeping quarters for human caretakers. 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 site. The business owner has an agreement with a valet company to provide parking services five days a week 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 boarding facility would operate on a reservation basis. All animals would be required to submit paperwork to show proof of vaccinations. Per the Zone Text Amendment language a maximum of 35 animals could be boarded on site during the week, with a maximum of 40 animals on weekends and holidays. 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.

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. It should be noted that conditions in the CUP approved by the Planning Commission limit the walking of dogs to specific routes proposed by the business owner and approved by staff, and do not allow the walking of more than three dogs by one employee at a time.

Proposed Zone Text Amendment

Content

The draft ordinance would establish language in the municipal code to allow the Planning Commission to grant a Conditional Use Permit 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. Among other criteria, 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 40 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 and meet minimum qualifications for staff;

Under the proposed ordinance, an applicant may request to establish a pet boarding facility in the C-3, C-3T-1, C-3T-2, C-3T-3 and C-5 commercial zones in the City. This includes commercial areas that are not located in the Business Triangle.

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.

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
- The applicant's customers using parking spaces on adjacent properties
- Pussy and Pooch valet operations and availability
- 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. Subsequent to this meeting, the applicant provided additional information to the Planning Commission regarding operation of the facility. This information included further explanation of cage-free boarding and details about the current and proposed operations of the business.

October 13, 2016

During the portion of the Public Hearing held on October 13, the Planning Commission considered additional criteria in the Zone Text Amendment that was proposed by staff to address the concerns raised at the August 25 meeting. These criteria included additional requirements for monitoring the alley adjacent to the business for cleanliness, providing staffing in the alley to assist patrons with pick-up and drop-off of animals, and defined requirements for the emergency evacuation plan for the City. The Planning Commission accepted the changes made, and also requested that the following be added to the CUP and ZTA prior to consideration by the City Council:

- Change the ZTA language to increase allowed number of dogs on the weekends and holidays. The originally worded Zone Text Amendment capped boarding at 35 animals at one time, the amended ZTA allows for 40 animals at one time (it should be noted that in the approved CUP for 9388 S. Santa Monica Boulevard the Planning Commission has limited the weekday boarding to 35 animals with a limit of 40 animals on weekends and holidays);
- Include a provision that the ordinance will expire after one year unless the Planning Commission and City Council extend the provisions of the ordinance. Should the Planning Commission and City Council decide not to extend the ordinance, the ability to obtain a new CUP for pet boarding will expire and any pet boarding facility authorized while the ordinance was in effect will become legally non-conforming. Legally non-conforming businesses will be able to continue to operate under the regulations that were in place when they were established.

Conditional Use Permit

The Planning Commission voted to approve the request for a Conditional Use Permit to allow boarding at the subject site. Approval of the CUP is contingent upon the adoption of the pending Zone Text Amendment by the City Council.

Analysis

The Council may wish to consider the following when deliberating the merits of the proposed ordinance:

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 40. 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, meet minimum standards for animal enclosures, and provide staff support for the cleanup of public areas adjacent to a boarding facility.

Compatibility with surrounding neighborhoods and uses

The City Council 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. A number of criteria have been integrated into the proposed municipal code language for boarding facilities in order to attempt to minimize impacts to surrounding neighborhoods and uses such as the limiting of the number of dogs that may be walked by one staff person at a time, and requirements for the monitoring and cleaning of public right-of-ways near boarding facilities. In addition the ZTA includes language that allows for the revocation of a CUP for a boarding facility if the facility is found to have violated city regulations.

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 when the Planning Commission is considering a request for a CUP for a boarding facility the Commission must find that adequate loading and unloading facilities exist for the purposes of dropping off and picking up pets.

Supporting businesses and providing services to the community

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. The proposed ZTA would allow other businesses to request to establish pet boarding facilities in the City. While there is no limit established on the number of boarding businesses that could be established, requests for the establishment of pet boarding facilities would only be considered if they apply prior to the ordinance sunset period of one year.

FISCAL IMPACT

The recommendation in this report does not have significant budget or fiscal impacts for the City.

RECOMMENDATION

Staff recommends that the City Council move to waive the full reading of the ordinance and that the ordinance entitled "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" be introduced and read by title only

Susan Healy Keene, AICP
Director of Community Development


Approved By _____

Attachment 1

Ordinance

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.1790, 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 November 15, 2016, 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 of Article 1 of Chapter 2 of Title 5 of the Beverly Hills Municipal Code to read as follows:

“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 of Article 1 of Chapter 2 of Title 5 of the Beverly Hills Municipal Code to read as follows: 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) square feet of floor area” as they presently appear in Section 10-3-1604, to read as follows:

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

Section 8. The City Council hereby adds Section 10-3-1620.3 to Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1620.3: PET BOARDING FACILITIES

Pet Boarding Facilities, as defined in 10-3-100 may be conditionally permitted as an ancillary use on properties in the C-3, C-3-T2, and C-5 zones subject to the following:

- A. Conditional Use Permit: A conditional use permit, pursuant to the provisions of article 38 of this chapter, shall be obtained prior to the issuance of any building permit for a pet boarding facility or commencement of any pet boarding facility use.
- B. Standards: 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 a pet boarding facility;
 - 2. No more than 40 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 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 no fewer than two caretakers present at all times when boarding is taking place. A third caretaker shall be required when there are more than 35 boarded animals being cared for at one facility. ;

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.

22. The applicant shall submit the dog walking route(s) being proposed to the City for review and approval.

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 40 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.

G. Sunset: The provisions allowing and regulating pet boarding facilities shall remain in effect for one year after adoption. The city council or planning commission may take action pursuant to this section on applications filed on or before December 1, 2017, and timely applications may be processed to conclusion. Unless the city council extends this section, the section shall be repealed as of 12:01 a.m. on December 1, 2017. Conditional Use Permits granted during the effectiveness of these provisions may continue operating in conformance with the conditions of approval, unless the conditional use permit is revoked by the City after a duly noticed hearing for failure to comply with the conditions of approval or because of unforeseen impacts of the use.

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 10. **Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 11. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

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:

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

ATTEST:

_____(SEAL)

BYRON POPE
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

MAHDI ALUZRI
City Manager



SUSAN HEALY KEENE
Director of Community Development

Attachment 2

Planning Commission Resolution No.
1790

RESOLUTION NO. 1790

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.

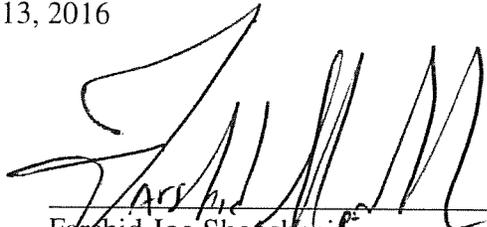
Section 2. The Planning Commission does hereby find that the proposed Amendments are intended to provide flexibility for businesses wishing to establish pet boarding facilities and provide a service to the public. This is accomplished by allowing a reviewing authority to issue a Conditional Use Permit 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



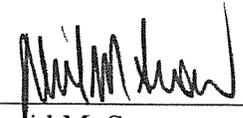
Farshid Joe Shooshtari
Chair of the Planning Commission of the
City of Beverly Hills

Attest:



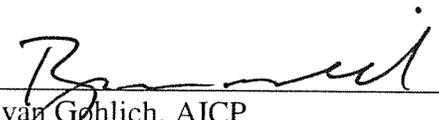
Ryan Gohlich, AICP
Secretary of the Planning Commission

Approved as to form:



David M. Snow
Assistant City Attorney

Approved as to content:



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

EXHIBIT A

See Attachment 1

Attachment 3

Planning Commission Resolution No.
1791

RESOLUTION NO. 1791

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. 1790.

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 40 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 during the week and non-holiday times. During the weekend (2 pm Friday to midnight Sunday) and public holidays as defined in BHMC 5-1-205, 40 animals may 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 all animal waste left by customers of the facility.

19. The applicant shall require all staff to clean up after each animal during walks on any public right-of-way. This shall include feces and urine.

20. 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;

21. There shall be two caretakers present on site at all times when boarding is taking place with an additional caretaker when there are more than 35 boarded animals at the facility;

22. 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.

23. 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.

24. 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.

25. 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 during the week and 9:00 am to 11:00 am and 3:00 to 5:00 pm during on Saturday and Sunday. 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.

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

27. 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.

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

29. The applicant shall provide valet parking during business hours six days a week (Tuesday through Sunday);

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

31. The applicant shall submit to the City for review and approval a plan of the dog walking route(s) that will be used for the walking of dogs at the facility. Public alleys shall not be used in any proposed walking paths.

32. The applicant shall install properly shielded lighting to better illuminate the loading zone that is adjacent to the subject property in the alley. Prior to installation, the lighting shall be reviewed by the City and all lighting shall comply with all applicable city codes and regulations including BHMC §10-4-314

which prohibits any direct beam of light from private property to fall upon an adjacent alley.

33. The applicant shall provide sufficient signage in order to direct patrons to the valet stand. Any signage provided must comply with all applicable City rules and regulations.

34. EXPIRATION AND RENEWAL. The Conditional Use Permit shall expire twelve (12) months from the date of this approval. Upon application by the Applicant at least 30 days prior to the expiration of such permits, the Planning Commission may extend the Permit if the Planning Commission determines that the uses are operating in a manner approved by the Planning Commission, are abiding by the conditions imposed by the Planning Commission, and are not creating significant adverse impacts on the surrounding neighborhood. Upon the filing of an extension request, permits shall remain valid until such a time as a decision is determined by the Planning Commission. Permits shall remain valid until such a time as a decision on a timely filed extension application is made by the Planning Commission. The Applicant shall file all necessary applications and pay all applicable fees associated with said extension requests.

35. 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.

36. 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.

37. 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.

38. 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.

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

40. 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.

41. 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.

42. 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.

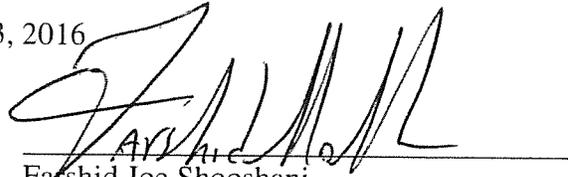
43. APPROVAL RUNS WITH LAND. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.

44. 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.

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

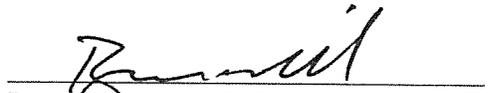
Section 8. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: October 13, 2016

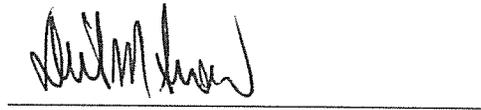


Farshid Joe Shooshani
Chair of the Planning Commission of the
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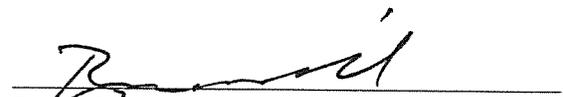
Attest:


Ryan Gohlich, AICP
Secretary of the Planning Commission

Approved as to form:


David M. Snow
Assistant City Attorney

Approved as to content:


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

Attachment 4

October 13 Planning Commission Staff
Report (Without Attachments)



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.

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

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



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 25th 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.

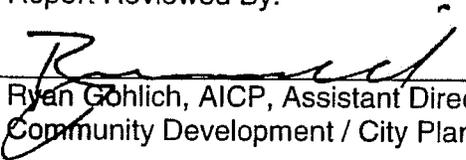
NEXT STEPS

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:



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

Attachment 5

August 25 Planning Commission Staff
Report (Without Attachments)



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:
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(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
Parkways &
Sidewalks**

One-way, south bound alley at rear of property, 20 feet wide.
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)
Daily	353	312	386
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:

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

Attachment 6

Public Comment Received



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 with a long horizontal line 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

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 Inchausti

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 Inchausti

Date: 8/8/16

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

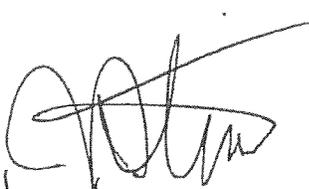
Name: Jodi Stine

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: Sabrina Gadecki

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: *Sabrina Gadecki*
Date: *August 4, 16*

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 Salek

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
would be 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
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: Kathlene 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: Kathlene Boxenbaum

Date: Aug 3, 2016

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: Kaishali Mulchandani

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

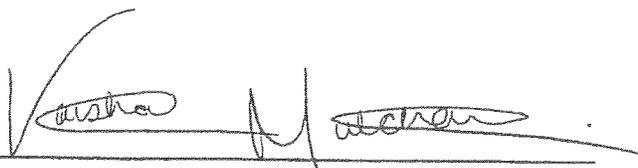
I support the request to allow overnight boarding services in the city of Beverly Hills

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 Wray

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 ^a very 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: Francisca Ramirez

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

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

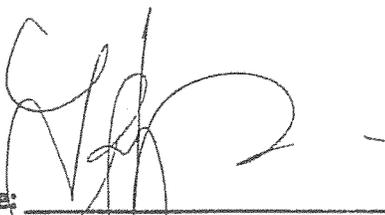
I support Pussy & Pooch, to offer these services at their Beverly Hills location

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 2012

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

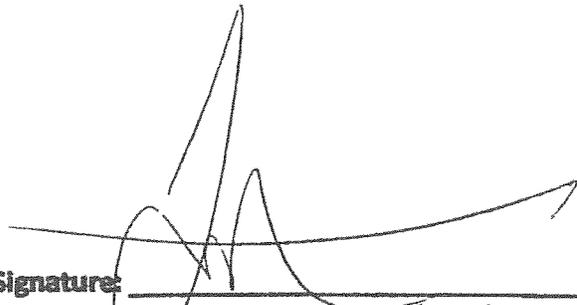
Name: John Nahar

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: 9/14 2016

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

Name: LEABEL 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: Laabel 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

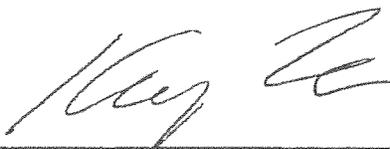
I support the request to allow overnight boarding services in the city of Beverly Hills

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**

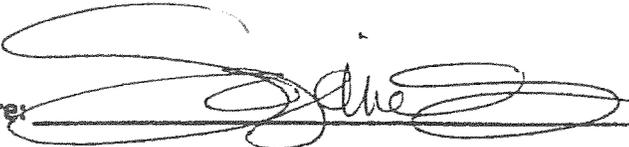
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 8/13/16

**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

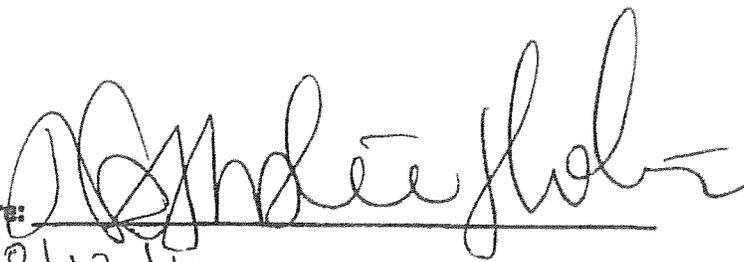
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 8/13/14

0

**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

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: 

Date: 08/12/16

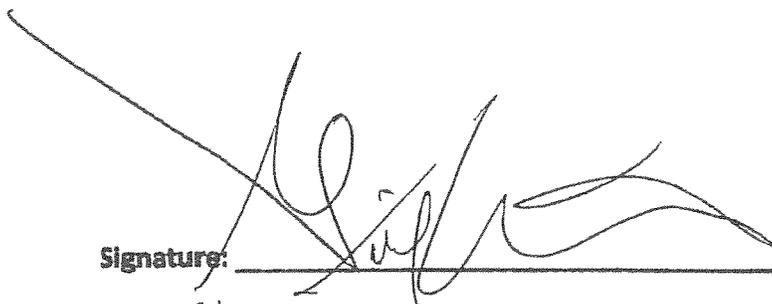
**Letter of Support
Overnight Dog/Cat Boarding Services in Beverly Hills
Pussy & Pooch Pet Lifestyle Center**

Name: Gabriel A. Deuma

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: 7/12/16

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

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: Keslie Sank

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: Keslie Sank

Date: Aug. 12 2016

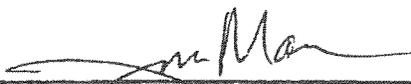
Letter of Support
Overnight Dog/Cat Boarding Services in Beverly Hills
Pussy & Pooch Pet Lifestyle Center

Name: Marie Mano

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

- 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: 8/16/16

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

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: 8/8/16

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

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: 8/8/2016

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

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: Paulina Mancusi

Date: 8/8/16

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

Name: EVAN Scheffer

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: 8/8/16

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

Name: Aileen Morone

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: Aileen Morone

Date: 8/8/16

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

Name: Lynn Gilmartin

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: 8/8/16

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

Name: Stephen Schwartzberg

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

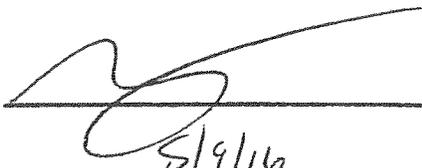
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 5/9/16

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

Name: Ana Llorens

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: 8-9-16

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

Name: Courtney Killough

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

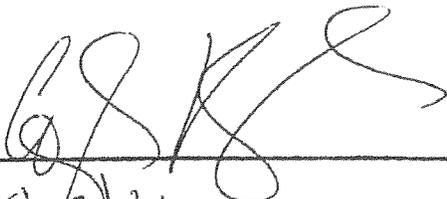
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 08/09/16

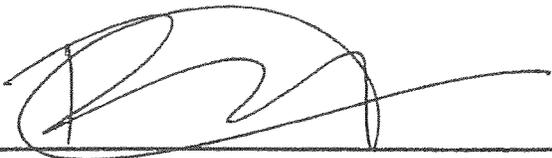
Letter of Support
Overnight Dog/Cat Boarding Services in Beverly Hills
Pussy & Pooch Pet Lifestyle Center

Name: Britney Nahaku

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: 8/9/16

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

Name: GIOVANNI PALLEGGI

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

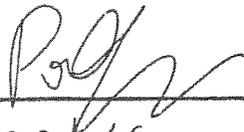
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 08/09/16

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

Name: Patricia Reinster

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: Patricia Reinster
Date: 8/9/16

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

Name: Paul Sh

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: Paul Sh

Date: _____

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

Name: Gary & Lisa Dugger

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: Mary Dugger

Date: 8/10/16

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

Name: hori Schwoefel

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 (west Hollywood)

I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: 

Date: 8/10/10

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

Name: Andrienne Foon

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: Andrienne Foon

Date: 8-10

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

Name: Lisa Mumberger

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

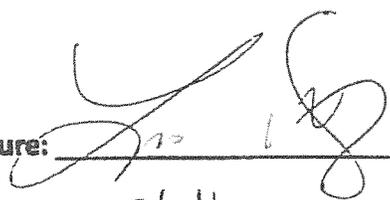
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 8/10/14

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

Name: Kim Dankner

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

^{two} I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: Kim Dankner

Date: 8/4/2016

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

Name: *Ron Leonard*

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: *Ron Leonard*

Date: 8/5/16

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

Name: Sean McLenore

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: Sean McLenore

Date: 8/5/16

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

Name: KENAN PETERS

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

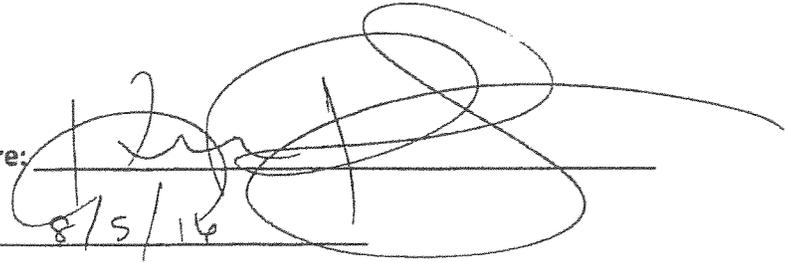
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I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: 
Date: 8/5/16

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

Name: Britten Wood

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: B. Wood

Date: 8/7/16

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

Name: Daniela Ochoa

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

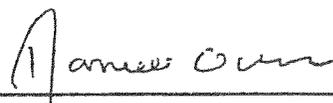
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I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: 

Date: 8/5/16

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

Name: Steven Jones

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: Steven Jones

Date: 8-5-2016

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

Name: Kristen Ohmstede

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: Kristen Ohmstede

Date: 8-5-2016

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

Name: Courtney Applebaum

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

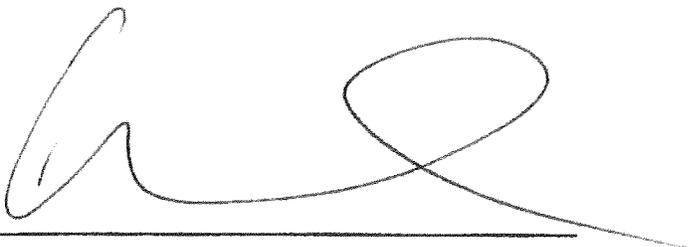
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I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: 

Date: 08.05.16

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

Name: CHARLIE ENGEL

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

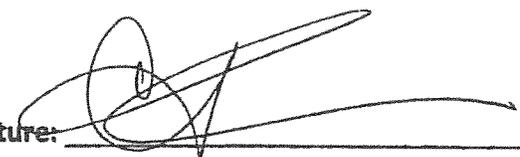
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I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: 

Date: 8-5-2016

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

Name: RIO MORSE

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: Rio Morse

Date: 8/5/16

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

Name: Heather Barragan Veseli

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

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

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

HR currently use these services at other facilities

NO am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: _____

Date: 8/8/16

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

Name: TORI FAGAN

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: Tori Fagan

Date: 8/7/16

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

Name: Doss Geigel and Lauren Bergman

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

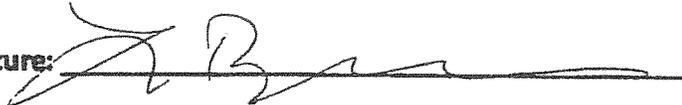
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I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: 

Date: 8/7/2016

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

Name: Shelley Kadison

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

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

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

X I currently use these services at other facilities

✓ I am interested to use these services at Pussy & Pooch

Additional Comments:

Signature: Shelley Kadison

Date: Aug 7, 2016

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

Name: Amanda Greenberg

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: Amanda Greenberg

Date: 8/7/16

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

Name: Ana Arzate

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

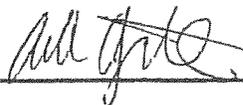
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 8-7-16

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

Name: Kase Lamb

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: 8/6/14

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

Name: Mario Navarro

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: [Handwritten Signature]

Date: 8-6-16

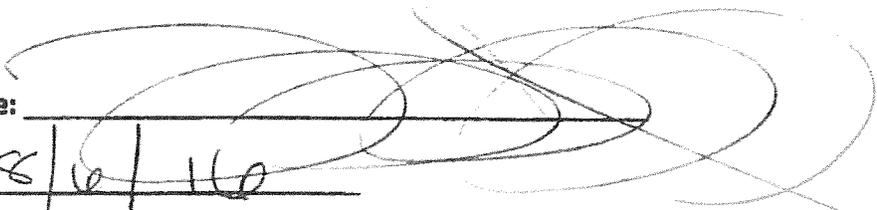
Letter of Support
Overnight Dog/Cat Boarding Services in Beverly Hills
Pussy & Pooch Pet Lifestyle Center

Name: Vanessa Gonzalez

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: 8/10/16

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

Name: Lynne Dunham

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

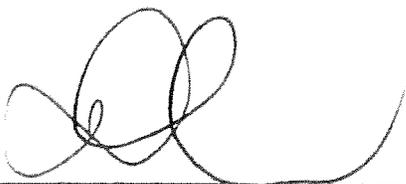
I support the request to allow overnight boarding services in the city of Beverly Hills

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: 08/06/2016

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

Name: Kelley Hart

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: Kelley Hart

Date: 8/5/16

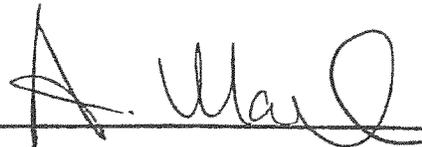
**Letter of Support
Overnight Dog/Cat Boarding Services in Beverly Hills
Pussy & Pooch Pet Lifestyle Center**

Name: Alex Mackinnan

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: 8/8/10

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

Name: Madi 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:

Pussy + Pooch is great!

Signature: 

Date: 8/2/16

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

Name: Louise ~~Alfaisal~~ Alfaisal

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: 08/2/2016

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

Name: CONSTANCE POITOU

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: 08/03/2016

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

Name: Gay Weiss

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: Gay Weiss

Date: 8/3/16

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

Name: Mary C Yang

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

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

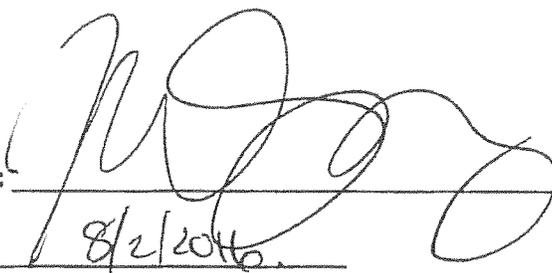
I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Yes to all!!!

Additional Comments:

Signature: 
Date: 8/2/2016

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

Name: Angela Park

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: 8/2/16

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

Name: Alexandra Estin

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

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

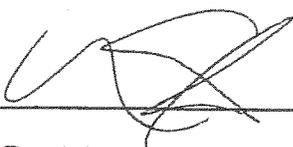
I support Pussy & Pooch, to offer these services at their Beverly Hills location

I currently use these services at other facilities

I am interested to use these services at Pussy & Pooch

Additional Comments:

Keep up the great work!

Signature: 

Date: 8-2-16

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

Name: Alisa Wilson

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: Alisa Wilson

Date: 8-2-16

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

Name: DR CARMEN KOBOR PH.D

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 & Pooch is a very good facility offering the community care & love to our four legged friends and incredible support to dog & cat owners. I don't know what I and my pet would do without them & their sensitive & kind staff.

Signature: _____

Date: 8/1/16

Carmen Kobor

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

Name: LIZ ALBANESE

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 WORK IN THE CITY OF BEVERLY HILLS AND BRING MY DOG TO PUSSY & POOCH 3-4 TIMES A WEEK FOR DAYCARE. I FREQUENTLY NEED CARE FOR MY DOG OUTSIDE THE CURRENT OPERATING HOURS DUE TO MY WORK SCHEDULE - CAUSING ME TO USE ANOTHER FACILITY OUTSIDE THE CITY. WE LOVE THE STAFF AT PUSSY & POOCH & TRUST THEM WITH OUR BELOVED PET. WE WOULD LIKE TO HAVE THE ABILITY TO USE PUSSY & POOCH FOR OVERNIGHT BOARDING SO WE CAN FEEL COMFORTABLE KNOWING OUR DOG IS BEING WELL TAKEN CARE OF - PLUS WE PREFER TO SUPPORT THE CITY OF BEVERLY HILLS, OVER

Signature:  SURROUNDING CITIES.
Date: 8-5-14

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

Name: ANN JOHNSON

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 + Pooch is a spectacular business and overnight boarding would be a huge asset to the neighborhood.

Signature: 

Date: 8/3/16

Karen Myron

Subject: FW: Proposed code and zone change for boarding facility

From: Marjorie Lewis [<mailto:marjorielewis@me.com>]
Sent: Tuesday, August 23, 2016 4:23 PM
To: Timmi Tway
Subject: Proposed code and zone change for boarding facility

Miss Tway,

It was very nice to meet with you on Friday and for you to spend time explaining the process of altering the Beverly Hills Municipal Code to accommodate Pussy and Pooches bid to allow an ancillary pet boarding facility at their current location 9388 S. Santa Monica Blvd. which would then require a CUP.

I mentioned that I am a long time resident of BH as well as having expertise in dog boarding and daycare. If the city changes the municipal code to allow establishments to keep dogs/cats overnight it opens up the possibility to many of us who would like to expand our facilities into BH City limits.

On the resident side I know the pitfalls of running an animal facility in close quarters with retail and food establishments. I live within walking distance to all that Beverly Hills has to offer as a community and boutique city. I am very conscious of animal lovers who do not clean up after their pets. I know for a fact that when animals are picked up after an overnight stay they will need to go to the bathroom within minutes when given the opportunity. It would be my recommendation that the city provide lamppost bag and disposal stands within a few feet of any overnight facility.

The disposal of pet waste even if it is bagged can cause a smell and pest infestation. When it is hot outside even in a closed dumpster it is hard to contain the odor. There also may be a noise issue in the evenings when the city traffic is lighter. Issuing a boarding license would bring up the question of a 24 hour attendant in a retail space which is currently forbidden. In my opinion the proposed site would not be a benefit to BH residents. The original code has served the city well being able to maintain the integrity of a retail, food and residential enclave. The residents of BH have many options in both physical facilities and internet pet sitters.

The dog park was debated ad nauseam on many of the same issues that would be raised by residents of BH who are not dog owners. The new park will be a definite perk of dogs who reside in BH. The proposed boarding facility would not be limited to BH dog owners. Since boarding and grooming are nontaxable items it would not increase city revenue.

Hopefully my unique perspective as a long time resident and an animal advocate who has had over 20 years experience in all aspects of animal care is a helpful decision tool. I have owned and operated Veterinary Hospitals, as well as day and overnight facilities in Nor Cal as well as LA.

Thank you for your time,
Marjorie

LEISURE PROPERTIES, LTD.

190 N. Canon Drive, Suite #405

Beverly Hills, CA 90210

(310) 275-4384

August 24, 2016

City of Beverly Hills
Planning Commission
455 North Rexford Drive
Beverly Hills, CA 90210

Re: Ancillary Pet Boarding Facility
9388 South Santa Monica Boulevard

Dear Commissioners:

I am against the proposed project to allow an ancillary pet boarding facility and the required entitlements.

As the property owner to the south of the pet store property, it is clear to me that the existing use negatively impacts my property and the public right of way in the alley.

1) Pussy & Pooch has no on-site parking and their pick up and drop off business has impacted our site.

A) Pussy and Pooch customers repeatedly park in our private lot. My tenant, Edelweiss Chocolates, has resorted to signage on our parking lot fencing specifically identifying "No Pussy & Pooch Parking". It is not comfortable for my tenants to confront illegally parked Pussy & Pooch patrons. Some customers have behaved rudely and arguments have put my tenants at risk.

B) Pussy and Pooch customers repeatedly park in the public right of way (alley). Egress from our lot requires backing up into the alley. Automobiles and other vehicles parked in the alley block or restrict access from our lot. My tenants have had multiple incidents of damage as it is very difficult to see these vehicles when backing into the alley, especially when dark in the evening.

C) Although Pussy & Pooch has intended to mitigate the parking issue by directing customers down the alley for valet service, it has not been effective. My tenants have no choice but to police our parking lot. The cost

of video surveillance and time away from business enforcing parking rights is daily.

- 2) Pussy & Pooch staff have hung towels to dry on our fencing. My tenants have made multiple requests of their staff to not do this. This is also a violation of City of Beverly Hills code section 5-7-3 to keep and maintain the premises in a safe, clean, orderly, sanitary and aesthetic condition.
- 3) Noise of barking dogs can be heard from our parking lot.

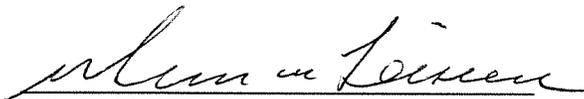
It is not up to me and my tenants to resolve the issues here. Any expansion of the pet store use is not acceptable and should not be considered until the existing use is no longer a nuisance.

Sincerely,

LEISURE PROPERTIES, LTD.
A California Limited Partnership

By:

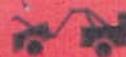
Leisure Operations
General Partner



Glenn N. Leisure
President

Enclosures: photographs



 **NO** 
PUSY
&
POOCH
PARKING



9388

RESERVED
PARKING

NO
PARKING
PARKING

RESERVED
PARKING
EXCEPT
UNOCCUPIED

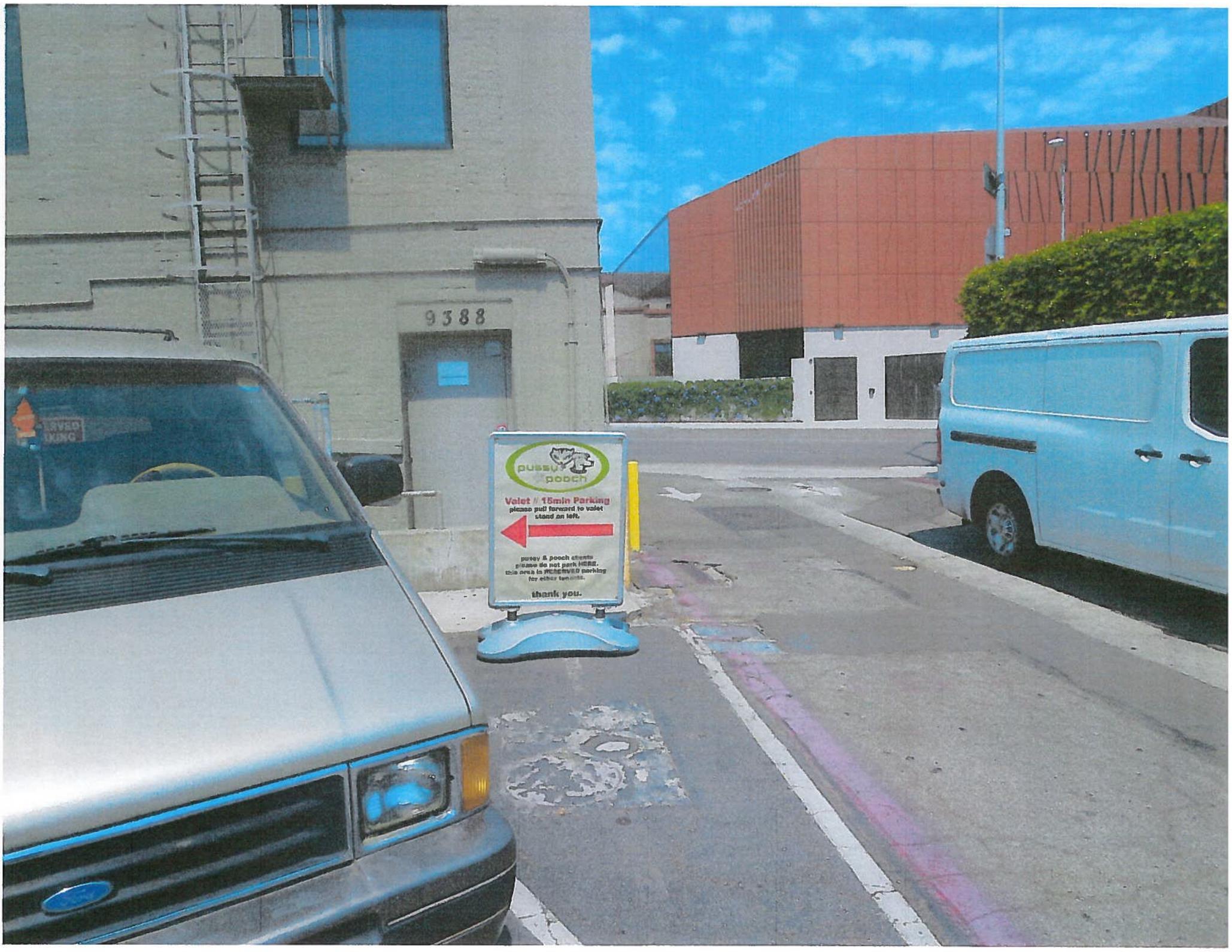
NO
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UNOCCUPIED

NO
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PARKING

RESERVED
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EXCEPT
UNOCCUPIED

NO
PARKING
PARKING



9388



Valet // 15min Parking
please pull forward to valet
stand on left.



pussy & pooch clients
please do not park HERE.
this area is reserved for parking
for other tenants.

thank you.



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TES
LL BE
TOWED
OWNER'S
E
05(a)
3(a)
BHPD 550-4931

P

9581

Timmi Tway

From: DOG310 <dog310@gmail.com>
Sent: Tuesday, October 11, 2016 3:08 PM
To: Timmi Tway
Subject: Planning Meeting 10/13/16
Attachments: CCE11102016.pdf

Ms. Tway, thank you for taking the time yesterday and explaining the process for a CUP etc. I have already expressed my concerns to you and the commissioners. A few of us that spoke at the initial meeting got a cross section of Business owners, Property owners and Residents to express in writing their opinion of the P&P current location having 35 pets stay overnight. The concern is the parking, dog walking where sidewalks and lawns cannot be hosed (Due to the drought) and congestion/waste in the alley.

We appreciate your passing this along to the commissioners.

Thank you, Marjorie Lewis

**PETITION IN OPPOSITION TO PUSSY & POOCH APPLICATION
FOR (1) ANCILLARY PERMIT (2) CHANGING CITY CODE (3) GRANTING A CUP
AND ALLOWING PETS TO BE BOARDED OVERNIGHT IN A COMMERCIAL ZONE**

We are business owners, property owners, employees and/or Beverly Hills residents who oppose the Pussy & Pooch application for pets to be boarded overnight at their facility on Little Santa Monica Blvd.. Most of us spend our days on Canon Drive, Little Santa Monica Blvd, Crescent Drive and Beverly Drive.

Boarding 35-60 dogs overnight at this location is wrong for us; wrong for Beverly Hills residents and wrong for our City.

Many of us are dog owners and we are all dog lovers. We are proud of our new Dog Park and pleased that Beverly Hills is a dog friendly city. However, approving this request is detrimental to the patrons who enjoy our restaurants, shops and retail businesses that rely on already too scarce parking and who also expect a clean, sanitary environment. Furthermore, having this kennel across the street from our wonderful new Annenberg Theatre does not make any sense.

More than anything else, this is a simple zoning issue. This location is meant for retail and service establishments and the types of odors, waste management, noise and parking issues that will be created by approving the application is detrimental to us.

We have an industrial area of the City which is the perfect place for this type of establishment.

We urge you to Vote No on the Pussy & Pooch application.

A large, stylized handwritten signature in black ink, appearing to be 'Pussy & Pooch'.

10/10/2016

Beverly Hills
Property Mgmt

BUSINESS / PROPERTY
OWNERS

**PETITION IN OPPOSITION TO PUSSY & POOCH APPLICATION
FOR (1) ANCILLARY PERMIT (2) CHANGING CITY CODE (3) GRANTING A CUP
AND ALLOWING PETS TO BE BOARDED OVERNIGHT IN A COMMERCIAL ZONE**

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UMBERTO SAVONE

UMBERTO
416 N. CANON DR
BEVERLY HILLS
90210

sworn
Southern Ocean
South/SMB

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Alex Vera (SABON Mikolaj)

9687 S. SANTA MONICA BL

BH 90210

Howie (Kylia gallery)

9411 S Santa Monica Bl

BH, 90210

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MIKOLAJ KAZIMIEROWICZ

SALON OWNER (SALON MIKOLAJ

9687 S. SANTA MONICA BLVD)
90210

Chloey Hoffmeyer

9-24-16

Crescent Dr

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RICHARD E. SCHREIBER
JENNIFER K. SCHREIBER
157 S CRESCENT DRIVE
BEVERLY HILLS, CA. 90212

Richard E. Schreiber
Jennifer K. Schreiber

Residents

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Carla Necht
610 N. Elm St.
B.H. 90210

Kerry Kojan
350 S. Peck Drive
B.H. 90212

Mary Ann Kenna
9363 Chandlerville Dr
B.H. CA 90212

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LEISURE PROPERTIES, LTD.

190 N. Canon Drive, Suite #405
Beverly Hills, CA 90210
(310) 275-4384

October 12, 2016

City of Beverly Hills
Planning Commission
455 North Rexford Drive
Beverly Hills, CA 90210

Re: Ancillary Pet Boarding Facility
9388 South Santa Monica Boulevard

Dear Commissioners:

I am against the proposed project to allow an ancillary pet boarding facility and the required entitlements.

Please refer to my letter dated August 24, 2016 which was submitted to the Planning Commission for the August 25, 2016 Regular Meeting. This letter adds to my narrative.

Leisure Properties, LTD is the property owner to the south of the pet store property. Since the Planning Commission of August 25, 2016 I have additional photographs and useful information.

- 1) I have not been contacted by the owner of Pussy and Pooch and assume that he is maintaining his position that there is no parking problem related to his business customers and deliveries in the public alley or our parking lot.
- 2) I contacted the City of Beverly Hills Traffic and Parking Department and over the past 3 years our parking lot at 440 – 444 N. Canon Drive has, on average, had about 100 calls for parking violations and resulted in 20 tickets issued each year. Many of these were related to the Pussy and Pooch operation. Certainly the violations are greater than those figures as my tenants are running their businesses and cannot take significant time to police the parking lot.

- 3) It was presented at the August 25, 2016 Planning Commission meeting that the alley width was 20 feet wide. However, there is a metal pole in the alley a few feet from the Pussy and Building that is protecting a utility service on the wall. The loading zone is across from this pole which leaves less than 18 feet for vehicles to park. As there is a hedge at the loading zone, passenger cars stop several feet from the loading zone curb to open the driver side door, say 3 feet. This leaves 15 feet for a parked car and other vehicles to pass. Large trucks are unable to pass and stop ingress from South Santa Monica Blvd.
- 4) There is a high concentration of food establishments on the 400 block of N. Canon Drive which results in a high concentration of deliveries throughout the day. The alley loading zone needs to be available for commercial vehicles. The current yellow loading zone allows passenger cars for a limit of 3 minutes. This time limit should not be relaxed and the 3 minute time limit should be enforced. When the loading zone is occupied, other cars and trucks are parking in the red zone.
- 5) No compelling reason was submitted as to why Pussy and Pooch customers need to park in the loading zone to be as close as possible to Pussy and Pooch. It seems impossible that a customer parking in the loading zone can conduct business at Pussy and Pooch without violating the 3 minute allowance. Their parking consultant report, previously submitted, indicates that vehicles were parking on average for 6 minutes, twice as long as the allowed limit. There is a public parking structure across the street on South Santa Monica Blvd and another lot on the 400 block of N. Canon Drive. Few businesses in the business triangle have as much access to public parking. As the business provides dog walking services from their premises, why would walking a dog across the street be a difficulty other than simply an inconvenience to their customers? This is not a vet hospital where pet delivery is emergency in nature.
- 6) Photos since August 25, 2016 are attached showing additional violations in the alley and our parking lot. This includes trucks parked in the red zone getting tickets. The yellow zone needs to be available for commercial truck deliveries.

In conclusion, I believe that negative impacts relative to traffic, parking and loading continue in the alley and our adjacent parking lot. The tenant has had an opportunity since the meeting of August 25, 2016 and has not adequately mitigated the problem.

I propose that the business expansion be allowed after Pussy and Pooch proves that their customers are not parking in our lot and limits their use of the yellow loading zone. This could be evidenced by a significant reduction in the number of traffic violations and phone calls for illegal customer parking. A conditional use permit and related entitlements should have conditions that violations are not to exceed a certain number per month or year. This would place the burden on Pussy and Pooch to monitor and police their customers.

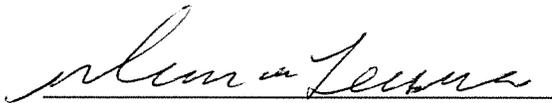
In addition, to reduce the number of collisions in the alley, improved lighting in the alley from the 9388 South Santa Monica Boulevard property would mitigate property damage.

Sincerely,

LEISURE PROPERTIES, LTD.
A California Limited Partnership

By:

Leisure Operations
General Partner

A handwritten signature in cursive script, appearing to read "Glenn N. Leisure", is written over a horizontal line.

Glenn N. Leisure
President

Enclosures: photographs



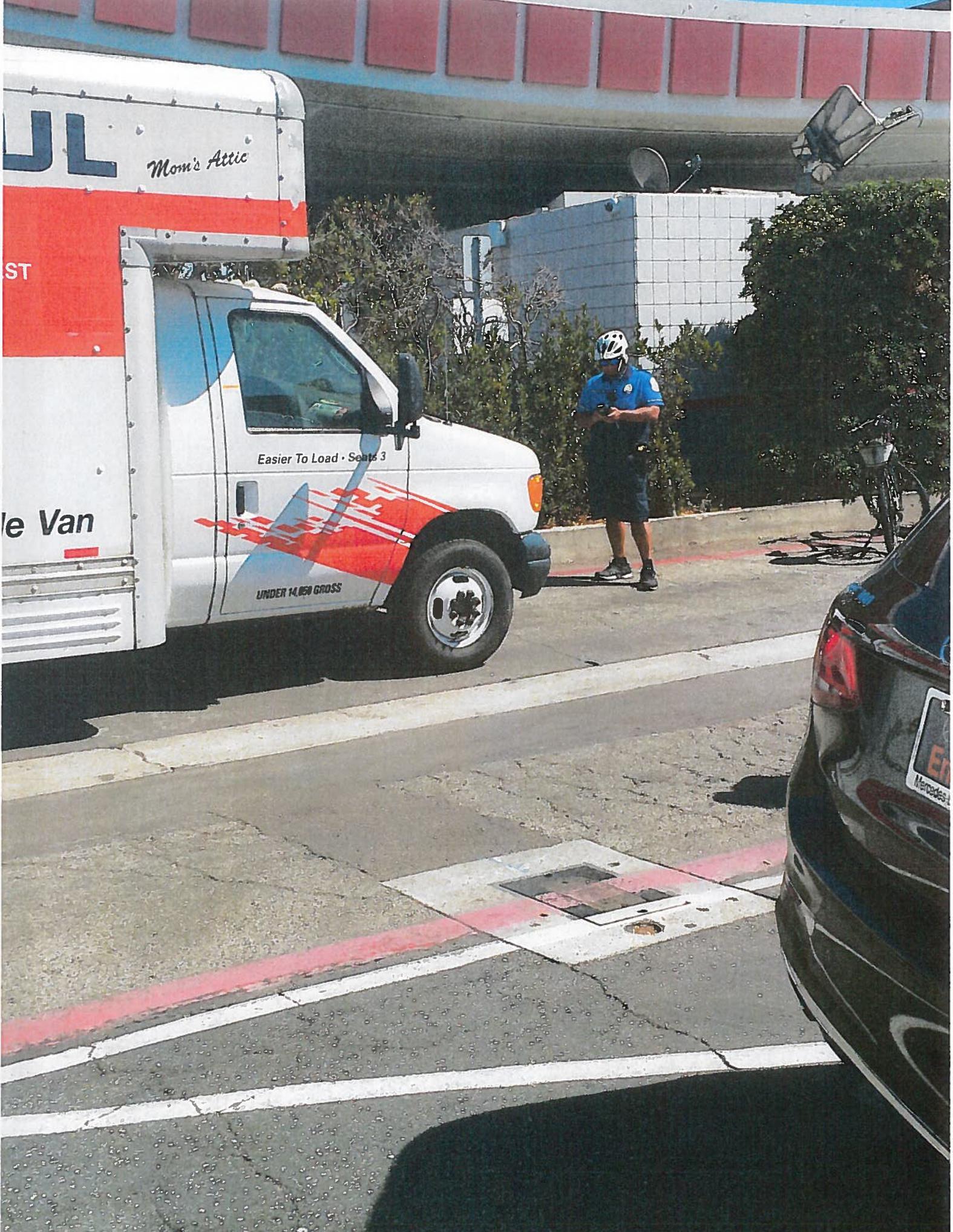
Ford

California
6GAX799









JL

Mom's Attic

ST

Easier To Load • Seats 3

le Van

UNDER 14,050 GROSS

E
Mercedes



PENSKE

Truck Rental

*Local
One Way*

Dedication at every turn

*ps.com
PENSKE*

My name is Laura Martella
Dog is Gentleman Norman.

Together we published a ~~Book~~ coffee table
Book titled "How to Be A Man." It is
about old fashioned manners and how we can
all learn something about kindness from
our Dogs.

Needless to say, My Dog is very important
to me. I work with him. We are building
a Brand. I do not board my Dog, Ever.
He is a regular attendee at social club.
The concept for overnight boarding is cage
free. Its like social club at night. I
trust Pussy & Pouch and all of their employees
with Gentleman Norman.

Cages in traditional boarding facilities
cause anxiety for dogs - thus, barking and
an interruption to our neighborhood.

This concept is a win/win. I live on Canal

OCT 13 2016

MARC SALEH

324 S. Roxbury Dr

Support Boarding at Pussyn Poach.

REASONS - 2 of them

#1 OPTIONS - Currently I know only of VETS that allow overnight boarding within our city. Pussyn Poach gives me more choices within the city.

#2 CONVENIENCE - Boarding will reduce the number of ROUND TRIPS my dog must make when using Pussyn Poach services during my absence. Every night he stays over means one less ROUND TRIP to the facility.

I support boarding at Pussyn Poach.

Thank you. 

Attachment 7

Proposed Floor Plan

