



**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM**

**DATE:** March 23, 2022

**TO:** Planning Commission

**FROM:** Carrie Tai, AICP, Community Development Director

**THROUGH:** Talyn Mirzakhanian, Planning Manager

**BY:** Austin Chavira, Assistant Planner

**SUBJECT:** Consideration of a Use Permit to allow an “Animal Boarding” use within an existing building at 2301 N. Sepulveda Boulevard in the General Commercial (CG) zoning district, and associated environmental determination in accordance with the California Environmental Quality Act. (Dogtropolis of Manhattan Beach)

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution approving the Use Permit subject to conditions, and adopting a determination of exemption under CEQA.

**APPLICANT**

Jennifer Moore  
215 North 2nd Avenue, Suite E  
Upland, CA 91786

**BACKGROUND**

On August 25, 2021, the Community Development Department received an application requesting a Use Permit to allow the establishment of an “Animal Boarding” use within in a 6,199 square-foot, existing commercial building located on a 17,456 square-foot site at 2301 North Sepulveda Boulevard in the City’s General Commercial (CG) zoning district. Per

Manhattan Beach Municipal Code (MBMC) Section 10.16.020, a Use Permit is required for the establishment of an “Animal Boarding” use within the General Commercial (CG) zoning district. An “Animal Boarding” use is defined in MBMC Section 10.08.050 as “shelter and care for small animals on a commercial basis”, which includes overnight boarding.

While the subject site has a General Plan land use designation of General Commercial and a zoning designation of General Commercial (CG), the land use and zoning designations of surrounding properties include General Commercial and Residential, Single-family. Accordingly, neighboring properties are occupied with the following uses: personal improvement (north), medical offices (south), retail sales (east), and single-family residential (west). The Vicinity Map included as Attachment B demonstrates the site configuration and surrounding uses.

Past entitlements for this property include a conditional use permit (Resolution No. 76-14) approved in 1976 by the City’s Board of Zoning Adjustment to continue and expand the legal, non-conforming sales and service of automobiles (Monkey Wrench). The conditions of approval established via Resolution No. 76-14 were then further amended by the Board in 1977, and by the Planning Commission in 1985 and 1986. In 1995, the operation of the site was modified to include an automobile rental operation (Enterprise) alongside the automobile sales and service use; this modification required approval of tenant improvement plans, as the automobile rental use was permitted by right. The automobile-related uses vacated the site in late 2020, after which a single tenant, a real estate office, occupied the building; this current use (general office) is permitted by right. All previous entitlements related to automobile uses have therefore expired; there are no active entitlements governing the site at this time.

This item was previously scheduled to be heard by the Planning Commission on March 9, 2022. During that meeting, staff recommended that the Planning Commission continue the item to allow the applicant additional time to submit additional operational information. The Planning Commission received public comment related to this item and then continued the hearing to March 23, 2022.

## **PROJECT OVERVIEW**

The “Animal Boarding” use is proposed within an existing commercial building located at 2301 North Sepulveda Boulevard, in the City’s General Commercial (CG) zoning district. The subject site is made up of three parcels – one parcel houses the existing commercial building (APN: 4171-013-030), the other two parcels house the associated parking lot (APNs: 4171-013-012 and 4171-013-029). The parcel associated with APN: 4171-013-012 currently serves as the western half of the existing parking lot and is located in the single-family residential (RS) district. However, pursuant to MBMC Section 10.68.070(B)(l), the pre-existing parking lot use may

continue to serve the adjacent commercial use. Vehicular access to the subject site's parking lot is limited to the entrance provided from Sepulveda Boulevard.

The applicant proposes grooming and boarding services for dogs, commonly referred to as a “dog day care” and “overnight boarding”. The applicant proposes to operate the “day care” services Monday through Friday from 6:30AM to 7:00PM, and Saturday and Sunday from 8:00AM to 5:00PM. Patrons will park in the on-site spaces and drop off their dogs at the reception desk within the lobby, where all dogs must be checked in and checked out by their respective owners.

The site has an existing concrete block wall that surrounds the entire perimeter preventing vehicular and pedestrian access from Oak Avenue. A detailed **project overview** is included in the following table:

| PROJECT OVERVIEW                |  |   |
|---------------------------------|--|---|
| Location:                       | 2301 North Sepulveda Boulevard   |   |
| Legal Description:              | Block 48, Tract 1638, Lots 11, 30, 31 and 32                           |   |
| Assessor Parcel Number(s):      | 4171-013-030, 4171-013-012, 4171-013-029                               |   |
| General Plan Land Use:          | General Commercial   |   |
| Zoning:                         | General Commercial   |   |
| Area District:                  | 2  |   |
| Parking for Commercial Center:  | <u>Existing</u>  | <u>Proposed</u>   |
|                                 | 16 (Professional Office: 1 per 300 sq. ft.) <i>legal nonconforming</i> | 16 (Animal Boarding: 1 per 400 sq. ft.) <i>conforming</i> |
| Applicant Tenant (Dogtropolis): |  |   |
| <i>Use</i>                      | Offices, Business and Professional                                     | Animal Boarding and Grooming                              |
| <i>Size</i>                     | 6,199 sq. ft.  | No Change   |
| <i>Hours of Store Operation</i> | M-Fri 9am to 5:00pm  | M-F 6:30am to 7:00pm<br>Sat & Sun 8am-5:00pm              |

|   |   |                                   |
|---|---|-----------------------------------|
|   |   | *Plus overnight boarding for dogs |
| <i>Neighboring Zoning &amp; Land Uses</i> | <u>North:</u> General Commercial (Personal Improvement)     |                                   |
|   | <u>South:</u> General Commercial (Medical Office)           |                                   |
|   | <u>East:</u> General Commercial, D-8 Overlay (Retail Sales) |                                   |
|   | <u>West:</u> Single-Family Residential (Residential)        |                                   |

According to the proposed site plan, no changes are proposed to the existing parking stall configuration or quantity of off-street parking spaces located within the surface parking lot that is associated with the proposed use. Furthermore, no modifications are proposed to the existing perimeter concrete block walls, trash enclosure, or the exterior of the existing building. The scope of work focuses primarily on remodeling the interior of the existing commercial building. The proposed floor plan includes a 206 square-foot reception area, a 244 square-foot multipurpose room, and 783 square-feet dedicated to offices, a restroom, an evaluation room and a utility space. The plan also depicts three separate playrooms for small, medium, and large dogs.

The maximum capacity for the number of dogs, as identified on the floor plan, is 119. However, the applicant’s expectation, based on reports from other franchise locations is that, on average, they check in 50% of their maximum capacity per day. The project description further states that the proposed operation will be entirely conducted indoors. There are no proposed outdoor play areas. Dogs will always be personally supervised by trained and certified canine coaches in a controlled off-leash environment within the building.

The request includes overnight boarding for dogs as an ancillary use to the “day care” operation. Overnight boarding is only available to owners whose dogs regularly attend the “day care” and have passed a temperament evaluation by staff. Home-style crates and private suites are provided in the three separate playrooms for small, medium, and large boarding dogs. Staff would remain at the facility one hour after closing to situate the overnight boarders, but staff would not remain at the facility overnight. The facility is monitored remotely via webcams and with various sensors regulating temperature, security, etc., which alert on-call staff of any disruptions overnight. Assigned on-call staff would reside in close proximity to the subject site and, upon receiving an alert, would report to the site. Additionally, a condition of approval is included requiring that the applicant submit an Emergency Plan prior to the

issuance of building permits, outlining emergency protocols in the event of natural disasters, power outages, and other unforeseen events.

To minimize potential adverse impacts on the community, the applicant proposes to keep business operations entirely indoors, which minimizes noise projecting into the adjacent single-family residential uses to the west of the site. Furthermore, the existing building is comprised of poured-in-place concrete which serves as a sound barrier, and the project proposes further soundproofing of the three dog playrooms to ensure additional sound absorption from finished floor to the roof. As it relates to potential odor-related impacts, a condition of approval is included that requires all animal waste be stored inside the building until the scheduled trash pick-up day in order to reduce odor from emitting into the surrounding neighborhood. The applicant also proposes to abide by the franchise's "Noise and Odor Control Plans" (Attachment E), which require integration of sound and odor related protocols into the operation of the facility.

An analysis of the subject site, the proposed "Animal Boarding" use, and compliance with required findings is provided in the following "Discussion" section.

## **DISCUSSION**

Given that the "Animal Grooming" component of the use is a permitted use within the General Commercial (CG) zoning district, this entitlement focuses on the boarding component, which is conditionally permitted. According to MBMC Section 10.08.050(C)(1), there are no specific restrictions to the maximum time period of boarding for an "Animal Boarding" use.

While the MBMC conditionally permits an "Animal Boarding" use, it does not provide specific standards for regulation of said use. However, conditions in the corresponding project resolution are included to minimize the potential for adverse impacts to surrounding uses (See Attachment A). Additionally, conditions of approval are incorporated into the draft resolution to: (1) require that any successors of the operation abide by the "Odor and Sound Control Plans" submitted by the applicant, unless otherwise authorized by the Community Development Department; and (2) assign responsibility to the operator for rectifying any noise or odor complaints. Furthermore, the Building Division, Public Works Department, and Traffic Division have reviewed the request and raised no concerns or objections.

MBMC Section 10.84.010 provides that, "[u]se permits are required for use classifications typically having unusual ... operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area." Animal Boarding in the CG zone constitutes a use with unusual operating characteristics that necessitate special consideration. Furthermore, pursuant to

MBMC Section 10.84.060(A), an application for a Use Permit shall be approved by the decision-making authority only if all of the required findings below can be made:

1. The proposed location of the site is in accord with the objectives of this title and the purposes of the district in which the site is located.
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.
3. The proposed use will comply with the provisions of the City's Planning and Zoning Title, including any specific conditions required for the proposed use in the district in which it would be located.
4. The proposed use will not adversely impact or be adversely impacted by nearby properties.

As demonstrated in Section 6 of the attached draft Resolution and in the discussion herein, staff evaluated the request in light of the required Use Permit findings and concludes that there is sufficient evidence that all four findings can be made as follows:

First, the "Animal Boarding" use is proposed on a site located in the City's General Commercial zoning district, which allows "Animal Boarding" with the approval of Use Permit. The MBMC's stated purpose for the CG zone is the provision of opportunities for the full range of retail businesses that are suitable for location in Manhattan Beach. The proposed use is consistent with the commercial land use regulations in MBMC Section 10.16.020 and provides a commercial service for the community.

Second, the proposed Animal Boarding use is consistent with the General Plan's General Commercial land use designation for the subject property. The General Plan encourages a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market. The project proposes a conditionally permitted use, fully contained within the confines of an existing commercial building. The proposed project is compatible with neighboring uses, as neighboring lots to the north, south and east are developed with commercial uses. The project also offers a service to surrounding residents. Furthermore, the project was reviewed by various City divisions and Departments, who raised no concerns or objections. Therefore,

the project will not be detrimental to the public health, safety or welfare of persons working on the site or in or adjacent to the neighborhood of such use, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

Third, the proposed Animal Boarding use is permitted with the approval of a Use Permit in the subject property's zoning district (CG) per MBMC Section 10.16.020. If the Use Permit is approved, Dogtropolis will be in compliance with all provisions of MBMC Title 10. Furthermore, operating characteristics and conditions of approval serve to minimize the potential for adverse impacts. Additionally, no exterior changes are proposed as a part of this project.

Fourth, the proposed use does not impact nearby properties. The proposed operations will be entirely conducted indoors. There are no proposed outdoor play areas. To prevent unwanted noise and odor from projecting onto adjacent properties, odor and noise management is controlled per the conditions of approval and the incorporation of operating characteristics. The project does not propose any new pedestrian or vehicular access from Oak Avenue (west of the project site). Site ingress and egress will be limited to the entrance from Sepulveda Boulevard. Therefore, the operating characteristics of the proposed use minimize the potential for any adverse impacts to surrounding uses.

## **PUBLIC NOTIFICATION AND COMMENT**

A public notice for the March 9, 2022 public hearing was published in The Beach Reporter on February 24, 2022, mailed to all property owners within a 500-foot radius, posted at City Hall, and posted on the City's website. On March 9, 2022, the Planning Commission continued the hearing to a date certain (March 23, 2022), therefore no further notice was required. As of the writing of this report, staff has received 51 public comments from neighbors.

## **ENVIRONMENTAL DETERMINATION**

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines, which exempts the permitting and licensing of existing private structures involving negligible or no expansion of existing or former use. Furthermore, there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances. Thus, no further environmental review is necessary.

## **CONCLUSION**

Staff recommends that the Planning Commission approve the proposed Use Permit request to allow an "Animal Boarding" use at 2301 North Sepulveda Boulevard, and adopt a determination of exemption pursuant to CEQA.

**ATTACHMENTS:**

- A. Draft Resolution No. PC 22-\_\_
- B. Vicinity Map
- C. Dogtropolis Architectural Plans
- D. Applicant's Written Materials
- E. Franchise Odor and Sound Control Plan
- F. Public comments received through March 16, 2022 at 5pm



# ATTACHMENT A

## RESOLUTION NO. PC 22-\_\_

### **RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT AT 2301 N. SEPULVEDA BOULEVARD TO ALLOW AN ANIMAL BOARDING USE WITHIN AN EXISTING COMMERCIAL BUILDING (DOGTROPOLIS)**

#### **THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. On August 25, 2021, Dogtropolis of Manhattan Beach, applied for a Use Permit to allow an “Animal Boarding” use within an existing building at 2301 N. Sepulveda Boulevard in the General Commercial (CG) zoning district. The commercial building and associated parking lot are located on a site comprised of three parcels (APNs: 4171-013-030, 4171-013-012, 4171-013-029) at 2301 N. Sepulveda Boulevard (“the site”). The property is owned by Jennifer Moore.

SECTION 2. The applicant is requesting an “Animal Boarding” use, which is required to obtain a Use Permit per MBMC Section 10.16.020 (C Districts: Additional Land Use Regulations).

SECTION 3. On March 9, 2022, the Planning Commission conducted a duly noticed public hearing, accepted public comment and continued the hearing to March 23, 2022.

SECTION 4. On March 23, 2022, the Planning Commission conducted the continued public hearing to consider the Use Permit application. The Commission provided an opportunity for the public to provide evidence and testimony at the public hearing.

SECTION 5. The Project is qualified for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines, which exempts the permitting and licensing of existing private structures involving negligible or no expansion of existing or former use. Furthermore, there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances. Thus, no further environmental review is necessary.

SECTION 6. The record of the public hearing indicates:

- A. The legal description of the site is Block 48, Tract 1638, Lots 11, 30, 31 and 32 in the City of Manhattan Beach, County of Los Angeles, which is located in the CG (General Commercial) zone. The surrounding properties are zoned CG to the North, CG to the South, CG, D-8 Overlay to the East (across Sepulveda Boulevard), and Single-Family Residential (RS) to the West.
- B. The proposed animal boarding use is subject to a Use Permit, but ancillary operations include dog grooming services, which are permitted by right. These uses are in compliance with the objectives outlined in the City’s General Plan for the General Commercial land use designation. The General Plan encourages that the CG area provide opportunities for a broad range of retail and services intended to meet the needs of local residents and businesses, and to provide goods and services for the regional market. The project is consistent with General Plan Goal LU-6, which encourages maintaining the viability of the commercial areas of Manhattan Beach.
- C. The applicant is requesting approval of a Use Permit to accommodate “Animal Boarding” within an existing commercial building. The subject site is located along a commercial portion of Sepulveda Boulevard and is surrounded on three sides by a variety of commercial uses.

- D. The Building Division, Public Works Division, and Traffic Division have reviewed the request and raised no concerns or objections.

**SECTION 7.** Based upon substantial evidence in the record, and pursuant to [Manhattan Beach Municipal Code Section 10.84.060\(A\)](#), the Planning Commission hereby finds:

- 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

The “Animal Boarding” use is proposed on a site located in the City’s General Commercial zoning district, which allows “Animal Boarding” with the approval of Use Permit. The MBMC’s stated purpose for the CG zone is the provision of opportunities for the full range of retail businesses that are suitable for location in Manhattan Beach. The proposed use is consistent with the commercial land use regulations in MBMC 10.16.020 and provides a commercial service for the community.

- 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The proposed Animal Boarding use is consistent with the General Plan’s General Commercial land use designation for the subject property. The General Plan encourages a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market. The project proposes a conditionally permitted use, fully contained within the confines of an existing commercial building. The proposed project is compatible with neighboring uses, as neighboring lots to the north, south and east are developed with commercial uses. The project also offers a service to surrounding residents. Furthermore, the project was reviewed by various City divisions and Departments, who raised no concerns or objections. Therefore, the project will not be detrimental to the public health, safety or welfare of persons working on the site or in or adjacent to the neighborhood of such use, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

- 3. The proposed use will comply with the provisions of the City’s Planning and Zoning Title, including any specific conditions required for the proposed use in the district in which it would be located.**

The proposed Animal Boarding use is permitted with the approval of a Use Permit in the subject property’s zoning district (CG) per MBMC Section 10.16.020. If the Use Permit is approved, Dogtropolis will be in compliance with all provisions of MBMC Title 10. Furthermore, operating characteristics and conditions of approval serve to minimize the potential for adverse impacts. Additionally, no exterior changes are proposed as a part of this project.

**4. The proposed use will not adversely impact or be adversely impacted by nearby properties.**

The proposed use does not impact nearby properties. The proposed operations will be entirely conducted indoors. There are no proposed outdoor play areas. To eliminate unwanted odor and noise from projecting into adjacent commercial- and residentially- zoned properties, odor and noise management is controlled by the conditions of approval and the incorporation of operating characteristics. The project does not propose any new pedestrian or vehicular access from Oak Avenue (west of the project site). Site ingress and egress will be limited to the entrance from Sepulveda Boulevard. Therefore, the operating characteristics of the proposed use minimize the potential for any adverse impacts to surrounding uses.

SECTION 8. Based upon the foregoing, the Planning Commission hereby **APPROVES** the Use Permit to allow an "Animal Boarding" use within an existing building at 2301 N. Sepulveda Boulevard subject to the following conditions:

**General**

1. The project shall be in substantial conformance with the project description that was submitted to the Planning Commission on March 23, 2022, as amended and conditioned. Any substantial deviation from the approved project description shall require review by the Community Development Director to determine if approval from the Planning Commission is required.
2. Any questions of intent or interpretation of any condition shall be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
3. Modifications and improvements to the tenant space shall be in compliance with applicable Building Division and Planning Division regulations when applicable.
4. The Community Development Department staff shall be allowed to inspect the site at any time.

**Operation**

5. Hours of operations are limited to Monday through Friday 6:30AM to 7:00PM, and Saturday and Sunday 8:00AM to 5:00PM.
6. Maximum occupancy is limited to a total of 119 dogs.
7. The operators of the business shall address and prevent loitering and other security concerns onsite.
8. The management of the property shall police the property during its hours of operation to keep it free of litter and food debris.
9. Applicant shall be responsible for ensuring that noise emanating from the property remains within the limitations prescribed by the City Noise Ordinance and shall not create a nuisance to nearby property owners.

10. Solid animal waste shall be maintained inside the building until scheduled trash pick-up day, on which day it may be placed in the trash enclosure for pick-up.
11. All noise and/or odor complaints received by the City shall be remedied by the operator.
12. Any successors of the operation shall abide by the sound and noise control plans submitted to the City unless otherwise authorized by the Community Development Department.
13. The applicant shall submit an Emergency Plan to the Community Development Department for review prior to the issuance of building permits, outlining emergency protocols in the event of natural disasters, power outages, and other unforeseen events.
14. The business shall maintain compliance with all Fire and Building occupancy requirements at all times.
15. The operation shall maintain 16 off-street parking spaces.
16. Applicant shall be responsible for ensuring that the existing block wall restricting vehicular access from Oak Avenue is maintained and shall not be removed.
17. All exterior lighting for site common areas shall be directed away from adjacent residential properties and shall minimize spillover; glare shields and directional lighting shall be used where necessary.

**Signage**

18. The Applicant shall obtain permits for all new signs and shall be in compliance with the City's sign code.
19. No temporary banner or other signs shall be placed on the site without City permit and approval.

**Procedural**

20. City staff will periodically review the approved use to determine compliance with conditions imposed and Municipal Code requirements.
21. Upon determination that there are reasonable grounds for revocation or modification of the Use Permit, the Planning Commission or City Council may review the Use Permit in accordance with the requirements of the MBMC Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
22. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the property owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the property owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Property owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by property owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.

23. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The operator shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The operator shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the operator of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the operator of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the operator shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The operator shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the operator to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The operator shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 9. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 10. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Chapter 10.100 have expired.

SECTION 11. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the property owner. The Secretary shall make this resolution readily available for public inspection.

SECTION 12. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to MBMC 10.84.090.

*(Votes and signatures on next page)*

March 23, 2022

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Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **March 23, 2022** and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Carrie Tai, AICP,**  
Secretary to the Planning Commission

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**Rosemary Lackow,**  
Recording Secretary



Oak Avenue



Sepulveda Blvd.



2301 N. SEPULVEDA BLVD.

RS

RS-D6

CG

CG-D8

RS

SUBJECT SITE (Dogtropolis)

Sepulveda Blvd.

CG-D8

CG

RS

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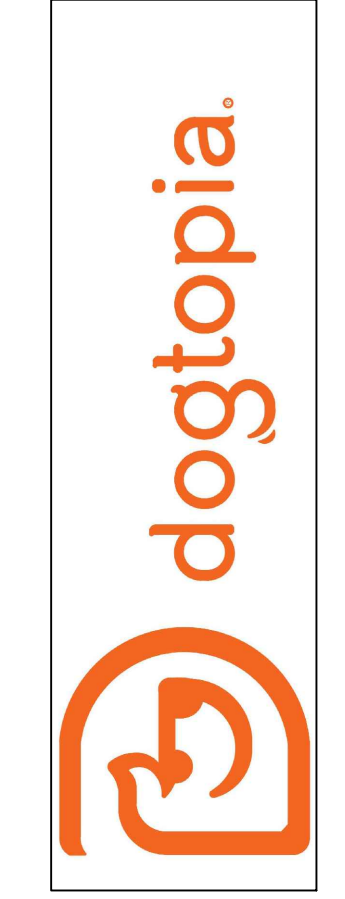






| Date | Revisions/Submissions | No. |
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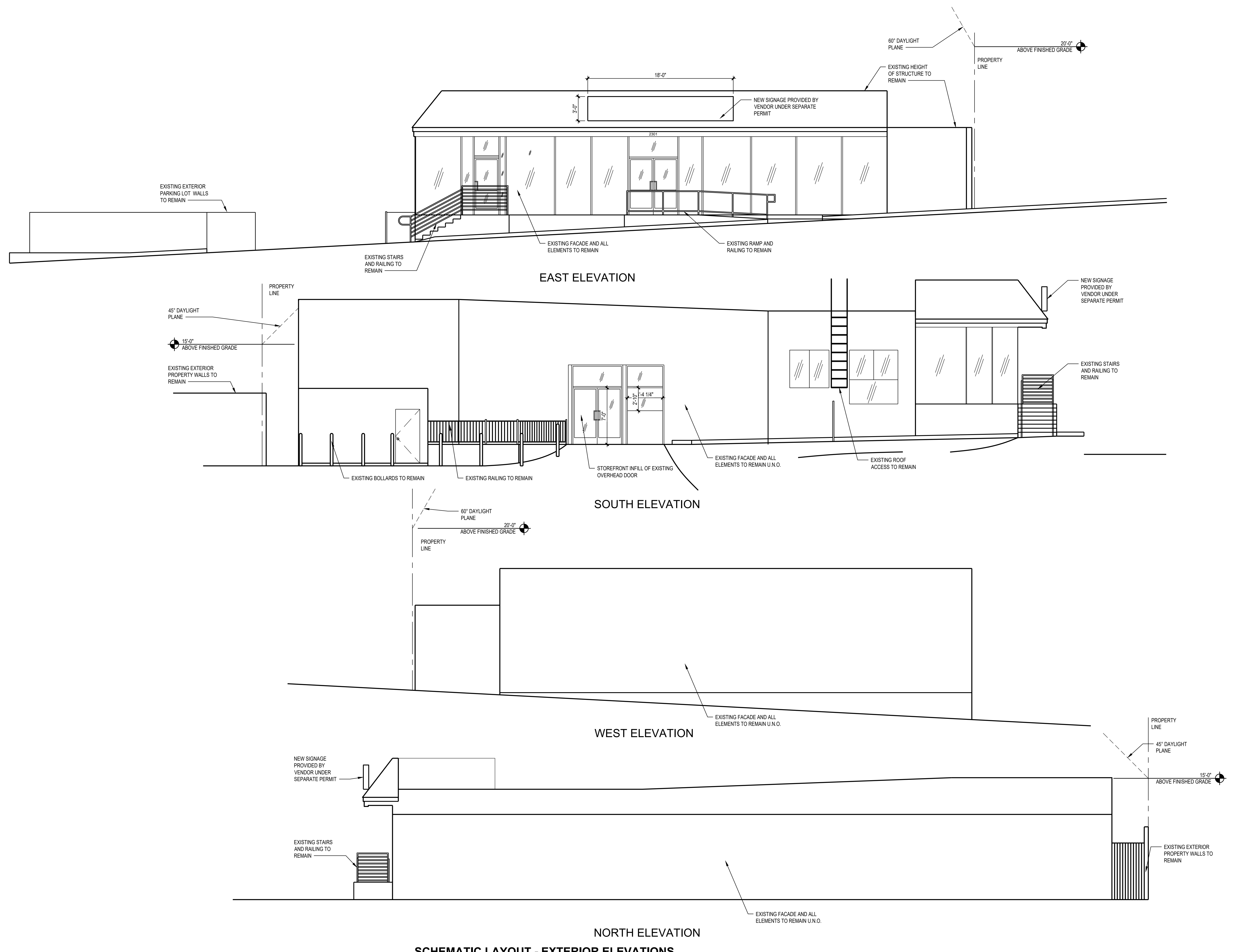
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MANHATTAN BEACH, CA 90266  
© 2022 CESO, INC



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| Project No. | 759523   |
| Scale       | AS NOTED |
| Drawn       | CS       |
| Checked     | GJB      |
| Date        | 08/13/21 |
| Issue       | PERMIT   |

**EXTERIOR ELEVATIONS SCHEMATIC LAYOUT**

Drawing No. **AZ2.0**



**SCHEMATIC LAYOUT - EXTERIOR ELEVATIONS**

SCALE: 3/16" = 1'-0"

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**Dogtopia of Manhattan Beach**

2301 N Sepulveda Boulevard  
Manhattan Beach, CA 90266

**Summary of Operations**

Dogtopia of Manhattan Beach, DBA: Dogtopia of Manhattan Beach. (the “Applicant” and the “Owner”) requests a Special Use Permit to allow for a retail Dogtopia dog daycare to operate within an existing building on an approximately 0.4-acre parcel of land located on the west side of North Sepulveda Boulevard APN: 4171-013-030, 029, 012 (the “Property”).

**BUSINESS DESCRIPTION**

The Applicant intends to utilize the entire 5,940 SF into a state-of-the-art retail Dogtopia store providing dog daycare, grooming and overnight stays for the safety and convenience of the pet parents and canine citizens of Manhattan Beach. There are currently 185 Dogtopia stores in the United States, and Dogtopia is the largest provider of dog day care in the nation.

The primary service that Dogtopia provides is day care. This day care center will run very much like a childcare center. There will be three spacious playrooms that separate dogs by size and temperament. The large dog playroom (“The Gym”) can fit up to 41 dogs, the mid-size dog (“The Rompers”) playroom can fit up to 41 dogs, and the small dog playroom (“The Toy Box”) can fit up to 37 dogs, for a total of 119 dogs.

Dogtopia ensures that pets who spend time together have complementary temperament and play styles to create a safe environment for all pups. Every dog who is a part of this program must undergo a several hour-long evaluation (“the interview”) where they are tested in special evaluation rooms with potential playmates to ensure they are healthy and that they will get along well with their classmates. Once they pass the interview, they may then join their respective group and partake in daycare, spa services, and overnight stays.

**PROGRAMMING**

During their stay, dogs will enjoy 8-10 hours of open play that features brain games designed to improve behavior and social manners. There are many other fun activities, including bubble day, themed photo parties and birthday celebrations. The Certified Canine Coaches are educated on canine body language, managing dogs in open play, special considerations of dogs in the playroom, preventing scuffles and more. During the day, pups will also have a 2-hour naptime inside of individual crates and are fed at regular mealtimes.

To ensure that the boarding dogs who stay overnight at the facility also mix well with the daycare dogs, boarding services are *only* available to those dogs who have already passed the evaluation and are already used to being in the facility with the others.

Dogtopia will feature modern spa facilities, which are especially designed to cater to the comfort of the pups. Spa services include spa baths, brush outs, ear cleaning, teeth brushing, nail trips, grooming, and blueberry facials.

## OPERATIONS

Dogtopia's proven operations model also places a strong focus on reducing odors, noise levels and the risk of illness and accidents. Operational hours will be from 7:00 am to 6:30 pm, Monday through Friday, and from 8:00 am to 5:00 pm on Saturdays and Sundays. Peak times will be during drop offs and pickups. The peak morning hours will be between 8:00 am to 10:00 am, and the peak afternoon hours will be between 4:00 and 6:00 pm. The maximum dog capacity is 119, but since the friends do not come everyday, on average a facility hits around 50% of the max capacity. Dog drop-off and pick up occurs in the lobby where owners must check in and check out.

There are typically 6 to 10 staff on shift at the Dogtopia store at any given time. Key employees include a full-time General Manager, a Pet Parent Relationship Manager, and several Canine Coaches.

### **Overnight Stay**

Daycare is our primary business, and it accounts for approximately 70% to 75% of the revenue. An ancillary benefit to Dogtopia enrollment is the overnight stay. An employee will typically stay an average of one hour after closing to help prep the friends for sleeping, and then the friends will stay overnight in their crates. Although no staff sleeps at Dogtopia overnight, the facility will feature state of the art sensor equipment, which alerts us as to any sudden drop in temperature, smoke, or any type of emergency. We will also assign a nearby staff member to be available to come quickly to the center in the event there is any type of emergency. The cameras in every room also help to monitor the safety of our friends.

### **Odors**

To control odors, we employ best practices that include immediate cleaning of animal waste, temperature and humidity control, constant air flow, and important pet-safe chemicals. We also use HVAC air filters and a ScentAir System, and we clean the rooms 3 times per day. Having a pleasant smell within the facility is important to us.

### **Waste Management**

The waste from the animal is put into a bag and securely tied. It is immediately placed inside a bin lined with plastic liner and is double bagged. The bag is then stored in a cooler, which will prevent odors from being emitted. Before trash pickup, all the animal waste is taken out to the trash bin.

### **Sounds/Noise**

There is no exterior yard or exterior component to Dogtopia of Manhattan Beach. Dogs will remain indoors all day until pickup. The building is poured in place concrete, which helps to contain all sound. Each of the three playrooms are soundproof. The interior walls that surround the playrooms are two layers for gypsum board with fiberglass bat insulation ("3 5/8") in between the two boards. The gypsum board stretches above the dropped ceilings for sound attenuation. When someone is outside, there is no sound emanating from inside the playroom.

### **Appearance**

Dogtopia values being a positive presence in the local community. Appearance and maintenance of the facility and street-facing side is a priority, and the witty, contemporary marketing displays are well designed and will bring smiles to passers-by.

## BEING A PART OF THE COMMUNITY

Dogtopia of Manhattan Beach will actively support the Dogtopia Foundation, which is enabling dogs to positively change our world in all of the communities we serve. The Dogtopia



Foundation, through its stores and donors in the Fetch it Forward club, focuses on three life changing programs.

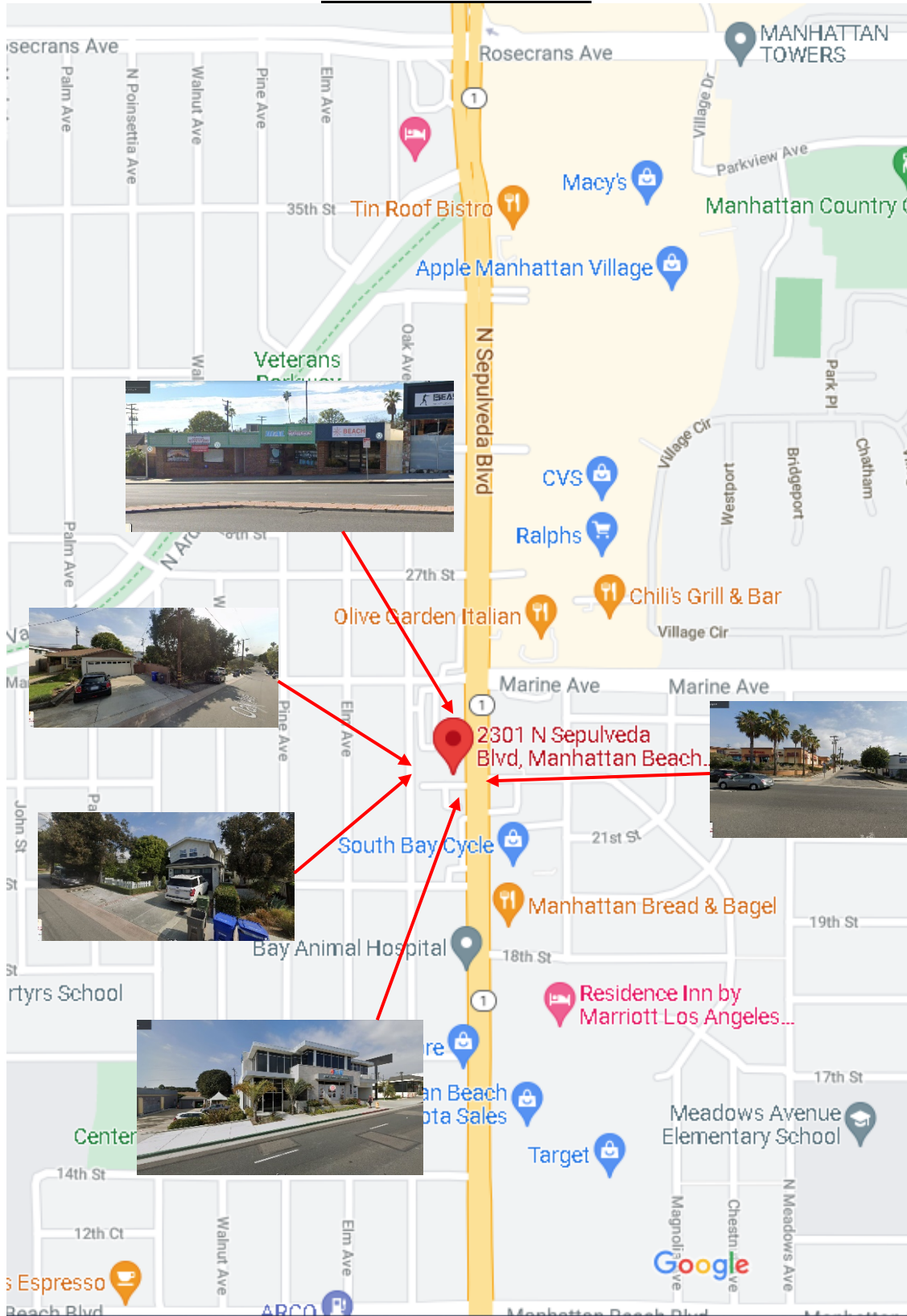
*Service Dogs for Veterans* – Dogtopia of Manhattan Beach will raise funds to sponsor service dog training for military veterans returning home with physical and emotional challenges. To date, the Dogtopia foundation has raised over \$1 million dollars and sponsored over 100 service dogs for veterans.

*Youth Literacy Programs* – Dogtopia partners with non-profit Sit.Stay.Read to advance literacy skills using an engaging curriculum, certified dogs, and dedicated volunteers. Dogtopia was proud to assist in SitStayRead’s 2017, 2018, and 2019 Keep Reading Celebration. We are excited to sponsor *Hazels’s Happy Home*, a book written by second graders participating in the SitStayRead program.

*Employment Programs for Adults with Autism* - We provide support for employment programs for adults with autism. Our aim is that through quality employment programs, individuals with autism will experience a higher quality of life and increased self-determination through their success at work. To help guide Dogtopia daycare centers in hiring adults with autism, the Dogtopia Foundation released an Autism Employment Guide; providing pathways and helpful tools that will lead to successful employment.

See [www.Dogtopia.com](http://www.Dogtopia.com) for more information, or visit our Facebook, Instagram, or TikTok.

**VICINITY MAP**



## IS THE PROPOSED USE CONSISTENT WITH SURROUNDING USES IN THE NEIGHBORHOOD?

**The proposed use is consistent with adjacent service/retail uses and does not result in any negative traffic or parking impacts given its access, on-site parking, and provision of street parking for residents along its rear (Oak Avenue) frontage.**

The subject property is located along the west side of Sepulveda Boulevard/Pacific Coast Highway, approximately 350 feet south of Marine Avenue, at the west terminus of 22<sup>nd</sup> Street.

### **Adjacent Uses**

**North:** Storefront commercial buildings located adjacent north were built in the 1940s/50s. Uses are primarily service oriented, including fitness studios, a spa, a real estate office, cocktail bar, acting school, and music school. The storefront buildings rely on a large parking lot located behind the commercial strip, along Oak Avenue south of Marine Avenue.

**Northwest:** There is a single-family residence that fronts Oak Street to the northwest. It appears that the residents of this neighborhood use the subject property's frontage along Oak Street for additional street parking.

**South:** A 4,828-SF, two-story medical office building was built in 2020 on this 8,638-SF lot. A dermatology clinic occupies the building, and a small vacant space is being advertised for lease to a potential hair or nail salon. This building has a grade level parking garage.

**East:** The subject property fronts along Sepulveda Boulevard/PCH. The driveway apron and throat to enter the subject parking lot is nearly aligned with a median break on Sepulveda Boulevard at 22<sup>nd</sup> Street, which extends east. Across the street to the northeast is a Walgreens pharmacy and to the southeast is a medical clinic occupied by UCLA Health.

### **Parking Precedent**

A 2009 parking surplus/deficit analysis by the City of Manhattan Beach shows the following:

Exhibit A  
Calculated Parking Surplus/Deficit  
West Side of Sepulveda Boulevard near Marine Avenue

| ADDRESS               | BUSINESS NAME   | PARKING REQUIREMENT | ACTUAL PARKING   | SURPLUS/ DEFICIT | SPECIAL CONDITIONS   |
|-----------------------|---|---------------------|------------------|------------------|--|
| <b>30TH STREET</b>    |   |                     |                  |                  |  |
| 2809 N SEPULVEDA BLVD | AUTO CHEK CENTER  | 1                   | 4                | 3                | ????   |
| 2805 N SEPULVEDA BLVD | ELAN VITAL SALON  | 5                   | 5                | 0                | NONE   |
| 2809 N SEPULVEDA BLVD | AMERICAN HEARING BALANCE<br>JOHN REHM MD<br>MANHATTAN BEACH DERMATOLOGY   | 18                  | 19               | 1                | NONE   |
| 2711 N SEPULVEDA BLVD | 2705-SPARKLE<br>2708-OASIS THAI MASSAGE<br>2711-POSTAL CENTER   | 16                  | 22               | 6                | NONE   |
| 2701 N SEPULVEDA BLVD | CHILDREN'S ORCHARD  | 9                   | 9                | 0                |  |
| <b>27TH STREET</b>    |   |                     |                  |                  |  |
| 2617 N SEPULVEDA BLVD | DUPLEX UNDER CONSTRUCTION   | NA                  | NA               | NA               | NA   |
| 2613 N SEPULVEDA BLVD | UNDER CONSTRUCTION  | NA                  | NA               | NA               | NA   |
| 2609 N SEPULVEDA BLVD | MANHATTAN LAW   | 4                   | 4                | 0                |  |
| 2601 N SEPULVEDA BLVD | E ESCROWS<br>SOUTH BAY BROKERS  | 68                  | 69               | 1                | ON SITE LOADING  |
| <b>MARINE AVENUE</b>  |   |                     |                  |                  |  |
| 2413 N SEPULVEDA BLVD | MANHATTAN FLORIST & TAILOR  | 22                  | 23               | 1                |  |
| 2409 N SEPULVEDA BLVD | #102-ARCHER TYPE EXPRESS<br>#105-KLIMON MANHATTAN BEACH<br>#204-DAVID BAME CPA<br>#208-SULPORCOM.<br>#300-MANAGER<br>#301 MAXI BODY<br>#305-NORTHSTAR | SPECIAL CONDITION   | 64 SHARED SPACES | 0                | PROPERTIES AT 2409,2407,2405,2403,2401, 2319 SHARE THE 64 SPACES IN REAR 19 SPACES; ADJACENT GUITAR STUDIO 6 SPACES; AS IT IS A RETAIL USE OF 2000 SQ FT (1 PER 300); ADJ APURTENANT PARKING AREA PROVIDES 24 SP WHICH DOES NOT INCLUDE 2 COMPACT SPACES AT REAR OF BUILDING |
| 2405 N SEPULVEDA BLVD | EDIBLE ARRANGEMENTS   |                     | NONE             | -                |  |
| 2401 N SEPULVEDA BLVD | THE CASTLE  |                     | NONE             | -                |  |
| 2317 N SEPULVEDA BLVD | NASH EDITIONS   |                     | NONE             | -                |  |
| 2313 N SEPULVEDA BLVD | DIAL INSTANT PRINTERS   |                     | NONE             | -                |  |
| 2309 N SEPULVEDA BLVD | VACANT  | NA                  | NA               | NA               | NA   |
| 2301 N SEPULVEDA BLVD | MONKEY WRENCH<br>ENTERPRISE RENT A CAR  | 16                  | 17               | -1               |  |
| 2205 N SEPULVEDA BLVD | DIVAT SALON   | 4                   | 10               | 12               |  |
| <b>19TH STREET</b>    |   |                     |                  |                  |  |

The 2009 parking analysis **incorrectly shows that the subject property has a deficit**. The parking requirement is 16 spaces and actual parking is 17 spaces, so a surplus of +1 space should have been indicated. Nevertheless, the study of parking surplus/deficit along this stretch of Sepulveda Boulevard does not indicate a net deficit.

This 2009 City report further identifies the following:

*“Over the past few years, the City has received numerous complaints about non-resident parking and traffic on streets adjacent to Sepulveda Boulevard. Specifically, residents on Oak Avenue are concerned about a day care business at 1203 Sepulveda Boulevard and a small restaurant at 1019 Manhattan Beach Boulevard with parking lots on Oak Avenue. Other Oak Avenue residents have noted a large amount of commuter traffic and speeding caused by drivers trying to avoid congestion at the intersection of Sepulveda Boulevard/Manhattan Beach Boulevard. Many of the residents concerns are attached to this report. A review of the collision history along Sepulveda Boulevard was conducted for the period between January 1, 2004 and December 31, 2007. The review reveals that there are no locations with elevated collision rates due to parked cars on Sepulveda Boulevard.”*

Resident complaints in this report are focused much further to the south. The subject property has sufficient parking for its use under the code requirement. Further, the property’s rear frontage along Oak Avenue actually provides 2 additional parallel spaces for neighborhood residents.

# IS THE PROPOSED USE CONSISTENT WITH THE GENERAL PLAN AND ZONING CLASSIFICATION?

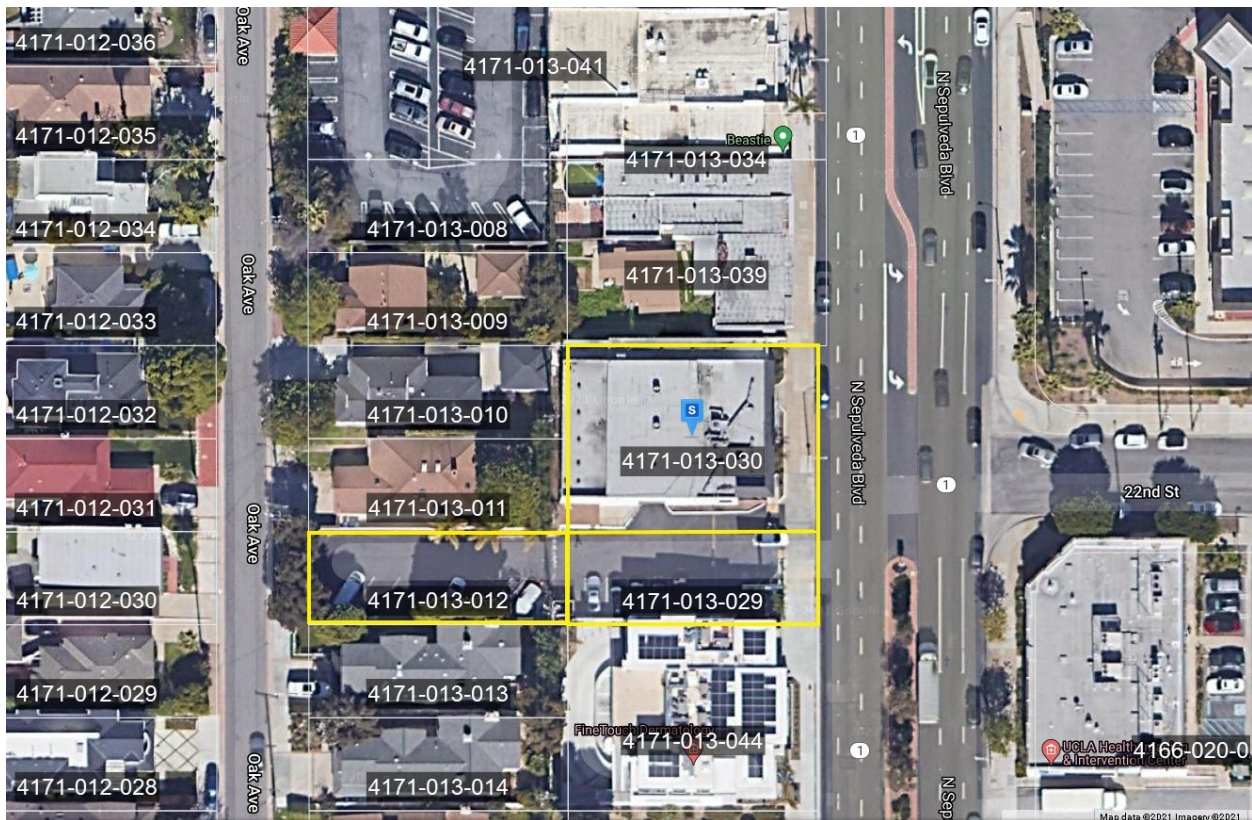
## LEGAL DESCRIPTION AND PARCEL MAP

The legal description is:

LOTS 11, 30, 31 AND 32 IN BLOCK 48 OF TRACT 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 23, PAGES 34 AND 35 OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM SAID LOT 11 ALL PETROLEUM, OIL, NAPHTHA, GAS, ASPHALTUM AND OTHER KINDRED SUBSTANCES IN OR UNDER SAID LAND, AS GRANTED TO NORMAN T. MASON, TRUSTEE IN DEED RECORDED IN [BOOK 5957, PAGE 46 OFFICIAL RECORDS](#), TOGETHER WITH SUCH RIGHTS HE MAY HAVE ACQUIRED BY SAID DEED FOR THE PURPOSE OF DRILLING, OPERATING FOR, DEVELOPING AND REMOVING OIL, NAPHTHA, GAS, ASPHALTUM AND OTHER KINDRED SUBSTANCES, TOGETHER WITH THE RIGHT TO ERECT AND MAINTAIN ALL STRUCTURES, PIPE LINES AND MACHINERY NECESSARY OR PROPER FOR THE PRODUCTION, STORAGE AND DISTRIBUTION OF THE SAME, TOGETHER WITH THE RIGHT TO USE NECESSARY WATER DEVELOPED.

APN: [4171-013-012](#), [4171-013-029](#) AND [4171-013-030](#)

## PARCEL MAP



**The proposed use fits within the definition of the General Commercial category, and is well below the Maximum FAF of 1.5 at an actual FAF of 0.34.**

The General Plan Land Use Designation for Tax Parcels -029 and -030 is General Commercial, with a Land Use Designation of Low Density Residential for Tax Parcel -012.

*“The General Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market. Limited industrial uses are also permitted consistent with zoning regulations. The General Commercial category accommodates uses that typically generate heavy traffic. Therefore, this designation applies primarily along Sepulveda Boulevard and targeted areas along Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard. The maximum FAF is 1.5:1.”*

*“The Low Density Residential category provides for the development of single-family residences within a density range of 1.0 to 16.1 units per acre. Development is characterized generally by detached homes on individual lots. Other permitted uses include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly, consistent with zoning code requirements, which may require discretionary review.”*

**The proposed use fits within the intent of the CG General Commercial District.**

The Zoning Designation for Tax Parcels -029 and -030 is CG - General Commercial, with a Zoning Designation of RS – Residential Single Family for Tax Parcel -012.

The purpose of the CG General Commercial District is *“To provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for offices and certain limited industrial uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.”*

**The proposed use continues a unification of the lots for commercial use (with the rear parcel used for parking)\_that goes back to at least 1976.**

The 3 tax parcels that comprise the subject property have been held together and operated as a unified commercial use since at least 1976 with the adoption of Resolution 76-14, which allowed the use of the rear, residentially zoned lot for parking provided that no access was granted from Oak Avenue, and that a 5-foot block wall be constructed along the Oak Avenue frontage. This Conditional Use Permit was renewed in 1986 (Resolution 86-16) and in 1995. Enterprise Rent-A-Car continuously occupied the property from 1995 until April 2021.

There is also precedent for the use of lots along Oak Avenue to provide parking for commercial uses along Sepulveda Boulevard. The east side of Oak Avenue, south of Marine, is the best such analogue. Unlike this lot, the proposed use of the subject property does not contemplate access

from Oak Avenue.



The proposed use meets all development standards, including minimum lot size, width, maximum height, maximum FAF, minimum site landscaping, and off-street parking.

|                                    | CL    | CC     | CG    |   |
|------------------------------------|-------|--------|-------|---|
| Residential Development            |       |        |       |   |
| Nonresidential Development         |       |        |       |   |
| Minimum Lot Area (sq. ft.)         | 4,000 | 10,000 | 5,000 | ✓ |
| Minimum Lot Width (ft.)            | 40    | 100    | 50    | ✓ |
| Minimum Setbacks                   |       |        |       |   |
| Front (ft.)                        | -     | -      | -     |   |
| Side (ft.)                         | -     | -      | -     |   |
| Corner Side (ft.)                  | -     | -      | -     |   |
| Rear (ft.)                         | -     | -      | -     |   |
| Maximum Height of Structures (ft.) | 30    | 30     | 30    | ✓ |
| Maximum Floor Area Factor (FAF)    | 1.0   | 1.5    | 1.5   | ✓ |
| Minimum Site Landscaping (%)       | 8     | 12     | 8     | ✓ |
| Fences and Walls                   |       |        |       |   |
| Off-Street Parking and Loading     |       |        |       |   |

**Commercial**

|                    |   |
|--------------------|---|
| Adult Businesses   | 1 per 250 sq. ft.                         |
| Ambulance Services | 1 per 500 sq. ft.; plus 2 storage spaces. |

|                            |                   |
|----------------------------|-------------------|
| Animal Sales and Services: |                   |
| Animal Boarding            | 1 per 400 sq. ft. |
| Animal Grooming            | 1 per 400 sq. ft. |
| Animal Hospitals           | 1 per 400 sq. ft. |

Building area – 5,940 SF  
Parking requirement – 1 space / 400 SF  
Required Parking – 14.85 spaces  
Actual Parking – 16 spaces



## DOES THE PROPOSED USE PROVIDE OTHER BENEFITS TO THE NEIGHBORHOOD OR TO THE CITY?

The proposed use represents a conversion from historical uses including Automobile Rental and Vehicle Service and Repair. Conversion from this historical use offers the following benefits:

1. Noise and emissions associated with vehicle rental/repair use are effectively eliminated.
2. Seven (7) in-ground hydraulic lifts will be removed and filled, eliminating a potential environmental risk
3. The new use will be wholly conducted indoors, eliminating the indoor/outdoor operation of a car rental facility that can contribute to unwanted noise.
4. The new use will provide safe and healthy supervised space for a growing pet population in Manhattan Beach, reducing property damage and public safety risks associated with unsupervised pets. Pets in the Dogtopia day care environment are assessed and cared for in ways that significantly improve their sociability and mental health.

## Does the proposed use contribute to or promote the welfare and convenience of the public?

Dogtopia is the leading provider of dog daycare services in the U.S. When you and your furry friend visit a Dogtopia near you, you'll typically find the following:

- Free live webcams which allow you to see your pup playing with their furry friends, exercising and enjoying their day.
- Spacious playrooms that separate dogs by size and temperament. Dogs need to feel safe before they can have fun. That's why we ensure all of our pups who spend time together have similar play styles
- Playrooms that are supervised for all-day play by our certified Canine Coaches, who have extensive training and experience in managing multiple dogs at once.
- A comfortable, climate-controlled environment. Our HVAC systems keep your pup the perfect temperature during playtime and naptime, and constantly circulate fresh and clean air to keep the facility odor-free.
- Playroom floors that are made from compressed rubber to reduce the impact on the pads of dog's feet, joints and hips. The material is also easy to clean and reduces odor. Best of all, it will not adversely affect your house training.
- Safe and fun playrooms that provide everything an active dog needs, including plenty of space, climbing equipment and Canine Coach education to keep pups engaged and having the Most Exciting Day Ever.
- Each playroom has double-barrier doors to ensure safe and controlled entries and exits.
- A fully stocked kitchen where meals are prepared according to each pet parent's direction.
- Precise tracking of medication.
- A custom cleaning program that utilizes pet-safe cleaning products which clean and

disinfect while also offering the highest level of safety available. By using a bio-enzymatic cleaner for spot cleaning when the dogs are in open play, we are ensuring your pup is safe from hazardous chemicals. Daily cleaning happens twice a day with a sanitizer when pups are resting. We also perform routine detail cleaning to maintain our high standards.

- Home-style crates for naps, feeding, administering medications when applicable and overnight stays.
- Enclosed boarding suites for parents who prefer greater privacy for their dog during naps and overnight stays (available at select locations).
- A free mobile app, which registered pet parents can use to request daycare, boarding and spa appointments, watch their pup play on our webcams, and more.
- Soundproofing throughout our facilities to keep nervous dogs at ease.
- A fully-equipped and professionally designed spa.
- Periodic report cards so you can keep track of your furry child's progress and learn about new BFFs (Best Furry Friends Forever).

Dogtopia seeks to enhance the joy of dog parenthood and enable dogs to positively change our world. The proposed Dogtopia store will unequivocally contribute to the well-being of Manhattan Beach families and provide services currently unavailable and much needed for residents.

## Does the proposed use create adverse impacts to neighboring properties such as noise or odor emanating from the site?

Dogtopia is a leader in designing state of the art dog daycare facilities in wholly indoor environments.

Odor control is managed through the Dogtopia Waste Management Plan included as a separate attachment. An overview of odor controls that will be applied:

# Odor Control

## Requirements for Odor Reduction

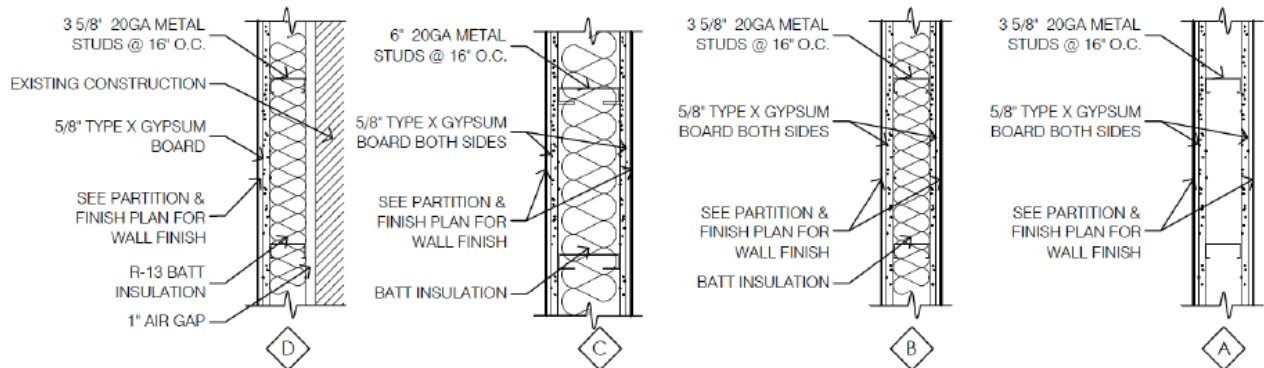
- Playrooms on Separate HVAC Systems. Each System has an Outside Air Intake Requirement
- Steril-Aire UVC Emitters Installed on each HVAC System
- HVAC System Installed with Economizers and Dehumidification
- Temp design / relative humidity requirement:
  - Playrooms/Spa
  - 75-78 Degrees in Summer
  - 68-70 Degrees in Winter
  - 30%-60% Relative Humidity
  - Rest of the Daycare:
  - 72-75 Degrees in Summer
  - 70-72 Degrees in Winter
  - 30%-60% Relative Humidity
- Walls Extend to the Deck to Avoid Smell and Sound Transfer Between Playrooms
- Rooms Cleaned Three Times per Day
- ScentAir System Installed
- HVAC Air Filters Replaced Quarterly Versus Annually

A noise control plan is also included as a separate attachment. Sound controls are built into our store design as follows:

# Sound Control

## Requirements for Sound Reduction

- Special Wall Type at Demising Wall(s) that Extend to the Roof Deck
- Special Wall Type Between Playrooms and PeopleSpace that Extend to the Roof Deck
- Air Gap at the Demising Wall
- Type A: Walls for Bathrooms, Dog Food Prep Area, etc (Non-Dog Rooms)
- Type B: Walls Between the Dog Playrooms.
- Type D: Demising Walls (Adjacent/Shared wall with Neighboring Tenant(s))
- Type C: Wall Between Playroom and People Spaces (i.e. – Hallways, Restrooms, Spa/Grooming, etc) Extends to Roof Deck



There is no anticipated negative impact of noise or odor emanating from dogs in the building. Dogs will always be personally supervised by trained and certified canine coaches in a controlled off-leash environment within the building. There are no outside play areas.

## Does the proposed use impact existing water quality or air quality?

Dogtopia's Pet Safe cleaning program uses a safe bio-enzymatic cleaner formulated to consume odor causing bacteria while dogs are present and a disinfectant when dogs are resting midday and at the end of the day. Dog feces are immediately picked up and disposed of, and urine is mopped up immediately, by canine coaches supervising the dogs during open play periods. Therefore, the store will not adversely impact on air or water quality.

## SUMMARY

As noted above, the Applicant respectfully requests the approval of a Special Use Permit for a doggie day care in the Commercial General Zoning District. The Applicant wishes to improve the existing 5,940 SF auto repair building for use as a dog daycare, boarding, spa and grooming facility. The applicant submits that all land use issues and impacts have been addressed in this application. Dogtopia will serve the convenience, safety, and economic interests of the City of Manhattan Beach and its residents.

For the reasons stated above, the Applicant respectfully requests the City of Manhattan Beach approve this Special Use Permit.

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# Odor Control

## Requirements for Odor Reduction

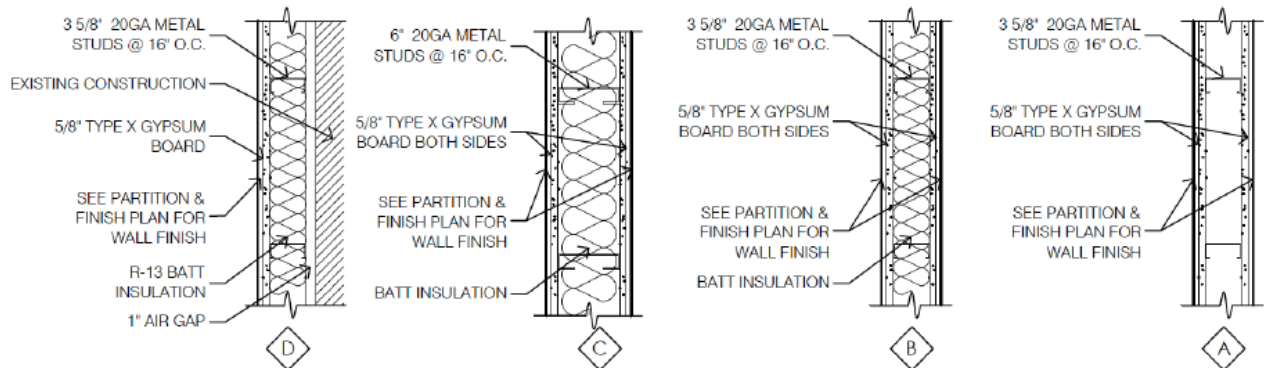
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## ATTACHMENT F

**From:** [jeremy shelton](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] 2301 N Sepulveda and 2208 Oak Ave- Dog Kennel  
**Date:** Wednesday, March 16, 2022 6:45:42 PM

---

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear Council and Planning.*

*I am writing this to strongly oppose the pending approval permitting the dog kennel that is being proposed in this residential neighborhood. I understand that Sepulveda is a business corridor and is zoned for this type of business, HOWEVER the business sits adjacent to a residential neighborhood. I couldn't think of a worse business to live next to! Barking dogs, smells of animal excrement, and of course the safety of the neighborhood with dogs coming and going would create not only a severe public nuisance, but a major liability to the residents (children). Property values would be severely impacted along with quality of life for the neighborhood.*

*Please reconsider this location.*

*Thank you,*

*Jeremy Shelton*

*Manhattan Beach Resident and business owner.*

--

**From:** [Kevin Downing](#)  
**To:** [Austin Chavira](#)  
**Cc:** [List - Planning Commission](#); [List - City Council](#)  
**Subject:** [EXTERNAL] 2301 N. Sepulveda Blvd. Use Permit - Opposition to Use Permit for Animal Boarding - Dogtropolis  
**Date:** Wednesday, March 9, 2022 12:51:53 PM  
**Attachments:** [2301 N. Sepulveda Blvd. Use Permit Opposition 03.09.22.pdf](#)

---

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

I strongly oppose the proposed Use Permit to allow an "Animal Boarding" use at **2301 N. Sepulveda Blvd.** by applicant, Dogtropolis of Manhattan Beach. Please see my attached letter, which outlines my grave concerns for this type of business and Land Use. I would greatly appreciate my concerns to be addressed in the Planning Commission's public hearing for this Land Use permit.

Sincerely,  
Kevin  
Concerned Oak Ave Resident

**From:** [Kevin Downing](#)  
**To:** [Austin Chavira](#)  
**Cc:** [List - Planning Commission](#); [List - City Council](#); [Marsha Malozemova](#)  
**Subject:** [EXTERNAL] 2301 N. Sepulveda Blvd. Use Permit - Dogtopia Use Permit Opposition - Supporting Videos Showing Outdoor Use  
**Date:** Wednesday, March 16, 2022 2:00:01 PM

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

Please click on the links below to watch three videos from Dogtopia's Torrance location for additional support to my opposition of the proposed Use Permit for an "Animal Boarding" use at **2301 N. Sepulveda Blvd.** by applicant, Dogtopia of Manhattan Beach.

Video #1 - Click [here](#)      **Details:** dog barks at customers & dogs outside, dog barks at employees inside, dogs bark at dogs inside, dogs pees on concrete building column, & customers park illegally on street to drop-off their dogs.

Video #2 - Click [here](#)      **Details:** dog defecates on grass, & customers park illegally on street to drop-off their dogs.

Video #3 - Click [here](#)      **Details:** customer cleans up dog mess from grass, & customers park illegally on street to drop-off their dogs.

Dogs will be dogs. They bark, defecate, and urinate in the parking lot. The videos are from me spending 32 minutes in the Industrial complex around the Dogtopia Torrance location. 16 dogs arrived in 15 cars within 32 minutes. Extrapolate that time duration by all day (as well as add on all of the indoor barking and dog waste gathered indoors throughout the day) to get a whole picture of what life would be like next to this business entity.

Lastly, the existing parking lot at 2301 N. Sepulveda Blvd. slopes and drains out onto Oak Ave. There is no grassy patch like at Dogtopia Torrance, where dogs can relieve themselves (like we know they will) when they get out of the car to mark their territory. *Smearred waste and soaked-in urine are not as easy to clean up on an asphalt parking lot compared to a grassy area.* If the existing parking lot at 2301 N. Sepulveda Blvd. were left untouched as it currently is, what environmental mitigation efforts would Dogtopia take to thoroughly clean the parking lot and cinder block perimeter walls throughout every day, so waste and bacterial byproduct don't drain out onto Oak Ave when rain or water are introduced onto the hardscape? Also, what preventative measures would Dogtopia take to make sure the shared perimeter CMU walls don't absorb and leech urine through to the other side of the perimeter walls shared by neighbors? These are questions that should be taken into heavy consideration for our beach community.

Sincerely,  
Kevin Downing  
Concerned Oak Ave Resident

**From:** [Kevin Downing](#)  
**To:** [Austin Chavira](#)  
**Cc:** [List - Planning Commission](#); [List - City Council](#)  
**Subject:** [EXTERNAL] 2301 N. Sepulveda Blvd. Use Permit - Opposition to Use Permit for Animal Boarding - Dogtropolis  
**Date:** Wednesday, March 9, 2022 12:51:53 PM  
**Attachments:** [2301 N. Sepulveda Blvd. Use Permit Opposition 03.09.22.pdf](#)

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

I strongly oppose the proposed Use Permit to allow an "Animal Boarding" use at **2301 N. Sepulveda Blvd.** by applicant, Dogtropolis of Manhattan Beach. Please see my attached letter, which outlines my grave concerns for this type of business and Land Use. I would greatly appreciate my concerns to be addressed in the Planning Commission's public hearing for this Land Use permit.

Sincerely,  
Kevin  
Concerned Oak Ave Resident

**From:** [Kevin Downing](#)  
**To:** [Austin Chavira](#)  
**Cc:** [List - Planning Commission](#); [List - City Council](#); [Marsha Malozemova](#)  
**Subject:** [EXTERNAL] 2301 N. Sepulveda Blvd. Use Permit - Dogtopia Use Permit Opposition - Supporting Videos Showing Outdoor Use  
**Date:** Wednesday, March 16, 2022 2:00:01 PM

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

Please click on the links below to watch three videos from Dogtopia's Torrance location for additional support to my opposition of the proposed Use Permit for an "Animal Boarding" use at **2301 N. Sepulveda Blvd.** by applicant, Dogtopia of Manhattan Beach.

Video #1 - Click [here](#)      **Details:** dog barks at customers & dogs outside, dog barks at employees inside, dogs bark at dogs inside, dogs pees on concrete building column, & customers park illegally on street to drop-off their dogs.

Video #2 - Click [here](#)      **Details:** dog defecates on grass, & customers park illegally on street to drop-off their dogs.

Video #3 - Click [here](#)      **Details:** customer cleans up dog mess from grass, & customers park illegally on street to drop-off their dogs.

Dogs will be dogs. They bark, defecate, and urinate in the parking lot. The videos are from me spending 32 minutes in the Industrial complex around the Dogtopia Torrance location. 16 dogs arrived in 15 cars within 32 minutes. Extrapolate that time duration by all day (as well as add on all of the indoor barking and dog waste gathered indoors throughout the day) to get a whole picture of what life would be like next to this business entity.

Lastly, the existing parking lot at 2301 N. Sepulveda Blvd. slopes and drains out onto Oak Ave. There is no grassy patch like at Dogtopia Torrance, where dogs can relieve themselves (like we know they will) when they get out of the car to mark their territory. *Smearred waste and soaked-in urine are not as easy to clean up on an asphalt parking lot compared to a grassy area.* If the existing parking lot at 2301 N. Sepulveda Blvd. were left untouched as it currently is, what environmental mitigation efforts would Dogtopia take to thoroughly clean the parking lot and cinder block perimeter walls throughout every day, so waste and bacterial byproduct don't drain out onto Oak Ave when rain or water are introduced onto the hardscape? Also, what preventative measures would Dogtopia take to make sure the shared perimeter CMU walls don't absorb and leech urine through to the other side of the perimeter walls shared by neighbors? These are questions that should be taken into heavy consideration for our beach community.

Sincerely,  
Kevin Downing  
Concerned Oak Ave Resident

**From:** [Vicki Marcellino](#)  
**To:** [List - City Council](#); [List - Planning Commission](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] 2301 North Sepulveda Blvd, Proposed Dogtropolis  
**Date:** Monday, March 7, 2022 4:22:52 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. Oak Avenue is already a very busy street and I am concerned about any increased traffic on the street resulting from the Use Permit. Has the planning department studied this to make sure there will not be an increase in traffic activity on Oak Avenue? I am also concerned about increased noise, rodents and pet waste in the neighborhood as a result of this use. Can you please address these concerns?

Thank you,

Vicki Marcellino  
1904 Oak Ave  
Manhattan Beach, Ca 90266

**From:** [Kathryn Master](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Against proposed Dog Boarding  
**Date:** Wednesday, March 16, 2022 12:59:33 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*  
Kathryn Master

*Concerned Manhattan Beach Resident  
Manhattan Beach Business owner*

Sent from my iPhone

**From:** [Karin Miller](#)  
**To:** [List - Planning Commission](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Block 48 Tract 1638, Lots 11, 30, 31 and 32: 2301 N. Sepulveda Boulevard  
**Date:** Monday, March 7, 2022 12:12:10 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

To the Planning Commission,

I want to reach out to voice my opinion against this business in this location. I believe our neighborhood will be affected by increased noise (dogs barking), increased foot traffic on streets without sidewalks (walking/exercising dogs), and increased car traffic and parking (which already is a problem on our street).

Our neighborhood already deals with transportation noise due to our proximity to Sepulveda Blvd. and Marine Ave. in addition to cut-through traffic.

This business will certainly impact adjacent residences with more cumulative noise. In addition, the enforcement of noise above the acceptable limits with animals will be difficult. This noise source in addition to traffic noise will be a nuisance and will affect our Manhattan Beach neighborhood.

Thank you,  
Karin Miller  
2201 Oak Ave



**From:** [Todd Cogan](#)  
**To:** [Austin Chavira](#)  
**Cc:** [List - City Council](#); [List - Planning Commission](#)  
**Subject:** [EXTERNAL] Cogan Dogtopia Dispute letter  
**Date:** Wednesday, March 16, 2022 4:42:42 PM  
**Attachments:** [Cogan Dogtopia Opposition\\_031622\\_v2.pdf](#)

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EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Austin,

Can you please include my letter as part of the city planning meeting scheduled for 3/23/22 regarding Dogtopia.

Thank you,

Todd Cogan  
310.266.5189

**From:** [Dorothee Silvera](#)  
**To:** [List - Planning Commission](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Concern about Dog boarding facility  
**Date:** Wednesday, March 16, 2022 12:39:22 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,  
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident*

Sent from my iPhone

**From:** [Claire Fanning](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Concern for Proposed Dogtopia Use Permit  
**Date:** Wednesday, March 16, 2022 2:48:03 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood.*

*I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues.*

*Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident*

Sent from my iPhone

**From:** [Rongzhi Liu](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Concern on business (Dogtropolis) at 2301 N Sepulveda and 2209 Oak Ave  
**Date:** Monday, March 7, 2022 12:51:39 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

**Dear MB City Council, MB Planning Commission, and Mr. Chavira,**

**I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. Oak Avenue is already a very busy street and I am concerned about any increased traffic on the street resulting from the Use Permit. Has the planning department studied this to make sure there will not be an increase in traffic activity on Oak Avenue? I am also concerned about increased noise and pet waste in the neighborhood as a result of this use. Can you please address these concerns?**

**Thank you,**

**Ron Liu  
1900 Oak Ave Resident**

**From:** [taleene rose](#)  
**To:** [List - Planning Commission; Austin Chavira](#)  
**Subject:** [EXTERNAL] Concern re. Use Permit @ 2301 N. Sepulveda  
**Date:** Wednesday, March 16, 2022 12:45:06 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB Planning Commission & Mr. Chavira,*

*I am writing to voice my concern regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unreasonable noise, odor and animal safety issues to a residential area.*

*Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Taleene Rose  
Resident since 2007 & Concerned Manhattan Beach Resident*

**From:** [Ryan Tucker](#)  
**To:** [List - City Council](#); [List - Planning Commission](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Concerns Regarding Use Permit for 2301 N. Sepulveda - Dogtopia  
**Date:** Wednesday, March 16, 2022 4:33:03 PM  
**Attachments:** [Petition to Deny Use Permit for Dogtopia Combined.pdf](#)  
[Dogtopia Distance to Residential Neighborhood comparison.pdf](#)

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I wanted to follow up to my original email from last week regarding the proposed Dogtopia project at 2301. N Sepulveda/2208 Oak Avenue with a few additional items that I would like the planning commission, city council, and planners to consider as part of your review process.

1. In discussing the project with Mr. Chavira, I was made aware that the onsite capacity for the Dogtopia business is 119 dogs. This is a shocking number of animals to potentially have at one facility, not just creating serious noise/odor/traffic/rodent problems for Manhattan Beach residents and other commercial tenants on Sepulveda, but general safety concerns for the dogs themselves in such crowded conditions. Having four young children with our backyard immediately next to a dumpster housing 119 animals waste and having that amount of barking dogs onsite 24/7 is unsafe and not practical in a residential neighborhood.
2. See attached for a petition which began circulating on Saturday March 12th which has already been signed by 121 individual Manhattan Beach residents in opposition to the Dogtopia project. We are continuing to make residents aware of the potential business and its location adjacent to a single family residential neighborhood and will continue to be collecting signatures but wanted to pass this on its current status for the Planning Commission's review.
3. See attached for a map of the other Dogtopia locations in Southern California, including one location which is just down the street in Torrance. All of the other locations are located in industrial business parks or heavy commercial zones with zero locations adjacent to single family residential. The other five locations are on average 1,992 feet away (0.38 miles) from the nearest residential neighborhoods. The proposed location of Dogtopia Manhattan Beach is 5 FEET FROM RESIDENTIAL. This clearly shows that other cities have reviewed this type of business and deemed that they should not be located in close proximity to residential neighborhoods.
4. Please let concerned citizens know the results of the requested sound/acoustical studies, odor studies, and traffic studies that should be performed before approving this type of use in our neighborhood. It would be great if we can have these results ahead of the Planning Commission meeting so this can be factored into the discussion.
5. I still have not heard anything from the applicant of the business, neither introducing themselves nor their business plan. Given the lack of communication and the applicants business record with other franchises (charges of child abuse by employees at a day

care center she owns in Rancho Cucamonga), I am highly concerned about her business operations in Manhattan Beach, particularly when she lives 55 miles away in Upland.

In my various conversations with Mr. Chavira he has said that the city will likely impose conditions on the business applicant for its use on the project. I do not want to spend the next five to ten years of my life, your life, or the business applicant's life arguing over noise complaints, odor complaints, traffic complaints, or safety complaints. Once the business is approved it will be too late.

I implore the Planning Commission and City Council to please take your citizens concerns into regard and deny the applicant's use permit. As i have stated before, we collectively can find a better use that will be beneficial for our neighborhood, the city, and the property owner.

Thank you,

Ryan Tucker  
2204 Oak Avenue

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**From:** Ryan Tucker

**Sent:** Monday, March 7, 2022 4:34 PM

**To:** citycouncil@manhattanbeach.gov <citycouncil@manhattanbeach.gov>;  
PlanningCommission@citymb.info <PlanningCommission@citymb.info>;  
AChavira@ManhattanBeach.gov <AChavira@ManhattanBeach.gov>

**Subject:** Concerns Regarding Use Permit for 2301 N. Sepulveda

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. After researching the business, this sounds like a terrible use for the property and one that is not an additive use for our neighborhood and city. See below for a list of several concerns that I have and would like the city/business owner to address:

1. Traffic impact to Oak Avenue - Oak Avenue is already a busy street with too many cars flying by. As a father of four young children with numerous other young families on our block, I am very concerned with any potential increase in the amount of traffic on Oak Avenue. Has the city commissioned any type of parking study to address any impact to traffic?
2. Traffic impact on Sepulveda Boulevard - Sepulveda Boulevard is a primary thoroughfare throughout the South Bay. The opening of a 6,000 SF 24/7 business is a major change from its prior use as a car rental center. Similar to above, has the city commissioned any type of parking study to address increased traffic on Sepulveda Boulevard and resulting

impacts (accident potential from cars turning into the business, additional noise from car honking, etc)?

3. Noise impact to the neighborhood - an animal boarding facility that has animals and staff onsite 24 hours a day, 7 days a week is an extreme use to be directly adjacent to single family residential. I am highly concerned that dogs will be barking at all hours interrupting my children's sleep and ability to learn at home. Has the city commissioned a noise analysis study to gauge the impact of this operation?
4. Increased animal waste in residential neighborhood - the facility at 2301 N. Sepulveda does not have any outdoor space other than for parking. Employees of the animal boarding center will likely take pets offsite (as they already do at Bay Animal Hospital at 1801 Sepulveda) and have them urinate and defecate along Oak Avenue. Additionally, pet owners will likely walk their pets for one final bathroom break ahead of drop off, resulting in further urine/feces in the neighborhood. How would the city make sure this does not happen?
5. 24/7 Business Operation - as noted above, the prior business onsite typically had hours on Monday thru Saturday of 8am-5pm. An animal boarding facility will have noisy animals onsite 24 hours a day, 7 days a week, a major difference from the prior business that was onsite and one that is not conducive located adjacent to a residential neighborhood full of children.
6. Odors - an animal boarding center will be generating large amounts of animal waste which will result in awful odors affecting nearby residents. How does the business owner/city plan to address concerns regarding odors?
7. Trash & Rodents - similar to above, increased animal waste (urine, feces, animal food waste) will result in increased rodent activity in the neighborhood. How does the business owner/city plan to address concerns regarding rodents/additional waste?
8. Safety - as a dog owner myself, I understand the need for such businesses to take care of pets while one is out of town. However, I do not want such a business located right next door which will bring various types of breeds of dogs adjacent to my property. In a neighborhood filled with young kids, it is irresponsible for the city to approve a business that will bring numerous outside animals into a residential neighborhood which could lead to safety incidents for our children or pets.
9. Residential Zoning - the proposed use involves three different parcels of land. Two of the parcels are located along Sepulveda Boulevard and are zoned General Commercial. However, the third parcel is located at 2208 Oak Avenue and is zoned for residential. There should not be any commercial use granted on this parcel as the city zoning map specifically shows the parcel zoned for Residential Single Family, similar to the zoning for all other streets in
10. Lack of Communication from Business/Property Owner - while I do not believe it is required that the property owner/business owner reach out to nearby neighbors regarding the change of use, it is common practice (and the thoughtful and considerate way of doing things) to introduce themselves and their business plan to the



neighborhood. Given we have not heard anything from the ownership team and just heard about this from the city notice, it is worrisome that this is how they plan to conduct their business in the future and how they will deal with any issues down the road. I believe the business applicant lives in Upland (over an hour away from Manhattan Beach) and will have little vested in our neighborhood other than business profit.

11. Home values - as a Manhattan Beach property owner, I am very concerned that an animal boarding facility located adjacent to a residential neighborhood will adversely affect both my home value as well as my neighbors along Oak Avenue for all the reasons mentioned above. We should not bear the risk of impacted home values if the city allows this use adjacent to our homes. There are numerous other businesses and uses that could go into this location that would not adversely impact home valuations within this pocket of Manhattan Beach. If home property values decline as a result of the planning commission allowing this use, is the business owner prepared to compensate myself and my neighbors for the corresponding drop in value?

Please take these concerns into consideration as you review this Use Permit and decline this use. We collectively can find a better use that will be beneficial for our neighborhood, the city, and the property owner.

Thank you for taking the time to review my concerns and questions above.

Best,

Ryan Tucker  
Property Owner of 2204 Oak Avenue

**From:** [Ryan Tucker](#)  
**To:** [List - City Council](#); [List - Planning Commission](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Concerns Regarding Use Permit for 2301 N. Sepulveda  
**Date:** Monday, March 7, 2022 4:34:48 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. After researching the business, this sounds like a terrible use for the property and one that is not an additive use for our neighborhood and city. See below for a list of several concerns that I have and would like the city/business owner to address:

1. Traffic impact to Oak Avenue - Oak Avenue is already a busy street with too many cars flying by. As a father of four young children with numerous other young families on our block, I am very concerned with any potential increase in the amount of traffic on Oak Avenue. Has the city commissioned any type of parking study to address any impact to traffic?
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3. Noise impact to the neighborhood - an animal boarding facility that has animals and staff onsite 24 hours a day, 7 days a week is an extreme use to be directly adjacent to single family residential. I am highly concerned that dogs will be barking at all hours interrupting my children's sleep and ability to learn at home. Has the city commissioned a noise analysis study to gauge the impact of this operation?
4. Increased animal waste in residential neighborhood - the facility at 2301 N. Sepulveda does not have any outdoor space other than for parking. Employees of the animal boarding center will likely take pets offsite (as they already do at Bay Animal Hospital at 1801 Sepulveda) and have them urinate and defecate along Oak Avenue. Additionally, pet owners will likely walk their pets for one final bathroom break ahead of drop off, resulting in further urine/feces in the neighborhood. How would the city make sure this does not happen?
5. 24/7 Business Operation - as noted above, the prior business onsite typically had hours on Monday thru Saturday of 8am-5pm. An animal boarding facility will have noisy animals onsite 24 hours a day, 7 days a week, a major difference from the prior business that was onsite and one that is not conducive located adjacent to a residential

neighborhood full of children.

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8. Safety - as a dog owner myself, I understand the need for such businesses to take care of pets while one is out of town. However, I do not want such a business located right next door which will bring various types of breeds of dogs adjacent to my property. In a neighborhood filled with young kids, it is irresponsible for the city to approve a business that will bring numerous outside animals into a residential neighborhood which could lead to safety incidents for our children or pets.
9. Residential Zoning - the proposed use involves three different parcels of land. Two of the parcels are located along Sepulveda Boulevard and are zoned General Commercial. However, the third parcel is located at 2208 Oak Avenue and is zoned for residential. There should not be any commercial use granted on this parcel as the city zoning map specifically shows the parcel zoned for Residential Single Family, similar to the zoning for all other streets in
10. Lack of Communication from Business/Property Owner - while I do not believe it is required that the property owner/business owner reach out to nearby neighbors regarding the change of use, it is common practice (and the thoughtful and considerate way of doing things) to introduce themselves and their business plan to the neighborhood. Given we have not heard anything from the ownership team and just heard about this from the city notice, it is worrisome that this is how they plan to conduct their business in the future and how they will deal with any issues down the road. I believe the business applicant lives in Upland (over an hour away from Manhattan Beach) and will have little vested in our neighborhood other than business profit.
11. Home values - as a Manhattan Beach property owner, I am very concerned that an animal boarding facility located adjacent to a residential neighborhood will adversely affect both my home value as well as my neighbors along Oak Avenue for all the reasons mentioned above. We should not bear the risk of impacted home values if the city allows this use adjacent to our homes. There are numerous other businesses and uses that could go into this location that would not adversely impact home valuations within this pocket of Manhattan Beach. If home property values decline as a result of the planning commission allowing this use, is the business owner prepared to compensate myself and my neighbors for the corresponding drop in value?

Please take these concerns into consideration as you review this Use Permit and decline this use. We collectively can find a better use that will be beneficial for our neighborhood, the city,

and the property owner.

Thank you for taking the time to review my concerns and questions above.

Best,

Ryan Tucker  
Property Owner of 2204 Oak Avenue

**From:** [Lori Brockman](#)  
**To:** [List - Planning Commission; Austin Chavira](#)  
**Subject:** [EXTERNAL] Concerns  
**Date:** Wednesday, March 16, 2022 1:10:08 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,  
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident*

**From:** [Amy Thompson](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Deny Permit -- Dogtopia  
**Date:** Wednesday, March 16, 2022 3:01:42 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Amy Thompson

Manhattan Beach Resident / Oak Ave

**From:** [Annick Jennifer](#)  
**To:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dog boarding facility  
**Date:** Wednesday, March 16, 2022 8:16:08 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,  
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. We are dog owners, but we do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,  
Jennifer & Geoff Kelsch  
3213 Oak Avenue*

*Concerned Manhattan Beach Resident  
Get [Outlook for iOS](#)*

**From:** [Robert Derow](#)  
**Subject:** [EXTERNAL] Dog Boarding Facility  
**Date:** Wednesday, March 16, 2022 12:36:34 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,  
Robert Derow*



**From:** [Bob Rowan](#)  
**To:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dog kennel on oak ave  
**Date:** Wednesday, March 9, 2022 8:22:21 AM

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EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

I am a resident on oak Ave. I am greatly concerned with the proposed dog kennel proposed near me. We already deal with constant noise from pch and now to have dogs barking is a very sad concept I heard the business intends to only have dogs inside which frankly I don't believe and I have never seen a business of this type that did not have outside access for the dogs in their care. I strongly oppose this business in our neighborhood.

Sent from my iPhone

**From:** [Emily Kaplan](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dogtopia Opposition  
**Date:** Wednesday, March 16, 2022 2:25:06 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a Proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Emily Kaplan*

**From:** [Amanda Cascio](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dogtopia  
**Date:** Wednesday, March 16, 2022 12:51:42 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,  
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident  
Amanda Cascio*

**From:** [Blakeley Oranburg](#)  
**To:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dogtopolis - 2301 Sepulveda  
**Date:** Tuesday, March 15, 2022 10:24:00 PM

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EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Chavira,

I am an owner of 2704 Oak Ave. I am writing to express my strong opposition to the permit application of Dogtopolis of Manhattan Beach. Allowing such a high volume facility to operate literally next to residential homes would have a terrible impact on our neighborhood and set a terrible precedent for Manhattan Beach. I am also seriously concerned about the traffic this will bring to Oak Ave, where young children play.

Thank you for your time,

Blakeley Oranburg

Sent from my iPhone

**From:** [stal49@aol.com](mailto:stal49@aol.com)  
**To:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dogtropolis of Manhattan Beach Project  
**Date:** Tuesday, March 8, 2022 1:24:17 PM

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira:

My name is Stephen Alexander and I am a nearly 40 year resident on Oak Avenue. My residence is nearby the proposed Dogtropolis project site at 2301 North Sepulveda Blvd. I know you have heard from a number of my neighbors who are quite concerned about the anticipated impacts from the proposed animal boarding business. The proposed occupancy is far different than prior occupancies and has more potential for impacting our adjacent residential neighborhood. I, too, have concerns and reservations, however, I would like to obtain more information about the project itself so I can be more fully prepared for the public hearing now continued until March 23, 2022.

I note from the City's Notice of Public Hearing letter that a staff report was to be available on the City Website after March 3, 2022. I have searched the site and am not able to find said report. Can you direct me to the specific location of the report, provide a link or better yet provide a copy? I am hoping that the report will answer several questions that my neighbors and I have about the project.

Additionally, I note that the property is presently occupied by Moore Real Estate Group, the principals of which are Matthew and Jennifer Moore. This appears to be the same Jennifer Moore who is the applicant on behalf of Dogtropolis of Manhattan Beach.

It would be quite helpful if you could provide further project information by addressing the following:

1. Do Jennifer Moore, Matthew Moore or Moore Real Estate Group own the subject property or are they lessees?
2. If they are lessees, are you able to provide the name of the person or entity which owns the property?
3. Is the Dogtropolis project a franchise operation?
4. Are you able to provide a copy of the applicant's submission on the project or advise how I may obtain a copy? As you well know, just south of the building is the parking lot which fronts Sepulveda and extends west back to Oak Avenue where there is a 5 feet high block wall. Will the proposed facility be using this open paved area as a dog run or dog exercise area? If not, is there any intended use for the paved area?
5. Unlike previous occupancies, the animal boarding business would be operating on a 24/7 basis. What types of noise and sound mitigation measures is the applicant proposing? How about potential odor issues? What is the proposed capacity for the facility? Will the facility be staffed on a 24/7 basis? Will the facility be able to take the dogs from the facility and walk them in the adjacent neighborhood?

Many years ago, there was dog care business in one of the occupancies at Sepulveda and Marine. We routinely heard barking dogs. Moreover, the business operators walked the dogs, as many as 6 – 7 at a time, down Oak Avenue and then back again. We would like to avoid these impacts.

On a personal note, I am a dog lover and see the value in an animal boarding business. On the other hand, I have concerns and reservations about the specific location of the proposed Dogtropolis project due to its close proximity to our residential neighborhood. Our primary objective is to preserve our

residential quality of life.

Mr. Chavira, thank you for your time and consideration. I look forward to your responses.

Regards,

Stephen Alexander  
Email: stal49@aol.com  
Cell: (310) 963-2735

**From:** [Judy Regotti](#)  
**To:** [List - City Council](#); [List - Planning Commission](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dogtropolis of Manhattan Beach Project  
**Date:** Wednesday, March 16, 2022 2:09:21 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Austin Chavira,

I am writing as a 38 year Oak Avenue resident to express my concern regarding the proposed Use Permit pertaining to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I am aware that the City is considering a change of use to allow an animal boarding facility known as Dogtropolis / Dogtopia that would directly abut a single family residential neighborhood. There would be no buffer between this project and the adjacent residential properties. I strongly oppose this project because of its many negative impacts, among which are unwanted noise (barking dogs), traffic, odor, rodent infestation, and animal safety issues. This business usage is not suitable for this location. Please deny the use permit and work to find a better use for the property. We would welcome a business that is more compatible with our residential properties. Let's protect and preserve our residential neighborhoods.

Best Regards,

Judy Regotti-Alexander  
2101 Oak Avenue  
jlrego103@aol.com  
cell: 310-963-2753

**From:** [Jonathan Nichols](#)  
**To:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dogtropolis of Manhattan Beach  
**Date:** Sunday, March 6, 2022 8:53:40 PM

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Austin,

Please decline the Use Permit for Dogtropolis of Manhattan Beach at 2301 N Sepulveda Blvd.

As a life time resident of Manhattan Beach and resident at 2100 Oak Ave, a business like this raises a lot of red flags.

A rental car company or real estate business has commercial working hours, with humans and cars as the occupants. **This being a 24/7 animal boarding location make it significant expansion of the former use.**

Furthermore:

- It operates out of Upland CA and will be in it for only profits.
- I have concerns with three young children of constant noise and disruptions.
- Being a boarding location, there are no business hours - it's 24/7, so we will experience impacts during our time of quiet enjoyment.
- I already dislike the traffic and am concerned that this will only increase shortcuts to avoid major intersections and cause further traffic.
- The parking abutting Oak means residents will be living with their operations.
- As dog loving pet owners, we have concerns about constant barking and/or odors which might cause a negative response from our (& other neighborhood) dogs - a snowballing of sorts which might make this area of Manhattan Beach the "dog barking" spot.
- Concerns about our property values with neighboring disruptive businesses.
- Concerns about smells.
- Concerns about trash overflow & rodents.

Please respectfully decline their permit - let's get a better business into that location to raise the standard in the city.

Sincerely,

Jonathan Nichols, MBA • Principal  
JNS Realty Partners, LLC  
Broker License BRE # 01922499  
C. 310 606 9897  
[www.jnspartners.com](http://www.jnspartners.com)

Sent from my iPhone please excuse typos



**From:** [John Del Gatto](#)  
**To:** [Austin Chavira](#); [List - Planning Commission](#); [List - City Council](#)  
**Subject:** [EXTERNAL] DOGTROPOLIS PERMIT APPLICATION  
**Date:** Wednesday, March 16, 2022 12:24:12 PM  
**Attachments:** [Scan.pdf](#)

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

To whom it may concern,

Attached please find my response and comments with regard to the Dogtropolis permit application. Please submit this entire attachment/file in to the records and application process.

John Del Gatto  
Owner  
2300 Oak Avenue, Manhattan Beach, CA 90266  
Cell 808-757-0686  
Dated March 15, 2022 12.22PM PST

**From:** [Kathleen Nichols](#)  
**To:** [List - Planning Commission](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Dogtropolis  
**Date:** Tuesday, March 8, 2022 1:02:32 PM

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EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

I live a short distance from the proposed site of the Dogtropolis on Elm Ave. I urge you to not allow this business to become a reality on the proposed location.

Have you ever been to the dog boarding facilities in El Segundo? Firstly, they are located in industrial sections of the city and therefore not near any homes. Basically, they are noisy with all of the barking and they stink quite horribly - even outside the building.

Most businesses have hours that correspond to the hours of local residents and are quiet during the evening and night. A dog boarding facility would never be quiet - 24/7!

I love dogs, too, and am very conscientious about keeping my dog from being a nuisance to my neighbors. There are city ordinances about barking dogs. The residents of Oak Avenue and other adjoining areas will not be able to be protected by such ordinances and will have to suffer the stench as well. The city says, "No person shall keep, maintain, or permit on any lot, parcel of land, or premises under his control, any animal which by sound or cry, shall repeatedly and unreasonably disturb the peace and comfort of at least two different families or of the inhabitants of the neighborhood." "Any animal or animals...on private or public property, bark, whines, or howls in an excessive, continuous, or untimely fashion, shall be considered a public nuisance to exist upon his or her property or premises, and every person occupying the property or premises of another who maintains, permits, or allows public nuisance to exist thereon...is guilty of a misdemeanor and shall be punished accordingly..."

Have ever left a dog in a boarding facility? They are most often not at all happy about it and let everyone know by constant barking and howling and whining.

Please do not subject the residents of Manhattan Beach in the vicinity of this proposed business to this noise and nuisance. There are much better locations for such facilities - and Sepulveda Blvd. backing up to homes is not the right place! I live on Elm Avenue and sometimes hear the dogs at the VCA animal hospital more than a block away.

Kathleen Nichols  
1413 Elm Avenue  
Manhattan Beach (resident for 50 years!)

**From:** [Sandy Lee](#)  
**To:** [List - Planning Commission; Austin Chavira](#)  
**Subject:** [EXTERNAL] FW: Urgent - Regarding permitting for an Animal Boarding Business (Zoom Meeting 3/9 @ 3p)  
**Date:** Wednesday, March 9, 2022 9:23:48 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Austin Chavira and Commission Members,

I am writing to express concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the City is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis.

I recommend considering the valid concerns of nearby and surrounding property owners who are ultimately the ones most impacted, from a quality of life standpoint, should this permit be approved. Perhaps there is alternative location that could be recommended which is not as close to residential properties.

Thank you for your consideration.

Regards,

Sandy Lee  
Manhattan Beach Resident

**From:** [Hongmin Sun](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Cc:** [SUNNY LIU](#)  
**Subject:** [EXTERNAL] my concerns regarding a proposed Use Permit for Dogtopia in the neighborhood  
**Date:** Wednesday, March 16, 2022 12:55:47 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,  
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident  
Hongmin Sun*

**From:** [Scott Tucker](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] No Use Permit for Dogtopia  
**Date:** Wednesday, March 16, 2022 5:01:03 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

Thanks for reading my e-mail. I was made aware of the potential of a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Sincerely,

Scott  
310-773-7071

**From:** [Robin Gohlke](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Opposition to Dogtopia  
**Date:** Wednesday, March 16, 2022 4:21:14 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was just made aware that the City is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would immediately abut a residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,  
Robin Gohlke  
3116 Oak Ave, MB

**From:** [Elizabeth Beare Tucker](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Opposition to Dogtropolis Location 2301 N. Sepulveda  
**Date:** Monday, March 14, 2022 9:27:31 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,  
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis.*

*Here are my concerns:*

*1. Proximity of the property to residential properties. 2301 N. Sepulveda property shares walls with multiple residential properties:*

*2204 Oak Avenue  
2300 Oak Avenue  
2304 Oak Avenue  
2308 Oak Avenue*

*2. Noise implications of 119 dogs. Does the city have a study to understand how far this noise will reach?*

*3. Barking Dog Complaint Process. The city provides a Pet Owners Guide on the [ManhattanBeach.gov](http://ManhattanBeach.gov) website. It outlines rules and regulations for local pets. Our residents are directed to a 4 step process that could lead to a court hearing against a barking dog. How will the city handle the influx of such calls and hearings?*

*4. Safety and Rodent implications of 119 animal's feces. With increased fecal matter from dogs on site and being walked around the neighborhood, what type of rodent increase can be expected?*

*5. Resident Safety. Can the council be sure that they are inviting all well behaved dogs into our neighborhood? There is no way to ensure this. Would you allow for a dog shelter to exist in our neighborhood? From a safety risk perspective this is no different. The only difference is this facility is getting financial compensation to house dogs.*

*6. Site logistics. The site needs to have adequate parking and outdoor landscaping. Can the business accommodate both of these while meeting the needs of housing 119 dogs.?*

*7. Dog capacity. Residential homes in Manhattan Beach have a dog capacity maximum of 5*

*dogs. Why is this rule in place?*

*8. Wall heights. What is the adequate safety height of a wall to keep dogs from jumping into private property and harming children? Will the city be liable if a child is harmed by a dog on-sit?*

*The immediate block of Oak Avenue has 28+ children residing. Allowing this volume of dogs into the neighborhood appears to be negligent, a logistical oversight, and a safety gamble with our children. Please consider their safety and the safety of the community.*

*The logistics and liability make this business unfeasible in the proposed location. Let's find a better business fit for this property.*

*Thank you,*

*Concerned Oak Avenue Resident*

*Elizabeth Tucker*

*2204 Oak Avenue*

*Mom of 4 children, ages 6, 4, 2, and 2*



**From:** [Todd Cogan](#)  
**To:** [Austin Chavira](#)  
**Cc:** [Paula Pineiro Cogan](#)  
**Subject:** [EXTERNAL] Permit regarding Dogtropolis in MB  
**Date:** Monday, March 7, 2022 11:35:58 AM  
**Importance:** High

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Austin,

It's recently been brought to my attention that there is a meeting scheduled to discuss a permit for Dogtropolis at 2301 N. Sepulveda Blvd. As a resident of Oak Avenue who lives within 500 feet of said property I'm disappointing to have this brought to my attention roughly 2.5 days before the meeting. I don't recall receiving a notification in my mail and I certainly missed the posting in the Beach Reporter.

I am very concerned about the impact this will have on residents of Oak Avenue for a variety of reason.

- How do I learn more?
- Is this meeting being postponed to 3/23 per the recommendation on the document from the planning commission?
- What are the step for approval?
- How can people like myself impact the cities decision?

Any assistance you can offer would be greatly appreciated.

Best regards,

Todd Cogan  
2301 Oak Ave.  
310.266.5189

**From:** [Michelle McEwen](#)  
**To:** [Austin Chavira](#); [List - City Council](#); [List - Planning Commission](#)  
**Subject:** [EXTERNAL] Proposed Property issues  
**Date:** Monday, March 7, 2022 4:34:31 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue (not actually zoned for commercial use!)

I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. This is not a locally owned business, but a money hungry chain.

Oak Avenue is already an extremely busy street (we have lived here over 13 years) and I am concerned about increased sound + traffic on the street resulting from this Use Permit.

Has the planning department done a traffic study to make sure there will not be an increase in traffic activity on Oak Avenue? Using Oak as a thoroughfare is already a huge issue - speeding and safety for the neighborhood children who almost get hit by cars is a daily concern. Oak has been needing speed bumps for the last 10+ years, especially near Marine.

Has there been a noise study? I am additionally concerned about increased noise (all day barking? all night barking?) and pet waste in the neighborhood as a result of this use.

What about the smell? Rodent implications?

There are plenty of commercial locations in the South Bay where this type of business could thrive - but not backed up onto Oak Ave!

Can you please address these concerns?

Thank you,  
Concerned Oak Ave Resident...

**From:** [Sharon Debruyne](#)  
**To:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Proposed Use Permit for Animal Boarding  
**Date:** Tuesday, March 8, 2022 8:48:43 AM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Please decline the Use Permit for Dogtropolis of Manhattan Beach at 2301 N Sepulveda Blvd.

As a life time resident of Manhattan Beach and resident at 2313 Oak Ave, a business like this raises a lot of red flags.

A rental car company or real estate business has commercial working hours, with humans and cars as the occupants. **This being a 24/7 animal boarding location make it significant expansion of the former use.**

Furthermore:

- It operates out of Upland CA and will be in it for only profits.
- I have concerns of constant noise and disruptions which the business site is directly east of my house.
- Being a boarding location, there are no business hours - it's 24/7, so we will experience impacts during our time of quiet enjoyment.
- I already dislike the traffic and am concerned that this will only increase shortcuts to avoid major intersections and cause further traffic.
- The parking abutting Oak means residents will be living with their operations.
- As dog loving pet owners, we have concerns about constant barking and/or odors which might cause a negative response from our (& other neighborhood) dogs - a snowballing of sorts which might make this area of Manhattan Beach the "dog barking" spot.
- Concerns about our property values with neighboring disruptive businesses.
- Concerns about smells.
- Concerns about trash overflow & rodents.

Please respectfully decline their permit - let's get a better business into that location to raise the standard in the city.

**From:** [Howard Miller](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue  
**Date:** Wednesday, March 16, 2022 12:38:18 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident*

**From:** [Kevin Downing](#)  
**To:** [Austin Chavira](#)  
**Cc:** [List - Planning Commission](#); [List - City Council](#)  
**Subject:** [EXTERNAL] Re: 2301 N. Sepulveda Blvd. Use Permit - Opposition to Use Permit for Animal Boarding - Dogtopia  
**Date:** Wednesday, March 16, 2022 10:24:27 PM  
**Attachments:** [2301 N. Sepulveda Blvd. Use Permit Opposition Additional Support 03.16.22.pdf](#)

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

**RE: Use Permit to deny "Animal Boarding" at 2301 N. Sepulveda Blvd. by applicant, Dogtopia of Manhattan Beach**

Thank you for the time extension. Please include this updated letter in your findings report for the 2301 N. Sepulveda Blvd. Use Permit. After further research of municipal codes and due diligence of this business entity, my supporting documentation outlined in this letter dated March 16<sup>th</sup> is further evidence to corroborate the opposition points outlined in my letter dated March 9<sup>th</sup>. I respectfully ask you to please deny this Use Permit in your findings report for the evidence provided is more than enough to prove beyond a reasonable doubt that this type of business practice is grounds for mandatory denial by the Manhattan Beach Planning Commission per *Manhattan Beach Municipal Code (MBMC) 10.84.060 "Required Findings."* I respectfully ask that the Manhattan Beach Planning Commission deny the Use Permit at the Public Hearing on Wednesday, March 23<sup>rd</sup>, as there is zero weight to substantiate approving this project by the Manhattan Beach Planning Commission. Appropriately denying this Use Permit at the Public Hearing next week will save the precious time and energy of the Manhattan Beach City Council and the neighborhood opposition alliance. Mistakenly approving this Use Permit would trigger an unnecessary appeal process by the neighborhood opposition alliance, because the Manhattan Beach City Council will see the evidence detailed in the attached letter as grounds enough to deny this Use Permit.

Please do the right thing and deny this Use Permit.

Respectfully,  
Kevin Downing  
Concerned Oak Ave. Resident

On Wed, Mar 16, 2022 at 4:56 PM Kevin Downing <[kedowning714@gmail.com](mailto:kedowning714@gmail.com)> wrote:

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

**RE: Use Permit to deny "Animal Boarding" at 2301 N. Sepulveda Blvd. by applicant, Dogtopia of Manhattan Beach**

I have been informed in the past few hours that all letters are due to the Planning Commission by 5 pm. I respectfully request an extension of only a couple hours this evening to clearly and neatly

express the documentation I have found to substantiate why an animal boarding use shall be denied for use at 2301 N. Sepulveda Blvd. Dogtopia received an extension at the last Public Hearing on Wednesday, March 9th, to submit all of their documentation. I, too, am respectfully requesting an extension of only a couple hours to detail factual codes and due diligence in order to save time for the Planning Commission to determine in their findings report that an animal boarding use does not comply with this land use.

Thank you in advance for the understanding.

Respectfully,  
Kevin Downing  
Concerned Oak Ave. Resident

On Wed, Mar 9, 2022 at 12:51 PM Kevin Downing <[kedowning714@gmail.com](mailto:kedowning714@gmail.com)> wrote:

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

I strongly oppose the proposed Use Permit to allow an "Animal Boarding" use at **2301 N. Sepulveda Blvd.** by applicant, Dogtropolis of Manhattan Beach. Please see my attached letter, which outlines my grave concerns for this type of business and Land Use. I would greatly appreciate my concerns to be addressed in the Planning Commission's public hearing for this Land Use permit.

Sincerely,  
Kevin  
Concerned Oak Ave Resident

**From:** [Kevin Downing](#)  
**To:** [Austin Chavira](#)  
**Cc:** [List - Planning Commission](#); [List - City Council](#)  
**Subject:** [EXTERNAL] Re: 2301 N. Sepulveda Blvd. Use Permit - Opposition to Use Permit for Animal Boarding - Dogtopia  
**Date:** Wednesday, March 16, 2022 4:56:39 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

**RE: Use Permit to deny "Animal Boarding" at 2301 N. Sepulveda Blvd. by applicant, Dogtopia of Manhattan Beach**

I have been informed in the past few hours that all letters are due to the Planning Commission by 5 pm. I respectfully request an extension of only a couple hours this evening to clearly and neatly express the documentation I have found to substantiate why an animal boarding use shall be denied for use at 2301 N. Sepulveda Blvd. Dogtopia received an extension at the last Public Hearing on Wednesday, March 9th, to submit all of their documentation. I, too, am respectfully requesting an extension of only a couple hours to detail factual codes and due diligence in order to save time for the Planning Commission to determine in their findings report that an animal boarding use does not comply with this land use.

Thank you in advance for the understanding.

Respectfully,  
Kevin Downing  
Concerned Oak Ave. Resident

On Wed, Mar 9, 2022 at 12:51 PM Kevin Downing <[kedowning714@gmail.com](mailto:kedowning714@gmail.com)> wrote:

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

I strongly oppose the proposed Use Permit to allow an "Animal Boarding" use at **2301 N. Sepulveda Blvd.** by applicant, Dogtopolis of Manhattan Beach. Please see my attached letter, which outlines my grave concerns for this type of business and Land Use. I would greatly appreciate my concerns to be addressed in the Planning Commission's public hearing for this Land Use permit.

Sincerely,  
Kevin  
Concerned Oak Ave Resident

**From:** [Scott Oranburg](#)  
**Cc:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Re: Dogtopolis - 2301 Sepulveda  
**Date:** Wednesday, March 16, 2022 8:54:34 AM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Chavira,

I am an owner of 2704 Oak Ave. Even as a dog owner, I am writing to express my strong opposition to the permit application of Dogtopolis of Manhattan Beach. Allowing such a high volume facility to operate literally next to residential homes would have a terrible impact on our neighborhood and set a terrible precedent for Manhattan Beach. I am seriously concerned about the traffic this will bring to Oak Ave, the certainty that some percentage will be unsafe dogs nearby, dog mess, barking, etc., in a high pedestrian area where young children play.

Thank you for your time,

--

-Scott



**From:** [NANCY HARADA](#)  
**To:** [Austin Chavira](#); [List - City Council](#); [List - Planning Commission](#)  
**Subject:** [EXTERNAL] Re: Response to request for permit for animal boarding business at 2301 North Sepulveda  
**Date:** Monday, March 7, 2022 1:19:52 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

I am also forwarding this email to the city council. In addition to the concerns that I outlined in my previous email below I am also concerned about the additional traffic that will be imposed on an already high traffic street. I request that a traffic study be done as part of the planning process, and that the results be made public so that we can review them.

Thank you,  
Nancy Harada

On Mon, Mar 7, 2022 at 4:16 AM NANCY HARADA <[nharada@ucla.edu](mailto:nharada@ucla.edu)> wrote:

To Planning Commission:

I am strongly opposed to permitting this planned business Dogtropolis at 2301 N Sepulveda. As the resident who lives directly behind the proposed location I am opposed for the following reasons:

1. The neighborhood will be subject to increased noise, rodents, and smell.
2. increased food traffic in our neighborhood as the dogs are exercised along our street.
3. The business will lead to increased barking from dogs already living around there. In my case the smell and noise will lead to my own dog increased barking when she goes out into the backyard.

Living on Oak Ave we already have to put up with other Sepulveda businesses that have caused increased traffic and parking problems on our block. Another business negatively impacting our quality of life and property values is not acceptable.

Sincerely,  
Nancy Harada  
2304 Oak Ave

**From:** [Andrika King](#)  
**To:** [Austin Chavira](#)  
**Subject:** [EXTERNAL] Review of new Dog Boarding facility  
**Date:** Wednesday, March 16, 2022 1:41:38 PM  
**Attachments:** [120.png](#)

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. My clients live right behind it.*

*I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident*

Andrika King

.....  
310.936.8577  
[andrika@andrikaking.com](mailto:andrika@andrikaking.com)  
Andrika King Design LLC



**From:** [stewart.i.thompson@gmail.com](mailto:stewart.i.thompson@gmail.com)  
**To:** [Austin Chavira](#); [List - City Council](#); [List - Planning Commission](#)  
**Subject:** [EXTERNAL] Strong Concerns Regarding User Permit Related to 2301 N. Sepulveda and 2208 Oak Avenue  
**Date:** Wednesday, March 16, 2022 5:19:05 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue.*

*I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. Oak Avenue is already a very busy street and I am concerned about any increased traffic on the street resulting from the Use Permit.*

*Has the planning department studied this to make sure there will not be an increase in traffic activity on Oak Avenue? I am also concerned about increased noise and pet waste in the neighborhood as a result of this use. Can you please address these concerns? I am concerned not only that this business potentially disrupts quality of life for Oak Avenue residents but also future value of our home properties on Oak Avenue which is otherwise a residential street.*

*Thank you,*

*Stewart & Amy Thompson  
2105 Oak Avenue  
Concerned Oak Avenue Resident*

**From:** [Kelly Irwin](#)  
**To:** [List - Planning Commission](#)  
**Cc:** [Austin Chavira](#); [List - City Council](#)  
**Subject:** [EXTERNAL] Strongly oppose Use Permit for Dogtopia  
**Date:** Wednesday, March 16, 2022 4:04:07 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,*

*Concerned Manhattan Beach Resident*

**Kelly Irwin**

**From:** [Steve Yi](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Urgent - Regarding permitting for an Animal Boarding Business at 2301 Sepulveda Blvd  
**Date:** Monday, March 7, 2022 5:06:49 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira:*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. Oak Avenue is already a very busy street and I am concerned about any increased traffic on the street resulting from the Use Permit. Has the planning department studied this to make sure there will not be an increase in traffic activity on Oak Avenue? I am also concerned about increased noise and pet waste in the neighborhood as a result of this use. Can you please address these concerns?*

*Thank you,*

*Concerned Oak Avenue Resident  
Steve Yi  
2104 Oak Ave, Manhattan Beach, CA 90266*

**From:** [Bazza Aussie](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Use of Permits  
**Date:** Wednesday, March 16, 2022 3:30:42 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

MB Planning Commission, and Mr. Chavira, I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia located adjacent to a single-family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Concerned Manhattan Beach Resident

**From:** [Jared Dougherty](#)  
**To:** [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)  
**Subject:** [EXTERNAL] Use Permit  
**Date:** Wednesday, March 16, 2022 4:22:53 PM

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**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,*

*I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,  
The Dougherty Family  
Concerned Manhattan Beach Residents*

March 9<sup>th</sup>, 2022

Mr. Austin Chavira  
Manhattan Beach Planning Commission  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**RE: Use Permit to allow "Animal Boarding" at 2301 N. Sepulveda Blvd. by applicant, Dogtropolis of MB**

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

I strongly oppose the proposed Use Permit to allow "Animal Boarding" use at 2301 N. Sepulveda Blvd.

A better neighboring business would be more aptly suited for this commercial property. As a community, we should be striving to bring in better neighboring businesses that work within the confines of the existing zoning codes, as well as partner with the City of Manhattan Beach ("MB") and its residents through public outreach to create a positive, long-lasting relationship. Instead, Dogtropolis is asking the City of MB and the surrounding residents to bend to Dogtropolis' requests at the long-term detriment of the City's residents. To put it simply, this business does not fit within the immediate community. I have the following grave concerns that I would like addressed before further steps are taken with Dogtropolis:

**TRAFFIC FLOW**

1. Currently, customers along this stretch of commercial businesses from 2001 N. Sepulveda to 2417 N. Sepulveda have learned to use Oak Ave. as a shortcut to turn around to go the opposite direction on Sepulveda. There is an unnecessary amount of vehicular traffic from these customers on our block of Oak Ave. (between 19th St. and Marine Ave.).
2. Unlike other commercial businesses where customers have a single need and then they go along with their commute, a dog-boarding operation would imply customers dropping off and make returning trips to pick up their dogs. A traffic study would find that customers for this type of business will make trips in both directions at some point in their drop-off and/or pick-up cycle. Customers will figure out a shortcut to go the opposite direction and traffic will increase on our street.

**OUTDOOR EXERCISE USE**

1. What happens when dogs need time outside to relieve themselves and/or exercise?
2. Attached are photos of the current business and parking lot for reference of existing layout.
3. Since the front of this business is along Sepulveda Blvd. and has ADA parking, it appears employees would logically take dogs to the far end of property away from parked cars, which would be the west end of the parking lot (along Oak Ave. sandwiched between two residential single-family properties).

**NOISE CONCERNS**

1. How many dogs can be boarded within the approximately 6,200 S.F. building?
2. What noise will come from dogs barking when they are dropped off, picked up, & taken outside for fresh air?



3. There are existing dogs in the neighborhood. What happens when the dogs from the business (foreign to this neighborhood) bark and set off a chain reaction with other dogs barking?

#### **VERMIN POTENTIAL**

1. Attached are photos of the existing trash enclosure in the parking lot.
2. Dog waste will be thrown away in the outside dumpster, which has a high likelihood of attracting vermin. To avoid being killed from heavy traffic flow on Sepulveda, vermin could easily seek to travel along Oak Ave.

#### **CHANGE TO NEIGHBORHOOD COMPOSITION**

1. This Land Use sets a precedence that negatively impacts the composition of our neighborhood, and more specifically, Oak Ave. This business operating virtually 24 hours a day, 7 days a week sets a precedence moving forward for future businesses at this lot or at the surrounding commercial businesses.
2. Per MB's Zoning Map, the back parcel of this commercial center (2208 Oak Ave.) is zoned for residential use. This Land Use will further drag out the timeline of this property appropriately changing over to a residential property occupied by a family.
3. In our current state of a housing shortage, the appropriate action by the City of Manhattan Beach and the City Council is to object to this Use Permit and move forward to make 2208 Oak Ave. a residential property.

Thank you for your thoughtful consideration and action.

Sincerely,

Kevin

Concerned Oak Ave. Resident







March 16<sup>th</sup>, 2022

Mr. Austin Chavira  
Manhattan Beach Planning Commission  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**RE: Use Permit to deny "Animal Boarding" at 2301 N. Sepulveda Blvd. by applicant, Dogtopia of Manhattan Beach**

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

Please include this letter in your findings report for the 2301 N. Sepulveda Blvd. Use Permit. After further research of municipal codes and due diligence of this business entity, my supporting documentation outlined in this letter is further evidence to corroborate the opposition points outlined in my letter dated March 9<sup>th</sup>. I respectfully ask you to please deny this Use Permit in your findings report for the evidence provided below is more than enough to prove beyond a reasonable doubt that this type of business practice is grounds for mandatory denial by the Manhattan Beach Planning Commission per *Manhattan Beach Municipal Code (MBMC) 10.84.060 "Required Findings."* I respectfully ask that the Manhattan Beach Planning Commission deny the Use Permit at the Public Hearing on Wednesday, March 23<sup>rd</sup>, as there is zero weight to substantiate approving this project by the Manhattan Beach Planning Commission. Appropriately denying this Use Permit at the Public Hearing next week will save the precious time and energy of the Manhattan Beach City Council and the neighborhood opposition alliance. Mistakenly approving this Use Permit would trigger an unnecessary appeal process by the neighborhood opposition alliance, because the Manhattan Beach City Council will see the following evidence provided below as grounds enough to deny this Use Permit.

Please do the right thing and deny this Use Permit.

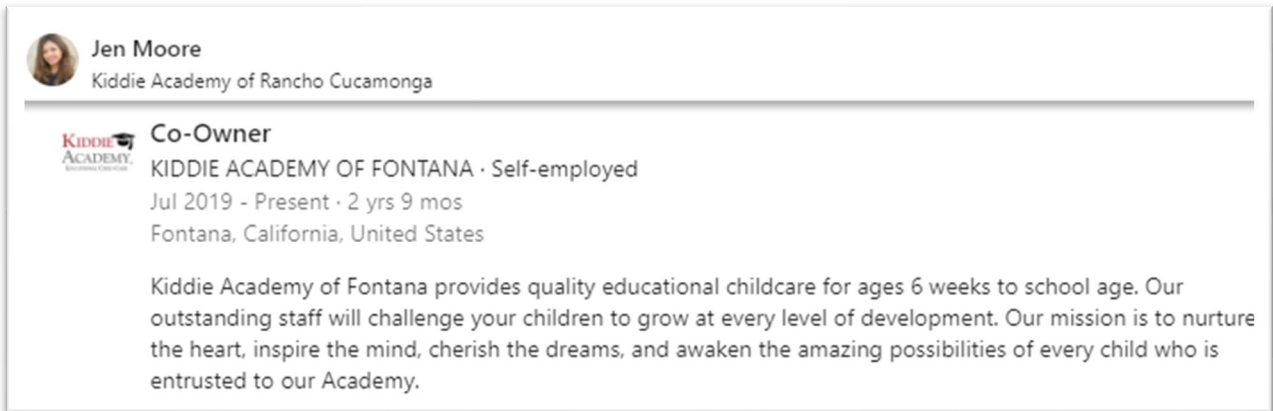
**List of Municipal Codes this business entity and existing property are in violation of:**

1. MBMC 10.84.060 "Required Findings."
2. MBMC 5.01.280 "Public Nuisance."
3. MBMC 5.01.290 "City Intervention."
4. MBMC 5.01.300 "Prohibition of Noisy Animals."
5. MBMC 5.01.310 "Nuisances Committed."
6. MBMC 5.24.060 "Prohibited Activities."
7. MBMC 10.16.030 "CL, CC, CG, CD, and CNE Districts: Development Regulations."
8. MBMC 10.64.090 "Parking Space Dimensions."
  - a. Existing nonconforming parallel parking spaces do not meet the exception requirement to remain. The existing parallel parking stalls need to expand more than 1' in some dimensions; particularly in length by 4'.
9. MBMC 10.64.100 "Application Of Dimensional Requirements."
10. MBMC 10.64.110 "Aisle Dimensions."
11. MBMC 10.64.140 "Driveway Widths And Clearances."
  - a. The required 5' ADA truncated dome and a pair of stair handrails protrude by about 6" into the required 20' clearance; obstruction ~5'-6".
12. MBMC 10.64.160 "Parking Area Screening – Walls And Fences."
13. MBMC 10.68.070 "Elimination Of Nonconforming Uses And Structures:"
14. MBMC 10.72.050 "Permitted Signs."
15. ADA Standard 307 "Protruding Objects."

**Due Diligence of this business entity and owner:**

1. No other cities in the South Bay (or in Los Angeles City) allow any animal boarding near residential zoning. All require either i) industrial zoned only (not general commercial) plus a “minimum distance buffer” (between 100-500ft) from nearest residential zoning or ii) prohibit animal boarding altogether. This is due to known nuisance issues that are caused by dog boarding businesses to residences. Allowing such a business to operate with no distance buffer from residential impedes on Manhattan Beach residents’ property rights. The odors and especially noise would create an obstruction to the free use of our residential properties, so as to essentially interfere with the neighbor’s peaceful enjoyment and use of our property.
2. Other existing Dogtopia locations in California are further away from residence.
3. The Owner has deceitfully setup their real estate business in Manhattan Beach to maintain a hold on the residential parcel, even though they don’t acknowledge this location on their real estate website.
4. At the Owner’s other franchise business, Kiddie Academy of Rancho Cucamonga, a manager and employee were arrested for child abuse in January 2022. The Owner commented publicly to a customer to trust the manager, even though the police got involved the week prior.

LinkedIn profile [here](#) of Jennifer Moore to confirm she is the owner of Kiddie Academy of Rancho Cucamonga.



The image is a screenshot of a LinkedIn profile for Jen Moore. At the top left is a circular profile picture of a woman with dark hair. To the right of the picture, the name "Jen Moore" is displayed in bold, followed by "Kiddie Academy of Rancho Cucamonga" in a smaller font. Below this is a horizontal line. Under the line, the Kiddie Academy logo is on the left, followed by the title "Co-Owner" in bold. Below the title, the text reads "KIDDIE ACADEMY OF FONTANA · Self-employed", "Jul 2019 - Present · 2 yrs 9 mos", and "Fontana, California, United States". At the bottom of the profile section, there is a paragraph of text: "Kiddie Academy of Fontana provides quality educational childcare for ages 6 weeks to school age. Our outstanding staff will challenge your children to grow at every level of development. Our mission is to nurture the heart, inspire the mind, cherish the dreams, and awaken the amazing possibilities of every child who is entrusted to our Academy."

CBS news article [here](#) about child abuse arrests at Kiddie Academy’s Rancho Cucamonga childcare facility.

“Two employees of a Rancho Cucamonga childcare facility have been arrested on suspicion of child abuse of an 8-month-old baby.”

Rudie Megan Maldonado, 29, of San Bernardino, was arrested Wednesday, while 50-year-old Felicia Ann Ferra of Yorba Linda was taken into custody Thursday, according to

San Bernardino County sheriff's jail records. Both women have been freed on bail, and a court date has not yet been scheduled for them.

The two were arrested following an investigation into the injury of an eight-month-old baby boy who was admitted to Loma Linda University Medical Center's Pediatric Intensive Care Unit on Sept. 4, 2021 with a skull fracture. A report from a person close to the situation informed CBS that the baby was recovering.

The baby boy had attended the Kiddie Academy, 7220 Victoria Park Lane, in Rancho Cucamonga. Authorities say investigators determined the two women had conspired to conceal the boy's injuries and neglect of his well-being.

Investigators believe there may be more victims who may have been abused, so authorities have released Maldonado's and Ferra's booking photos.

Several parents, who spoke with CBS reporters off camera, admitted that they are somewhat unsurprised by the disturbing news. Many of those same parents have taken their children out of the daycare after witnessing questionable acts, including a teacher pulling a little girl around the classroom by her leg. The person who witnessed this incident was afraid to report it, due to their undocumented immigrant status.

Another mother reported that her child appeared frightened every time they arrived, detailing that she was often left alone in a room with the 24 other children in the daycare, with no teacher in sight – or even assigned to supervise them. The same mother also noted that on several instances she saw babies lying unattended on the floor, with no pillows, blankets or cushions in the vicinity, and one of the babies was also lying in front of a door."

5. Past employees of Dogtopia franchises have commented publicly that Dogtopia branches are understaffed. One employee working a room of 20+ dogs cannot break up fighting, biting, humping, and barking, because the employee is constantly cleaning up feces and urine.



**Questions for the Manhattan Beach Planning Commission to address in their Findings Report:**

1. What/where is sound insulation being installed? Dogtopia typically builds within Industrial and big commercial centers. What additional insulation is Dogtopia installing to comply with Residential zone?
  - a. What sound insulation do the existing storefront windows provide in Toy Playroom?
  - b. How thick are existing perimeter walls along the North, South, and West Elevations?
2. Is the new southern door at Romper Playroom an emergency egress door only? No entrance for dog drop-off & pick-up?
3. Dogtopia's website ([here](#)) says other revenue services include walking dogs.
  - c. Any dog walks would inevitably go through our residential neighborhood.
  - d. Please place a conditional use on the business that they are not allowed to walk dogs.
4. Prior business was an Enterprise Rent-A-Car. The business had only so much product to rent to customers in a day. Only so many cars could come and go this parking lot. This dog boarding business provides a service where the customer provides the product; dogs. This business allows up to 119 dogs in kennels. There will be a lot more traffic of customers dropping off and picking up their dogs daily. Please review my videos emailed on Wednesday, March 16<sup>th</sup>, at 2:06 pm. Video footage was taken from Dogtopia of South Bay in Torrance. 15 cars arrived with 16 dogs within 32 minutes of being at the Industrial complex. Back at 2301 N. Sepulveda Blvd., there will be more vehicular traffic on Sepulveda, and subsequently Oak, than there ever was with Enterprise Rent-A-Car, because Dogtopia customers will need to turn around to head the opposite direction on Sepulveda. A traffic study by a professional engineer should be conducted by this business.
5. Dogs relieve themselves and mark their territory when they get out of their cars. Existing site is a parking lot with no grassy area for dogs to relieve themselves. Dogs will mark their territory on shared perimeter CMU walls. What happens when the walls absorb the urine and leech onto the other side of the wall shared with neighbors? Feces smears. How does Dogtopia thoroughly clean asphalt with smeared feces, so there isn't environmental runoff of feces and bacterial byproduct draining down the property through the drain onto Oak Ave.? What environmental mitigation will Dogtopia do? What preventative measures will Dogtopia do to work to avoid these issues all together?

Thank you for your thoughtful consideration and action.

Sincerely,  
Kevin Downing  
Concerned Oak Ave. Resident

Todd Cogan  
2301 Oak Ave  
Manhattan Beach, CA 90266  
310.266.5190  
[T.Cogan@mac.com](mailto:T.Cogan@mac.com)

RE:    CONDITIONAL USE PERMIT ANIMAL BOARDING  
      APPLICANT DOGTROPOLIS  
      2301 NORTH SEPULVEDA BLVD

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My name is Todd Cogan, and I am the owner of 2301 Oak Ave which is caddy corner from 2208 Oak Avenue the residential lot that was included in the purchase of the commercial property at 2301 Sepulveda Boulevard. I have lived on this block for 12 years and in the south bay for 31 years. I'm a husband and a father of two children ages 7 and 9 and I'm also a concerned resident who is opposed to idea of a CUP for Dogtopia a franchised dog boarding facility within 100' from my single-family residence and within 10' of my neighbors' homes and within earshot of my friends and neighbors in Tree Section.

I beg the city to please do due diligence on this proposed business and to not accept the owner's words at face value. This business doesn't belong in our residential neighborhood, but the property owner has nefariously exploited our cities lax laws around buffering and lied to the city so that they could use a residential lot to expand their profits at our personal expense. Simply stated the plot at 2208 Oak Ave is delegated as residential but the previous owners, Enterprise Rental Car were able to use the property for parking by transferring ownership without a lapse in coverage and now Dogtopia is attempting to do the same thing by misleading the public. The 7 additional parking stalls at 2208 Oak will allow them to expand their business to accommodate more vehicles which are required by the city for staff and customers. Without the additional 7 parking stalls it would be difficult for Dogtopia to take full advantage of the commercial lot they purchased at 2301 Sepulveda Blvd hence the importance of this issue and the reason they're attempting to fast track the permitting process as they already own the land. Parking wasn't a significant issue with the previous owners as they used the interior space on the 6272' structure to accommodate vehicles and support their business. According to the filing Dogtopia plans to use the interior space of this building to accommodate 119 dogs.

I'm not a lawyer but I believe the parking is such an import issue that the new owners have conveniently decided to reduce the number of sq' listed on their filing from their original Kidder Mathews purchase documents by 73' as I believe that would trigger a requirement for an additional space which they're unable to accommodate. I've been advised that if there is a gap in usage of 180 days the city would be required to reassess the zoning to make the property compliant which would mean that the addresses would need to be permitted separately (2301 Sepulveda as Commercial and 2208 Oak as Residential). Enterprise Rental Car shuttered their doors and abandoned the property around Feb of 2020 and the new owners setup their "2301 Sepulveda LLC" entity on July 8, 2021. Then they followed up with "Dogtropolis of Manhattan

Beach” on July 20, 2021 which should require the city to update the plans and divide up the lots as the parking lot wasn’t being used for parking for which it was intended.

As a resident who loves MB it’s become clear to me that our city has become more dog friendly since the pandemic. Lots of people acquired pets to help them and their families get through the difficult times and now the city and its residents must deal with the repercussions. Dogs are now commonplace on our beautiful beaches and violation enforcement doesn’t exist. I don’t know if it’s because we don’t have the resources or the willpower, but it appears to me that city has chosen to look the other way on animal enforcement. In my opinion our city is shifting its stance on dogs to be more in line with the likes of Venice and Huntington Beach. Unfortunately, our beloved Stand is covered in poop stains and the odor of dog waste is emanating out of the trashcans as we navigate through streams of urine on our daily walks along the coast.

I urge the city to slow down the process of issuing a CUP until all the proper research and analysis can be done. I feel that the new owners are using the fog of the pandemic and politics of the permitting process to ruin our neighborhood and I feel that it’s your job to protect us.

I have collected some talking points below that I would request the city do additional research on before issuing a conditional use permit as they could lead to biggest issues for everyone if they’re not address in advance.

#### SIGNED PETITION

- Roughly 80% of the residents of Oak Avenue that reside between Marine Ave and Manhattan Beach Boulevard have signed a petition opposing Dogtopia. The missing signature have yet to be collected and are not missing because of opposition. These are being submitted by Ryan Tucker.
- We don’t want this business in our neighborhood as we feel that the presence of Dogtopia will adversely impact the local residents with unwanted noise, odors, waste, and traffic
- We also have safety concerns as are there are currently 35 children that reside on Oak Ave between Marine Ave and Manhattan Beach Blvd. What happens if a dog escapes and jumps the wall? Who would be held responsible? The owner, the business, or the city?
- Over the course of roughly 6 days, we have collected roughly 130 signatures from concerned residents of Manhattan Beach that are opposed to this business. These residents do not necessarily reside on Oak Ave but they are members of this community
- We expect to submit additional signatures before the Planning Commission Meeting scheduled to take place on 3/23/22 at 3pm but we felt it was critical to do our submission in sections so that our concerns become public record prior to the meeting
- We are taxpayers and constituents, and we are telling you that we don’t want this business in our neighborhood. I ask you to please listen to our concerns.

## BUFFERING

- The city doesn't require any buffering zones between animal kennels and the SFR they affect
- This law should be revisited as this could have a tremendous impact on not only the residence of Oak Ave but also the residence of Larsson, Dianthus, Cedar, Chestnut, Magnolia, Harkness, Johnson and others
- MB should consider implementing buffering zones like some of our surrounding cities: Hermosa, Torrance, Inglewood and Lawndale. These cities either do not allow dog kennels or they require a buffering of 300' – 500'. Why would we not require any buffering when our homes are so tightly packed together?
  - Exhibit 1A

## ZONING

- In my opinion dog kennels should only be allowed in industrial and commercial zones which is where Dogtopia's other locations in Sothern California currently reside
- The parcel at 2208 is listed on city plans as residential and should be treated as such
- The resident of Oak Avenue would like to see that parcel used for its original intention as a single-family residence as we have dealt with commercial property and legacy laws for far too long and feel it's time for the city to make a change in favor of the residents
  - Exhibit 2A
- **According to 10.84.060 Required findings.**

An application for a use permit, variance, precise development plan or site development permit shall be approved if, on the basis of the application, plans, materials, and testimony submitted, the decision making authority finds that:

### **A. For All Use Permits.**

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and
4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

- D. **Mandatory Denial.** Failure to make all the required findings under [subsections] (A), (B), (C) or (D) shall require denial of the application for use permit, variance, precise development plan or site development permit.

#### Exhibit 1C

- We feel our concerns qualify for a Mandatory Denial according to municipal code 10.84.060
- We feel that the new owner is trying to take advantage of legacy zoning provisions to get permissions to use the residential property at 2208 Oak Ave for commercial use and we're asking the city to deny that request
- The new owners have been deceitful with their intentions from day one by posting signs for Moore Real Estate outside of the business with no intentions of operating as a real estate office in Manhattan Beach but rather to take advantage of the legacy zoning which should be an indicator to the city that they have no intention of being good neighbors
- Dogtopia have done zero community outreach, nor have they made any attempts to mitigate our concerns by being proactive and providing information about their dog boarding business

#### ANIMAL BOARDING

- The CUP they are requesting would allow for 119 dogs on premise 24 hours a day, 7 days a week. This is an absurd number of animals in a single location. The Manhattan Beach animal Hospital .02 miles away also boards animals in the range of 5 to 10 at a given time
- The Dogtopia franchise allows for both short- and long-term boarding and this location intends to do the same. To the best of my knowledge there is no limit on the length of stay but they do require a personal interview and a limited history of 3 short visits for an evaluation of the animal
- I've personally called every location in California and for reference a 2 week stay at one of these locations is commonplace
- I've been told by other locations and in an email from Austin Chavira the MB City Planner that Dogtopia have no intentions to operate outside of the walls of their business including the attached parking lot and adjacent streets (Oak and Sepulveda)
- They do not walk the dogs outside at all
- The only time the animals will be outside is when they will be entering and exiting the building with their owners and not staff of Dogtopia
- Given that they do long-term boarding I find this very hard to believe as this seems extremely inhuman that these animals never get outside for fresh air or sunlight even if they're boarded for weeks on end

#### DOG WALKING

- I have personally witnessed customers of the Torrance Dogtopia location walking their pets prior to dropping them off in the grass out front of the business
- Video Link <https://www.youtube.com/watch?v=GFRG3DKWirg> (Exhibit A)
- The residents of Oak Ave do not want these animals to be walked on our street as we don't want to be impacted with the additional waste, odors, foot traffic, security concerns etc.
- The only alternative would be to use Sepulveda Blvd which doesn't seem safe for either the dog walkers or the drivers as an animal could easily get spooked and jump into traffic causing an accident

## NOISE

- As stated on the City of Manhattan Beach website MBMC 5.48.010. The guide strives to substantially reduce noise in its impacts within urban environments with a focus on protecting residential neighborhood schools and similar noise sensitive uses.
- I don't feel protected at all
- What are their current plans for sound proofing the establishment?
- Do they have the more stringent standards for noise reduction in residential areas than they have in commercial and industrial areas?
- Every known location has a roll up door with a dog gate. Are they planning on opening the roll up door at 2301 Sepulveda?
- The allowable decibel levels for Sepulveda are 70dB and Oak Ave is 65dB during business hours with – 5dB in the evening hours. With this business only 5 feet away from a residential property this is something that should be seriously addressed as other Dogtopia locations have been cited for barking noise of 73dB
- I personally visited the location in Torrance which is an industrial park and you can clearly hear the loud barking in the video taken from public property roughly 50 feet away even over the loud sounds of construction in the area
- I've since downloaded a decibel meter on my phone and if a CUP for Dogtopia is approved I will be diligent to make sure they are complying within the law
- Video link <https://youtu.be/QpFgGtlesJA> (Exhibit B)

## BARKING

- 5.01.290 MBMC if there are two (2) complaints filed with the city by two (2) individuals from separate residents or businesses regarding a violation of Public Nuisance Section of this ordinance, the City may file a complaint against the alleged violator and the direct the district Attorney to proceed with criminal action.
- I take this to mean that if my neighbors and I file legitimate complaints that the city is going to press criminal charges against the owner
- 5.01.300 MBMC - no person shall keep, maintain, or permit on any lot, parcel of land, or premises under his control, any animal which by sound or cries shall repeatedly and unreasonably disturb the peace and comfort of at least two different families or of the inhabitants of the neighborhood or interfere with any person in the reasonable and comfortable enjoyment of life or property.

- I've been told that there are no Dogtopia employees on site after hours. They simply point cameras at the dogs and monitor them and their safety remotely
- What happens if in the middle of the night or after hours the dogs start barking?
- Emergency vehicles, motor cycles, trucks and foot traffic are all things that could trigger these animals to bark uncontrollably. Even if a staff member was on site they can't force the animals to be quite like the occupants of hotel or a SFR
- How long would it take for an employee to return to the property to address any afterhours issues?
- What happens in the event of a fire, flood, earthquake or other natural disaster? Who is attending to these animals?

## TRAFFIC

- A traffic study needs to be done by the Neighborhood Traffic Management Program to address cut-through traffic and related impacts on residential neighborhoods
- There is no entrance from the northbound lanes on Sepulveda
- Is the city planning on adding a turning lane for Northbound traffic on Sepulveda?
- If there is no turning lane in the plans, it will require Dogtopia's customers and staff to enter the property from the Southbound lanes off Sepulveda Blvd.
- If they are traveling Northbound customers and staff will either turn West on 19th St. and North on Oak Ave which means that they will need to drive past the temple Congregation Tikvat Jacob which also operates as a preschool and is already very congested in the AM and up Oak Ave towards Marine. The intersection of Oak and Marine is already very congested as many people in the Tree Section use Oak as a cut through street and this will add more congestion to an already bad situation
- Northbound customers will need to make a U-Turn on the corner of Sepulveda and Marine which is a very dangerous intersection and one of the few major East/West arteries in the city. This intersection is already extremely congested in the morning and evenings and additional traffic will have a negative impact
- This is also the location of a recently 4 car collision that killed 3 people and injured 3 others on Nov 24<sup>th</sup>, 2021. I feel we should do everything in our power to make our streets safer and a traffic study should be requested
- I have personally observed customers dropping off their pets at the location in Torrance. Visits are generally completed within two minutes as people rush in to drop off their pets and go about their day. Meaning the entrance from Sepulveda is going to be busy with constant in and out traffic and would most likely need to be widened to accommodate a car traveling in each direction concurrently at the mouth of the driveway. You're also going to have people in the parking lot with their pets as vehicles are trying to turn into the parking lot off Sepulveda going South which could be very dangerous if someone gets rear ended
- We also have concerns with that with their hours of operation we're going to get both employee and customer traffic before 7am as employees will need to prepare for their 7am official opening meaning the noise will also begin earlier

### NOT A LOCAL BUSINESS

- This is not a local business
- The franchise owner Jennifer Moore who purchased the property currently owns 18 businesses that i'm aware of and this is her only property in Manhattan Beach
- According to her website she owns:
  - Three (3) Dogtopia's (Upland, Pasadena, MB)
  - Three (3) Kiddie Academys (Rancho Cucamonga, Fontana, Pasadena)
  - Four (4) Moore Real Estate Locations (Upland, Los Angeles, San Diego, MB)
    - The MB location is a fake store front, so she doesn't list it on her business website. No business is operated out of this location.
  - (1) Shops on 16th in Upland
  - (1) Shops at Bellegrave in Jurupa Valley
  - (1) 176737 Foothill in Fontana
  - (1) HOP in Redlands
  - (1) Upland Central Commerce Center in Upland
  - (1) Educational app production company
  - (1) Fashion line of reusable face masks for adults and kids
  - (1) Educational materials/furniture design company

### CHARACTER

- Jennifer Moore has made zero attempts to connect with the community in which she intends to open a business. There has been zero outreach. In fact she's done everything in her power to skirt the law and fly below the radar of the city and its residences
- She purchased the property under a different name
- She put up signs for a real estate office with no intention of opening such a business but rather to take advantage of the zoning that was grandfathered to the pervious tenet
- I would like to know if the city has done their research on the applicant and how they run their businesses?
- Have they visited other Dogtopia locations?
- Has the city of MB done studies on noise, traffic, waste, and environmental run off?
- Understandably so Jennifer is simply too busy to be active in the day-to-day operations of all her businesses, yet she appears to stay active online and in public forums like Yelp. I read a review online where she was recently defending two of her employees who received a 1 star review on Yelp at her child care business in Rancho Cucamonga. She came to their defense and stood behind their character as she attempted to console the unhappy client.
- Shortly after her online post, these same two employees (Director and Assistant) were in the news as they were both arrested for Child Abuse of a 10-month-old on her property. I don't hold her personally responsible, and I don't know the particular of the circumstance, but I do know that the business address was 6 miles from her home and this MB Dogtopia location with my more than 60
  - Exhibit 1D



- How does she expect to oversee the day to day operations of her new business when she's already having oversight issues with her existing 18 businesses. It's simply not possible

#### ENVIRONMENTAL RUN OFF

- Because of the natural slope of land in our neighborhood, waste-water runoff from the businesses on Sepulveda Blvd run through irrigation pipes on the bottom of the wall at 2208 Oak Ave and southbound down the hill towards 19<sup>th</sup> St before they're captured in our city sewer at the bottom of the hill
- This means that if they hose down the property the contaminated water is going to go run down Oak Ave.
- Is there a way to redirect this water?
- Does the city plan to do a study on the environmental impact of urine and fecal matter being washed down the street in quantity from 119 dog on premise?
- Our kids play on these streets, and we're concerned for their health and safety

#### DOG WASTE

- How does the business plan to get rid of the dog waste collected on site?
- Are they planning on using the dumpster or do they have a sewer system designed to dispose of it?
- As a residence of Oak Ave, I have concerns of the odors from 119 dogs peeing and pooping and the insects and rodents they will attract
- Again, if the staff uses a hose to wash down the fecal matter from a dog that accidentally does its business between their owners' car and the establishments front door this water will wash down Oak Avenue. If they don't wash it down the Oak Ave residents could smell feces and lead to additional nuisances from flies and rodents

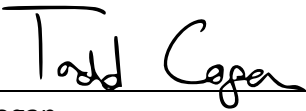
#### MITIGATION

- What are the city's plans to mitigate issue that arise?
- Will they have inspectors assigned or will it be the responsibility of the residence of Oak Ave to make sure that Dogtopia complies with the conditions outlined in their CUP?
- Will the city do periodic testing of the noise, air and runoff?

As you can see, I have many concerns about this business and I'm disappointed that the city is even considering dog boarding canal in our quite neighborhood. I love dogs and I don't dislike this business, but it doesn't belong here for all the reasons I've outlined. I hope that my city representatives will act before it's too late. If you support your local residence, we'll support our local businesses of which this isn't.

PLEASE ENTER THESE NOTES AS PART OF THE OFFICIAL RECORDS FOR THE CITY PLANNING MEETING SCHEDULED TO TAKE PLACE ON MARCH 23, 2022.

Respectfully,

  
\_\_\_\_\_  
Todd Cogan

March 16, 2022

Exhibit 1A

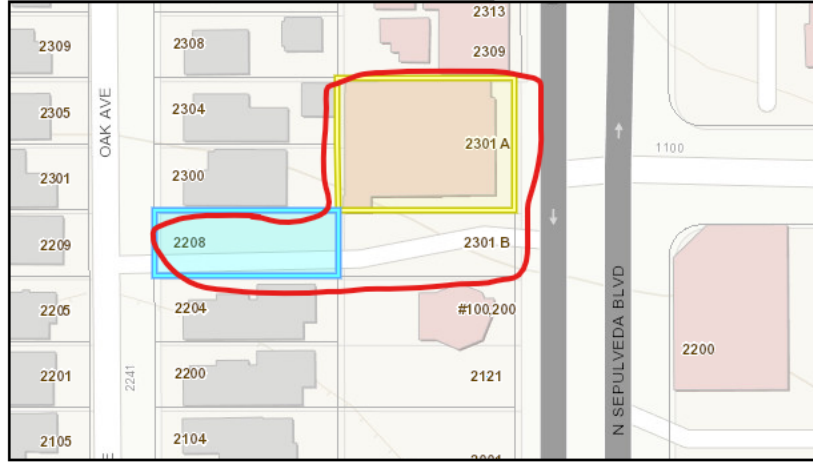
| City             | Zoning Districts Allowed  | Approval Method  | Additional Regulations  |
|------------------|---|--|---|
| Carson           | Industrial Zones  | CUP  |   |
| El Segundo       | M-1 Light Industrial Zone   | CUP  |   |
| Hawthorne        | M-1 Limited Industrial Zone   | Permitted  | Soundproofing, 8-foot solid wall surrounding the property   |
| Hermosa Beach    | Not permitted   | N/A  | N/A   |
| Huntington Beach | General Commercial District<br>General Industrial District<br>Limited Industrial District   | CUP by Zoning Administrator  | 200-foot buffer from any residential use  |
| Inglewood        | M-1 Light Manufacturing Zone  | Permitted unless within 300-feet of a Residential zone, then a CUP | Prohibited within 100-feet of a residential zone  |
| Lawndale         | Not permitted   | N/A  | N/A   |
| Manhattan Beach  | Community Commercial<br>General Commercial  | CUP  | Specific Code Section detailing Regulations   |
| Newport Beach    | CC Commercial Corridor<br>CG Commercial General<br>CM Commercial Recreational and Marine<br>Office Airport Zone<br>Office Regional Zone<br>Industrial General | CUP  | Specific Code Section detailing Regulations   |
| Torrance         | Commercial Zones C-3, C-4, C-5<br>Manufacturing Zones M-1, M-2  | CUP  | 300-foot buffer from residential, school, and parks; adequate measures to control noise, odor, dust |

Exhibit 2A

**Parcel Information & Zoning**

Per the Manhattan Beach website, I was able to get the parcel numbers (there are total of 3 parcels of land):

| APN        | Address                   | Zoning |
|------------|---------------------------|--------|
| 4171013030 | 2301 N Sepulveda Blvd (A) | CG     |
| 4171013029 | 2301 N Sepulveda Blvd (B) | CG     |
| 4171013012 | 2208 Oak Ave              | RS     |



### 10.84.060 Required findings.

An application for a use permit, variance, precise development plan or site development permit shall be approved if, on the basis of the application, plans, materials, and testimony submitted, the decision making authority finds that:

**A. For All Use Permits.**

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and
4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

**B. For Variances.**

1. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;
2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and
3. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.
4. **OS District Only.** Granting the application is consistent with the requirements of Section 65911 of the Government Code and will not conflict with General Plan policy governing orderly growth and development and the preservation and conservation of open-space laws.

**C. For Precise Development Plans and Site Development Permits.**

1. The proposed project is consistent with the General Plan and Local Coastal Program;
2. The physical design and configuration of the proposed project are in compliance with all applicable zoning and building ordinances, including physical development standards.

3/14/22, 9:53 PM

Baby hospitalized with skull fracture prompts arrest of 2 Rancho Cucamonga day care workers, search for more victims | KTLA

63°

LIVE NOW / Frank Buckley Interviews

LOCAL NEWS

# Baby hospitalized with skull fracture prompts arrest of 2 Rancho Cucamonga day care workers, search for more victims



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<https://ktla.com/news/local-news/baby-hospitalized-with-skull-fracture-prompts-arrest-of-2-rancho-cucamonga-daycare-workers-search-for-more-victi...> 1/14

# **DOGTOPIA DISTANCE TO RESIDENTIAL NEIGHBORHOOD COMPARISON**

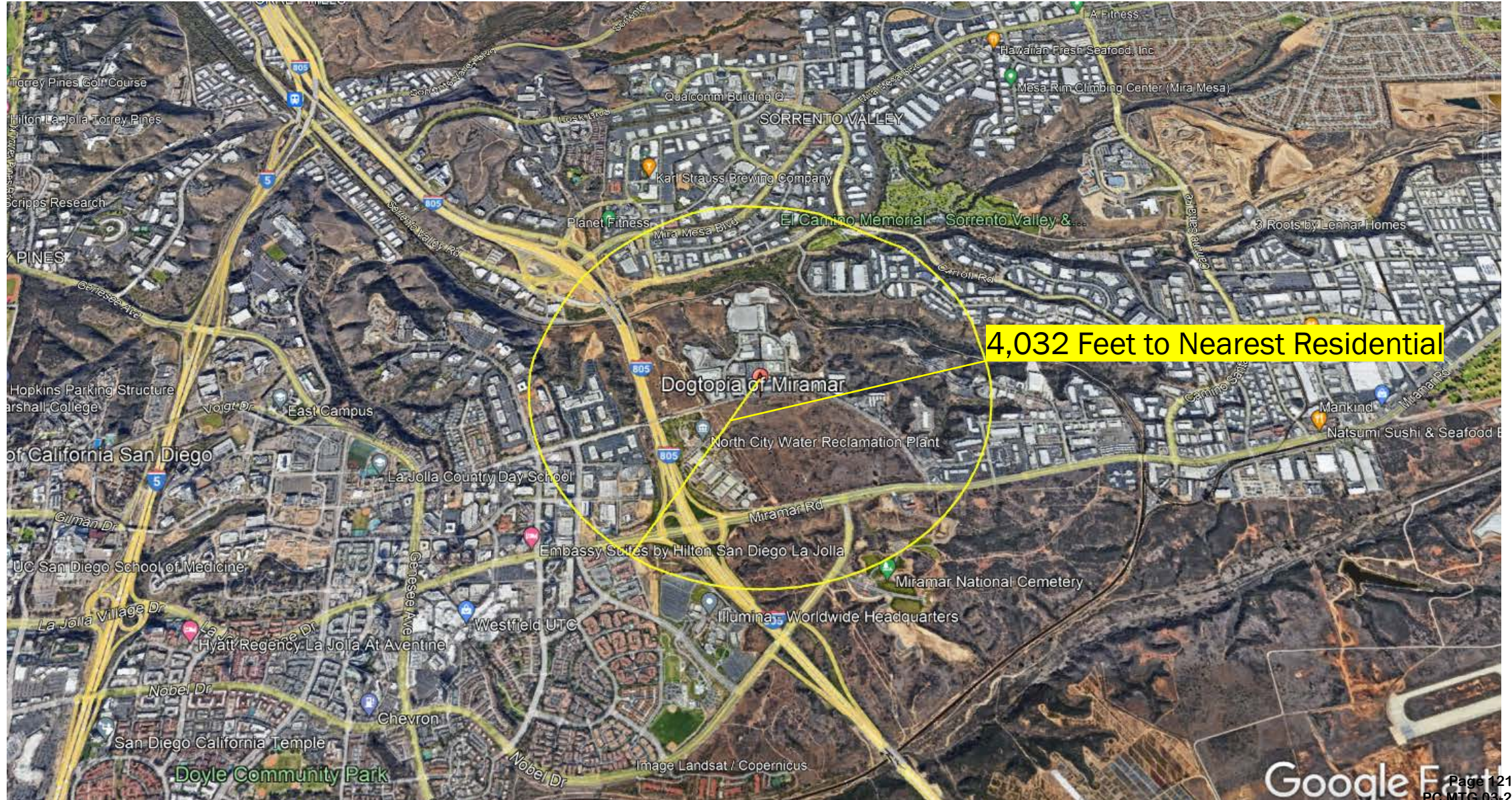


# SAN MARCOS - 925 W. SAN MARCOS BLVD - WEEKDAY HOURS 700AM - 700PM





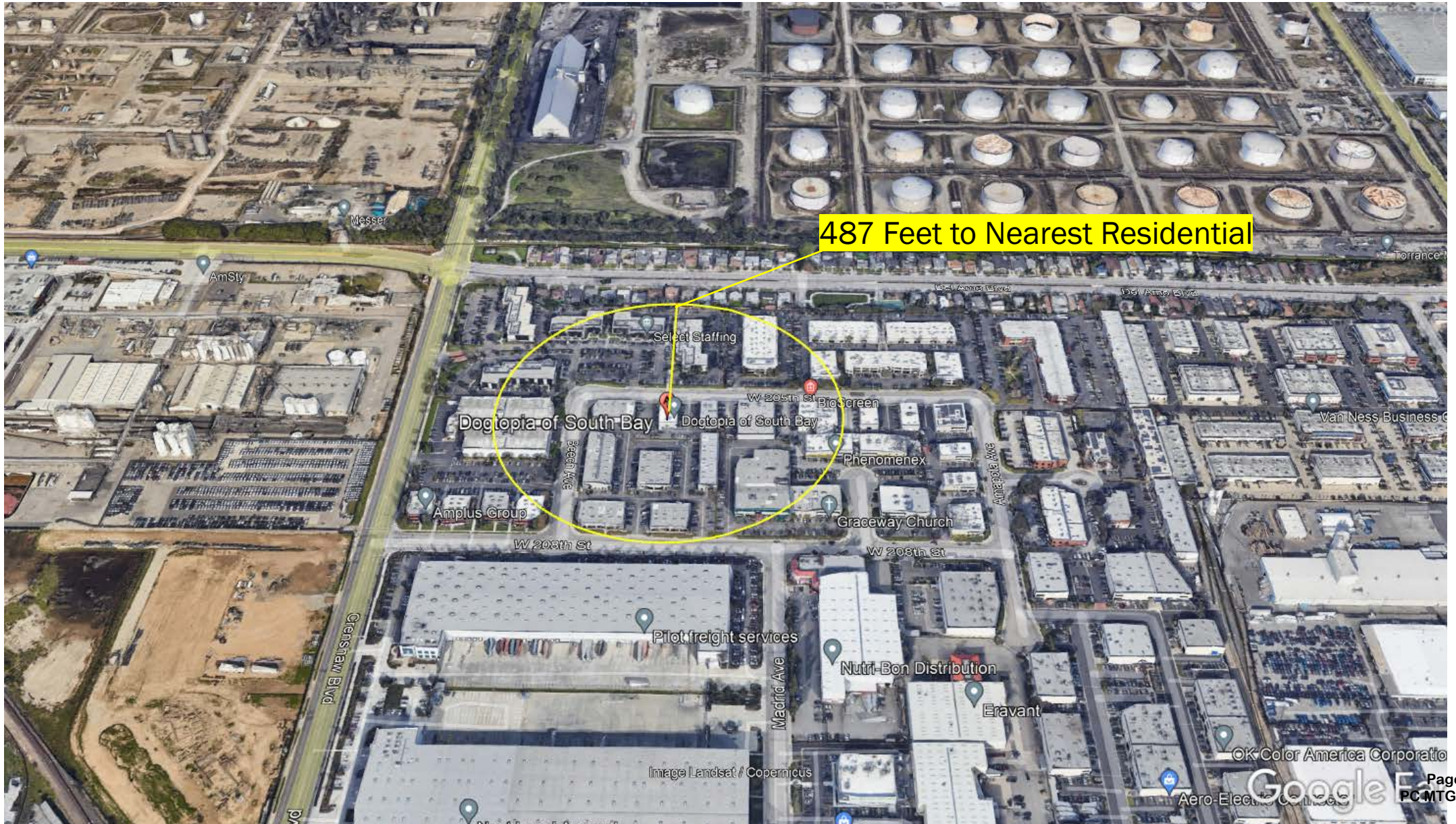
# SAN DIEGO - 5260 EASTGATE MALL- WEEKDAY HOURS 630AM - 700PM



# ANAHEIM HILLS - 4570 E. EISENHOWER CIRCLE - WEEKDAY HOURS 630AM - 630PM



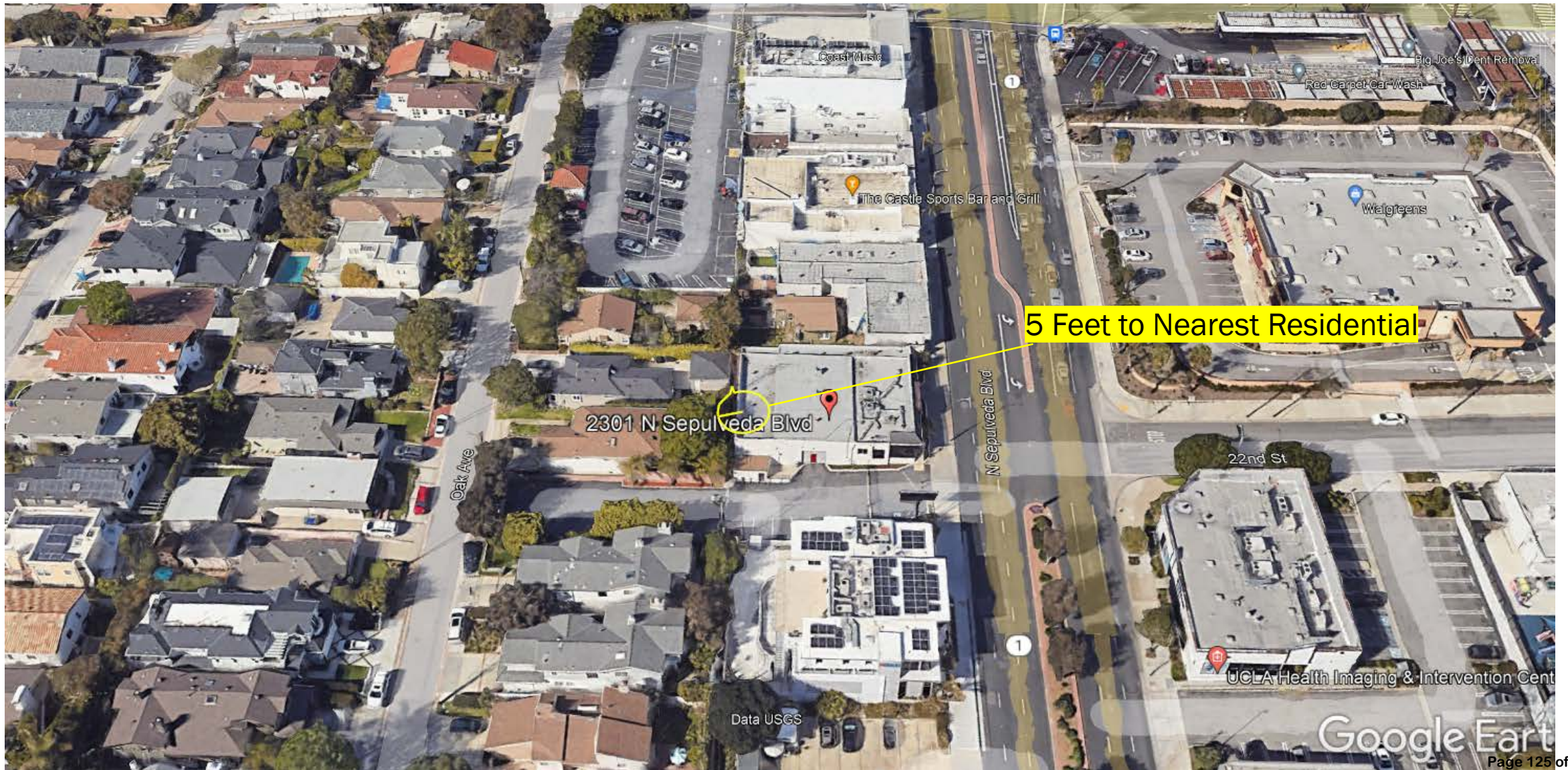
# TORRANCE - 2360 W 205TH STREET - WEEKDAY HOURS 630AM - 7PM



# TEMECULA- 27629 COMMERCE CENTER DRIVE - WEEKDAY HOURS 700AM - 700PM



# PROPOSED MANHATTAN BEACH LOCATION – 2301 N. SEPULVEDA – WEEKDAY HOURS ????????



**From:** [Carrie Tai, AICP](#)  
**To:** [Austin Chavira](#)  
**Subject:** FW: [EXTERNAL] NO on Animal Boarding Business  
**Date:** Thursday, March 10, 2022 6:42:35 PM

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Carrie Tai, AICP  
Director of Community Development  
310-802-5503  
[ctai@manhattanbeach.gov](mailto:ctai@manhattanbeach.gov)

City of Manhattan Beach, CA

Office Hours: M - Th 8:00 AM - 5:00 PM | Fridays 8:00 AM - 4:00 PM | Not Applicable to Public Safety

Here for you 24/7, use our click and fix it app [www.manhattanbeach.gov/reachmanhattanbeach](http://www.manhattanbeach.gov/reachmanhattanbeach)

-----Original Message-----

From: RICHARD BAEUCHLER <[rbaeuchler@aol.com](mailto:rbaeuchler@aol.com)>  
Sent: Thursday, March 10, 2022 6:35 PM  
To: List - Planning Commission <[PlanningCommission@manhattanbeach.gov](mailto:PlanningCommission@manhattanbeach.gov)>  
Subject: [EXTERNAL] NO on Animal Boarding Business

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

As a 27 year resident of the 2000 block of Oak Ave, I am very concerned about this business potentially locating in our neighborhood. Concerns include noise, odors, and increased local traffic which is already a concern.

REB  
Oak Ave Resident

Sent from my iPhone

**From:** [City Clerk Admin](#)  
**To:** [Austin Chavira](#)  
**Cc:** [Talyn Mirzakhanian](#)  
**Subject:** FW: [EXTERNAL] Proposed Use Permit to allow an Animal Boarding use within an existing building  
**Date:** Tuesday, March 8, 2022 9:27:40 AM

---

**From:** Sharon Debruyn <sdebruyn@me.com>  
**Sent:** Tuesday, March 8, 2022 8:37 AM  
**To:** List - City Council <CityCouncil@manhattanbeach.gov>  
**Subject:** [EXTERNAL] Proposed Use Permit to allow an Animal Boarding use within an existing building

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. I am concerned about increased noise and pet waste in the neighborhood as a result of this use. My residence is directly west of the proposed Dogtropolis business site. There was a dog boarding business on the corner of Oak Ave and Marine back in the early 2000's and you could hear the dogs barking and the dogs were walked on Oak Ave, animal waste can cause rodent issues and should not be the residents problem to manage. An example of a good place for a dog boarding use site is Grateful Dogs which is a dog boarding and daycare business located in El Segundo in a commercial type of area that is not close to residential housing. This should not be allowed given so close to residents on Oak Ave. Can you please address these concerns?

Thank you,

Concerned Oak Avenue Resident

Sharon de Bruyn

## Petition to Deny Use Permit for Dogtopia

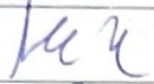

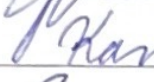


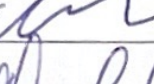
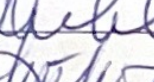
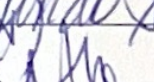
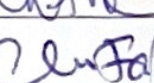
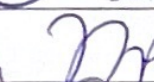


|                                 |  |
|---------------------------------|--|
| Petition summary and background | A Dogtopia franchisee based in Upland, California, has applied for a use permit to change the use of 2301 N. Sepulveda to allow for an animal boarding facility that can house 119 dogs and will have dogs onsite 24 hours/7 days per week. The property is located within 4 feet of a single family residential neighborhood full of families and young children. |
| Action petitioned for           | We, the undersigned, are concerned citizens who urge the Manhattan Beach Planning Commission to deny the Use Permit for Dogtopia and have the owner of the property find a smore suitable tenant for the property.   |

| Printed Name           | Signature | Address   | Comment | Date    |
|------------------------|-----------|---|---------|---------|
| Anne Hartley           |           | 717 24th St 90266<br>Manhattan Beach CA           |         | 3/13/22 |
| Shayne Morgan          |           | 1500 N Poinsettia Ave<br>Manhattan Beach CA 90266 |         | 3/13/22 |
| Garnet Gindra          |           | 1308 N. Poinsettia<br>Manhattan Beach, CA 90266   |         | 3/13/22 |
| Erin Purdy             |           | 217 15th St. MB, CA                               |         | 3.13.22 |
| Jacob Dax              |           | 1312 Walnut Ave <sup>MB CA</sup><br>90266         |         | 3/13/22 |
| ERIN PURDY             |           | 217 15th St. ManBch                               |         | 3/13/22 |
| Ron Sklar              |           | 1820 Walnut Ave.                                  |         | 3/13/22 |
| Natlie Zeta            |           | 1820 Walnut Ave.                                  |         | 3/13/22 |
| Scott PAPER            |           | 1805 OAK AVE, MB 90266                            |         | 3/13/22 |
| Dennis McCormick       |           | 1733 oak ave <sup>Manhattan Beach</sup>           |         | 3/13/22 |
| Kristen Wysh Weinstein |           | 1817 OAK AVE Manhattan Beach, CA 90266            |         | 3/13/22 |
| Gene Kohn              |           | 1729 OAK AVE W.B.CA<br>90266                      |         | 3/13/22 |



## Petition to Deny Use Permit for Dogtopia

|                                 |  |
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| Petition summary and background | A Dogtopia franchisee based in Upland, California, has applied for a use permit to change the use of 2301 N. Sepulveda to allow for an animal boarding facility that can house 119 dogs and will have dogs onsite 24 hours/7 days per week. The property is located within 4 feet of a single family residential neighborhood full of families and young children. |
| Action petitioned for           | We, the undersigned, are concerned citizens who urge the Manhattan Beach Planning Commission to deny the Use Permit for Dogtopia and have the owner of the property find a more suitable tenant for the property.  |

| Printed Name      | Signature   | Address                                  | Comment | Date    |
|-------------------|---|--|---------|---------|
| Andrew Kim        |    | 1222 Oak<br>Manhattan Beach, CA 90266    |         | 3/13/22 |
| Jennifer Kim      |    | 1705 OAK<br>MB, CA                       |         |         |
| Jim Kang          |    | 1601 oak Ave<br>MB, CA                   |         | 3/13/22 |
| Bryce Koche       |    | 1601 Oak Ave                             |         | 3/13/22 |
| Debbie Shevin     |    | 1501 OAK AVE                             |         |         |
| Ian Waller        |   | 1501 oak ave                             |         |         |
| Diane Collier     |  | 1409 OAK Ave.                            |         | 3/13/22 |
| Linda Sandell     |  | 1305 OAK Ave                             |         | 3/13/22 |
|                   |  | 1213 OAK AVE<br>Manhattan Beach 90266    |         | 3/13/22 |
| Christina Fach    |  | 1209 OAK AVE<br>MANHATTAN BEACH CA 90266 |         | 3/13/22 |
| Natalie Sugadevan |  | 1406 Oak Ave<br>Manhattan Beach 90266    |         | 3/13/22 |
| Romesh Sugadevan  |  | 1406 Oak Ave<br>M. Beach, CA 90266       |         | 3/13/22 |





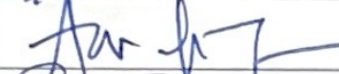




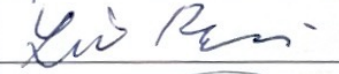


## Petition to Deny Use Permit for Dogtopia

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| Printed Name        | Signature                  | Address                            | Comment | Date    |
|---------------------|----------------------------|------------------------------------|---------|---------|
| Stephanie Graverson | <i>Stephanie Graverson</i> | 3022 N Ardmore MB                  |         | 3/13/22 |
| JUNE TSUJIMOTO      | <i>June Tsujimoto</i>      | 2508 OAK MB                        |         | 3/13/22 |
| Paula Cogan         | <i>Paula Cogan</i>         | 2301 OAK AVE Manhattan Beach 90266 |         | 3/16/22 |
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## Petition to Deny Use Permit for Dogtopia

|                                 |  |
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| Petition summary and background | A Dogtopia franchisee based in Upland, California, has applied for a use permit to change the use of 2301 N. Sepulveda to allow for an animal boarding facility that can house 119 dogs and will have dogs onsite 24 hours/7 days per week. The property is located within 4 feet of a single family residential neighborhood full of families and young children. |
| Action petitioned for           | We, the undersigned, are concerned citizens who urge the Manhattan Beach Planning Commission to deny the Use Permit for Dogtopia and have the owner of the property find a smore suitable tenant for the property.   |

| Printed Name     | Signature   | Address  | Comment           | Date    |
|------------------|---|--|-------------------|---------|
| Ryan Tucker      |    | 2204 Oak Ave, Manhattan Beach, CA                | I oppose Dogtopia | 3/12/22 |
| MATT TEVERON     |    | 517 4th St MB, CA 90266<br>Manhattan Beach, CA   | I oppose          | 3/12/22 |
| Margaret Dehler  |    | 2009 Oak Ave. 90266                              | I oppose          | 3/12/22 |
| Matt Bauer       |    | 131 44th St. MB, CA 90266                        | oppose            | 3/12/22 |
| Amy Thompson     |    | 2115 Oak Ave MB, CA 90266<br>Manhattan Beach, CA | I oppose          | 3/12/22 |
| Stewart Thompson |    | 2105 Oak Ave<br>Manhattan Beach CA 90266         | I oppose          | 3/12/22 |
| Common Thompson  |   | 2105 Oak Ave<br>Manhattan Beach CA 90266         | I oppose          | 3/12/22 |
| Karin Miller     |  | 2201 Oak Ave. 90266<br>Manhattan Beach CA        | I oppose          | 3/12/22 |
| Howard Miller    |  | 2201 Oak Ave 90266<br>Manhattan Beach, CA        | I oppose          | 3/12/22 |
| Ron Liu          |  | 1900 Oak Ave<br>Manhattan Beach, CA              | I oppose          | 3/12/22 |
| Hongmin Sun      |  | 1900 Oak Ave<br>Manhattan Beach, CA              | I oppose          | 3/12/22 |
| COLEEN MCKENNA   |  | 1704 Elm Ave.<br>MANHATTAN BEACH CA              | I OPPOSE          | 3/12/22 |

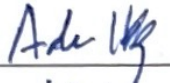
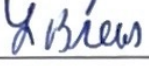



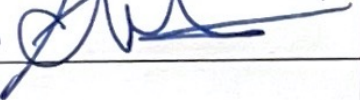
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| Printed Name     | Signature | Address                                     | Comment   | Date      |
|------------------|-----------|---|-----------|-----------|
| Ryan Lewis       |           | 2501 Pine Ave<br>Manhattan Beach CA 90266   | I oppose. | 3/12/2022 |
| Phaebe Gilmour   |           | 420 9th St<br>Manhattan Beach CA 90266      | I oppose  | 3/12/2022 |
| Steve Gilmour    |           | 420 9th St<br>Manhattan Beach CA 90266      | I oppose  | 3/12/2022 |
| Verzelle Hammert |           | 1520 Pine Ave,<br>Manhattan Beach, CA 90266 | I oppose  | 3/12/2022 |
| Lori Brewer      |           | 1020 Pine Ave<br>Manhattan Beach, CA 90266  | I oppose  | 3/12/2022 |
| Gravie McCosay   |           | 129 21st St<br>Manhattan Beach, CA 90266    | I oppose  | 3/12/22   |
| Judyn Johnson    |           | 323 18th St<br>MB, CA 90266                 | I oppose  | 3/12/22   |
| Molly Wright     |           | 499 John Street<br>Manhattan Beach          | I oppose  | 3/12/2022 |
| Maggie Gillespie |           | 590 33rd Street<br>Manhattan Beach          | I oppose  | 3/12/2022 |
| Dana Old         |           | 333 18th St<br>Manhattan Beach              | I oppose  | 3/12/22   |
| Tyler Old        |           | 333 18th St<br>Manhattan Beach              | I oppose  | 3/12/22   |
| David Wright     |           | 499 John St<br>Manhattan Beach CA 90266     | I oppose  | 3/12/22   |

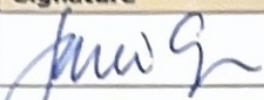



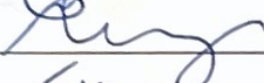




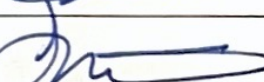
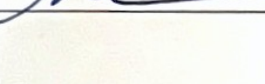
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| Printed Name       | Signature  | Address                            | Comment    | Date    |
|--------------------|--|------------------------------------|------------|---------|
| Adam Heeg          |   | 1961 Oak Ave, MB CA 90266          | I OPPOSE   | 3/15/22 |
| Lauren Breus       |   | 1905 Oak Ave MB CA 90266           | OPPOSE     | 3/15/22 |
| Michael Breus      |   | 1905 Oak Ave MB CA 90266           | Oppose     | 3/15/22 |
| Carla Larr         |   | 32328 1/2 St MB CA 90266           | I OPPOSE   | 3/16/22 |
| Justin Macchiarini |   | 32328 <sup>th</sup> St MB CA 90266 | OPPOSE     | 3/16/22 |
| CHARIS PARISH      |  | 2404 PINE AVE MB CA 90266          | NO HELL NO | 3/15/22 |
|                    |  |                                    |            |         |
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| Printed Name    | Signature   | Address              | Comment  | Date      |
|-----------------|---|----------------------|----------|-----------|
| Kimie Gross     |    | 328 18th Street, MB  | I oppose | 3/12/2022 |
| Carol O'Byrne   |    | 328 18th St, MB      | I oppose | 3/12/2022 |
| Briana Haydis   | Briana Haydis   | 209 20th St., MB     | I oppose | 3/12/22   |
| Matt Haydis     |    | 207 20th St, MB      | I oppose | 3/12/22   |
| David Anderson  |    | 969 22th St, MB      | I OPPOSE | 3/12/22   |
| Lexy Beers      |   | 836 14th St, MB      | I oppose | 3/12/22   |
| Sharon Dyer     |  | 2517 Walnut Ave, MB  | I oppose | 3/12/22   |
| Cory Stogilt    |  | 1708 Pine Ave, MB    | I Oppose | 3/12/22   |
| Evan Cascio     |  | 610 26th St, MB      | I oppose | 3/12/22   |
| Michelle McEwen |  | 2200 Oak Ave, MB, CA | I OPPOSE | 3/12/22   |
| Mason McEwen    |  | 2200 Oak Ave, MB     | I oppose | 3/12/22   |
| SCOTT McEWEN    |  | 2200 OAK AVE, MB     | OPPOSE   | 3/12/22   |

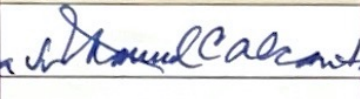
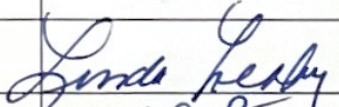
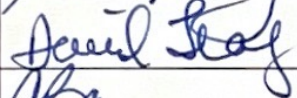
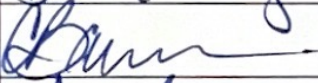
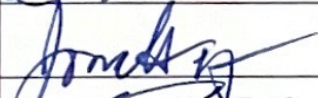

## Petition to Deny Use Permit for Dogtopia

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| Printed Name      | Signature | Address                                     | Comment                                       | Date      |
|-------------------|-----------|---|---|-----------|
| Elizabeth Tucker  |           | 2204 Oak Avenue<br>Manhattan Beach CA 90266 | I oppose Dogtopia's proximity to homes.       | 3/12/2022 |
| VICKI MARCELYND   |           | 1904 OAK AVE<br>MANHATTAN BEACH CA 90266    | OPPOSE DOGTOPIA'S PROXIMITY TO SFH'S          | 3/12/2022 |
| Patricia Dulong   |           | 2205 Oak Ave<br>Manhattan Beach, CA 90266   | Too much noise!!                              | 3/12/2022 |
| Todd Cogan        |           | 2301 Oak Ave<br>Manhattan Beach CA          | I oppose Dogtopia proximity to SFH            | 3/12/22   |
| Nancy Harada      |           | 2304 Oak Ave<br>Manhattan Beach CA 90266    | I oppose Dogtopia                             | 3/12/22   |
| STEPHEN ALEXANDER |           | 2101 OAK AVE<br>Manhattan Beach, CA         | I oppose the Dogtopia project                 | 3/12/22   |
| Kyra Harada       |           | 2304 Oak Ave,<br>Manhattan Beach, CA        | I oppose the Dogtopia                         | 3.12.22   |
| Lindsay Wandziluk |           | 2001 OAK AVE,<br>Manhattan Beach, CA 90266  | I oppose the Dogtopia                         | 3/12/22   |
| CHRIS HONG        |           | 1825 OAK AVE<br>MANHATTAN BEACH, CA 90266   | I OPPOSE DOGTOPIA                             | 3/12/22   |
| Steve Yi          |           | 2104 OAK AVE, Manhattan Beach               | I oppose Dogtopia                             | 3/12/22   |
| Marsha Malozemova |           | 2305 Oak Ave<br>Manhattan Beach             | Animal kennels need buffer from residential   | 3/12/22   |
| KEVIN DOWNING     |           | 2305 OAK AVE<br>MANHATTAN BEACH, CA 90266   | I OPPOSE THIS TYPE OF BUSINESS. BUFFER NEEDED | 3/12/22   |

## Petition to Deny Use Permit for Dogtopia


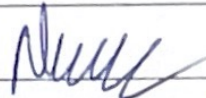
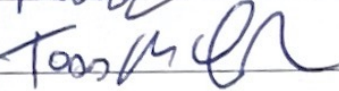
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| Printed Name     | Signature   | Address                       | Comment  | Date    |
|------------------|---|-------------------------------|--|---------|
| Manuel Alcantara |    | 2304 Oak Ave <sup>90266</sup> | Previous kennel on corner will had No Control over Noise + Foot/Dog Traffic on Oak Ave over past years | 3/14/22 |
| LINDA LEAHY      |    | 2004 OAK AVE MB               |  | 3/15/22 |
| DAVID LEAHY      |    | 2004 OAK AVE. MB              |  | 3/15/22 |
| Cindy Baeruchler |    | 2008 Oak Ave MB               | opposed to project   | 3/15/22 |
| Jonathan Nichols |   | 2100 Oak Ave MB               | opposed to project - see email   | 3/15/22 |
| Natasha Derow    |  | 2304 Grandview Ave, MB        | opposed to project   | 3/16/22 |
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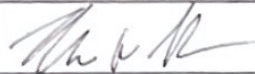
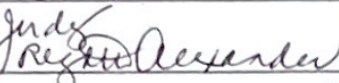
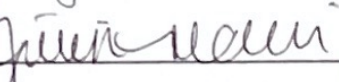
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| Printed Name   | Signature   | Address                   | Comment | Date    |
|----------------|---|---------------------------|---------|---------|
| Eugene Grayson |  | 2317 Walnut, MB, 90266    |         | 3/16/22 |
| David Gardner  |  | 2417 Elm Avenue, MB 90266 |         | 3/14/22 |
| Todd Eichner   |  | 2101 Walnut Ave MB 90266  |         | 3/14/22 |
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| Printed Name           | Signature   | Address            | Comment                                | Date    |
|------------------------|---|--------------------|--|---------|
| Martin Dehlor          |  | 2009 Oak Ave, M.B. | I oppose Dogtopia's project            | 3.13.22 |
| Judy Regotti-Alexander |  | 2101 Oak Ave, M.B. | I oppose Dogtopia project on Sepulveda | 3.13.22 |
| Jillian Nichols        |  | 2100 oak ave. M.B. | I oppose Dogtopia's                    | 3.15.22 |
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| Printed Name        | Signature | Address                                      | Comment                             | Date    |
|---------------------|-----------|--|-------------------------------------|---------|
| DAVID WEIN          |           | 2000 OAK AVE.<br>MANHATTAN BEACH, CA 90266   | TO MUCH NOISE                       | 3/12/22 |
| Janet Wein          |           | 2000 OAK AVE<br>Manhattan Beach, CA 90266    | Increase Traffic<br>Rodent Increase | 3/12/22 |
| Stefan Hlasek       |           | 1820 Oak Ave<br>Manhattan Beach, CA 90266    | NOISE                               | 3/12/22 |
| Dan Weinsten        |           | 1517 OAK AVE<br>Manhattan Beach, CA 90266    | Noise                               | 3/12/22 |
| Olga E. Amador      |           | 1821 Oak Ave<br>Manhattan Bch. Ca. 90266     | Noise                               | 3/12/22 |
| Vu Nguyen           |           | 1816 Oak Av MB. 90266                        | Smell                               | 3/12/22 |
| Manhattan Man       |           | 1808 Oak Av <sup>Manhattan</sup> Beach 90266 | traffic                             | 3/12/22 |
| BRETT MALONEY       |           | 1804 OAK AVE<br>MANHATTAN BEACH 90266        | NOISE, TRAFFIC<br>SAFETY            | 3/12/22 |
| <del>Paula De</del> |           |  |                                     |         |
| Peter Derides       |           | 2401 oak ave<br>Manhattan Beach, Ca 90266    | Noise, safety                       | 3/12/22 |
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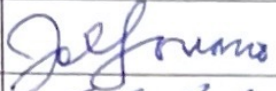





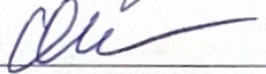
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|-----------------|-----------|---|------------------|---------------|
| WALKER SHIFLET  |           | 720 26th St Manhattan Beach CA 90266    | Log on for Mayer | 3/12/22       |
| Scott Van Cleve |           | 34 Village Cir Manhattan Beach          |                  | 12 Jan 22     |
| Jose Rey        |           | 665 35th St. MB                         |                  | Apr. 12, 2022 |
| Kevin Joyce     |           | 1531 23rd St. MB                        |                  | 3/12/22       |
| Daron Wilson    |           | 835 17th St Manhattan Beach 90266       |                  | 3/12/22       |
| Nichole Lemman  |           | 533 24th St MB Manhattan Beach CA 90266 |                  | 3/12/22       |
| Kelly Kotzman   |           | 440 7th St. Manhattan Beach, CA 90266   |                  | 3.12.22       |
| Dawn Reid       |           | 533 Manne Ave Manhattan Beach, CA 90266 |                  | 3/12/22       |
| Jeb Terry       |           | 337 9th St 90266                        |                  | 3/12/22       |
| Richard Tedesco |           | 538 23rd St. Man. Beach                 |                  | 3/12/22       |
| JEN SORENSEN    |           | 524 24th St MB                          | 90266            | 3/12/22       |
| Carne Hayes     |           | 938 Duncan Ave Manhattan Beach, 90246   |                  | 3/12/22       |

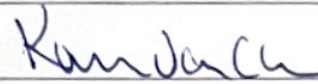

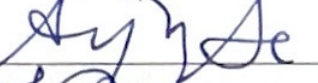
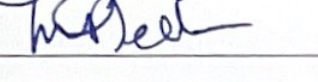
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|---------------------|--|------------------------|---------|---------|
| Joe Soriano         |   | 1600 Oak Ave, MB 90246 |         | 3/13/22 |
| Leilani Kowal       |   | 1708 Oak Ave, MB 90246 |         | 3/13/22 |
| Matt Leuy           |   | 1716 Oak Ave, MB 90246 |         | 3/13/22 |
| Tony Hsu            |   | 1720 OAK AVE, MB 90246 |         | 3/13/22 |
| ERIC Kowal          |   | 1708 OAK AVE, MB 90246 |         | 3/13/22 |
| Stacey Fundingsland |   | 1813 Oak Ave, MB 90246 |         | 3/13/22 |
| Matthew Williamson  |  | 2317 Oak Ave, MB 90246 |         | 3/13/22 |
|                     |  |                        |         |         |
|                     |  |                        |         |         |
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## Petition to Deny Use Permit for Dogtopia

|                                 |  |
|---------------------------------|--|
| Petition summary and background | A Dogtopia franchisee based in Upland, California, has applied for a use permit to change the use of 2301 N. Sepulveda to allow for an animal boarding facility that can house 119 dogs and will have dogs onsite 24 hours/7 days per week. The property is located within 4 feet of a single family residential neighborhood full of families and young children. |
| Action petitioned for           | We, the undersigned, are concerned citizens who urge the Manhattan Beach Planning Commission to deny the Use Permit for Dogtopia and have the owner of the property find a smore suitable tenant for the property.   |

| Printed Name     | Signature   | Address                                       | Comment          | Date    |
|------------------|---|---|------------------|---------|
| Karen Van Cleave |  | 34 Village Circle<br>Manhattan Beach CA 90266 | No Thanks!       | 3/12/22 |
| Dana Speicher    |  | 1601 Magnolia<br>MB CA 90266                  | In home day care | 3/12/22 |
| Amy Parish       |  | 2404 Pine Ave<br>MB, CA 90266                 |                  | 3/12/22 |
| Traci Todeo      |  | 538 23rd<br>MB. 90266                         | no -             | 7/12/22 |
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**From:** [Talyn Mirzakhanian](#)  
**To:** [Marty Dehler](#)  
**Cc:** [Austin Chavira](#)  
**Subject:** RE: [EXTERNAL] Oak Ave Concern Regarding permitting for an Animal Boarding Business  
**Date:** Wednesday, March 9, 2022 10:43:35 AM

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Thank you for your comments, Marty. They are now part of the administrative record for this project.

Please note that item originally scheduled to be heard by the Planning Commission today will be continued to the Planning Commission meeting on March 23<sup>rd</sup>.

**From:** Marty Dehler <martydehler@gmail.com>  
**Sent:** Wednesday, March 9, 2022 10:38 AM  
**To:** List - Planning Commission <PlanningCommission@manhattanbeach.gov>; List - City Council <CityCouncil@manhattanbeach.gov>  
**Subject:** [EXTERNAL] Oak Ave Concern Regarding permitting for an Animal Boarding Business

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,  
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtropolis. Oak Avenue is already a very busy street and I am concerned about any increased traffic on the street resulting from the Use Permit. Has the planning department studied this to make sure there will not be an increase in traffic activity on Oak Avenue? I am also concerned about increased noise and pet waste in the neighborhood as a result of this use. Can you please address these concerns?

Thank you,

Marty Dehler  
2009 Oak Ave



**TALYN MIRZAKHANIAN**  
PLANNING MANAGER

310-802-5510  
tmirzakhanian@manhattanbeach.gov

**CITY OF MANHATTAN BEACH** 1400 Highland Avenue Manhattan Beach, CA 90266  
Office Hours: M-Th 8:00 AM-5:00 PM | Fridays 8:00 AM-4:00 PM | Not Applicable to Public Safety

[Reach Manhattan Beach](#) Here for you 24/7, use our click and fix it app  
Download the mobile app now





John Del Gatto

Owner

2300 Oak Avenue

Manhattan Beach, CA 90266

Cell 808-757-0686

Email [trygod@mindspring.com](mailto:trygod@mindspring.com)

RE:       CONDITIONAL USE PERMIT ANIMAL BOARDING  
          APPLICANT DOGTROPOLIS  
          2301 NORTH SEPULVEDA BLVD

My name is John Del Gatto. I am the owner of 2300 Oak Avenue which borders on the east/west property line of the subject property as well as borders the north/south property line of the Residential lot street number 2208 Oak Avenue. I have owned this property for 42 years, approaching one half century. I do not believe there is anyone, in Manhattan Beach Planning, Council, neighbors (except one) or petitioners that can make the claim they have been there longer and or in closer proximity then I have been. That said, I would encourage you to please pay very close attention to my remarks regarding the subject application.

I cannot remember a time in 42 years that there has *not* been some sort of a problem with the tenants that conducted business at 2301 North Sepulveda. None, not one, ever abided fully by all of the conditions in their use permits. Whether it be continuous noise, lighting, trash issues, customer intrusions while on the residential portion of the use, invasion of privacy and on and on goes the abuse of, "all" of those whom had CUP granted for their occupancy. I fought continuously with the City of Manhattan Beach enforcement officers begging for enforcement countless times only to find the same results, a phone call to the occupant, an empty promise by the City and continued abuse, year after year after year. Yes, there were some changes implemented in an effort to tighten the use, but those were far and few and were more like pacifiers throughout the years. The City continued to allow uses that were bound to be a problem in one way or another. At the same time, the City never, ever, fully enforced of any of the CUP granted, leaving the abuse and troubles left for the residence to live with, like it or not.

The residents on Oak Avenue have suffered and have been forced to tolerate with the continuous abusive legislature for "DECADES"! It is time that we the residents have the protection to privacy, peace and quality of living and respect as good abiding tax paying residents to this City. I have taken the time to categorize my concerns for your review and consideration;

### **ENCHROACHMENT**

The most gross exclusion and consideration about use at this site is the "ENCHROACHMENT" factor. For years it has always been about the commercially zoned property on Sepulveda Blvd. However, the use of this property has always included the use of the residential lot at 2208 Oak Ave. Thus, its use encroaches residentially zoned property and that FACT has been and continues to be overlooked if not ignored to this very day. Please take note of the City of Manhattan Beach letter "EXHIBIT A", dated March 9, 2022 to the Planning Commission from Councilman Tim Grogan, in which he stated that the City of Manhattan Beach has a long history of overlooking the fact that the residential lot at 2208 Oak Ave. encroaches on the commercial property at 2301 North Sepulveda Blvd. This is a clear violation of the City of Manhattan Beach's zoning code and should be addressed by the City of Manhattan Beach.



EXHIBIT "A" (2 PAGES)

1 OF 2

CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM

DATE: March 9, 2022  
TO: Planning Commission  
FROM: Carrie Tai, AICP, Community Development Director  
THROUGH: Talyn Mirzakhonian, Planning Manager  
BY: Austin Chavira, Assistant Planner

SUBJECT: Consideration of a Use Permit to allow an "Animal Boarding" use within an existing building at 2301 N. Sepulveda Boulevard in the General Commercial (CG) zoning district, and associated environmental determination in accordance with the California Environmental Quality Act. (Dogtropolis of Manhattan Beach)

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RECOMMENDATION

Staff recommends that the Planning Commission **CONTINUE** the Public Hearing to the March 23, 2022 Planning Commission meeting.

APPLICANT

Jennifer Moore  
215 North 2nd Avenue, Suite E  
Upland, CA 91786

BACKGROUND

On August 25, 2021, the Community Development Department received an application requesting a Use Permit to allow the establishment of an "Animal Boarding" use within a 6,199 square-foot, existing commercial building located on a 17,456 square-foot site at 2301 North Sepulveda Boulevard in the City's General Commercial (CG) zoning district. Per Manhattan Beach Municipal Code (MBMC) Section 10.16.020, a Use Permit is required for the establishment of an "Animal Boarding" use within the General Commercial (CG) zoning district. An "Animal Boarding" use is defined in MBMC Section



**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH TO CONSIDER A USE PERMIT TO ALLOW AN ANIMAL BOARDING USE WITHIN AN EXISTING BUILDING AT 2301 N. SEPULVEDA BOULEVARD. (Dogtropolis of Manhattan Beach)**

A public hearing will be held before the Planning Commission to consider the project description below:

Project Location: 2301 North Sepulveda Boulevard

Legal Description: Block 48, Tract 1638, Lots 11, 30, 31 and 32

Applicant: Dogtropolis of Manhattan Beach (Jennifer Moore)

Project Description: Consideration of a Use Permit to allow an "Animal Boarding" use within an existing building at 2301 N. Sepulveda Boulevard in the General Commercial (CG) zoning district. Per MBMC 10.16.020, a Use Permit is required for the establishment of an "Animal Boarding" use within the General Commercial (CG) zoning district. Per MBMC 10.08.050, "Animal Boarding" is defined as the shelter and care for small animals on a commercial basis. (Dogtropolis of Manhattan Beach)

Environmental Determination: The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to Class 1, Existing Facilities, Section 15301 of the CEQA Guidelines, which exempts the permitting and licensing of existing private structures involving negligible or no expansion of existing or former use. Furthermore, there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

Staff Member: Assistant Planner, Austin Chavira, 310-802-5514, achavira@manhattanbeach.gov

Meeting Date & Time: **Wednesday, March 9, 2022. Meeting Begins at 3:00 p.m.;** (Item discussion time is dependent on location on the agenda.)  
**Conducted via Zoom; instructions on registering for the hearing will be included in the Planning Commission meeting agenda that will be posted on the City's website (www.manhattanbeach.gov) on or before 5:30 p.m., Thursday, March 3, 2022. If you want written material to be included in the agenda, please submit such material prior to Thursday, March 3, 2022.**

Public Comments: City Council Chambers are not open to the public at this time, however oral and written testimony will be received prior to, and during, the meeting. In the interest of maintaining appropriate social distancing, the Planning Commission encourages the public to participate by submitting comments in advance of the meeting. All of your comments provided by the deadlines above will be available to the Planning Commission and the public prior to the public hearing. In addition, you may register to participate by Zoom in accordance with the instructions that will be provided on the posted agenda.

For further information, contact the project Planner. A staff report will be on the City Website (www.manhattanbeach.gov), after Thursday, March 3, 2022

Published: February 24, 2022 - Beach Reporter

Mail: February 24, 2022



# Administrative Report

N.2., File #19-0235

Council Action Date: 10/1/2019

To: MAYOR AND CITY COUNCIL  
From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

## TITLE

DISCUSSION AND POSSIBLE ACTION ON POTENTIAL AMENDMENTS TO THE ZONING ORDINANCE AND THE COASTAL LAND USE IMPLEMENTING ORDINANCE TO ADD ANIMAL KENNEL AS AN ALLOWED USE IN THE CITY IN CERTAIN ZONING DISTRICTS

## EXECUTIVE SUMMARY

In response to a City Council referral, staff has prepared the following report outlining options for amending the Zoning Ordinance and Coastal Land Use Implementing Ordinance to add "Animal Kennel" as an allowed use within specific zones. After researching provisions for animal kennels, including State regulations and other municipalities' ordinances, staff have outlined the various options City Council has for regulations to ensure the animal kennel uses do not adversely affect surrounding properties, uses, and residents. Staff recommends that the City Council review the options and provide direction on provisions for the ordinances.

## BACKGROUND

### Current Regulations for Animal-Related Uses

Currently, Redondo Beach Municipal Code Sections 10-2.402 and 10-5.402 define "Kennel" as "any lot or premises on which four (4) or more dogs or cats at least four (4) months of age are kept, boarded, or trained, whether in special buildings or runways or not." Currently per the code sections, kennel uses may be permitted only as incidental to an "Animal Hospital".

Animal-related uses are currently only allowed in Commercial and Mixed-Use zones in Redondo Beach. The uses include "Animal Feed and Supplies" as permitted by right, and "Animal Grooming", "Animal Hospitals", and "Animal Sales" as conditionally permitted (i.e. these uses require a Conditional Use Permit). Animal-related uses are currently not listed as allowed uses within the Industrial Zones. Again, the definition of "Animal Hospital" in Sections 10-2.402 and 10-5.402 allows a kennel as incidental to the hospital use.

It is recommended that any amendments adding "Animal Kennel" as a stand-alone use require a Conditional Use Permit (CUP), to enable conditions to be placed on the operation of the business to ensure the protection of health, safety, and welfare of adjacent properties and residents, as well as the animals. The following table reflects the zoning districts in which other municipalities allow animal kennels and the approval processes required.

| City             | Zoning Districts Allowed  | Approval Method  | Additional Regulations  |
|------------------|---|--|---|
| Carson           | Industrial Zones  | CUP  |   |
| El Segundo       | M-1 Light Industrial Zone   | CUP  |   |
| Hawthorne        | M-1 Limited Industrial Zone   | Permitted  | Soundproofing, 8-foot solid wall surrounding the property   |
| Hermosa Beach    | Not permitted   | N/A  | N/A   |
| Huntington Beach | General Commercial District<br>General Industrial District<br>Limited Industrial District   | CUP by Zoning Administrator  | 200-foot buffer from any residential use  |
| Inglewood        | M-1 Light Manufacturing Zone  | Permitted unless within 300-feet of a Residential zone, then a CUP | Prohibited within 100-feet of a residential zone  |
| Lawndale         | Not permitted   | N/A  | N/A   |
| Manhattan Beach  | Community Commercial<br>General Commercial  | CUP  | Specific Code Section detailing Regulations   |
| Newport Beach    | CC Commercial Corridor<br>CG Commercial General<br>CM Commercial Recreational and Marine<br>Office Airport Zone<br>Office Regional Zone<br>Industrial General | CUP  | Specific Code Section detailing Regulations   |
| Torrance         | Commercial Zones C-3, C-4, C-5<br>Manufacturing Zones M-1, M-2  | CUP  | 300-foot buffer from residential, school, and parks; adequate measures to control noise, odor, dust |

**Options for the Regulation of Animal Kennels**

**California Health and Safety Code Standards**

The California Health and Safety Code sets standards for pet boarding facilities to protect the welfare of the animals. Attached to this report is a copy of the California code section related to Pet Boarding Facilities. These regulations are required by the State, and it is recommended that any amendments adding “Animal Kennels” to the Redondo Beach Municipal Code require compliance with this section of the California Health and Safety Code. The California code addresses the following:

- Maintenance of facilities and equipment
- Implementation of pest control
- Containment of pets

- Sanitization of facilities
- Storage of food
- Provision of an area for isolating sick pets from healthy pets
- Accommodation of the well-being of pets (heating, cooling, lighting, ventilation, shade, protection from elements)
- Specifications for enclosures
- Regulations on length of time in enclosures
- Limitations on number of pets per enclosure
- Requirements for observing each pet
- Provision of food and water
- Notification of owner of pet if sick or injured
- Established protocols for natural disasters and emergency evacuations; pick up/drop offs; and when personnel on site

### Zoning Districts and Buffer Zones

Staff requests direction from City Council as to which zoning districts animal kennels would be allowed. As stated previously, animal-related uses are currently allowed in certain Commercial (C) and Mixed-Use (MU) zones, but not in the Industrial (I) or Industrial-Commercial (IC) zones. However, City Council may want to consider adding "Animal Kennels" to the uses allowed in industrial zones, too, as it seems the industrial zones would be well suited to accommodate this use. Typically, the industrial zones do not border residential properties, and existing land uses allowed in industrial zones are more intensive in terms of noise. Thus, animal kennels may likely not cause a detrimental impact in the existing industrial zones.

In researching other cities' regulations, many of the municipalities that allow animal kennels require a "buffer zone" from residential properties. These buffer zones vary from as little as 100 feet (Inglewood) to as much as 500 feet (LA City). The City of Torrance has a 300-foot buffer area from any school, park, residential zone, or residential use. There are several cities in the area that do not require a buffer zone, including Manhattan Beach. Hermosa Beach and Lawndale do not allow animal kennels as a use at all.

Although a buffer zone would help minimize the animal kennel impact on residential properties, implementing a buffer zone may significantly restrict the number of locations in which the use would be feasible. For example, almost all the commercially zoned properties along Artesia and Aviation Boulevards abut residential properties. Therefore, implementing a buffer zone would in essence create a situation where animal kennel businesses could not be established along Artesia or Aviation Boulevards. Similar situations exist along 190<sup>th</sup> Street, Pacific Coast Highway south of Torrance Boulevard, and S. Catalina Avenue in the Riviera Village. Additionally, should the Council decide to allow animal kennels within the industrial zones, a buffer would affect those industrial properties along the northside Manhattan Beach Boulevard, as they are only 100 feet away from the residential properties on the southside of the boulevard.

An alternative to a residential buffer would be to establish a minimum distance between animal kennel businesses, similar to the separation requirements for massage businesses, tattoo shops, and thrift stores. This would limit the number of animal kennels within a geographic area without severely diminishing the number of potential locations, as a buffer zone would. Although staff has not found

other municipalities that require a separation between animal kennels, given that the majority of commercial properties in Redondo Beach have shallow lot depths, and almost all are close to residential properties, the separation option may be more viable than the buffer option in Redondo Beach. Adverse impacts would be partially mitigated by the separation requirement.

**Additional Regulations**

Although the California Health and Safety Code does regulate certain aspects of pet boarding facilities, the City Council may also want to incorporate additional regulations including, but not limited to, the following:

- Feeding and watering
- Administering medications
- Enclosure size
- Exercise requirements
- Waste disposal and drainage
- Heating and ventilation
- Noise attenuation (Hawthorne requires soundproofing and perimeter wall)
- Property enclosure requirements
- Limitation on the number of animals
- Specifications on hours of operation

Some sample ordinances from other municipalities are attached for review, to see how they have addressed these issues. The City Council can consider the zoning districts, CUP requirements, buffers, and these additional items related to animal kennels during the discussion item at the October 1, 2019 meeting and provide direction to staff on how to proceed.

**COORDINATION**

The preparation of the Administrative Report and options for the ordinances have been coordinated with the City Attorney’s Office.

**FISCAL IMPACT**

The cost of preparing this report is included within the Community Development Department’s portion of the adopted 2019-2020 Annual Budget and is part of the department’s annual work program.

**APPROVED BY:**

*Joe Hoefgen, City Manager*

**ATTACHMENTS**

- California Health and Safety Code Pet Boarding Facilities
- City of Huntington Beach buffer zone requirement
- City of Torrance buffer zone requirement
- City of Manhattan Beach Animal Care Regulations
- City of Newport Beach Regulations of Kennels
- PowerPoint Presentation

