



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: March 27, 2017

ITEM NUMBER: PH-2

SUBJECT: PLANNING APPLICATION PA-16-70 FOR A CONDITIONAL USE PERMIT TO OPERATE A DOG DAY CARE, BOARDING, AND HYDRO-THERAPY FACILITY INSIDE AND OUTSIDE AN EXISTING INDUSTRIAL BUILDING LOCATED AT 704 W. 16TH STREET

DATE: MARCH 7, 2017

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ROGER RATH, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: ROGER RATH (714) 754-5609
roger.rath@costamesaca.gov

DESCRIPTION

The proposed project requests a conditional use permit to allow the establishment of a dog day care and boarding facility (The Puppy Playhouse). The facility also offers incidental services in obedience training, hydro-therapy, dog walking, and includes a small retail section.

APPLICANT OR AUTHORIZED AGENT

The applicant is Mark Seltzer, authorized agent for Clear Day Associates, the property owner.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), for Existing Facilities.

RECOMMENDATION

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act section 15301; and
2. Adopt a resolution to approve Planning Application PA-16-70, subject to conditions of approval.

PLANNING APPLICATION SUMMARY

Location: 704 W. 16th Street Application Number: PA-16-70

Request: Conditional use permit for a dog day care and boarding facility, both inside and outside of an existing industrial building

SUBJECT PROPERTY:

Zone: MG
 General Plan: Light Industrial
 Lot Dimensions: 68.22 FT x 135 FT
 Lot Area: 9,210 square feet

SURROUNDING PROPERTY:

North: MG (Automobile repair shop)
 South: MG (Multi-tenant industrial building)
 East: MG (Auto body repair) across alley
 West: MG (Manufacturing)

Existing Development: 2,400 sq. ft. industrial building

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Area	10,000 sq. ft.	9,210 sq. ft.*
F.A.R. (Floor Area Ratio)	35% (3,500 SF)	24% (2,400 sq. ft.)
Parking	7 (3 spaces per 1,000 sq. ft. of gross floor area)	8 (3 spaces per 1,000 sq. ft. of gross floor area)
Landscaping	175 sq. ft.	Approx. 128 sq. ft.*
Final Action	Planning Commission	
CEQA Review	Exempt, Class 1 for Existing Facilities.	

*Legal, non-conforming

BACKGROUND

The project site is located on the north side of 16th Street, west of Pomona Avenue and east of Placentia Avenue. The site is 9,210 square feet in size. The property is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial. The surrounding properties are zoned General Industrial and contains a variety of light industrial uses including auto body shop, automotive services, multi-tenant industrial building, and window maintenance and cleaning company. The multi-tenant industrial building to the south contains a dog day care and boarding facility for a maximum of six small dogs, previously approved under Planning Application PA-11-18 on October 10, 2011. The project site contains one building built in 1965 as an industrial building.

ANALYSIS

Project Description

The applicant proposes to open a dog daycare and boarding facility on this property with the following operating characteristics:

- Hours of operation from 6:00 a.m. to 9:00 p.m. daily.
- Maximum of 60 dogs utilizing both indoor and outdoor space.
- Operation of a hydro-therapy treadmill.
- Dog-Walking services.
- Boarding facility staffed with at least one employee every night.
- Small retail component.
- Pick-up and drop-off service.

The applicant also proposes to make exterior improvements such as repainting the building, removing the security window gates, landscape upgrades, and installation of a wrought-iron fence with vinyl screening to enclose the outdoor play area (Attachment 3).

The site consists of an approximately 2,400 square feet building and a 2,700 square feet outdoor play area. The floor plan consists of a reception area and an administrative office. The front portion of the building is dedicated to small dogs and a hydrotherapy treadmill area, and the rear portion is dedicated to bigger dogs and a feeding area. The building also contains an existing roll up door that would be used to allow access from the interior to the exterior play area. This access will be used for playtimes and bathroom breaks throughout the day. The outdoor area will consist of a small grassy area, a concrete open area, a 3 feet tall above-ground pool, and tables and chairs for staff.

Hours of Operation

The location will be open every day of the year. The business would be staffed 24 hours a day. A maximum of four employees would be at the business at any one time and have at least one employee at the location during the nighttime hours. Pick-up and drop off time would be restricted to the operating hours of 6:00 a.m. to 9:00 p.m. every day. The applicant has provided a daily schedule for the operations of the business.

- Condition 13 shall require a staff or caretaker to remain on the premises overnight with the dogs.

Proposed Business Operations

The applicant proposes to operate a dog day care facility with the following incidental uses:

- a hydro-therapy treadmill
- weekend obedience training classes
- dog walking services
- a small retail sales of dog accessories

The applicant will offer weekend dog training classes that are limited to a maximum of two dogs and two owners at a time. Dog walking would be limited to three dogs at a time, secured by a walking belt. A dog walking plan has been provided by the applicant (Attachment 5). Grooming or veterinary services would not be provided at this site. The following conditions of approval are included to regulate the amount of patrons utilizing the hydro-therapy treadmill, weekend training sessions, and dog walking services due to parking availability and impact to the surrounding neighborhood.

- Condition 5 requires patrons of The Puppy Playhouse to schedule appointment times to utilize the hydro-therapy treadmill during non-peak hours.
- Condition 6 limits dog training to two dogs at any one time.
- Condition 7 ensures proper safety protocols is in place in walking the dogs and suitable procedures followed for clean up after the dogs to prevent being a nuisance to the surrounding neighbors.

Parking

Based on the proposed operation, staff believes adequate on-site parking would be provided to accommodate the use. Based on the industrial parking requirements (three parking spaces per 1,000 square feet of gross floor area), 7 spaces would be required on-site. A total of 8 parking spaces are located on the property. The overall parking demand of the business is expected to be relatively low given the maximum number of employees (four) and the temporary nature of the parking demand (drop-off/pick-up). The applicant will be offering pick-up directly from patron's vehicles by business staff and a shuttle service. The proposed maximum number of dogs in the facility in addition to the varying services may impact parking during peak hours, therefore staff recommends conditions are set in place to mitigate any circulation or parking issues.

- Condition 8 requires the applicant to modify operations if parking shortages or other parking-related problems arise. Parking spaces may be added per the results of the traffic study. Additional operational measures may require services

- Condition 9 ensures that drop-off and pick-up services shall not block the public right-of-way.

Noise

“Barking dog” noise impacts on sensitive uses are not anticipated to be significant due to the location and special business operations. The property is not located near any noise sensitive uses such as residences or schools. In addition, the property is separated from uses to the east and south by an alley and public street. The Puppy Playhouse will limit outdoor time to bathroom breaks, two 30-minute outdoor playtime and weekend dog trainings. There will be at least one employee outside with the dogs at all times to help regulate for noise impacts.

- Condition 10 requires operational measures that allows for the quiet enjoyment of the surrounding neighborhood.

Safety

The business will be required to ensure the dogs’ safety based on the requirements of Costa Mesa Municipal Code Title 3, Chapter 1, Section 3-17. The structure must be adequate to contain the dogs and to prevent a dog from sticking its muzzle or body over or through the structure. The structure must be constructed so that that dogs cannot escape by any means, be of sufficient strength and stability so that it cannot be broken down by any action of the dogs and prevent entry by children. The applicant complies with these safety requirements by proposing to cover the proposed wrought iron gates with a high-quality vinyl fence screen to satisfy safety requirements.

- Condition 11 requires that signs be posted to instruct the dog owners to keep dogs on leashes until they are inside the building or behind security gates and prohibits dogs without leashes to be in the parking or driveway areas.
- Condition 14 requires self-closing and latching mechanism to prevent dogs from escaping the secured fence areas.
- Condition 20 requires all fences shall be well maintained and in good condition at all times.

Cleanliness

On-site sanitation and odor control measures will be implemented. The business operations include the disposal of waste immediately per the requirements of the sanitation district that serves the property. Dog inspection will be conducted by the applicant for fleas and vaccinations.

Condition 15 requires the applicant to keep all indoor and outdoor areas in a sanitary condition and to schedule trash pick-up as frequently as necessary to prevent odors and other nuisances to the surrounding businesses.

Staff Justifications for Approval

Staff supports the above request based on the following:

- *The proposed use, as conditioned, is compatible with the uses in the surrounding area.* Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. Residential uses are protected from any noise or nuisance associated with the dog day care since the closest residential use is located in the City of Newport Beach over 540 feet away from the project site. The proposed dog day care is permitted per the Zoning Code subject to a conditional use permit. The General Plan designation for the property is Light Industrial, which allows for certain commercial uses provided that the commercial use is determined to be complementary to the industrial area. As such, the proposed use will not generate adverse noise, traffic, or parking impacts for sensitive areas such as residential zones. Conditions of approval have been drafted to specifically mitigate any noise generation associated with barking dogs and parking impacts unusual for general industrial-zoned properties. Condition of Approval 10 requires noise sources be conducted in a manner that allow the quiet enjoyment of the surrounding neighborhood.
- *The Police Department does not have any objection to the use.* The Police Department has reviewed the proposed use and has no objections to the approval of the application.
- *No adverse parking impacts are anticipated.* The site provides eight parking spaces; the required parking ratio for an industrial building is three spaces per 1,000 square feet of gross floor area, or seven spaces total. Due to the temporary nature of the parking related to the business (drop-off and pick-up), as well as the limited number of employees on-site at any time (a maximum of four), the existing on-site parking spaces are expected to accommodate the proposed dog day care use. Conditions of approval have been drafted to supplement any parking deficiencies that covers all other operations proposed.

General Plan Conformance

The proposed dog day care is permitted in the MG zone, subject to approval of a conditional use permit. The General Plan land use designation of the property is Light Industrial. The Light Industrial land use designation is intended to permit a variety of light and general industrial uses. Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area.

Subject to conditions of approval, the proposed use is in conformance with the 2015-2035 General Plan. Specifically, the proposed project complies with the following Land Use Policies:

Policy LU-1.1: Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the

community. The proposed use will provide for a new entrepreneurial business in Costa Mesa and provide a service for business and residential segments of the community.

Policy LU-6.7: Encourage new and retain existing businesses that provide local shopping and services. The proposed use will provide a local service to dog owners.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities.

LEGAL REVIEW

The draft resolution has been reviewed and approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of March 15, 2017, application PA-16-70 has not received any communication from any property owners located within a 500-foot radius of the project site.


ALTERNATIVES

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposed dog day care and boarding business will be consistent with the City's Zoning Code and General Plan. The proposed project, as conditioned, will not have an adverse impact to surrounding properties. Therefore, staff supports the applicant's request.

ROGER RATH
Assistant Planner



JAY TREVINO, AICP
Development Services Department
Consultant

- Attachments:
1. Vicinity, Zoning, and 500 ft Radius Maps
 2. Site Photos
 3. Applicants Project Description
 4. Applicants Dog-Walking Plan
 5. Draft Planning Commission Resolution and Exhibits
 6. Project Plans/Elevations/Perspectives

Distribution: Development Services Department Consultant
Interim Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Director
Fire Protection Analyst
File (2)

Owner: Clear Day Associates
227 20th Street, #100
Costa Mesa, CA

Authorized Agent: Mark Seltzer
2156 Raleigh Avenue
Costa Mesa, CA

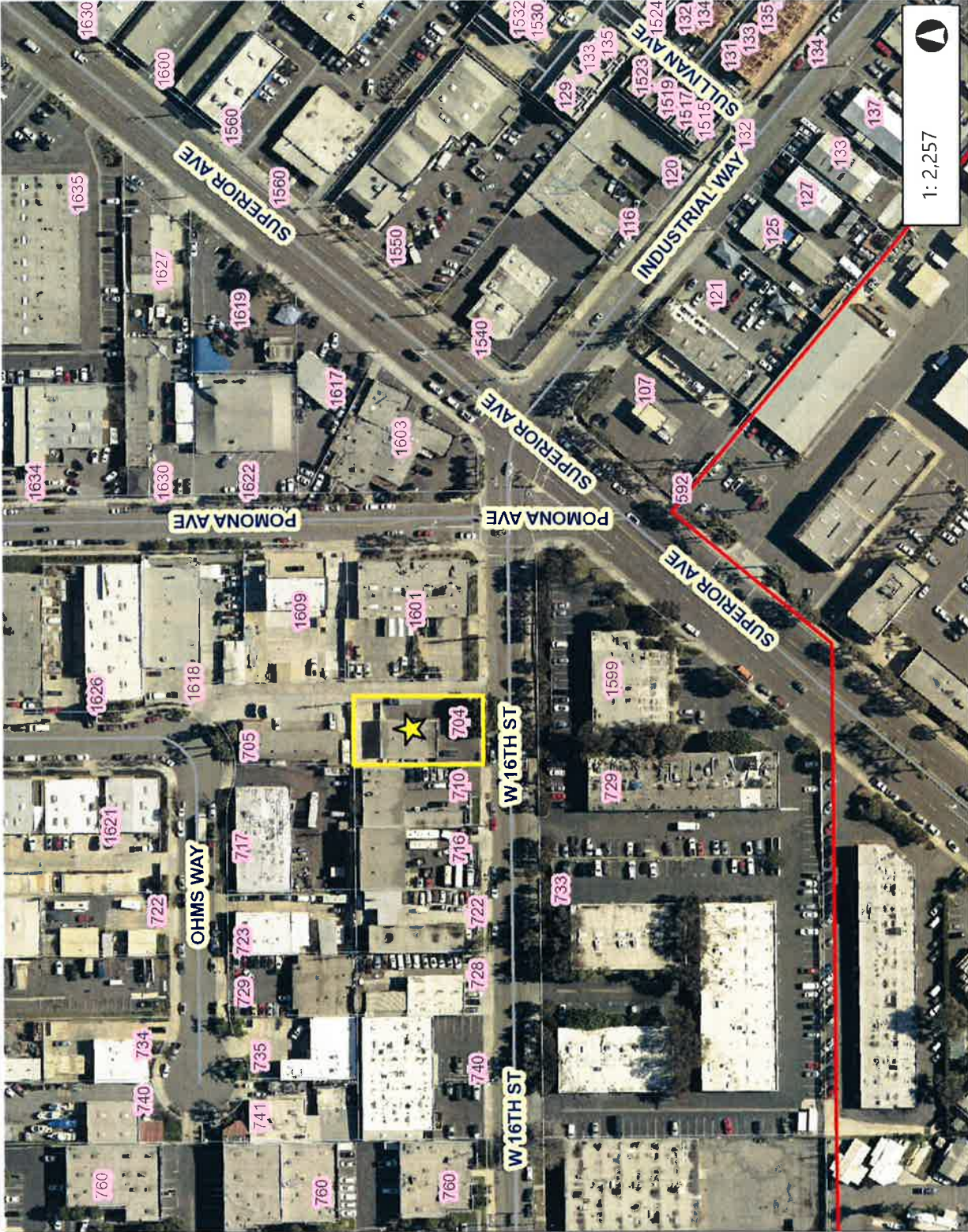


Vicinity Map 704 W 18th Street (PA-16-70)

ATTACHMENT 1



Legend
□ Costa Mesa



1: 2,257

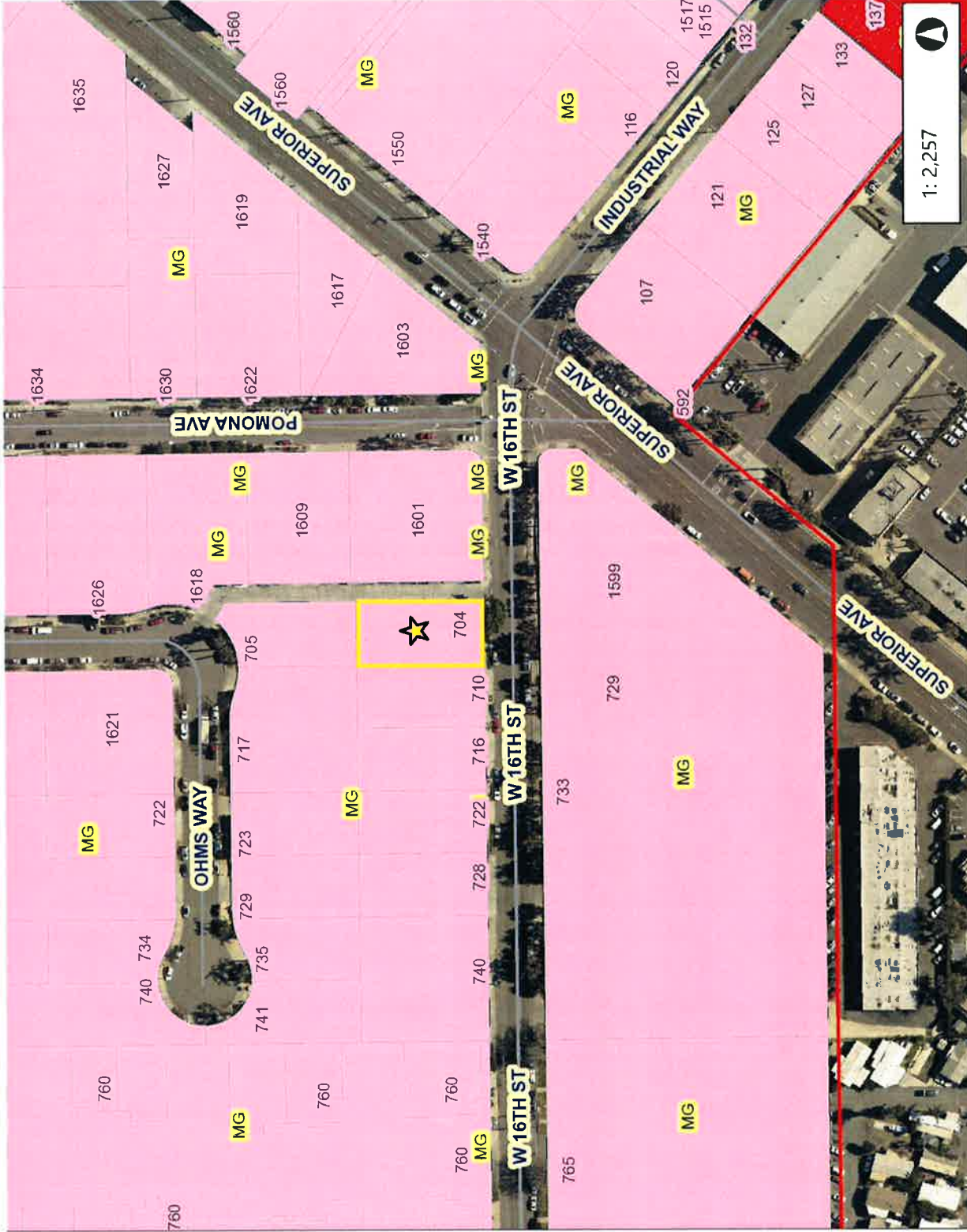


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Zoning Map 704 W 18th Street (PA-16-70)



1:2,257



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WGS_1984_Web_Mercator_Auxiliary_Sphere
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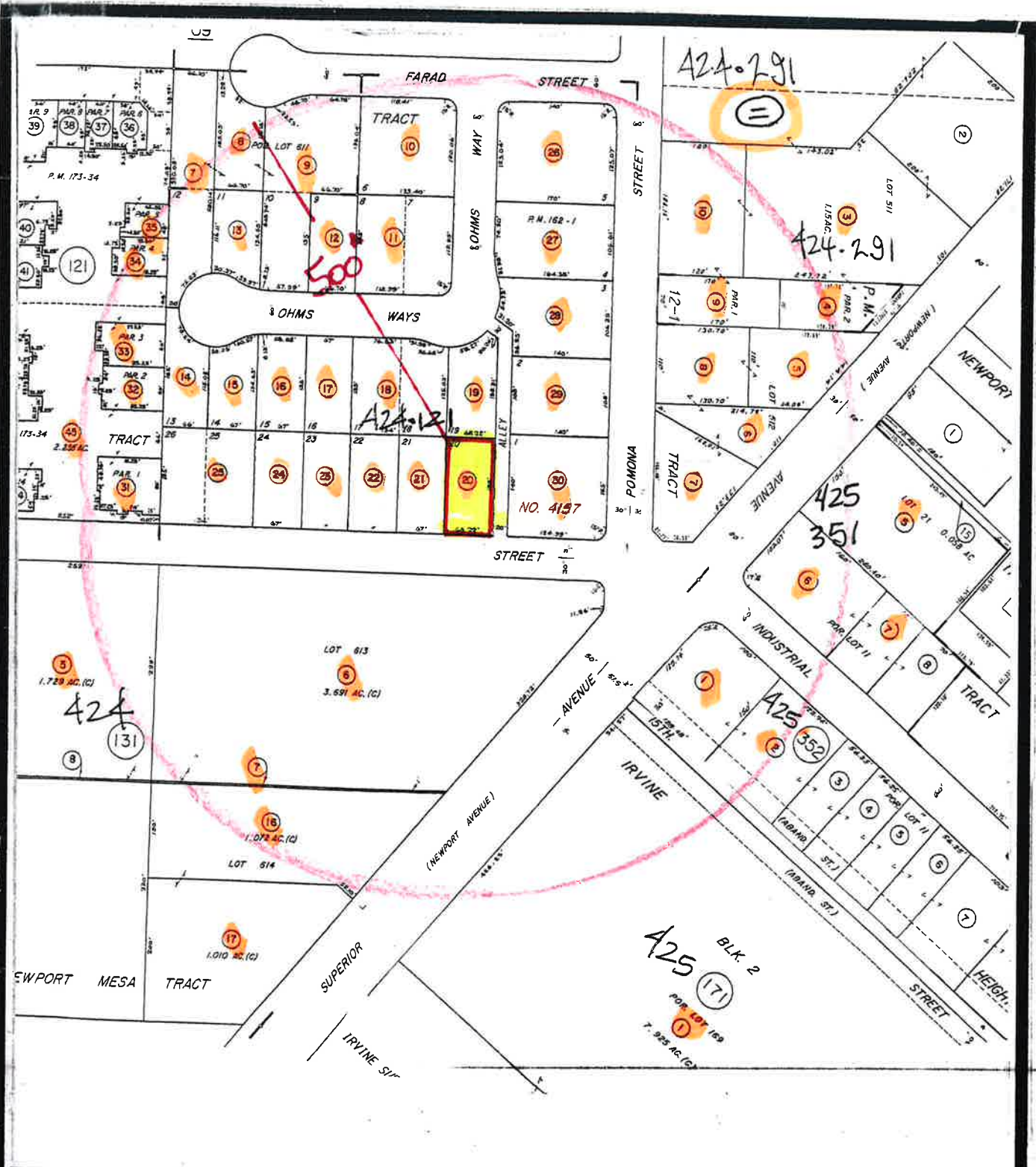
Legend

Costa Mesa

Zoning	Color
AP	Light Pink
C1	Red
C1-S	Red with diagonal lines
C2	Dark Red
CL	Light Green
I&R	Light Blue
I&R-S	Light Green
MG	Light Purple
MP	Light Blue
P	White
PDC	Red
PDI	Light Purple
PDR-HD	Orange
PDR-LD	Yellow
PDR-MD	Light Blue
PDR-NCM	Dark Blue
R1	Light Yellow
R2-HD	Orange
R2-MD	Light Yellow
R3	Light Brown
TC	Light Blue

Notes





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FILE # 163817
704 W 16TH ST
COSTA MESA CA
500' OWNERS
DECEMBER 13 2016
424 121 20



ATTACHMENT 2



Front elevation of the subject property



Subject property



Northwest view of the subject property (704 W 16th Street)



Side elevation of the subject property looking west



Rear view of the outdoor play area



Adjacent property to the east across the alleyway

The Puppy Playhouse

704 West 16th Street

The Puppy Playhouse was started by Gina Seltzer in 2013 after her husband became disabled and needed another source of income. Gina had been a Vet Tech for about five years and absolutely loves animals, so working with dogs seemed like the best fit. Gina started by walking dogs for people and providing simple obedience training at the same time. Within a few months, she had more clients than she could handle, so she hired someone to help her. She now works with seven different rescues on rehabilitating dogs both socially and mentally, as well as servicing her over 200 repeat dog walking clients.

Gina noticed that many of the dogs that she walked are overweight and the lack of Hydro-therapy programs in Orange County. Gina believes that Hydro-therapy will be a seamless fit with her current cliental. Although, there are a few Hydro-therapy pools in Orange County, they are all located at specific veterinarian offices. This is fantastic if you happen to go to that vet. It gets incredibly expensive to see a “specialist” on a regular basis. Hydro-therapy is the best way to physically rehabilitate animals with injured joints, hip-dysplasia, post-surgery therapy, and weight loss. After doing her research Gina found that dog obesity in Orange County is 5 points higher than the national average of 53.4%. There is a national problem of dog diabetes and heart disease that a local veterinarian from Family Animal Hospital stated that she could write up to 8 prescriptions a day for dogs to join their weight loss program.

For Gina to be able to add Hydro-therapy to her business she needed to find a building that fit her specific needs to grow her client base of walking and rehabilitating dogs by adding obedience training, Hydro-

therapy and daycare/boarding. She looked at about 30 different buildings in 5 different cities before choosing Costa Mesa.

She decided on Costa Mesa because of the people, the veterinarian community, the dog rescues that she works with, the precedent of other dog daycares in the area and of course the location.

Costa Mesa has three full service dog daycare and boarding facilities currently. The Bone Adventure has two facilities and is the largest in Costa Mesa, one on Bristol and the 405 and one on Superior between 16th St. and 17th St. Doggy Daycare... And More is the second largest and is located on Old Newport, south of 19th St. Gina feels that The Puppy Playhouse will have a distinct advantage over the competition with features like Hydro-therapy, walking and training, coupled with her current client base.

The reason Gina chose 704 West 16th St. is because of its size, unique floor plan that includes a fenced yard, location and the fact that she will not need to do any construction to the building. She will upgrade the exterior paint and landscape and install a wrought iron fence with a black vinyl fence screen for safety that will enclose the roll-up side door that faces east. She will also remove the unsightly white security gates that cover the large windows on the south and east side of the building. Eventually, she would like to upgrade the existing chain link gates. Please see attached elevation and proposed exterior paint mock-up.

The location of the building is crucial for both our clients and the dogs. 704 West 16th St. is just west of Pomona Ave. and is located adjacent to a public alley with a big parking lot that has 8 parking spaces. The property west of the building is a large body shop. The property located to the north is an auto service center with a storage yard, and the property to the east, across the alley, is a commercial landscaping company. The Property to the south, across 16th St. is the back of a

multi office commercial building. These businesses open at 6am and close by 6pm.

The building is 2400sf. It is separated right down the middle into two 1200sf rooms and has a 2700sf yard in the back that is fenced with a 6' cinder block wall. The front 1200sf room will contain: a 4'x6' Hydro-therapy treadmill, reception area and the small dog area that will accommodate up to 20 dogs. Gina would eventually like to add a small retail area of dog accessories. The back 1200sf room will contain an area for feeding, and have four queen size beds for the big dog sleeping area which can accommodate up to 40 dogs. The roll-up door will only be open for limited times during the day: for play times and bathroom breaks once every 4 hours. The Roll-up door will open around 8am for the first time in the morning and depending on time of year and sunlight will close for the night, around dusk between 5pm in the winter and 8:30 pm in the summer.

The backyard will contain a 4'W x 16'L x 3'D above ground lap pool for weight loss and play, a 10' x 10' real grass area and a table and chairs. The outside play area will be staffed with at least 1 employee at any time that the dogs are outside for safety and noise control. The outside will be limited during the day to dog, except for bathroom breaks, two 30 min play times a day from 12pm to 12:30pm and 3pm to 3:30pm. and weekend training classes of 1 to 2 people.

The Puppy Playhouse currently has a dog trainer, a dog walker and will hire one new person to start. As they grow they can see employing up to 10 people, but will not exceed 4 employees at one time at this location and no more than 60 dogs or a 15:1 ratio. The operating hours are 6am to 9pm every day of the year and at least one person will stay with the dogs on property every night.

Cleanliness is of the highest importance to Gina. Every dog owner must show proof of their dog's flea treatment and vaccination report. Every time a dog goes to the bathroom (inside or outside) it will be cleaned immediately. Any waste will be bagged, labeled and disposed of per CR&R's requirements. Even though they are not a veterinarian and NO veterinary services will be provided, The Puppy Playhouse will be using the same cleaners that their veterinarian has recommended to use to disinfect any needed area.

Exercise is also very important for a dog's mental stability and noise control so The Puppy Playhouse will offer dog walking from both the client's home and from the daycare. Walking will keep the dog's more relaxed in this environment, make them easier to train and will also help to keep them quiet during their stay. There are large sidewalks and two cul-de-sacs just to the north of the property. This area has very sparse traffic and makes for a very quiet area for walking dogs. Please see attached walking path.

Every person that touches a dog is trained "The Cesar Way" to safely walk and handle dogs. Each "walker" will take no more than 3 dogs at a time and a safety belt with the dog's leashes attached will be worn on all walks. They will walk respectfully through the designated area, yielding to anyone using the side walk by moving to an open area and having the dogs sit and wait till until the path is clear. Every "walker" has a waste bag carrier attached to their safety belt and will pick-up any dog waste as soon as it occurs.

Most clients will only be on the property for less than 4 minutes. Staff will accommodate the clients with pick-up's and drop-off's during peak times by either taking dogs out to the client's car or into The Puppy Playhouse from the car. To keep traffic to a minimum The Puppy Playhouse offers shuttle service for pick-ups and drop offs to and from the clients homes.

Gina and her team are incredibly excited about this opportunity to open The Puppy Playhouse at 704 West 16th St, Costa Mesa and bring the community a better way to care for dogs and their owners.

Sincerely,

The Puppy Playhouse Team

The Puppy Playhouse Daily Schedule

6am - Open: Start taking in daycare dogs

7am - Feeding: All dogs that are there by 7am will be fed breakfast

8am - Potty Break: 30 min supervised to do their morning business

9am - Walking: large dogs 2 miles/ small dogs 1 mile

12:30pm - Playtime: 30 min supervised to do their morning business

1pm-3pm - Nap Time: Dogs that rest together bond much quicker

3pm - Potty Break: 30 min supervised to do their business

4:30pm - Play Time: 30 min supervised to do their morning business

5:30pm - Feeding: All dogs that are there at 5:30pm will be fed dinner

8pm - Last Call: All dogs out to do their business before bedtime

9pm - Closing: Any dogs that have not gone home by 9pm are staying the night

Sincerely,

The Puppy Playhouse Team

DOG WALKING PLAN



feet 21 500



ATTACHMENT 5

RESOLUTION NO. PC-17-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-70 FOR A CONDITIONAL USE PERMIT TO ALLOW A DOG DAYCARE AND BOARDING FACILITY LOCATED AT 704 W. 16TH STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Mark Seltzer, authorized agent for the property owner, Clear Day Associates, requesting approval of a conditional use permit to allow the establishment of a dog daycare and boarding facility (The Puppy Playhouse), in the General Industrial (MG) zone.

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 27, 2017 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this projects reflects the independent judgement of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-16-70 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-16-70 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 27th day of MARCH, 2017.

Stephan Andranian, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Jay Trevino, Acting Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 27, 2017 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Jay Trevino, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

Finding: The proposed use is compatible and harmonious with uses on surrounding properties.

Facts in Support of Findings: Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. Residential uses are protected from any noise or nuisance associated with the dog day care and boarding since the closest residential use is located in the City of Newport Beach over 540 feet away from the project site. The proposed use will be compatible with the existing uses located in the area; the area currently contains automotive repair shop, auto body service, and a windows maintenance and cleaning company.

Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Facts in Support of Findings: The proposed use will not have any effect on the safety and compatibility of design at the subject site. No new construction is proposed as a part of this project, aside from minor tenant improvements. All proposed exterior renovations are code compliant and the proposed wrought iron fence meets setback requirements.

Finding: The project, as conditioned, is consistent with the General Plan.

Facts in Support of Findings: The project is consistent with the General Plan land use designation of Light Industrial. The proposed use is permitted in the MG zone, subject to approval of a conditional use permit and is therefore consistent with the General Plan and Zoning Code. Specifically, the proposed use is consistent with Land Use Policy LU-1.1 to provide commercial goods and services in consideration of the needs of the residential segments of the community. Also, the proposed use is consistent with Land Use Policy LU-6.7, which will provide a local service to dog owners in Costa Mesa.

Finding: The planning application is for a project-specific case and does not establish a precedent for future development.

Facts in Support of Findings: Approval will apply to this project-specific location. Conditions have been included that are specific to the proposed project.

- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

Finding: The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The proposed use, as conditioned, is not anticipated to have any negative effects on the surrounding properties. The property is surrounded by industrial office/manufacturing uses and another dog daycare and boarding facility across 16th Street. The site is not located in proximity to any sensitive land uses such as residences or schools.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Findings: Potential noise impacts have been considered and the project will not have a negative impact on the surrounding neighborhood. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially-zoned properties. Conditions of approval require business operation be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood. Residential uses are protected from any noise or nuisance associated with the dog day care and boarding since the closest residential use is located in Newport Beach over 540 feet away from the project site.

Finding: Granting the conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Findings: The proposed project does not include any change in density or intensity at the subject property. The proposed dog day care and boarding is not considered a use that will increase density or intensity. The General Plan designation for the property is Light Industrial, which allows for certain commercial uses that is determined to be complementary to the industrial area. As such, the proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially-zoned properties. Conditions of approval require noise sources be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood.

- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation described in this staff report and applicant's description, subject to conditions. Any change in the operational characteristics including, but not limited to, increased hours of operation, type of service provided, number of dogs and employees, shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either the Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)]. The approved use is as follows:
- Hours of operations from 6:00 a.m. to 9:00 p.m.
 - Daycare and boarding of a maximum of 60 dogs.
 - Operation of a hydro-therapy treadmill.
 - Dog-Walking services.
 - Small retail component.
 - One employee on-site at any one time.
 - Pick-up and drop-off service.
2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
3. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
4. Wheel stops shall be provided for parking stalls and all bollards located on the front and side of the property shall be removed.
5. The business operator shall impose a scheduling system to utilize the hydro-therapy treadmill during non-peak hours by appointment only.

6. Weekend training classes shall be limited to only two owners and two dogs at any one time. There shall be a minimum of 10 minutes between classes to allow departing owners and dogs to leave before new arriving clients.
7. Dog-walking shall be performed under proper safety protocols and suitable cleaning procedures to prevent being a nuisance to the surrounding neighborhood.
8. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing the number of dogs, restriping parking spaces to allow for additional parking, or organizing a drop-off and pick-up zone on the property.
9. Drop-off and pick-up services shall not block the public right-of-way.
10. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement, such as limiting outdoor breaks, number and frequency of walks, etc.
11. The applicant shall post signs instructing dog owners to keep dogs on leashes until they are inside the building. No dogs shall be allowed off leash in the parking or drive aisle areas.
12. Any trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to any adjacent residential areas per City design standards for trash enclosure.
13. A staff or caretaker shall remain on the premises overnight with the dogs.
14. Gates shall have self-closing and latching mechanism to prevent dogs from escaping the secured fence areas.
15. The applicant shall keep all indoor and outdoor areas in a sanitary condition and shall schedule frequent trash and waste pick-up as necessary to prevent odors and other nuisances to the surrounding businesses.
16. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
17. A copy of the conditions of approval for the conditional use permit must be kept business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
18. Hours of operation for dog pick-up/drop-off shall be limited from 6:00 a.m. to 9:00 p.m.
19. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be responsibility of management to ensure that this limit is not exceeded at any time.
20. All fences shall be well maintained and in good condition at all times.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- PIng.
1. Approval of the planning application is valid for one year from the effective date of this approval (April 4, 2017) and will expire at the end of that period (April 4, 2018) unless applicant establishes the use by obtaining a business license reflecting the group counseling. If the applicant is unable to obtain the business license within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
 2. Once the use is legally established, the planning application herein approved shall be valid until revoked. The Development Services Director or his designee may refer the planning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
 3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg.
4. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
 5. Prior to demolition, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000
 6. Sanitary Code Requirements #19. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for more information.
- Bus.
Lic.
7. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 8. Business license shall be obtained prior to the initiation of the business.

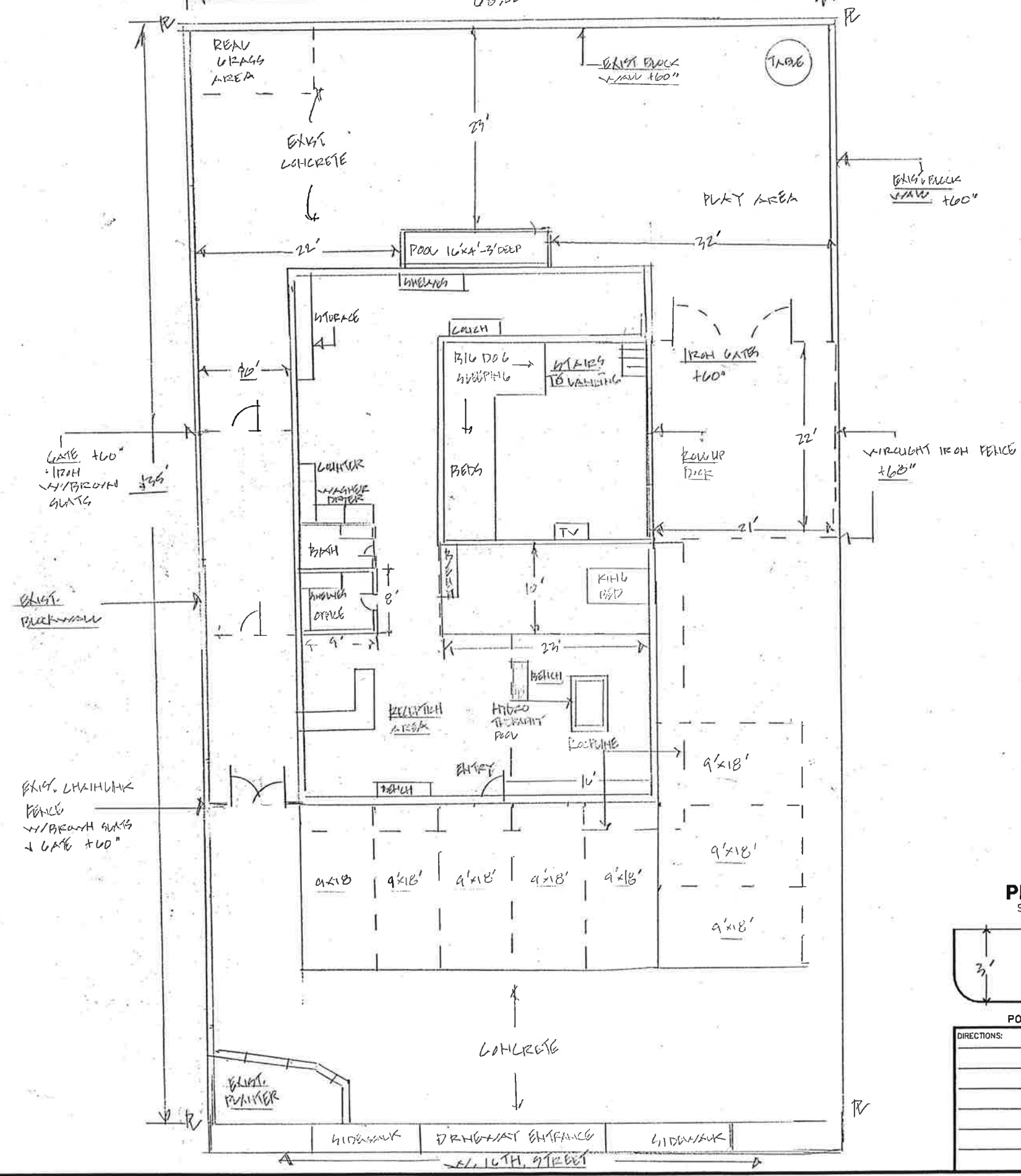
SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani.
1. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
 3. Provide a plan to the County of Orange Health Dept. for review and approval.

DOG LAKE BUILDING 704 W. 10TH ST. COSTA MESA, CA.

M. GILBER 438-8891



PLOT PLAN
SCALE 1/8" = 1'-0"

POOL DEPTH DIAGRAM

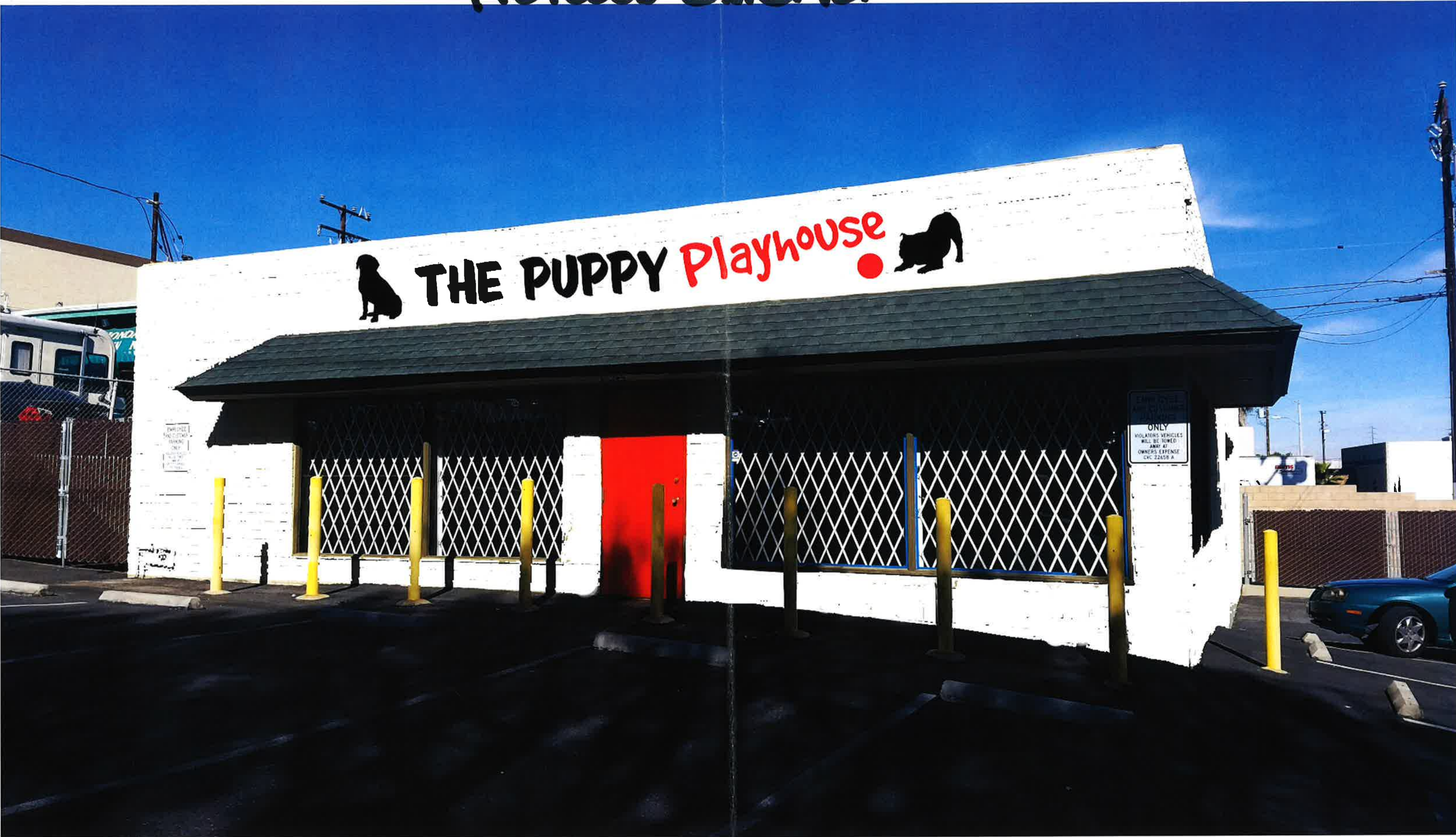
DIRECTIONS:

SPEC. SHEET AVAILABLE FROM

Proposed Exterior



Proposed Exterior



COLGAN, JULIE

From: Chip Butera <chip@newportwindow.com>
Sent: Friday, March 24, 2017 4:06 PM
To: PLANNING COMMISSION; TREVINO, JAY M.
Subject: Application No. PA-16-70
Attachments: 032417 Costa Mesa Planning Commission.pdf

Thank you for the opportunity to present my concerns regarding the conditional use permit for a doggy day care and boarding facility at 704 W. 16th Street. I have attached a detailed letter and appreciate your taking these points into consideration. I would be happy to discuss with you if you have any questions or require further details. We hope that you will decline to grant this application.

Thank you and have a great day!

Chip Butera
President



Newport Window Maintenance
ph. 949.631.9274/fax 949.631.7309



NEWPORT WINDOW MAINTENANCE

March 24, 2017

Costa Mesa Planning Commission
City of Costa Mesa – Planning Division
77 Fair Drive
Costa Mesa, CA 92626

Re: Application No. PA-16-70

Dear Sirs and Madams:

Thank you for the opportunity to express our concerns regarding the above referenced application for a conditional use permit for a doggy day care and boarding facility at 704 W. 16th Street.

We are concerned about the sharp increase in traffic that a facility housing sixty dogs on a daily basis would cause. The intersection where Superior meets 16th Street and Pomona Avenue is already a high-risk area. Numerous accidents occur at this intersection with the current traffic levels and raising the volume by this amount could exponentially increase the risk of accidents and injuries.

Our area already has issues with limited parking and the addition of the new condominium complex being built on Pomona Avenue and this facility would acerbate an already difficult situation. Per city code, businesses are only permitted two spaces per one thousand square feet of property. With a 2,700-square foot facility, they would only be permitted five spaces. During the drop off and pickup rush hours, their parking usage would greatly exceed that allowed by city code.

We are also concerned about noise pollution, unseemly odors, and excrement on public walkways. Facilities with half the number of dogs proposed as the maximum for this facility have been written up in newspapers across the nation for noise citations, neighbor complaints, and issues effecting surrounding the businesses.

The current maximum occupancy of sixty dogs may be only the beginning. Future growth could see the expansion of the business and the addition of even more dogs and traffic to our neighborhood. The issues that we have raised would continue to grow and increase with the business.

The introduction of this facility would alter the character of the neighborhood, which is currently a quiet business/industrial area. The safety of residents and businesses in this area would be effected by the traffic changes and the barking of sixty dogs would greatly disturb the peace and interfere with the businesses in the surrounding area.

We appreciate your consideration of our concerns regarding the conditional use permit and hope that they will factor into your decision-making. We hope that the Costa Mesa Planning Commission will deny Application No. PA-16-70.

Sincerely,

Chip Butera
President

PH-2

RATH, ROGER

From: Matt Thomas <matto8@gmail.com>
Sent: Monday, March 27, 2017 9:10 AM
To: RATH, ROGER
Subject: In favor of the Puppy Playhouse new location in Costa Mesa

I am in favor of The Puppy Playhouse new location with hydrotherapy in Costa Mesa. It is an important addition and benefit to the community.

Thank you,

Matt Thomas

RATH, ROGER

From: Waters, Naomi <naomi.waters@spectrumbrands.com>
Sent: Monday, March 27, 2017 9:19 AM
To: RATH, ROGER
Subject: In favor for Puppy Playhouse new location

Good Morning Roger,

I am sending this email in support of the new Puppy Playhouse location (with hydrotherapy) in Costa Mesa.

Myself and my husband work long hours and would not be able to have my dog (a beloved family member) were it not for Mark and Gina. I would not trust my pet in the care of anybody else. They are caring, reliable and incredibly knowledgeable on the health and welfare of dogs.

They are trying to do a good thing here- please let's support and encourage them in their efforts- they are hardworking and devoted to this cause, we should be making this easier for them, not harder.

Kind Regards,

Naomi

Naomi Waters
Global Sourcing- Indirect Materials & Services
Spectrum Brands
19701 DaVinci | Lake Forest, CA 92610
Naomi.waters@spectrumbrands.com
T (949)-672-4334



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PH-2

RATH, ROGER

From: Urban Bomb Works <urbanbombworks@gmail.com>
Sent: Monday, March 27, 2017 8:50 AM
To: RATH, ROGER
Subject: Mark Seltzer / The Puppy Playhouse

Good Morning Mr. Rath,

My name is Gary Newcomb and I am a resident of Costa Mesa. I am writing to show my support for The Puppy Playhouse, a new business attempting to open at 704 W. 16th Street. There is a hearing tonight at 6pm, but unfortunately I will be unable to attend, so I am writing to ask for your assistance.

With the current expansion of hundreds of new multi-family residential units in the immediate area, there is more than ample need for such a business. The owner, Mark Seltzer has selected a great location, where he can easily contain the pets and control the impact on the surrounding neighbors. His plans have addressed all the concerns that have been brought forth and are sure to make him a socially conscience business in the area.

Mark Seltzer is a great member of this community and has proven himself a responsible business owner. Please allow him the opportunity to grow a successful business, benefiting the city of Costa Mesa and it's residents.

Thank you for your assistance in this matter.

Sincerely,
Gary Newcomb

PH-2

RATH, ROGER

From: Shannon Shea <sheaenterprises22@gmail.com>
Sent: Monday, March 27, 2017 8:22 AM
To: RATH, ROGER; mark
Subject: Puppy Playhouse Support Letter

Dear Mr. Rath - As I am unable to attend tonight's hearing, I would like to put in writing my complete and utter support for Mark and Gina Seltzer's dog daycare facility Puppy Playhouse. Mark and Gina are like God Parents to my dog, Snickers.

Their genuine love and dedication to make sure every dog is treated like family and cared for and loved is unprecedented. It has been their dream to have a dog care facility where they would be able to help many more dogs. Their vision for the facility is unlike any other currently in Costa Mesa and will also include aqua therapy to help rehabilitate dogs. I sincerely hope that Costa Mesa approves their application to begin serving the residents of Costa Mesa and their beloved pets!

--
Shannon Shea, CEO
Shea Enterprises USA, Inc.
949-878-2072

PH-2

RATH, ROGER

From: Jeff Cohen <jeff.s.cohen@gmail.com>
Sent: Monday, March 27, 2017 8:06 AM
To: RATH, ROGER
Subject: Statement of Support: Puppy Playhouse

Hi Roger,

I'm writing to express support for Mark's hearing tonight to open a new location for his dog daycare business. We have been customers of his for three years. I would not trust anyone else the way he takes care of our dog. I hope you will support this endeavor.

Regards,
Jeff Cohen

RATH, ROGER

From: Caroline Thompson <carolineadele48@gmail.com>
Sent: Monday, March 27, 2017 9:55 AM
To: RATH, ROGER
Subject: The Puppy Playhouse

Hello Roger,

I am writing this e-mail in regards to Mark and Gina. I have been bringing my puppy Delia to The Puppy Playhouse for several weeks now and have nothing but positive things to say. They are so responsible and caring with every interaction that I am certain their new facility will be run with the same kind of professionalism. As you can see from their [Dog Vacay page](#), they have many fans from all over Southern California.

I cannot wait to take my "baby" to their new location!

Thanks,
Caroline

PH-2

RATH, ROGER

From: Brenna Gonzales <gonzalesbrenna@gmail.com>
Sent: Monday, March 27, 2017 11:34 AM
To: RATH, ROGER
Subject: Puppy Playhouse

Hi Roger,

My husband and I have been using Puppy Playhouse for our two dogs for about 2 years now (on a weekly basis) and absolutely love them! We love the comfort it provides us when we drop off our dogs knowing that they are well taken care of and get lots of good exercise and attention. Puppy Playhouse has also been what we use when we leave town and they need extended care more than just a day. We go on vacation relaxed knowing they are in good hands.

Every time we arrive at Puppy Playhouse you can really see the excitement on our dogs faces and in their body language that really puts me at ease that they do truly love being there.

We love Puppy Playhouse and will use them forever!

Sincerely,
Michael and Brenna Gonzales

PH-2

RATH, ROGER

From: Melissa Gloria <melissagloria@gmail.com>
Sent: Monday, March 27, 2017 11:04 AM
To: RATH, ROGER
Subject: Approval for The Puppy Playhouse new location with hydrotherapy in Costa Mesa

Hello Mr. Rath,

My name is Melissa Gloria and I am writing to you in regards to the new location of The Puppy Playhouse with hydrotherapy in Costa Mesa.

I fully support approving this new location for this dog daycare facility. The owners of this business currently provide daycare services for my dog and my dog, Bailey, loves every moment he spends with them.

They are extremely caring, loving and responsible dog owners themselves and treat my dog as he were a part of their family. They provide a caring and nurturing environment for my dog. During the day, he can partake in any number of activities for healthy exercise and fun. They also provide bathing and grooming services. My dog can spend lazy hours basking in the sun or frolicking and socializing with other dogs in their large play area.

I truly hope you will approve the new location for this wonderful business as I know there are plenty of dog owners who would love to bring their dogs to this facility as it is a great service for business professional who want to give their dogs the best.

They provide socialization skills, it is an outlet for doggie/puppy energy, it's a great change of scenery, and they offer reasonable pricing, especially if you select daycare packages.

Thanks again,

Melissa

PH-2

RATH, ROGER

From: Lindsey Bale <lbale99@gmail.com>
Sent: Monday, March 27, 2017 10:51 AM
To: RATH, ROGER
Subject: Puppy Playhouse

Hello Roger,

Due to my work schedule, I won't be able to attend the meeting tonight, but I still wanted to extend my support for the Puppy Playhouse in Costa Mesa with hydrotherapy.

Thank you

Lindsey Bale
1656 Iowa
Costa Mesa, CA

PH-2

RATH, ROGER

From: Rylee Wishmyer <rylee.wishmyer@gmail.com>
Sent: Monday, March 27, 2017 10:43 AM
To: RATH, ROGER
Subject: Puppy Playhouse

Hello Roger!

My name is Rylee Wishmyer, I wanted to reach out and state that I am in favor of the new location for The Puppy Playhouse with hydrotherapy. Mark and Gina have helped me raise my pup before they even owned a business. They are extremely passionate about each and every one of there dogs. Moving locations would give them their personal home back and help them grow their business, there is nothing but positive with their relocation.

Have a wonderful day!

Rylee Wishmyer
949) 879-6739

PH-2

RATH, ROGER

From: Brittany Shorter <brittleighshorter@gmail.com>
Sent: Monday, March 27, 2017 1:35 PM
To: RATH, ROGER
Subject: Dog daycare support

Dear Assistant Planner,

I'm writing to you to express my support for Mark and Gina Seltzer's dog daycare facility in Costa Mesa, CA. My name is Brittany Shorter. I am a resident in Costa Mesa and like many families one of our family members is an American Staffordshire Terrier named Taj. We found Mark and Gina almost a year ago. They have become apart of our family because of the amazing, passionate care they provide for Taj about 3-5 times a week. They go above and beyond making sure he brushed, cleaned, and happy, as well as training us- the humans in the family- as much as they can! We are so excited for them to expand their business to this new location so they can provide their excellent care to more of the Costa Mesa residents!

Thank you for serving our community and for your time and consideration in this matter. Taj thanks you as well!

All my best,
Brittany Shorter

PH 2

RATH, ROGER

From: Lorisa Raya <lorisa.raya13@gmail.com>
Sent: Monday, March 27, 2017 12:42 PM
To: RATH, ROGER
Subject: Puppy Playhouse Costa Mesa

Hello,

I am writing on behalf in favor of the new location for the Puppy Playhouse in Costa Mesa with hydrotherapy. Feel free to contact me with any questions/concerns. Thank you for your time.

Lorisa Raya

Sent from my iPhone

RATH, ROGER

From: Claudette Baldemor <ClaudetteB@longbeachcvb.org>
Sent: Monday, March 27, 2017 12:16 PM
To: RATH, ROGER
Subject: In support of The Puppy Palace

Dear Mr. Rath,

I am writing to show my support for The Puppy Playhouse.

I believe the addition of The Puppy Playhouse will greatly benefit the community and the city of Costa Mesa. Not only will local dog owners take advantage of the services, but also folks from surrounding cities in Southern California.

I recently had the opportunity to work closely with Mark Seltzer and his team when he took in my 2 dogs for boarding and training. I live at least 30 minutes away and will gladly bring my dogs there because there is no one in my area that can beat his expertise. I was fortunate enough to have been referred to him. Us dog owners are very picky with who we leave our babies with and it was obvious that they were well cared for.

I am excited and look forward to having my Labradors experience the new facility, especially the pool and hydrotherapy for my dog with a hip problem. I have friends and colleagues waiting to take advantage of The Puppy Playhouse's services as well. I feel confident expressing my full support.

Claudette J. Baldemor

Membership Director

Direct | 562.495.8340

Cell | 562.533.6528



Proprietary and Confidential

Long Beach Convention & Visitors Bureau | 301 E. Ocean Blvd. Ste. 1900 Long Beach CA 90802

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PH-2

RATH, ROGER

From: Kerri Carfano <kerricarfano@gmail.com>
Sent: Monday, March 27, 2017 11:58 AM
To: RATH, ROGER
Subject: Support for "The Puppy Playhouse"

Dear Mr. Rath,

I would like to write this email in support of allowing Mark Seltzer and his wife Gina to be approved to open "The Puppy Playhouse". As an Orange County Resident and Newport Beach small business owner I believe this is a wonderful addition to our Community. I have personally had Mark and Gina take care of my dogs, and when I say take care... I mean they are loving, compassionate and extremely devoted to the health, safety and welfare of each dog they have been entrusted with. I was referred to Mark and Gina a couple of years ago and I couldn't be happier with the professionalism. They go above and beyond to make their clients feel comfortable. I highly believe this is an excellent opportunity for Costa Mesa to have a hydro therapy treadmill as well. I have seen so many dogs that have hip problems, etc... and I DO know that this is a benefit to all dog owners who love their babies and want to see them feel better in a more compassionate and healthier way. It is a win win for the city of Costa Mesa but even a bigger win for all of us Dog Owners who want the best for our pets (BABIES)!

I hope you take this into consideration as I completely support them 100%, you will be happy if you allow them this opportunity, I know this is there passion and will be very considerate with protecting the community.

Kindest Regards,
Kerri Carfano

Newport Beach Golf Shop
3100 Irvine Ave
Newport Beach, CA 92660
949-250-1900

PH-2

RATH, ROGER

From: Canas, Veronica (RGP - RSC) <Veronica.Canas@rgp.com>
Sent: Monday, March 27, 2017 2:31 PM
To: RATH, ROGER
Subject: 03/27/17 - Planning Commission Meeting - Mark Seltzer

Dear Sir,

The reason for my letter is to let you know how excited my family is about Mark's new building in Costa Mesa. As a client and resident of the city, we support the opening of this new facility which will bring happiness to our pets and revenues to our city.

Mark and his wife Gina are not only very professional and great at what they do, they also are Costa Mesa residents and always willing to help with animal causes within our community.

Thank you for your time.

Regards,

Veronica Canas
(949) 439-1353

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PH-2

RATH, ROGER

From: Michelle Moore <michelle_chantay@hotmail.com>
Sent: Monday, March 27, 2017 2:31 PM
To: RATH, ROGER
Subject: [BULK] Puppy Playhouse

Importance: Low

Dear Mr. Rath -

I'm in favor of The Puppy Playhouse new location with hydrotherapy in Costa Mesa. I'm excited to be able to have my dog, Kona use the new facility.

Thank you for your consideration.

All the best,

Michelle Moore
310-251-2423

PH-2

RATH, ROGER

From: Bahan McDermott <marybahan.mcdermott@gmail.com>
Sent: Monday, March 27, 2017 2:11 PM
To: RATH, ROGER
Subject: Letter in support of The Puppy Playhouse-hearing 3/28

To Whomever it may concern,

I am unable to attend tonight's hearing at 6pm on Monday, March 27th so I am writing to express my support for Mark and Gina Seltzer. It is my understanding that they have their hearing this evening regarding approval for the use of space at 704 West 16th Street in Costa Mesa for their business, The Puppy Playhouse.

Mark and Gina are upstanding business owners and it has been an absolute pleasure working with them. They have cared for my dog in the past and run a very professional and well-organized business. I trust them implicitly. Mark and Gina are incredibly invested in their customers and put a huge amount of effort into making sure the dogs are well taken care of in a clean and safe environment. It is very challenging to find dog daycare/boarders who are professional and not only care about their customers but are also focused on respecting the community around them.

Approving their business means that people like myself are able to go to work and leave our dogs in the hands of trustworthy people. To a dog owner, this is paramount.

Mark and Gina's business will provide great benefit to the community and I hope you join me in supporting approval for their business space.

Sincerely,
Mary Bahan McDermott

COLGAN, JULIE

Subject: Application PA-16-70

From: Gerry Rubin [mailto:gerry@sitelines.us]
Sent: Monday, March 27, 2017 2:58 PM
To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costamesa.ca.us>
Subject: Application PA-16-70

Dear Costa Mesa Planning Commission,

Regarding Application PA-16-70 (704 West 16th St)

I am looking for the City to give some clarity on what the overall use plan / business & economic development plan for the immediate area is.

Between the new housing developments within 6 square blocks and the latest businesses that have and are applying for multipurpose uses, we anticipate several thousand cars driving thru and being parked in this area within the year, yet we have seen no City Plans for additional street parking, public parking lots, or upgraded intersection control points.

After having had many meetings with City Planning Officials over the last 2 years, it was my understanding that the City is looking to reduce the industrial look and feel and introduce a more Arts & Culture / Entertainment / Events vibe. -- Is this still the case?

Understandably, the City is clearly interested in the tax revenue, but have to date not demonstrated the solution to the demands that will be placed on the existing infrastructure of the area.

Who determined the 60 Dog Capacity and what if any rules are in place to limit it from expansion?

Are the hours of operation technically 24 hours/day boarding with open doors from 6 am to 9 pm?

I am concerned about the noise & smell that 60 dogs 24/7 may create.

Does the City set ant standards for these types of businesses?

I wish that the notice had been sent to me before March 23 as I would have appreciated more time to have dialogue with the City and the new neighbors in understanding what I can anticipate...

Thanks
Gerry

Gerry Rubin

Principal

Siteline Productions, Inc.
1609 Pomona Ave | Costa Mesa | CA 92627
Tel **949 | 723 | 8180**
Cell 714 | 412 | 2193

www.sitelineproductions.com

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PH-2

RATH, ROGER

From: LINDA GOLLETTE <lgollette@hotmail.com>
Sent: Monday, March 27, 2017 2:58 PM
To: RATH, ROGER
Subject: Puppy PlayHouse

Assistant Planner Mr. Rath

It would be Extremely Beneficial to have the Puppy PlayHouse in Costa Mesa. The convenient location for us would make Puppy drop off and pick up easier. We are looking forward to be able to have such wonderful people, Mark and Gina Seltzer, care for our Dog at this Costa Mesa Location!!

Thank You for reading this email,

Linda & John Newman

PH-2

RATH, ROGER

From: Christel Vilogron <christel@cgvglobal.com>
Sent: Monday, March 27, 2017 2:58 PM
To: RATH, ROGER
Subject: Puppy Playhouse - Tonight's Zoning Hearing

Dear Mr. Rath,

The Zoning hearing has come to my attention, and I would like to offer my comments to the integrity, professionalism and utmost consideration the owners of Puppy Playhouse live by and demonstrate throughout any and every encounter with anyone they meet or interact with. I have met Mark and Gina as professionals, who, because of their easy-going and very helpful ways will always be my trusted friends and caretakers of my pets. Can't wait for Puppy Playhouse to open their doors, a real plus and win win to any new neighbors! - I hope the Zoning gets approved!

Thanks and Best Regards!

Christel Vilogron
(949) 642-4587