



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 25, 2017

ITEM NUMBER:

PH-2

SUBJECT: PLANNING APPLICATION PA-17-15 FOR A CONDITIONAL USE PERMIT TO OPERATE A DOG DAY CARE AND BOARDING FACILITY WITH GROOMING SERVICES INSIDE AND OUTSIDE AN EXISTING INDUSTRIAL BUILDING LOCATED AT 774-778 WEST 17TH STREET

DATE: SEPTEMBER 13, 2017

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DANIEL INLOES, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: DANIEL INLOES, AICP (714) 754-5088
daniel.inloes@costamesaca.gov

DESCRIPTION

The proposed project requests a conditional use permit to allow the establishment of a dog day care and boarding facility (Hydrant Pet Hotel). The facility also offers full bathing and grooming services as well as outside play areas for the dogs.

APPLICANT OR AUTHORIZED AGENT

The applicant is Brooke Bradford, authorized agent and owner of the Hydrant Pet Hotel. David and Henry Pyle are the property owners.

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-17-15, subject to conditions of approval.

PLANNING APPLICATION SUMMARY

Location: 774-778 West 17th Street Application Number: PA-17-15

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: 135 FT x 150 FT
 Lot Area: 20,250 square feet

SURROUNDING PROPERTY:

North: MG (Electronic Supplies)
 South: MG (Multi-tenant industrial complex)
 East: MG (Multi-Tenant industrial building)
 West: MG (paint and body shop)

Existing Development: 6,701 sq. ft. industrial building

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Area	10,000 SF	20,250 SF
F.A.R. (Floor Area Ratio)	35% (7,088 SF)	33% (6,701 SF)
Parking	20 (3 spaces per 1,000 sq. ft. of gross floor area)	19 + Bike Rack (3 spaces per 1,000 sq. ft. of gross floor area)
Landscaping	500 sq. ft.	Approx. 3236 sq. ft.
Final Action	Planning Commission	
CEQA Review	Exempt, Class 1 for Existing Facilities.	

BACKGROUND

The project site is located on the north side of 17th Street, west of Pomona Avenue and east of Placentia Avenue. The site is 20,250 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 contain a variety of light industrial uses including a paint and body shop, automotive services, and multi-tenant industrial buildings. The project site contains one two-tenant building built in 1976 as an industrial building.

Project Description

The pet hotel proposes to initially occupy the rear tenant space, which is 4,845 square feet in area, and then, after approximately three years, to occupy the entire 6,701-square-foot building. The proposed operational characteristics described in this staff report reflect all uses at build out. The site currently contains a 6,701-square-foot building, 22 surface parking spaces, a trash enclosure, and a 400-square-foot storage building. The applicant proposes to relocate the trash enclosure, demolish the storage building, and use what are currently three parking spaces for fenced-off outdoor play areas for the dogs that are boarded.

The dog daycare and boarding facility on this property proposes to have the following operating characteristics:

- Hours of operation from 6:00 a.m. to 7:00 p.m. daily
- Maximum of 70 dogs (at build out)
- Boarding facility staffed with at least one employee every night
- Washing and grooming
- Obedience training
- Pick-up and drop-off service

The floor plan consists of a reception area, grooming salon, cat room, a large room for food and linen prep, individual dog suites, and indoor play areas. The building also contains existing roll up doors that would be used to allow access from the interior to the exterior play areas.

ANALYSIS

Conditional Use Permit

Locations that provide overnight boarding for animals are a conditionally permitted use in the MG zone. This is to ensure that the site plan and operation of the business maintains a safe, clean, and orderly use of the site both for the animals being boarded and the patrons and employees coming to the site.

Hours of Operation

The location will be open daily around the clock. A maximum of five 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 7:00 p.m. daily. The City will 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 and pet hotel facility with fenced in outdoor play areas for small, medium, and large dogs.

The applicant will offer dog obedience training classes once they expand into the entire building. The number of parking spaces surpasses the business owner's projections on the number of parking spaces necessary for the hotel and daycare portion of the business and meets City parking requirements for the entire site. The business clarifies in the description letter that 70-percent of all pets are picked-up and dropped-off with their van services. The applicants have a "dog hop", a web-based/phone application, allowing car-side pet drop-off and pick-up. This reduces the amount of time any given parking space is occupied and is expected to leave sufficient parking for obedience class patrons during hours of operation.

The washing and grooming services are ancillary to the primary use and offered as an amenity to the boarding service. Van service is also available for grooming and washing only. The business operation encourages pick-up and drop-off through its van service, dog hop services, and even the floor plan of the Pet Hotel which provides minimal reception area for guests.

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), 20 spaces would be required on-site. A total of 19 parking spaces plus a set of bike racks are proposed which meets the parking requirements since City approved bike racks may replace one parking space. The overall parking demand of the business is expected to be relatively low given the maximum number of employees (five) 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 Pet Hotel staff and to provide a shuttle service. To ensure that parking does not become an issue standard conditions of approval have been applied.

- Condition 8 requires the applicant to modify operations if parking shortages or other parking-related problems arise. Additional parking spaces may be required per the results of the traffic study. Additional operational measures may require services such as a larger percentage of dogs arriving by shuttle service or staggering drop-off and pick-up time during peak hours to supplement parking deficiencies.
- Condition 9 ensures that drop-off and pick-up services will not block the public right-of-way and that they will occur onsite in the assigned parking spaces.

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. Hydrant Pet Hotel will limit outdoor time to 9:00 am to 6:00 pm daily to help limit 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, in this case the outdoor fencing and the indoor dog suites, 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 a high-quality permanent vinyl fence 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 mechanisms to prevent dogs from escaping the secured fence areas.
- Condition 20 requires all fences to 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.

The play areas for medium and large dogs will be covered with an artificial grass system that collects all effluent and drains it into the sewer system.

- 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. The closest residentially-zoned properties are over 450 feet away. 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 uses 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 will 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 19 parking spaces and bike racks; the required parking ratio for an industrial building is three spaces per 1,000 square feet of gross floor area, or 20 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 five), 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 the date of this report, all communications from any member of the public whether property owners located within a 500-foot radius of the property or not have been in support of application PA-17-23. Public comments received prior to September 14, 2017 are included in Attachment 6 and any additional public comments received prior to the September 25, 2017 Planning Commission will be provided in a Supplemental Memo.

ALTERNATIVES

In addition to the staff recommended action, the Planning Commission has the following 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.


DANIEL INLOES, AICP
Senior Planner


BARRY CURTIS, AICP
Economic and Development Services
Director

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

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)

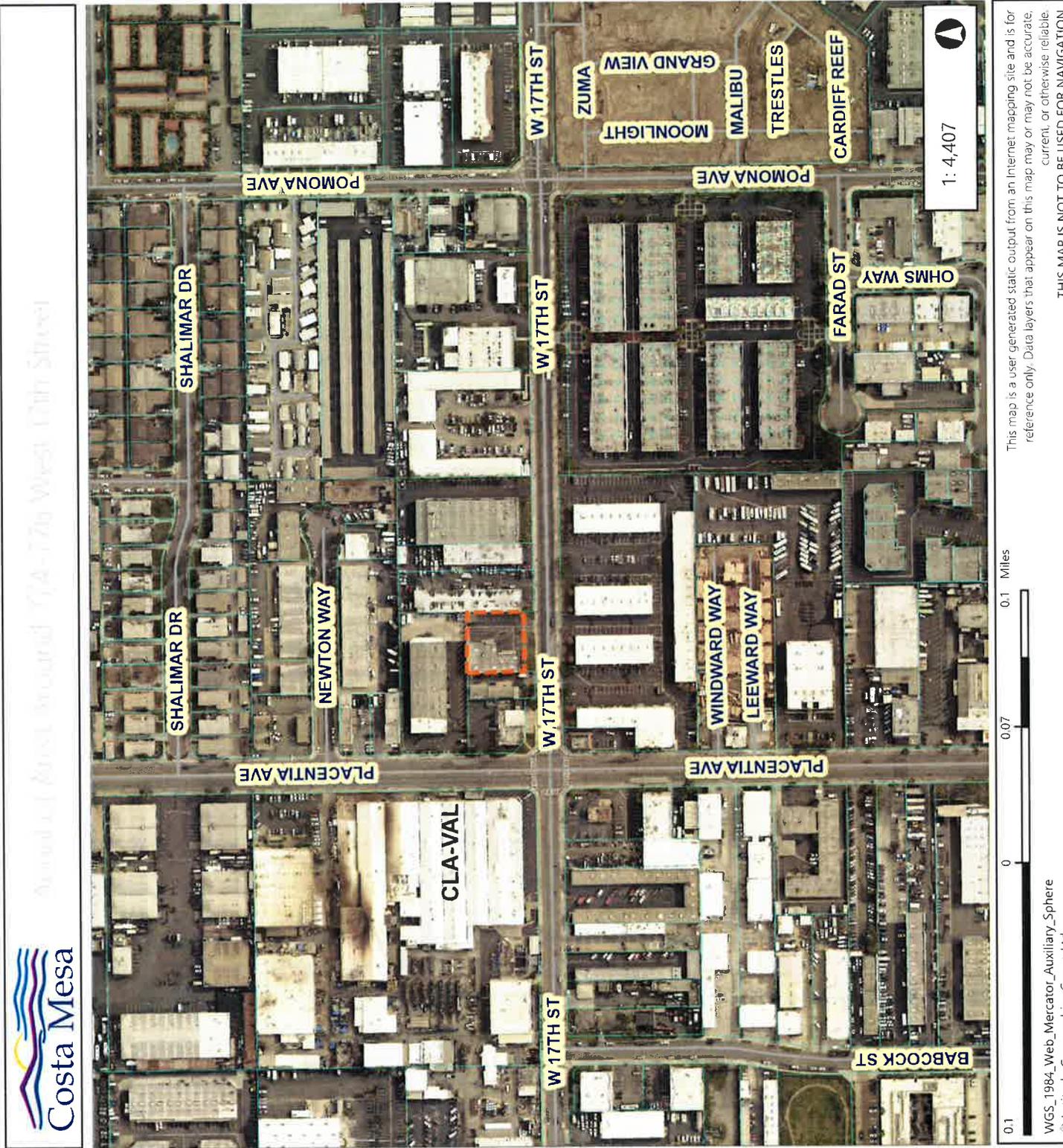
Owner: David Pyle and Henry Pyle
151 Innovation Drive
Irvine CA 92617

Authorized Agent: Brooke Bradford
640 Plumer Street
Costa Mesa CA 92627



Legend
 Costa Mesa

Notes



1: 4,407

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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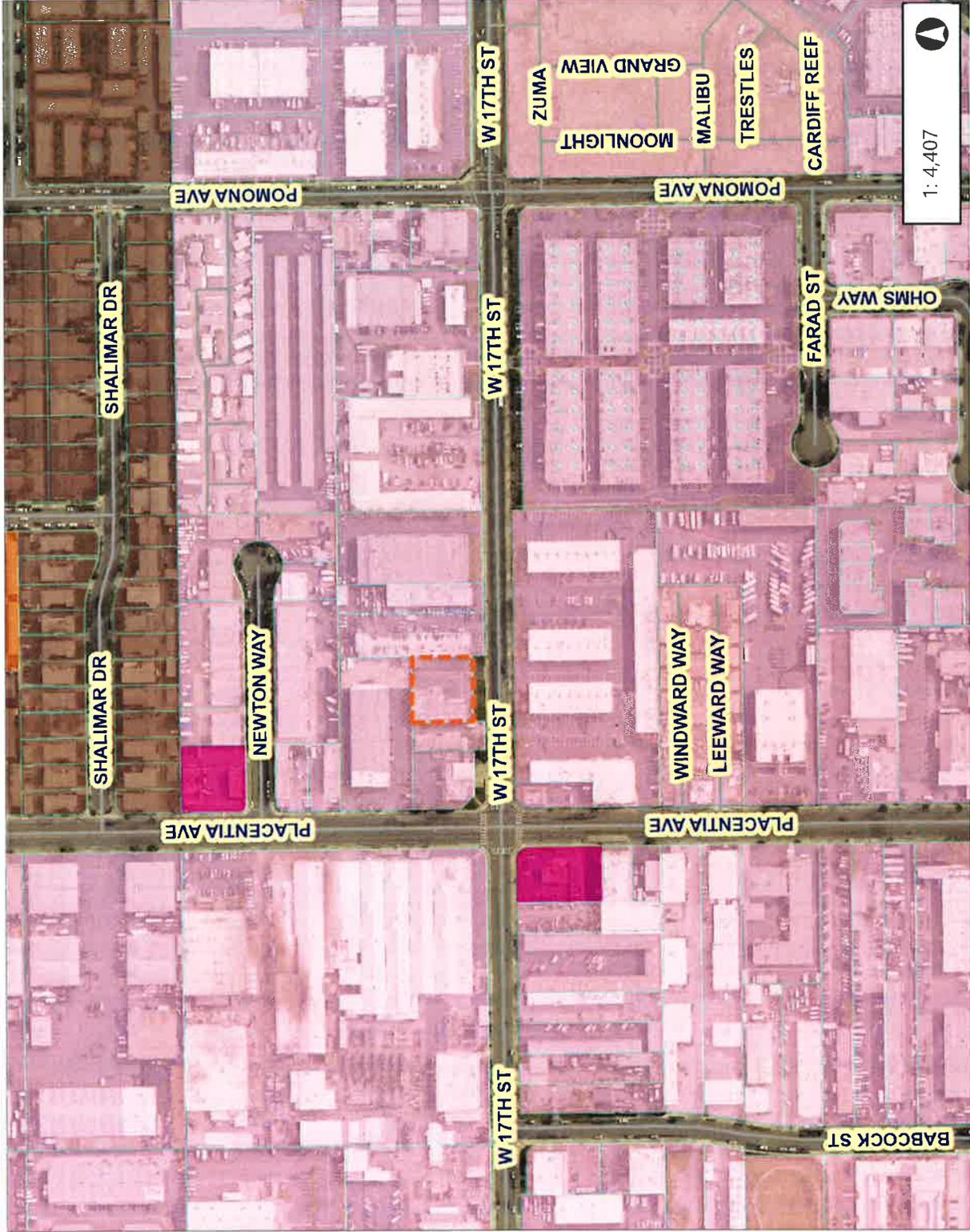
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Parcel of Westbound 14-776 West 17th Street



6



1: 4,407



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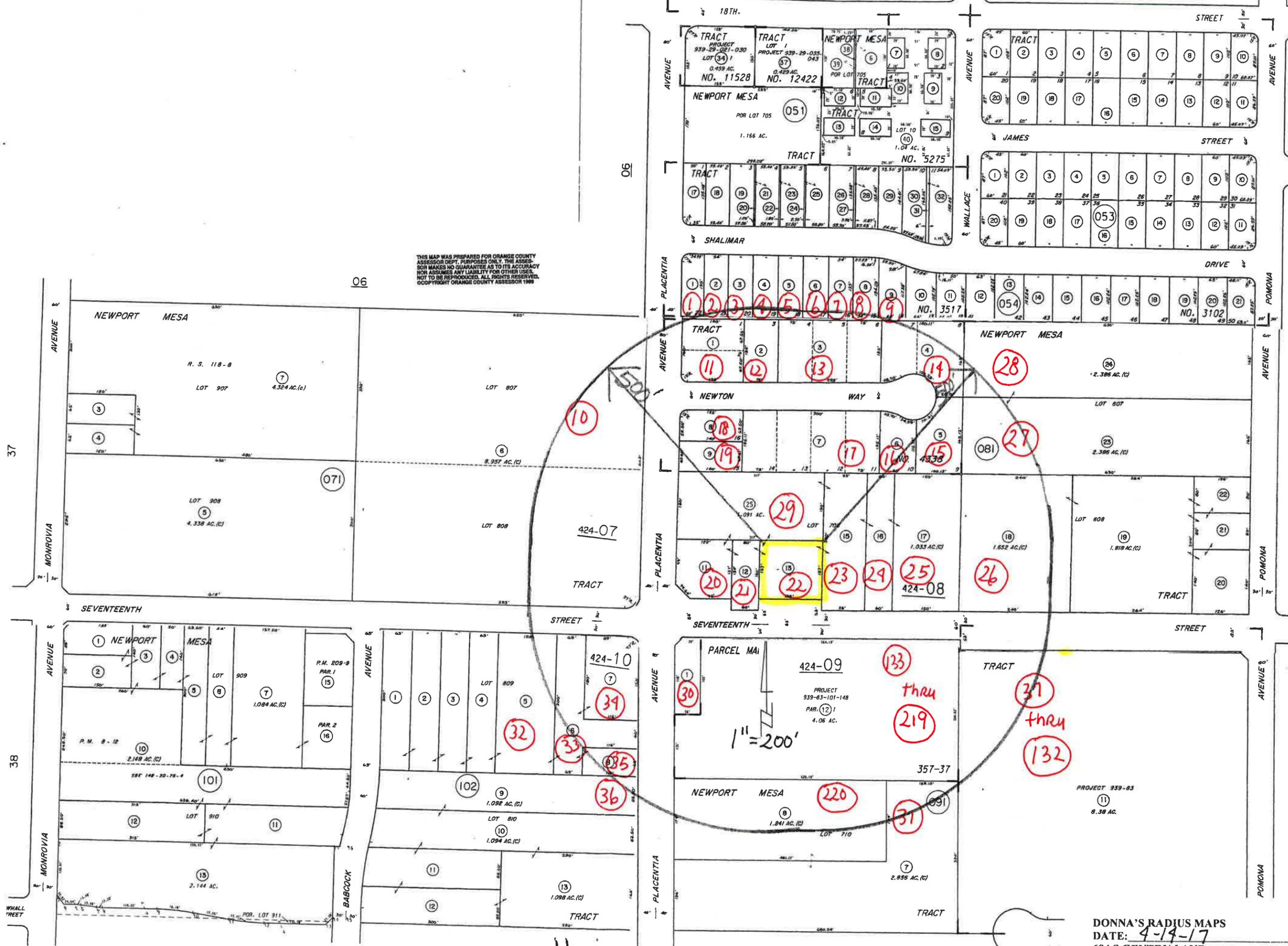
Legend

Costa Mesa

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

Notes

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Project Building



Project Building



Parking Lot



Easterly Neighbor



Across West 17th Street



Westerly Neighbor

Hydrant Pet Hotel Proposal/Letter of Operation/WQMP Narrative

Hydrant Pet Hotel Proposal

Hydrant Pet Hotel (HPH) is proposing to locate at 774-778 West 17th Street, in Costa Mesa. HPH is proposing to locate within an existing 6,701 s.f. building located on the north side of 17th Street just east of Placentia Avenue. The site currently contains 22 parking spaces, a trash enclosure and 400 square foot storage area.

The initial phase would include build out of 4,845, s.f. of the existing building, with the remaining square footage used for storage for the property owner. The 400 square foot storage building would be demolished. Within 2-4 years, HPH would occupy the entire building for completion of Phase 2. Phase 2 would include the use of 1,846 s.f. at the front of the building for obedience training and overflow recreation area for the daycare. The operational characteristics reflected below are for total build out and use of the entire building.

Letter of Operation

HPH would include daytime daycare, overnight boarding and grooming services to their clients. The business would operate 7 days a week from 6am-7pm for daily care, with limited overnight operation as needed for boarding of animal guests. The business would have 3-5 employees at maximum operation during the day and 1-2 employees at night.

HPH would provide services to a maximum of 70 pets at build out and use of the entire building (anticipated by year three in business). For busy pet owners that don't have time to bring their pets to HPH, we will offer a free daily pick up and drop off service and for ease of check-in and out we will meet clients curbside to get them on their way as quickly as possible. Of the 70 pets, we provide free pick up/drop off service directly from our clients' homes for approximately 70% of our clients. We transport these pets using our large transport vans equipped with a built in crate systems for pet safety. We also have many clients with multiple pets (thus reducing the number of van and vehicle trips to and from the site). Our peak activity times are from 7am-10am and 3pm-6pm for drop off and pick up at the site. We would anticipate approximately 17-21 cars during both peak time frames (approximately 5-7 cars per hour). One of our services includes our "dog hop" service where we meet our clients at their vehicle to electronically check them in and bring their pets into the facility without the need for our customer to leave their vehicles. Our software (and mobile app) will notify us when our clients are 5 minutes from the facility so that our staff can meet them outside for the pet arrival and departure when they arrive on site. We would anticipate that the "dog hop" service would result in a transaction time of about 1-2 minutes per customer, which would ease the burden of vehicle parking demand on the site and reduce any potential impacts to traffic on the street. Four parking spaces (the spaces closest to the building entry and shaded on the site plan) would be the primary loading/unloading areas for client drop off/pick up. These spaces would be signed and identified as such and staff would be stationed at these spaces during high volume times to implement the "dog hop" service at our clients' vehicles. These spaces are immediately adjacent to the building entry and would facilitate the "dog hop" service to occur quickly and safely.

The proposed improvements to the site include office tenant improvements within the building along with build out of the kennel spaces, grooming area and indoor and outdoor play areas. HPH will need to retrofit the building with three separate sleeping and indoor play areas for large, medium and small/senior dogs, and will need open sleeping areas as well as pet suites, ranging in sizes. Cats will be boarded separately from the dogs and individual cat condos would be built. We

will have a separate small grooming area with all of the necessary grooming and bathing equipment. Grooming will be offered to our in-house pets while they are on site for daycare and boarding. We will also offer free pickup and drop off services for our off-site grooming clients. This service will minimize any potential parking and/or traffic impacts off site. We would build storage cubbies for each dog's personal items (food, leashes, medications, etc.), along with a kitchen area with a fridge, sinks and food prep areas. The play yards will have artificial grass systems installed along with a splash pad in the medium and large dog areas. Ramps and platform structures in the yards would be built for the dogs to play on. All exterior play areas would contain a closed drain system connected to the sanitary sewer, preventing run off on the site or into the storm drain system. The outdoor play area would be in use between 9am and 6pm daily to minimize off-site impacts to noise during the early morning and evening hours. The outdoor play area would be separated into three separate areas – for small, medium and large sized dogs. Along with separating the dogs by size, all outdoor activity time would be supervised by at least one employee. The separation of the animals by size and the supervision would reduce the incidence of barking and unnecessary noise from the dogs.

A washer and dryer will be purchased along with bedding, blankets, and food bowls for all pet boarders. The business office will have a front desk and reception area. We will have pet boarding management software and an App for ease of client use, along with iPads for streamlined check in and checkout of pet guests. Cameras will be installed in the common pet areas and pet suites with live feeds being displayed in areas that can be monitored continually by HPH owners, management and pet owners.

Exterior improvements include the outdoor play area for the pets, associated fencing and minor repair and striping of the parking lot. Minor improvements to the existing landscaping on site will be installed as well. No changes to the exterior elevations of the building are proposed.

At complete build out, the 1,606 s.f. play area would be located at the rear of the property and the remaining parking available after these improvements would be 19 parking spaces to serve the maximum of five employees, van spaces and client drop off. In addition to the vehicle parking, a bike rack would be installed at the front of the building near the entry for bicycle storage for both customers and employees using their bikes to travel to and from the site. The Costa Mesa Municipal Code requires a total of 20 spaces for the 6,701 s.f. building (3 spaces/1000 s.f. of g.f.a.). The project includes the provision of 19 vehicle spaces and a bike rack, in lieu of one space as allowed by the Municipal Code. Of the maximum of five employees, two will be driving company vans for pick up/drop off service. These vans would be parked on site during non-peak hours, as they will be in transport during peak hours of operation (7am-10am and 3pm-6pm). The two owners, Brooke Bradford and Suzanne Ferraro, will use transport vans for their personal transportation to and from work each day, so they will not have additional personal vehicles at the business. This will serve two purposes; alleviate the burden of two additional vehicles parked at the business and will also provide advertisement while parked at their homes and outside in the community. We anticipate a maximum demand of 9-11 parking spaces during peak hours at full operation.

We believe this location is ideal given the commercial nature of the site and surrounding areas, which will not impact adjacent residential uses with noise. We believe traffic and parking impacts will be addressed with our drop/off pick up service and our curbside dog hop service for customers dropping off their pets on site.

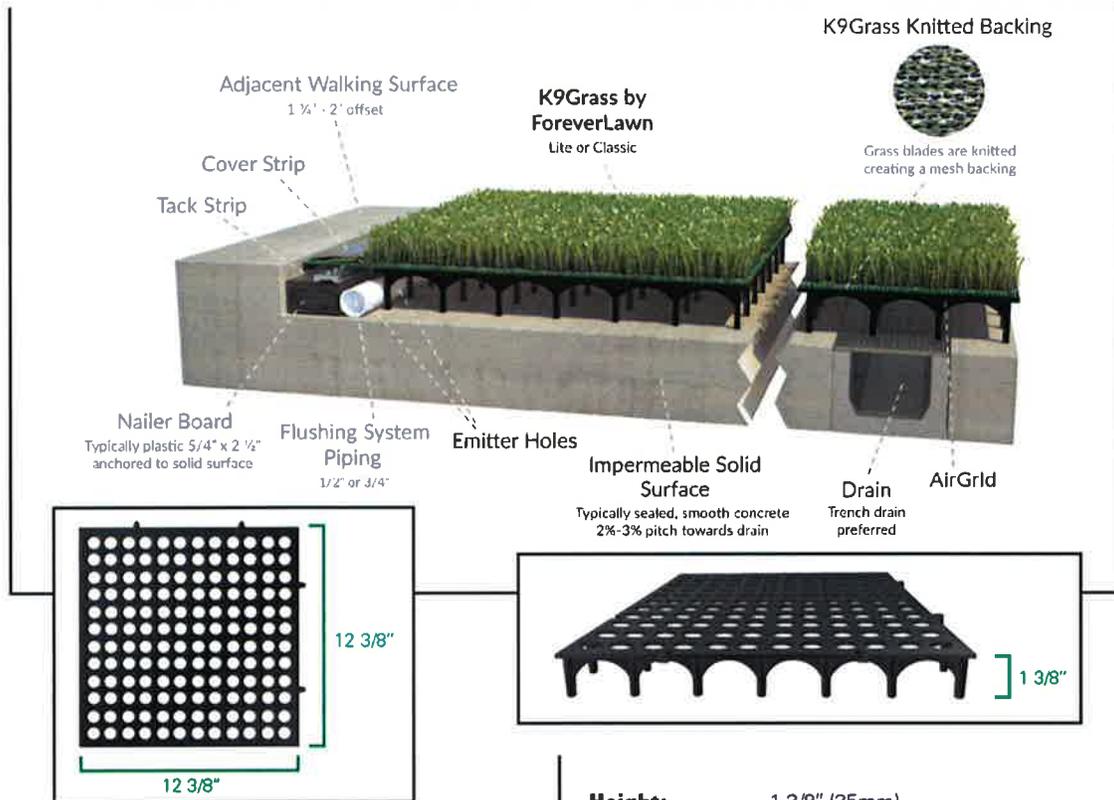
WQMP Narrative

A majority of the improvements to the site would be within the existing building, with the exception of the installation of a modular outdoor play area and associated fencing. A small, 400 s.f. area of the asphalt will be removed to accommodate the splash pad and connect to the sanitary sewer. The landscaping area will be cleaned up and new plants installed as needed. The parking area will be patched and repaired and slurry sealed. No modification to on site grade or drainage is proposed as part of this request.

The play area will have an artificial grass system installed along with a splash pad in the medium and large dog areas. Ramps and platform structures in the yards would be built for the dogs to play. The exterior play area would contain a closed drain system connected to the sanitary sewer, preventing run off from the site or into the storm drain system.

Installation of Artificial Turf

- Space being used for outdoor artificial turf is already sloped with a trench down the middle, which we will be installing a drain that is connected to the sanitary sewer to dispose of pet waste.
- Base Preparation: Asphalt will be sealed with a waterproof coating
- Plastic Nailer Board: The plastic nailer board will be installed around the perimeter creating a box for the grid and the turf to sit in and attach to.
- A Flushing System: will be installed under the grid covering the sealed sloped surface. This system provides mechanisms required to move water under the grass, diluting urine and moving it to the drain.
- Plastic Grid System: designed for use over concrete or asphalt. The interlocking grid provides a strong surface over which the turf is installed on top. The grid is designed to have minimal contact with the surface allowing for maximum air and liquid flow. The Grid system will be attached with stainless steel staples to the perimeter nailer board and will raise the turf off the asphalt by 1" reducing contact with the asphalt and allowing liquids to flow to the drain.
- Artificial Turf: The turf will be rolled out on top of the plastic grid system; the rolls will be joined with an adhesive bond seaming and reinforced wherever necessary. The edges of the turf will be attached to the perimeter board and plastic grid system.



AirGrid 3 is engineered and produced by ForeverLawn to maximize air and water flow in ForeverLawn's patent-pending K9Grass system. It is specifically designed for use over concrete and other hard, impermeable surfaces. The interlocking grid provides a stable, flat, extremely drainable, strong surface over which the K9Grass is installed. The innovative design has minimal contact with the surface allowing maximum air and liquid flow. AirGrid 3 is another proprietary technological advancement by ForeverLawn, showing once again that we are not just ahead of the curve, we are defining it.

- Height:** 1-3/8" (35mm)
- Size:** 12-3/8" x 12-3/8" x 1-3/8"
(31.5cm x 31.5cm x 3.5cm)
- Color:** Black
- Construction:** Injection molded copolymer
144 - 3/4" diameter holes
49 legs
Two connections per side
- Material:** Polypropylene
- Assembly:** Male-female connections
- Plumbing:** Clearance for 1" diameter pipe
- Compatible:** Seamlessly integrates with AirGrid 2
- Load:** >1,100 lbs. psf.

"This is an example of the model we will be using, we may not be using this exact brand"

RESOLUTION NO. PC-17-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-15 FOR A CONDITIONAL USE PERMIT TO ALLOW A DOG DAYCARE AND BOARDING FACILITY LOCATED AT 774-778 WEST 17TH STREET

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

WHEREAS, an application was filed by Brooke Bradford, authorized agent for the property owner, David and Henry Pyle, requesting approval of a conditional use permit to allow the establishment of a dog daycare and boarding facility (Hydrant Pet Hotel), in the General Industrial (MG) zone.

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 25, 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-17-15 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-17-15 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 25th day of SEPTEMBER, 2017.

Stephan Andranian, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, Barry Curtis, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-17- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on September 25, 2017 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Barry Curtis, Secretary
Costa Mesa Planning Commission

Resolution No. PC-17-__

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 residentially zoned property is located over 450 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 other multi-tenant industrial uses.

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: Applicant will be refreshing landscaping areas including demolishing a 400 square foot storage shed and replacing it with landscaped area. All modifications to the parking lot to allow for the outdoor play areas including the new fencing, new trash enclosure, artificial turf and effluent collection system, and layout of the parking lot meet all City standards and 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. 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 residentially zoned properties are located over 450 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 decreases intensity at the subject property due to the demolition of the 400-foot structure onsite and the shuttle service provided by the applicant. The proposed dog day care and boarding is not considered a use that will increase 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 is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

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 7:00 p.m.
 - Daycare and boarding of a maximum of 70 dogs.
 - Bathing and Grooming
 - Obedience training
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. Training classes shall be limited to only nine owners and nine 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. No training shall occur prior to the applicant occupying all 6,701 square feet.
6. No Dog-walking is proposed or shall occur from this business.

7. 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.
8. Drop-off and pick-up services shall not block the public right-of-way and shall occur onsite within the designated parking spaces.
9. 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 reducing the number of dogs, limiting outdoor breaks, number and frequency of walks, etc.
10. 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.
11. 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.
12. A staff or caretaker shall remain on the premises overnight with the dogs. A ratio of 1 employee to 15 dogs shall be on-site at all time.
13. Gates shall have self-closing and latching mechanism to prevent dogs from escaping the secured fence areas.
14. 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.
15. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
16. 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.
17. Hours of operation for dog pick-up/drop-off shall be limited from 6:00 a.m. to 9:00 p.m.
18. 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.
19. All fences shall be permanent and secure , well maintained, and in good condition at all times.
20. Pick-up and drop-off parking spaces shall be designated with permanent freestanding signage that is approved by the development services department.
21. Prior to issuance of building permits a preliminary landscape plan shall be submitted to Development Services.
22. Parking lot shall be refinished and parking spaces stripped per City standards.

- Trans 23. Two hoop bike racks shall be installed and meet transportation specifications for materials, finishes, and placement.

Materials

- A. 1.5" schedule 40 uncoated pipe (1.90" OD)
- B. Installation Methods: In-ground mount is embedded into concrete base. Flange mount has two 2.5" x 6" x .25" feet - 4 anchors.

Finishes

A rubbery PVC dip. Blue is standard.

Hoop Bike Rack

A. Setbacks

1. Wall Setback: For Hoops set parallel to the wall, a minimum of 24" should be left between the wall and the rack. 36" is the recommended setback. For Hoops installed perpendicular to the wall, a 28" setback is the minimum distance. 36" is recommended.
2. Distance Between Racks: 24" is the minimum distance between racks. 36" is recommended.
3. Street Setback: 24" is the minimum distance between the street and the rack. 36" is recommended.
4. The foot-mounted Hoop Rack has a 2.5" x 6" x .25" foot which is installed onto a concrete base with 4 masonry anchors. The foot-mounted Hoop Rack is generally less expensive to install and easier to remove than the in-ground mount model, while still maintaining the same degree of security.

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.

- Plng. 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. 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.
- Lic. 8. Business license shall be obtained prior to the initiation of the business.

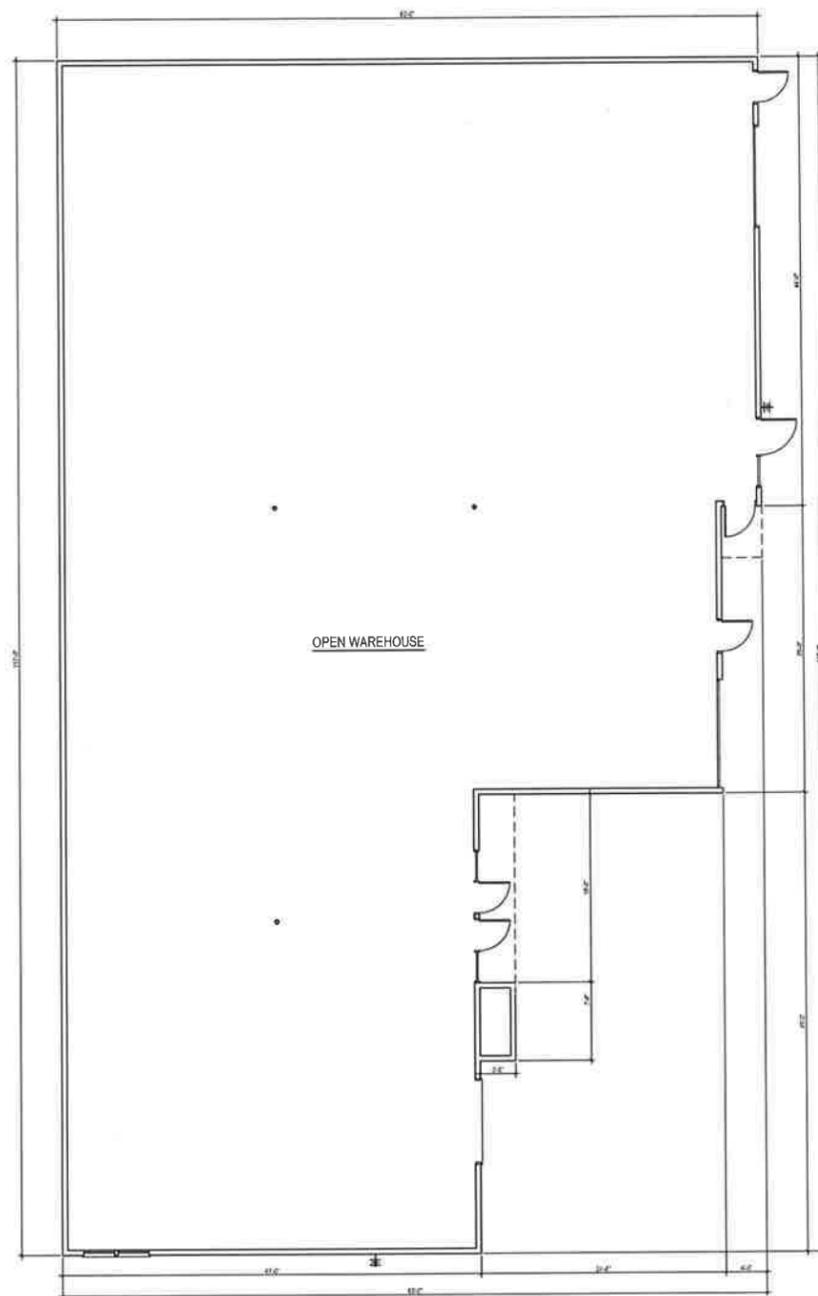
SPECIAL DISTRICT REQUIREMENTS

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

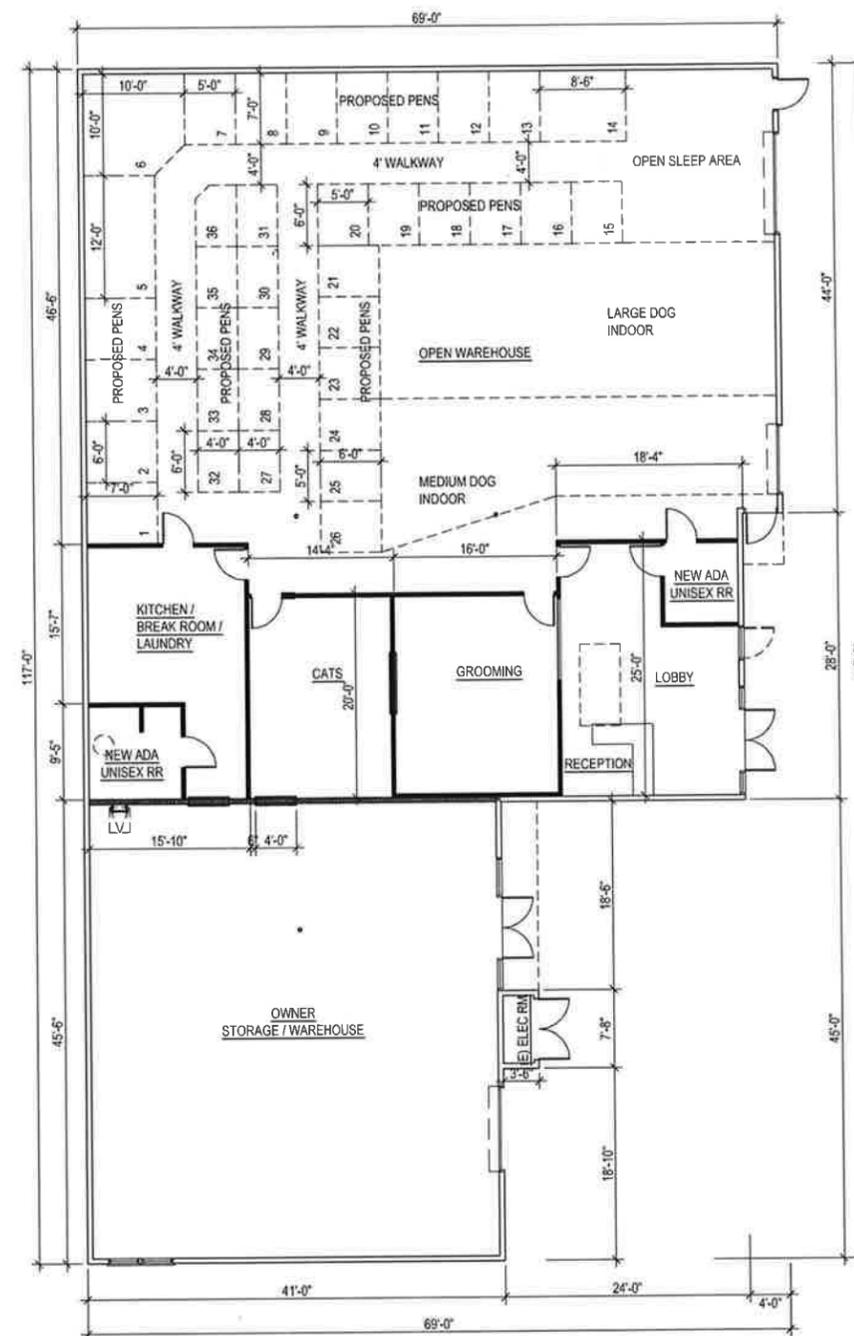
Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

3. Provide a plan to the County of Orange Health Dept. for review and approval.



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

A Tenant Improvement for:

Pet Hydrant

776 W. 17th Street, Costa Mesa, California

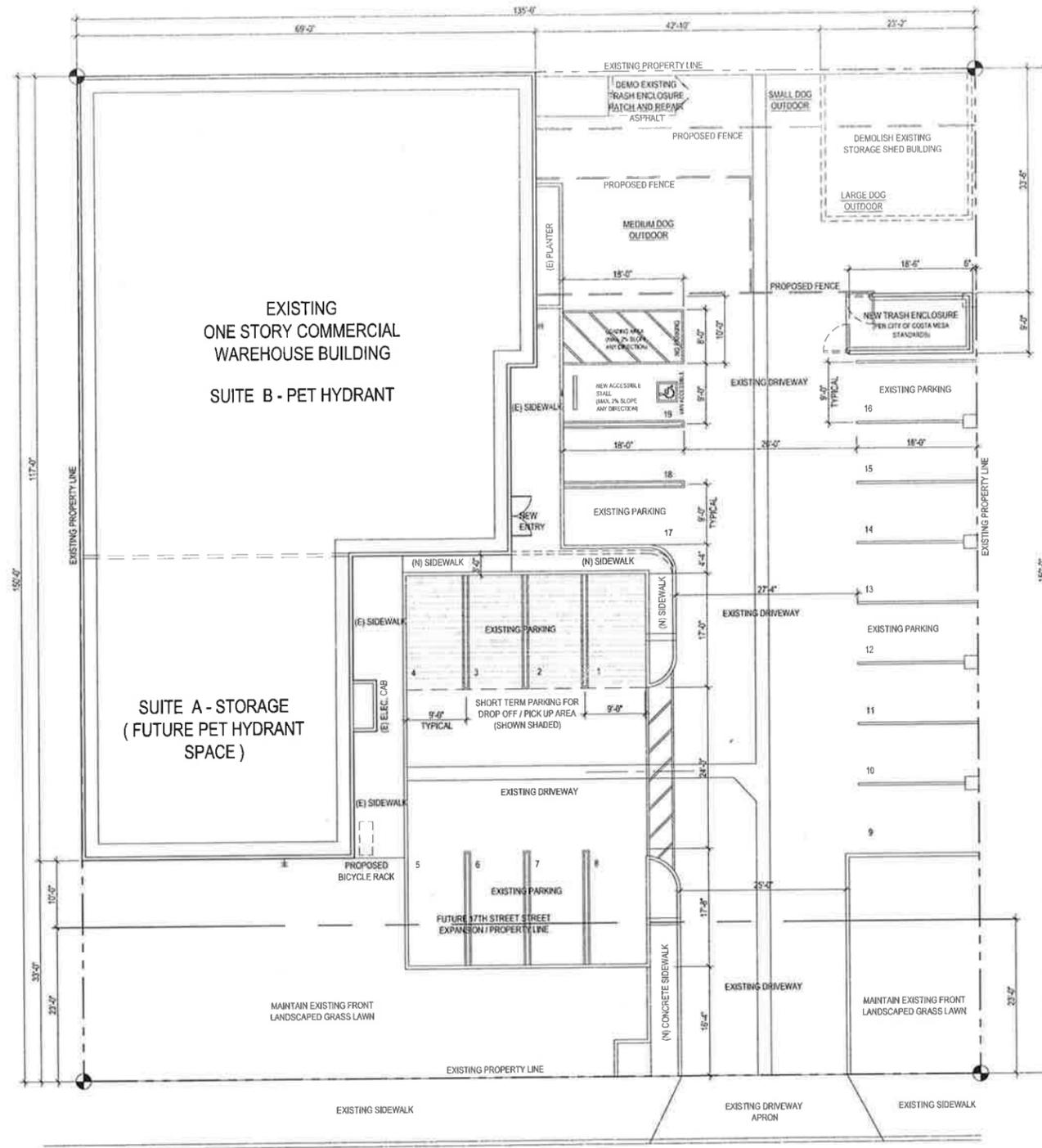


JUNE 13, 2017

PROJECT # 171004



3300 Irvine Avenue, Suite 135
Newport Beach, California 92660
T 714 486 3318 M 949 338 6420



PROJECT INFORMATION

PROJECT ADDRESS: 776 W 17TH STREET, COSTA MESA, CALIFORNIA
 ZONING: MG - GENERAL INDUSTRIAL
 ASSESSOR'S PARCEL NO: 424-081-13

PROJECT TABULATION

EXISTING BUILDING AREA: 6,701 SQ. FT.
 EXISTING STORAGE BUILDING AREA: 498 SQ. FT. (TO BE DEMOLISHED)
 SUITE A AREA (STORAGE): 1,856 SQ. FT.
 SUITE B AREA (PET HYDRANT): 4,845 SQ. FT.
 LOT AREA: 20,250 SQ. FT.

PARKING REQUIRED
 MG - GENERAL INDUSTRIAL ZONING REQUIRES 3 PARKING STALLS PER 1,000 SQ. FT. OF BUILDING AREA
 EXISTING BUILDING AREA 6,701 SQ. FT. / 1,000 SQ. FT. = 6.7
 6.7 X 3 STALLS = 20
 3 STALLS / 1,000 SQ. FT. OF BUILDING = 20 STALLS REQUIRED
 * BICYCLE RACK PROVIDED IN LIEU OF 1 PARKING STALL REQUIREMENT = -1 STALL
 19 STALLS REQUIRED
 PARKING PROVIDED (18 STANDARD AND 1 HANDICAP STALL) 19 STALLS

WEST 17TH STREET

SITE PLAN

SCALE: 1" = 10'-0"

A Tenant Improvement for:

Pet Hydrant

776 W. 17th Street, Costa Mesa, California



AUGUST 22, 2017

PROJECT # 171004



3300 Irvine Avenue, Suite 135
 Newport Beach, California 92660
 T 714 486 3318 M 949 338 6420

BODY  DESIGN

To Whom it may concern,

I've been a business owner in Newport beach for over 31 years and work a very busy schedule with long hours. My daughter and I have entrusted Hydrant Pet Hotel for the past 4 months to care for our dogs 5 days a week while we are at work. When our dogs are in their care we know they are safe and happy. We even get pictures and texts message updates of our dogs to show us what they're up too. They are very professional, loving, and have a safe and caring environment for the dogs. Brooke and Megan have had extensive dog behavior knowledge and keep their training and skill sets updated and incorporate that into the care they provide to all the dogs. We are in full support of Hydrant Pet Hotel opening and expanding their business, and believe this business will greatly benefit the working community. Our dogs are family and we only want the best for them and that is at Hydrant Pet Hotel.

Thank you,

Susan and Alexandra Tobiessen

Body Design

210 Newport Center Dr #3,

Newport Beach, CA 92660

To Whom It May Concern,

My name is Cathy Stauber, I am a 12 year resident of Newport Beach/Costa Mesa and I am writing in regards to Hydrant Pet Hotel. My dogs are like my children and I would not leave them with just any boarding facility until I researched it and was completely happy and satisfied. Over the past 3 years I have used Brooke Bradford's service and to say I am satisfied is an understatement. I am able to leave my "kids" knowing they are in the best of care thus able to travel without any worries. I know there are many places that offer to board your dog, but that's about it—most rarely walk them nor offer socializing with other dogs. My dogs are well exercised, nourished then bathed by the time I pick them up. Brooke Bradford is a responsible, hard working professional citizen who cares deeply for all the pets in her care. Hydrant Pet Hotel will absolutely be an asset for the city of Costa Mesa.

Regards,
Cathy Stauber



571 North Poplar Street, Suite G | Orange, CA 92868 | P(714)941-8880 | F(714)589-2665

To Whom it may concern:

We have been using Brooke Bradford and Megan Flynn for a couple years now! They have been amazing! We were introduced to them by our dog trainer and they have been a perfect fit for our 100-pound Ridgeback! They didn't even flinch when I said how much he weighed! They have taken him in like one of their own. They are always available and my dog Dexter is always so excited when he knows he is going over there. We even drive all the way from Tustin for them! Doesn't sound far but in Orange County traffic, it's far. There are plenty of places in Tustin that would make my life a lot easier and less driving but none that even come close to them! I'm so proud of them for this new venture and my family and I 100% support them through every step! Costa Mesa will be lucky to have them!

Thank You,

Amanda Bartle
714-336-2523

To Whom It May Concern:

We are thrilled and in full support about the expansion of Hydrant Pet Hotel! Prior to having you care for our dogs Tinkerbel and Mishka for the past three years, we had several issues with other pet care facilities. We will be happy to follow you to your new location.

We are happy to spread the word to all our patients, friends, and neighbors, who are looking for the best in pet care in Orange County.

Sincerely,

Karin BeVier-Yurkovich
LIV Integrative Health
20301 Acacia St, Ste 250
Newport Beach, CA 92660

August 21, 2017

To Whom it may concern,

My husband and I have a 3 year old English bulldog named Rose Marie and we've entrusted The Dogs Meow/Hydrant Pet Hotel to care for her since Rose was 10 weeks old. We both work for a public utility and have very demanding schedules, we depend on Brooke & Megan to look after Rose 5 days a week while we're at work or on call. Rose also enjoys extended stays at Hydrant Pet Hotel while my husband and I travel. Brooke and Megan are very knowledgeable about this high maintenance breed and care for her like she is their own. This fact brings such peace of mind and we are in full support of the expansion and opening of the Hydrant Pet Hotel. I firmly believe this expansion will benefit the dog loving families of our community and will provide a safe loving environment for our furry family members.

Thank you,



Josh Thiel



Tracie Thiel

Costa Mesa Residents

912 Powell Ct., Costa Mesa CA 92626



DR. TARA DRAKE-HUESTON

DOCTOR OF VETERINARY MEDICINE WESTMINSTER VETERINARY GROUP
6621 WESTMINSTER BLVD, CA 92625

To whom it may concern,

I am writing this letter in support of Brooke Bradford and her new business, "Hydrant Pet Hotel." As a veterinarian and pet owner, I believe that the pet care services provided by Hydrant Pet Hotel will be a wonderful addition to the pet owners in Costa Mesa. It is often difficult to find a pet hotel that is professional, clean, safe, and accommodating, but I am confident that Brooke Bradford's facility in Costa Mesa will exemplify all of these positive qualities.

Brooke Bradford has taken care of both of my dogs for several years and treats them with attentiveness and compassion.

I know that the animals in Brooke's pet hotel will be housed in an amazingly clean and safe home-like environment, where they will be closely watched, separated into appropriate play groups, and given personalized care to attend their unique needs. In my experience, Brooke is exceptionally reliable and accommodating. She has gone above and beyond to meet my last-minute schedule changes and requests in order to provide the most convenient and comfortable experience possible.

In my opinion, Brooke's Hydrant Pet Hotel will greatly benefit any community she is a part of, and I hope you allow her this opportunity to establish her business.

Best regards,

Dr. Tara Drake-Hueston, DVM

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EMAIL TWITTER HANDLE

TELEPHONE

LINKEDIN URL

Joe and Lindsey Silva
31681 Paseo Isabella
San Juan Capistrano, CA 92675
josephmsilva@yahoo.com

May 3, 2017

To Whom it may concern,

We understand Brooke Bradford is applying for a commercial business permit for the business, Hydrant Pet Hotel. We would like to express our sincere support of her in this endeavor, as she has done wonderful things for our pets.

Brooke was referred to us in 2016 by our dog trainer when we needed socialization and dog pet care for our 2 Australian Shepherds. With our pets being family members, we are very careful with whom we entrust their care and were met with great ease when we got to know Brooke. Our dogs were signed up for daily pet care and picked up and dropped off every week day for several months to help with their social behavior while we were at work. The dogs were so happy and showed much improvement under Brooke's care. Brooke always takes the utmost care of the dogs and their business process. We could not be happier with the service they have provided us and our dogs.

Approval of this business application will mean continued great care for our pets and others like them in the local community. We sincerely hope they will be approved by your council. We would be happy to speak with you in person if you would like to hear more about our wonderful experience with them and their services as you review their application.

Pets are blessings and deserve nothing but the best care. If only every animal could be treated as lovingly as they are by Brooke...

With Kind Regards,

Joe and Lindsey Silva

To Whom it may concern:

I would like to write this letter in support of allowing Brooke Bradford to be approved to open "Hydrant Pet Hotel". I am a long-time Costa Mesa resident, and a Corona Del Mar small business owner. I believe this business will benefit the city of Costa Mesa and just what the community needs, an upscale pet care facility for our animals to go while we are at work or away. I have personally gotten to know Brooke throughout the past several years. I noticed her walking groups of dogs on the same route every day. She always was so happy and friendly to the neighbors, and all the dogs she walked were so excited to be walking with her. I approached her one day and said I love your energy and would love for you to come and meet me and my dog, Maui. She was so professional came over to my home met my dog and asked about us. Instead of us interviewing Brooke, she more so interviewed us to see if my dog was a good fit for her, and her business model, I Loved this approach as a business owner. Brooke is trustworthy, sweet and takes professionalism to whole new level. She goes above and beyond to make the clients feel comfortable. There are not a lot of people in this world you can trust especially with a key to your home, and to take care of your pets. I know "Hydrant Pet Hotel" will be an amazing attribute to Costa Mesa, because of Brooke's love for animals and professionalize with her clients. I hope you take my letter in consideration, as I completely support her 100%, and I'm most excited to see her business take off.

Best,
Ashleigh Serdan

Ashtin Salon
2600 East Coast Highway
CDM, CA 92625
714-624-8927

REC'D AUG 28 2017

To Whom It May Concern:

My family has lived in Orange County my entire life, and during that time I have seen much change in the area over the past 50 years. That being said, I believe that with all of the high-density housing being built in the Westside Costa Mesa area a pet hotel of this caliber is needed. I met Brooke about four years ago, when she was referred to me by a good friend. I had recently adopted a Lab puppy and needed some help with Cruz's care. Over the years Brooke has met all of my expectations and then some. She has helped Cruz to become a better dog and helped me to become a better pet owner. I consider Brooke a friend! She works closely with a dog trainer, so all the dogs in her care are very well behaved and get along very well together. I am extremely excited about the new facility Brooke is planning on opening, and I stand behind it 100%. Brooke is very responsible and caring for the dogs, I trust she will carry on her great business at her new location. Please consider Brooke's application, her company will be a great addition to the Costa Mesa pet community.

Thank You

Judi Dutton