

**CONDITIONAL USE PERMIT
REQUEST FOR MAINTENANCE OF DOG CARE AND WELLNESS FACILITY**

K9'S ONLY
18603 w. Topham Street
Tarzana, CA 91355

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The site is well maintained and improvements to the building facade, landscaping, and signage have created an attractive frontage along a street otherwise developed with industrial warehouse buildings adjoining the Metro Orange Line transportation corridor. The boarding of animals is located entirely within the interior of the state-of-the-art facility. The use of the site for animal boarding and training is a logical and reasonable use of the site. The conditions of approval of Case No. ZA-2008-536-CU-ZV and the environmental conditions of Case No. ENV-2008-537-MND have been implemented to ensure that potential adverse impacts are minimized or avoided. Pursuant to the terms of Case No. ZA-2008-536-CU-ZV, the grant of entitlements has now expired and the applicant seeks to renew such entitlements with certain modified conditions of approval as described in the application materials.

The facility, parking areas and continued operation of the canine board and training facility at this location can be conditioned to ensure that it is and remains desirable to the public welfare and convenience.

- 2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The property is zoned MI (limited industrial) and P (parking) which allows for limited light industrial uses and commercial uses (and associated parking) including: manufacturing, compounding, processing or treating of such products as drugs, pharmaceuticals, and perfumed toilet soap, tobacco, and paint, ceramics, concrete or cement, maintenance of electrical and neon signs, billboards, commercial advertising structures, food products (except fish products, sauerkraut, vinegar, yeast, or the rendering or refining of fats and oils), provided that no noxious or offensive odors are permitted to emanate from the premises, as well as plastic, rubber or synthetic rubber products. Distribution plants, parcel delivery service, ice and cold storage plants, bottling plants as well as truck repairing or overhauling and wholesale rebuilding of automobile parts accessories or assemblies; battery manufacturing; and the like are also permitted when conducted within the interior of the building. Offices, accessory to the primary industrial use of the lot, and showrooms for products produced on the premises and other professional, administrative, and clerical services needed by industries in the area are also permitted.

The MI Zone allows veterinary, dog and cat hospitals, kennels, or facilities for breeding and boarding of animals (with no outside keeping of animals). The Code states that in no case, however, shall any new kennel or animal breeding and boarding facility be constructed where any portion of the parcel is located within 500 feet of a residential zone without obtaining a conditional use permit pursuant to Section 12.24 of this Code. The intent of the Code under this provision is to assure that adequate protections have been installed to reduce, avoid, or prevent adverse effects on the adjoining residential use.

The potential for adverse affects is likely to be greater in association with by-right uses allowed under the MI Zone than the applicant's facility. The dog care and wellness facility is required by the 2009 grant to abide by conditions including specific hours of operation, a prescribed location and/or route for dog-walking, training, and exercise activities, landscape improvements, and operational elements that will insure a well-maintained facility, sensitive to other uses in the area. All animals are housed within the interior of the building, with only periodic exercise and one-on-one training conducted in the exterior areas. The exterior portion of the site is screened from adjoining properties, fully enclosed, and limited to hours of use between 7 a.m. and 7 p.m. daily. The use of a portion of the P Zone for these activities will not result in significant adverse affects and generates less noise, odor, or potential impact than loading, vehicle parking and movement, and similar activities observed in association with established industrial uses in the immediate neighborhood. It is noted that adjoining uses east of the property are occupied by an auto-repair center, with a fitness center, storage, and industrial offices to the west.

The use of the property, as maintained for occupancy by the applicant's facility, is appropriate in relation to adjacent uses. The facility has operated according to policies and standards consistent with the intent of the Code requirements. As appropriately conditioned, the facility will continue to maintain a desirable presence in the neighborhood and contribute to enhancing the character of the community.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Reseda-West Van Nuys Community Plan Map designates the property for Limited Manufacturing with corresponding zones of CM, MRI, MI and P. The goals and objectives of the Community Plan are reflected in both the function and design of the proposed project. The project meets the intent of Plan provisions regarding land use compatibility, buffering of adjoining development and proximal residential zones, providing for the public welfare, and maintaining desirable characteristics of existing neighborhoods.