

Pet Shop Code Amendment Q&A^K

December 7, 2017

CPC-2017-4075-CA | ENV-2017-4076-EAF



What is the purpose of this Code amendment?

The purpose of the Code amendment is to facilitate the adoption of stray or neglected animals and lower the euthanasia rate in the City's animal shelters.

Why is this Code amendment needed?

Currently, the Zoning Code defines a Kennel as "any lot or premises on which four (4) or more dogs, at least four (4) months of age, are kept", which could apply to Pet Shops or animal adoption facilities housing more than three adult animals in need of a permanent home. Pet Shops housing fewer adult animals are permitted in the C2 Zone and less restrictive zones, while Kennels are only allowed in industrial zones. If Pet Shops/ animal adoption facilities housing more than three adult animals were able to locate in commercial zones, animals needing permanent homes would have more visibility and an increased chance of adoption.

What are the key components of the Code amendment?

This Code amendment updates the definition of "Pet Shop" to include pet stores and animal adoption facilities, allows Pet Shops to house more than three adult animals in certain commercial zones, specifies the limitations/ performance standards for pet shops, and establishes a new conditional use permit process for pet shops that cannot meet the limitations/ performance standards or are located in other commercial zones.

What are the differences between the current and the proposed regulations for a Pet Shop housing more than 3 adult animals?

	Pet Shops (> 3 adult animals)	
	Current	Proposed
Allowed Zones	Certain M Zones	C2, C4, C5, CM & certain M Zones
Zoning Code Development/ Operation Standards	None required	<ul style="list-style-type: none"> • Compliance required for Pet Shops in C Zones. • Not applicable for Pet Shops in M Zones.
Conditional Use Permit Required for:	Not applicable	<ul style="list-style-type: none"> • Pet Shops in CR, C1 & C1.5 Zones • Pet Shops not in compliance with standards.

What are the next steps? How can I get more information or share my opinion?

The Planning Department will give a presentation, answer questions, and conduct a public hearing on the proposed Code amendment at 10 a.m. on December 7, 2017 in Room 1050, City Hall, 200 N. Spring Street, Los Angeles, CA 90012.

The public hearing will be held to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider oral testimony and any written communication received regarding this proposed Code amendment. After the hearing, a recommendation report will be prepared for consideration by the City Planning Commission.

The City Planning Commission will consider the Code amendment at a public meeting tentatively scheduled for February 8, 2018, and will make a recommendation to the City Council. The Code amendment will then be considered by the City Council's Planning and Land Use Management (PLUM) Committee, and then by the full City Council.

Please submit comments or questions to: Yi Lu at Yi.Lu@lacity.org, (213) 978-1287. In order to be considered in the report to the City Planning Commission, comments should be received by December 22, 2017. Comments received after December 22, 2017 should be addressed to the City Planning Commission at CPC@lacity.org for its consideration.

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.14, 12.24 and 53.00 of the Los Angeles Municipal Code to update regulations pertaining to pet shops.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.03 is amended by modifying the definition of "Kennel" and adding the definition of "Pet Shop" in alphabetical order to read as follows:

KENNEL. Any lot, building, structure, enclosure or premises on which where four (4) or more dogs or cats, at least four (4) months of age, are kept or maintained for a business, with the exception of a pet shop.

PET SHOP. Any retail or commercial establishment, store or department of any store, or any place of business, open to the public where dogs, cats, rabbits, monkeys, birds, reptiles or any other animals are kept and offered for adoption or sale, for hire, or sold, irrespective of the age of the animals, provided that the facility operates pursuant to a pet shop permit issued by the Department of Animal Services, and is not used for the breeding of dogs, cats or rabbits or the commercial boarding of animals. The term "Pet Shop" shall include "Pet Store", and "Animal Adoption Facility".

Sec. 2. Add Subparagraph (4) in Paragraph (b) of Subdivision 1 of Subsection A of Section 12.14 to read as follows:

(4) Any pet shop in the C2, C4, C5 and CM Zones shall comply with the following:

- (i) Development Standards—Administered by Department of Building and Safety:
 - a. The maximum number of adult dogs or cats is limited to no more than twenty (20) or one (1) for every sixty (60) square feet of floor area of the facility, rounded up to the nearest whole number, whichever results in the greater number of animals.
 - b. No more than thirty percent (30%) of the floor area of the facility shall be used for overnight boarding.

- c. Animal boarding areas shall not occupy the area within the first twenty (20) feet, as measured from the storefront of the facility, and shall be separated from retail, grooming, or food storage areas.
 - d. The facility shall not provide ingress or egress to the premises on any side that abuts, is across the street, alley or walk from, or has a common corner with any land zoned residential. Exception: An exit door required by the Building Code may be maintained and utilized solely for emergency egress.
 - e. Onsite activities shall be conducted wholly within an enclosed building.
 - f. Outdoor dog runs and training activities are not permitted.
- (ii) Operation Standards—Administered by Department of Animal Services (DAS):
- a. Animals shall not be left outside at any time.
 - b. Animals offered for adoption shall be obtained exclusively from the City animal shelters, from a humane society located in the City of Los Angeles, or from a non-profit rescue organization that has entered into an agreement with DAS.
 - c. The operator shall submit the proposed dog walking route(s) to DAS for review.
 - d. The maximum number of dogs to be walked by one caretaker at the same time shall be limited to the number that can be safely controlled by the caretaker, not to exceed three (3) dogs at one time. Any animal waste generated during dog walking should be cleaned up immediately and disposed of properly.
 - e. No noise or odor shall be detectible beyond the property line of the facility, except when dogs are brought in or out of the facility. Sound proofing material and/ or air filtration systems shall be used when it is determined necessary by DAS.
 - f. The operator shall provide 24-hour onsite supervision or 24-hour monitored video surveillance when the facility has adult dogs overnight. The operator shall be responsible for monitoring the facility and providing immediate response to emergencies.

Sec. 3. Add a new Subdivision 54 to Subsection W of Section 12.24 of the Los Angeles Municipal Code to read as follows:

54. Pet shops in the CR, C1 and C1.5 Zones. Pet shops in the C2, C4, C5 or CM Zones that are not in compliance with the requirements enumerated in Section 12.14.A.1.(b).4 of this Code.

Sec. 4. The following definitions in Section 53.00 are amended to read as follows:

"Cat Kennel" shall mean any lot, building, structure, enclosure or premises where four or more cats at least four (4) months of age are kept or maintained for a business, with the exception of a pet shop.

"Dog Kennel" shall mean any lot, building, structure, enclosure or premise where four or more dogs at least four (4) months of age are kept or maintained for a business, with the exception of a pet shop.

"Kennel" shall mean any lot, building, structure, enclosure or premise where four or more dogs or cats, at least four (4) months of age are kept or maintained for a business, with the exception of a pet shop. The term "Kennel" shall include "Cat Kennel" and "Dog Kennel".

"Pet Shop" ~~or "Pet Store"~~ shall mean any retail or commercial establishment, store or department of any store, or any place of business, open to the public where dogs, cats, rabbits, monkeys, birds, reptiles or any other animals are kept and offered for adoption or sale, for hire, or sold, irrespective of the age of the animals, provided that the facility operates pursuant to a pet shop permit issued by the Department, and is not used for the breeding of dogs, cats or rabbits or the commercial boarding of animals. The term "Pet Shop" shall include "Pet Store" and "Animal Adoption Facility".

Sec. 5. The City Clerk shall certify....