Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 14, 2016

Randy Neece and Joe Timko
1558 Will Geer Road
Topanga, CA 90290

REGARDING: PROJECT NO. R2013-02633-(3)
CONDITIONAL USE PERMIT NO. 201300135
1558 Will Geer Rd., Topanga (APN: 4440-007-055)

The Los Angeles County Board of Supervisors, by its action of **June 14, 2016,** has **APPROVED** the above-referenced project. A final copy of the Board's Findings and Conditions of Approval will be forwarded to you by the Board Executive Office. Please carefully review each condition.

The CUP approval is not effective until the following required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions):

- The notarized and recorded Affidavit of Acceptance;
- The applicable inspection fees for your project; and,
- Three, full size copies of a final site plan for stamping approval

Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Exemption (1 original, 1 copy)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

CC 060412

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMINISTRATION
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LOS ANGELES, CALIFORNIA 90012-2713

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MARY C. WICKHAM
County Counsel

June 14, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Agenda No. 6
02/23/16

Re: PROJECT NO. R2013-02633-(3)
CONDITIONAL USE PERMIT NO. 2013-00135-(3)
THIRD SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to authorize the continued operation of a dog boarding and training facility located at 1558 Will Geer Road, within the unincorporated Santa Monica Mountains North Area and the Santa Monica Mountains North Area Community Standards District, applied for by Randall Neece and Joe Timko.

At the conclusion of the hearing, you indicated your intent to approve the project and instructed our office to prepare appropriate findings and conditions consistent with your Board's decision. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By
JOSEPH M. NICCHITTA
Deputy County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

JMN:ph
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Loris Glasgow, Executive Officer, Board of Supervisors
Richard J. Bruckner, Director, Department of Regional Planning

HOA.100730597.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2013-02633-(3)
CONDITIONAL USE PERMIT NO. 2013-00135-(3)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on February 23, 2016, in the matter of Project No. R2013-02633-(3), consisting of Conditional Use Permit No. 2013-00135-(3) ("CUP"). The County Regional Planning Commission ("Commission") previously conducted duly-noticed public hearing sessions on the project on May 13, 2015, and August 26, 2015.

2. The permittees, Randall Neece and Joe Timko (collectively, "permittee"), request the CUP to authorize the continued operation of a dog boarding and training facility at 1558 Will Geer Road in the unincorporated Santa Monica Mountains North Area ("Project"). The CUP is required to authorize the operation of a dog boarding and training facility because it is located in a –DP (Development Program) zone.

3. The Project site ("Project site") consists of one legal lot approximately five gross acres in size. The Project site is rectangular and flat, and is currently developed with a single-family residence, stables, and a dog boarding and training facility. The Project site is bordered by Will Geer Road to the west, and undeveloped open space to the east. The Project site is located on a mesa, with steep topography to the south and east of the Project site.

4. The Project site is located within the N10 (Mountain Lands 10) land use category under the Santa Monica Mountains North Area Plan ("North Area Plan") Land Use Policy Map, and is zoned A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Required Lot Area – Development Program). The –DP zone designation became effective in or about January 2003 in connection with the Board's December 2002 adoption and approval, respectively, of Zone Change No. 00-82-(3) ("2002 Zone Change") and Conditional Use Permit No. 00-82-(3) ("2002 CUP").

5. The Project site is located in the Malibu Zoned District and within the Santa Monica Mountains North Area Community Standards District ("North Area CSD").

6. Surrounding zoning within a 500-foot radius includes:

North:	A-1-10 (Light Agricultural - 10 Acre Minimum Required Lot Area);
South:	A-1-10, A-1-1 (Light Agricultural - 1 Acre Minimum Required Lot Area), and R-1-10,000 (Single-Family Residence - 10,000 Square-Foot Minimum Required Lot Area);
East:	A-1-10; and
West:	A-1-10.

7. Surrounding land uses within a 500-foot radius to the north, south, east, and west include low-density, single-family rural residential development, and vacant residential lots.

8. The site plan for the Project depicts:

   A. A 3,640-square-foot single-family residence;

   B. A swimming pool adjacent to the single-family residence to the south;

   C. Horse and llama stables to the west of the single-family residence;

   D. A dog boarding and training facility to the north and east of the residence, consisting of a 1,125-square-foot administrative office, playground areas for dogs, and related improvements and facilities;

   E. A 16-foot-wide driveway on Will Geer Road to the west providing access to two separate parking areas containing a total of 19 parking spaces, including two van-accessible spaces; and

   F. Associated improvements and facilities.

   All of the above-mentioned improvements and facilities are already developed and existing.

9. The Project takes access via a driveway on Will Geer Road, a private street. Will Geer Road is a narrow, winding road of variable width which narrows to a single car-width in places. Will Geer Road is accessible via Hillside Drive, a County-maintained street, approximately one-half mile to the south of the Project site.

10. The Project is located in a very high fire severity hazard area as designated by California Department of Forestry and Fire Protection.

<u>Conditions of the 2002 CUP</u>

11. As stated above, the Project was first approved in 2002 when the Board adopted the 2002 Zone Change and approved the 2002 CUP. In part because of traffic concerns on Will Geer Road and to ensure compatibility with the surrounding neighborhood, and in part because the permittee at the time proposed a "mom-and-pop" dog boarding and training facility of relatively small scale, the 2002 CUP included the following limitations on the Project's operation, among others:

    A. The dog boarding and training facility was limited to a maximum of 30 dogs at any one time;

B. Public visitation was by appointment only, and limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday, with no public access on Sundays; and

C. The Project was required to establish a shuttle service which would pick up and drop off dogs at an off-site location, and which would operate only during off-peak traffic hours.

12. By admission of the permittee and independently confirmed by County Department of Regional Planning ("Regional Planning") staff, the permittee routinely and continuously operated the dog boarding and training facility in violation of the maximum number of dogs permitted on-site at any one time, with up to 100 dogs at times. The permittee also failed to observe the visitation hours specified in the 2002 CUP, and did not comply with the appointment-only limitation.

13. The 2002 CUP terminated per its terms on August 30, 2012. The permittee applied for the current CUP to authorize the continued operation of the Project and to increase the number of dogs allowed to 100.

Commission Proceedings

14. Prior to the Commission's public hearing on the Project, Regional Planning staff determined the Project was exempt from the environmental review procedures of the California Environmental Quality Act (California Public Resources Code section 21000, et seq.) ("CEQA") pursuant to State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, section 15000, et seq.) section 15301, which exempts from CEQA review the operation and permitting of existing structures and facilities involving negligible or no expansion of use.

15. The Commission held a duly-noticed public hearing on the Project on May 13, 2015. Regional Planning staff gave a presentation regarding the Project. Staff summarized the history of the dog boarding and training facility, including the permittee's history of operating the facility in violation of the 2002 CUP. Staff summarized the concerns of neighbors opposed to the Project, as well as the beneficial services the Project provides area residents. Staff advised the Commission they had received approximately 265 statements of support for the Project from throughout the County, and approximately 155 statements of opposition, including 24 statements from neighbors opposed to the Project. Responding to a question from the Commission, a member of Regional Planning's enforcement staff explained that enforcement staff had visited the Project site prior to the Commission's public hearing and counted 58 dogs and verified the use of non-biodegradable chemicals in violation of the 2002 CUP. At the conclusion of staff's presentation, staff recommended the Commission approve the CUP with a condition limiting the Project to 45 dogs, except during specified holiday periods where the limit would increase to 60 dogs. Staff explained that the 45-dog limit was intended to strike an appropriate balance

between the facility's business interests, the facility's benefit to the community, and the welfare of the surrounding neighborhood. Staff stated they believed the recommended limit would ensure the Project did not impact surrounding residences and remained appropriately scaled for the hillside access along Will Geer Road and Hillside Drive.

16. The permittee's representatives testified in favor of the Project, including, among other things, that:

    A. The dog boarding and training facility had indeed operated in violation of the 2002 CUP by routinely accepting more than 30 dogs, but that the permittee never attempted to hide that fact or avoid County inspections, and that the increased number of dogs was necessary to support the business;

    B. Complaints about traffic on Will Geer Road were not caused by the facility; the facility operated a shuttle service daily and only averaged between six to eight visitors per day; and traffic issues were more likely caused by the construction of new houses along Will Geer Road, not by the Project;

    C. The facility maintains a strict "no-barking" policy and there are no noise issues from barking dogs; and

    D. The Project is very popular among Topanga residents and provides an important service to the community.

17. A representative of the Topanga Town Council testified in favor the Project, stating that there was no evidence linking the Project to any traffic issues in Topanga, that the Project was in compliance with applicable fire safety laws, and that the Project constituted an important local business. A representative of the Resource Conservation District of the Santa Monica Mountains read a statement from a staff biologist stating the Project used environmentally sensitive disinfectants and would not have an adverse impact on the area's watershed. Others testified in favor of the Project, stating, among other things, that the Project provides an important service to dog owners in Topanga and throughout the County and is a designated "fire-safe" zone available to residents in the event of a wildfire.

18. Project opponents testified against the Project. Opponents raised a number of concerns, including but not limited to: (a) the permittee's lack of compliance with the 2002 CUP; (b) the permittee's refusal to work with the surrounding community to ameliorate any issues with the Project; (c) noise from the Project due to barking dogs and landscaping maintenance; (d) traffic and the difficulty of access along Will Geer Road and Hillside Drive; (e) the use of chemicals on the Project site to clean the facility and the potential effect on the area's watershed; (f) the excessive use of well water on the Project site; and (g) the Project's impact on nearby home values.

19. A neighboring property owner, through an attorney, raised legal concerns regarding the Project. The neighbor argued that the use of the private access easement along Will Geer Road for commercial purposes exceeded the scope of the easement, which was for residential access only. The neighbor further argued that allowing the Project, which is located in the A-2 zone, to take access through the A-1 zones along Will Geer Road was a violation of Title 22 of the Los Angeles County Code ("County Code") (Title 22 of the County Code is hereinafter referred to as the "Zoning Code"), precluding the granting of the CUP. County Counsel responded to the arguments, arguing the dispute over the scope and interpretation of the easement was a private dispute. The evidence in the record failed to demonstrate the access easement along Will Geer Road was limited to residential access only, and the case law relied on by the neighbor to argue that access to the Project site could not pass through the A-1 zone was inapplicable.

20. At the conclusion of public testimony, the Commission raised questions with staff regarding the Project's history of non-compliance with the 2002 CUP conditions, ways to measure the traffic attributable to the Project, code enforcement activities at the facility, and options to ensure compliance with new permit conditions. After discussion, the Commission continued the public hearing to August 26, 2015, and clarified that, in the interim, the Project must comply with the 2002 CUP conditions and directed Regional Planning staff to monitor the permittee's compliance with those conditions.

21. Prior to the continued public hearing, Regional Planning staff submitted a monitoring report detailing inspections of the facility which took place after the May 13, 2015, public hearing. The monitoring report detailed the permittee's failures to comply with the 2002 CUP conditions during the time between the Commission hearing sessions. The failures to comply included, but were not limited to, maintaining structures on the site which were constructed without building permits and keeping dogs in excess of the maximum 30 dogs. Over five inspections between June 2015 and August 2015, staff counted between 47 and 62 dogs.

22. Also prior to the continued public hearing, the permittee submitted a traffic report which evaluated the facility's contribution of traffic to Hillside Drive. The report concluded that the facility contributes approximately four percent of the traffic on Hillside Drive while operating at approximately 60 dogs.

23. The Commission held a continued public hearing on August 26, 2015. Regional Planning staff gave a brief presentation explaining the reason for the continuance and referencing the above-identified monitoring that staff had undertaken since the May 13, 2015, public hearing. The permittee's representatives testified that the permittee was now proposing to limit its number of dogs to a maximum of 60 per day, with a proposal to increase the maximum to 80 dogs to account for seasonal fluctuations, and since the May 13, 2015, hearing had limited the number of dogs at the facility to 60 to demonstrate its feasibility. The permittee's

representatives also reported that a traffic report had been completed which concluded the permittee's facility accounted for approximately four percent of total traffic on Hillside Drive. Members of the community raised concerns similar to those raised at the May 13, 2015, public hearing.

24. At the conclusion of testimony, and after Commission discussion, the Commission directed Regional Planning staff to amend the conditions of approval to:

    A. Limit the maximum number of dogs to 30, except during specified holiday periods, during which the maximum number of dogs would increase to 45;

    B. Provide for one inspection per month for the first two years, and a minimum of two inspections per year thereafter;

    C. Require the permittee to provide Regional Planning staff weekly with a log of the number of dogs at the facility;

    D. Direct that a notice of violation will be issued immediately upon an inspection disclosing more than the maximum number of dogs, with a revocation hearing to be scheduled immediately if the permittee receives a second notice of violation within one year of the first notice of violation;

    E. Require the permittee to submit the necessary applications to the County Department of Public Works ("Public Works") within six months of approval of the Project to legalize unpermitted structures and to conform to the Rural Outdoor Lighting Ordinance; and

    F. Require the permittee to bring all existing signage into conformance with the Zoning Code within six months of approval of the Project.

    The Commission thereafter closed the public hearing, found the Project exempt from CEQA, and approved the Project subject to the amended conditions.

25. The permittee and Project opponents separately filed timely appeals of the Commission's approval of the Project to the Board. The permittee contended, among other things, that the Commission improperly limited the number of dogs that can be maintained at, and the number of visitor trips to, the facility. Project opponents contended, among other things, that the Project was not compatible with the surrounding community, the easement along Will Geer Road did not allow access to the Project, and the Project caused excess traffic, noise, and odors to the surrounding community and reduced nearby property values.

26. Prior to the Board's public hearing, and commencing in September 2015, the permittee reduced the number of dogs kept at the facility to a maximum 30 dogs in compliance with the 2002 CUP, as verified by Regional Planning staff.

27. The Board held a duly noticed public hearing on the appeals on February 23, 2016. Regional Planning staff gave a brief presentation concerning the Project. The permittee's representatives and Project proponents testified in favor of the Project. Project opponents testified against the Project, and raised concerns similar to those raised before the Commission.

At the conclusion of the public's testimony, the Board closed the public hearing, found the Project exempt from CEQA, and indicated its intent to grant the permittee's appeal in part, and deny the Project opponents' appeal. The Board instructed County Counsel to prepare final findings and conditions for the Board's consideration, which included the following conditions:

A. For a period of 12 months commencing on September 1, 2015, the Project shall be limited to a maximum of 30 dogs, except during specified holiday periods, during which the Project shall be limited to a maximum of 45 dogs.

B. If Regional Planning has not issued a notice of violation to the permittee for a violation of a permit condition in 12 months commencing on September 1, 2015, the maximum number of dogs shall increase to 50, except during specified holiday periods, during which the Project shall be limited to a maximum 60 dogs. If Regional Planning issues a notice of violation to the permittee for a violation of a permit condition in 12 months commencing on September 1, 2015, the maximum number of dogs for both regular and specified holiday periods shall not increase.

C. The week approved by the Los Angeles Unified School District ("LAUSD") for its spring break, and the one week immediately preceding and the one week immediately following LAUSD's spring break, shall be specified in the CUP as a holiday period during which additional dogs are allowed. All other LAUSD holidays shall constitute a holiday period during which additional dogs are allowed.

D. The number of round-trip vehicle trips to the Project, not counting trips by Project employees and the required shuttle service, shall be limited to 30 per week. These trips shall not occur during the morning peak hour time (8:00 a.m. to 10:00 a.m.); shall be by appointment only; and must be recorded in a log to the satisfaction of the Director, and made available to Regional Planning staff as necessary to verify compliance with this condition.

E. Dogs shall be permitted outside of the Project's fences, provided each dog is leashed and accompanied by permittee's staff in connection with the training of the dog.

Conditional Use Permit Findings

28. The Board finds the Project is consistent with the General Plan and the N10 (Mountain Lands 10) land use category of the North Area Plan. Property designated N10 under the North Area Plan generally consists of rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. Permitted uses within the N10 land use category include low-density single-family housing, agricultural and equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfasts, low intensity conference centers, public and private schools, water tanks, telecommunications facilities, and other local serving commercial and public facilities. The Board finds the Project is a local serving commercial use and is therefore consistent with the permitted uses of the underlying land use category. The Board further finds the Project is of a similar intensity as uses allowed in the N10 land use category, such as agricultural and equestrian uses.

29. The Board finds that the Project is consistent with the provisions of the North Area CSD, including but not limited to the rural lighting standards of the North Area CSD.

30. The Board finds the Project is consistent with the A-2-10-DP zoning on the Project site. Uses located within the A-2 zone are required to comply with the development standards set forth in County Code section 22.24.170. The plans on file with Regional Planning and marked Exhibit "A" demonstrate the Project complies with these development standards. The Board further finds the Project is consistent with the –DP zoning on the site, which limits use of the Project site to a dog training and boarding facility.

31. The Board finds the Project is appropriately conditioned to require routine inspections throughout the life of the grant in order to monitor the permittee's ongoing compliance with the conditions of approval.

32. With the conditions of approval, the Board finds the Project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project site. The conditions of approval limit the Project's operations to a scale that is appropriate for the area, and ensure that off-site impacts such as noise and traffic are reduced to a level consistent and compatible with the surrounding uses.

33. With the conditions of approval, the Board finds the Project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The use of chemicals on the Project site is limited to biodegradable chemicals only, and visits to the site by persons who may be unfamiliar with the terrain along Hillside Drive and Will Geer Road is limited in terms of frequency and required to occur outside of the peak morning traffic times.

34. The Board finds the Project site is adequate in size and shape to accommodate the required yards, walls, fences, parking and loading facilities, and landscaping, and is well integrated with the uses in the surrounding area.

35. With the conditions of approval which restrict visitor trips to the Project site and require the operation of a shuttle service, the Board finds the Project is adequately served by streets of sufficient width and improved as necessary to carry the kind and quantity of vehicle traffic the Project will generate.

36. The Board finds the Project is served by necessary public or private service facilities. The Project site is currently served by public utilities and a private water and septic system to the satisfaction of Public Works and the County Fire and Public Health Departments.

Appeals

37. The Board finds the appeal filed by Project opponents is without merit. In particular, the Board finds:

    A. The Project is generally well maintained and operated, and constitutes an important service utilized by both Topanga residents and dog owners from all parts of the County;

    B. The Project, with the approved conditions, will not contribute excessive noise or disrupt the peace or wellbeing of neighbors, including noise caused by traffic to and from the Project or from barking dogs;

    C. With the conditions of approval limiting the maximum number of dogs and requiring a shuttle service, appointment-only visitation, and a weekly maximum number of visitor trips, the Project will not generate excess traffic and will contribute only a small percentage of traffic on adjacent and nearby roadways;

    D. The Project, with the approved conditions restricting the use of non-biodegradable chemical cleaners or solvents, will not threaten the nearby watershed through the dumping of bleach or other non-biodegradable chemicals;

    E. The record before the Board did not establish the Project has contributed to a decline in local property values, as evidenced in part by the continued construction of multiple new single-family residences near the Project site along Will Geer Road;

    F. The Project is an appropriate use on Will Geer Road, which includes comparable agricultural uses, including an equestrian facility;

G. Whether the Project's use of Will Geer Road exceeds the scope of the access easement along Will Geer Road is a private dispute between the owners of the property burdened by the easement and the permittee. Nevertheless, the record before the Board did not establish that the easement along Will Geer Road was limited to residential uses only, or that the Project would otherwise be unable to utilize the easement for Project purposes; rather, the record demonstrates the Project has utilized the easement without interruption for over 15 years; that the kind and quantity of traffic generated by the Project is similar to the kind and quantity of traffic generated by other uses on Will Geer Road; and that the Project, as limited by the conditions of approval, will generate a small percentage of the traffic on adjacent streets;

H. Access to the Project through the A-1 zone does not violate the Zoning Code because the Zoning Code allows uses in the A-2 zone to obtain access through the A-1 zone; because the Project generates the kind and quantity of traffic consistent with uses allowed in the A-1 zone (e.g., airports, child care centers, churches, colleges, jails, golf courses, hospitals, libraries, museums, and schools); and because the traffic generated by the Project does not constitute a nuisance to uses in the A-1 zone; and

I. This grant authorizing the continued operation of the Project does not constitute a "taking" of the property of subservient tenants along Will Geer Road.

38. The Board finds the permittee provides a valuable service to the local community and to County residents generally. The Board therefore finds that the permittee's appeal should be granted, in part, to provide the Project with operational flexibility and to accommodate a small increase in the number of permitted dogs to ensure the ongoing commercial viability of the facility. However, the Board further finds, based on the permittee's history of noncompliance with permit conditions and the concerns raised by neighbors and community members, that it is not appropriate to grant the permittee's request to increase the maximum number of dogs to 60, with an increase to 80 dogs during holiday periods. To balance the needs of the Project with the Project's potential impacts to the surrounding community, and to ensure the Project remains compatible with the neighborhood, the Board finds it appropriate to condition the Project as follows:

A. For the period September 1, 2015, through August 31, 2016, the maximum number of dogs on the Project site shall be 30, except during specified holiday periods, during which the maximum number of dogs shall be 45;

B. Commencing September 1, 2016, and provided the permittee has not received a notice of violation from Regional Planning prior to that date, the maximum number of dogs shall increase to 50, except during specified holiday periods, during which the maximum number of dogs shall be 60;

C. The permittee shall operate a shuttle service for the pick-up and drop-off of dogs off-site;

D. Trips to the Project site, other than trips by employees and the mandatory shuttle service, shall be limited to 30 roundtrip visits per week, shall occur outside of the peak morning traffic hours (8:00 a.m. to 10:00 a.m.), and shall be by appointment only; and

E. The permittee shall use non-toxic, biodegradable cleaning products only.

The Board further finds the conditions identified in subsections A and B above allowing a conditional increase of the number of dogs are appropriate in light of the permittee's admitted and demonstrated history of non-compliance with the 2002 CUP. Such conditions are appropriate to ensure the permittee is able to operate the Project in compliance with conditions of approval designed to ensure the Project's compatibility with the surrounding neighborhood.

CEQA

39. The Board finds the Project is exempt from CEQA pursuant to Class 1 – Existing Facilities, as set forth in CEQA Guidelines section 15301. The Class 1 exemption applies to the operation and permitting of existing private structures and facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination that the Project is exempt.

40. The Board has duly considered all of the issues and information contained in the oral testimony and written correspondence given to the Board in opposition to and in favor of the Project, as well as the issues and information contained in the oral testimony and written correspondence given to the Board in response thereto by Regional Planning staff and the permittee. The Board finds the opposition testimony and written correspondence do not identify substantial evidence that the environmental review process for the Project violated CEQA. The Board further finds no evidence that the Class 1 exemption should not apply to the Project.

41. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials is the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

A. The proposed use with the attached conditions and restrictions will be consistent with the General Plan and the North Area Plan.

B. With the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

C. The Project site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Code, or as is otherwise required to integrate said use with the uses in the surrounding area.

D. The Project site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and is adequately served by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Determines that the Project is exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(1) and 15301, and the County CEQA Guidelines related thereto; and

2. Approves Conditional Use Permit No. 2013-00135-(3), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. R2013-02633-(3)
CONDITIONAL USE PERMIT NO. 2013-00135-(3)

1. This grant authorizes the continued operation of a dog training and boarding facility, known as Canyon View Dog Ranch, located at 1558 Will Geer Road in the unincorporated Los Angeles County ("County") Santa Monica Mountains North Area, within the –DP (Development Program) zone (hereinafter, "Project" or "Facility"). The Facility and its associated improvements are as depicted on the approved Exhibit "A" on file at the County Department of Regional Planning ("Regional Planning") and are subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, the owners of the property, and any other person, corporation, or other entity making use of this grant.

3. As used in this grant, the term "date of final approval" shall mean the date these Conditions are approved by the Board of Supervisors.

4. This grant shall not be effective for any purpose until the permittee has filed at Regional Planning its affidavit stating that it is aware of, and agrees to accept, all of the conditions of this grant, until the conditions have been recorded as required by Condition No. 5, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 3, 5, 6, 7, 8, 9, and 10 shall become immediately effective upon the date of final approval of this grant.

5. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director"). In addition, upon any transfer of any interest in the property, or in the event of any lease or sublease of the property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee, lessee, or sublessee.

6. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant, which action is brought within the applicable time period of California Government Code section 65009, or any other applicable limitation period. The County shall promptly notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, attorneys' fees and expenses, including but not limited to County Counsel fees and expenses, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   A. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

   The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Los Angeles County Code ("County Code") section 2.170.010.

8. This grant shall expire unless used within 90 days from the date of final approval of the grant. A single 30-day extension may be requested in writing, with the payment of the applicable fee, prior to such expiration date. For the purposes of this condition, the continued operation of the dog boarding and training Facility shall be considered use of this grant.

9. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void and the privileges granted hereunder shall lapse.

10. The Project site shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the Project site. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County the sum of $8,000. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 40 inspections (one inspection per month for the first two years commencing upon effectiveness of this grant, and two inspections per year for the remaining eight years). Inspections shall be unannounced. If additional inspections are required to ensure compliance with the conditions of this grant, or

if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file at Regional Planning. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

11. This grant shall terminate on June 13, 2026. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the expiration date of this grant and shall be accompanied by the applicable fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

    In the event the permittee continues to maintain the Project or any component thereof after the expiration or termination of this grant, the permittee shall be bound by and comply with the conditions set forth herein, as though the grant remains in full force and effect, unless at the time of expiration or termination the Project is permitted to remain pursuant to then-applicable requirements of Title 22 of the County Code ("Zoning Code"), in which case the permittee shall comply with the applicable requirements of the Zoning Code. Nothing in this condition is intended to grant the permittee or any person or entity the right to maintain any use on the subject property without a valid grant, permit, or other approval, and nothing in this condition shall prevent the County from taking any action to abate uses on the site which are being maintained without necessary grants, permits, or approvals, or which are otherwise being maintained in violation of the Zoning Code. This condition shall survive the expiration or termination of this grant.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health or safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of Title 22 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

13. The Project site shall be developed and maintained in substantial compliance with the approved plans kept on file at Regional Planning, marked Exhibit "A." In the event that subsequent revised plans are required, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by all applicable fees and the written authorization of the property owner(s) for such revisions. All revised plans must substantially conform to the originally approved Exhibit "A."

14. All development pursuant to this grant shall comply with the requirements of the Zoning Code and the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions or as shown on the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

15. All structures and other development pursuant to this grant shall be kept in full compliance with the County Fire Code, to the satisfaction of the County Fire Department ("Fire Department"), and shall conform to the requirements of the County Departments of Public Works ("Public Works") and Public Health ("Public Health"), to the satisfaction of those departments.

16. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter. Yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

17. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings or graffiti become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

<u>Development Program</u>

18. The dog training and boarding Facility authorized by this grant, as depicted on the approved Exhibit "A" or a revised Exhibit "A" approved by the Director, as limited by the conditions of this grant, and as may be further understood by reference to the Findings attached hereto, shall constitute the "development plans" for the purposes of County Code section 22.40.030. All use of the subject property shall substantially conform to such development plans, as determined by the Director, or shall be required to obtain a new or modified conditional use permit pursuant to Chapter 22.56 of the Zoning Code.

19. The permittee shall not build, erect, or move onto any part of the subject property a building or structure of any kind not depicted in development plans, except for temporary structures used only to develop the property according to the development plans.

20. The permittee shall demolish or remove all buildings or structures which under the development plans are to be demolished or removed, and the permittee shall not use or maintain any such buildings or structures on the Project site.

21. The permittee shall not use any existing building or structure which, pursuant to the development plans, is to be altered, until the permittee has altered the building or structure in accordance with the development plans.

Conditions of Operation

22. Between September 1, 2015, and August 31, 2016, inclusive, the permittee shall not maintain more than 30 dogs on the Project site at any one time, except during the holiday periods designated in Condition No. 26, below. During holiday periods, the permittee shall not maintain more than 45 dogs on the site at any one time.

23. If on or before August 31, 2016, Regional Planning issues a notice of violation to the permittee for any violation of these conditions, or confirms based on substantial evidence that the permittee has operated in excess of maximum number of dogs specified in Condition No. 22, above, the maximum number of dogs specified in Condition No. 22, above, shall apply for the life of the grant.

24. Except as otherwise provided in Condition No. 23, above, commencing on September 1, 2016, the permittee shall not maintain more than 50 dogs on the Project site at any one time, except during the holiday periods designated in Condition No. 26, below. During holiday periods on and after September 1, 2016, the permittee shall not maintain more than 60 dogs on the site at any one time.

25. It shall not be a violation of Conditions No. 22 or 24, above if, for brief periods of time, dogs scheduled to depart the Facility overlap with dogs arriving at the Facility, provided the overlap does not cause the Facility to exceed the maximum number of dogs for more than six hours and that, as of 5:00 p.m. each day, the number of dogs does not exceed the maximum allowed.

26. The following dates are considered "holiday periods" for the purposes of determining the maximum number of dogs allowed pursuant to this grant:

    A. Martin Luther King Jr., Day, and the Saturday and Sunday immediately preceding Martin Luther King, Jr. Day;

    B. Presidents' Day, and the Saturday and Sunday immediately preceding Presidents' Day;

C. Cesar Chavez Day, as observed by the Los Angeles Unified School District ("LAUSD"), and the Saturday and Sunday immediately preceding or following Cesar Chavez Day if observed on a Monday or Friday, respectively;

D. Spring recess (Monday through Friday) as observed by LAUSD, the nine calendar days (Saturday through Sunday) immediately preceding spring recess, and the nine calendar days (Saturday through Sunday) immediately following spring recess;

E. Memorial Day, and the Saturday and Sunday immediately preceding Memorial Day;

F. Summer recess as observed by LAUSD, which generally begins on or about the second week of June and ends on or about the third week of August;

G. Labor Day, and the Saturday and Sunday immediately preceding Labor Day;

H. Veterans' Day;

I. Thanksgiving Day, the Wednesday immediately preceding Thanksgiving Day, and the Friday, Saturday, and Sunday immediately following Thanksgiving Day; and

J. Winter recess as observed by LAUSD, which generally begins on or about seven days prior to Christmas Day and ends on or about seven days following New Years' Day.

27. The permittee shall maintain a log in a form satisfactory to the Director to record the number of dogs on the Project site at all times. At a minimum, the log must identify the date and time each dog enters and departs the Facility. The permittee must keep the log up to date at all times, and provide a copy of the log to Regional Planning staff on a weekly basis. The permittee must also make the log immediately available to Regional Planning staff on-site upon request.

28. Failure to comply with Conditions No. 22 or 24 above, as applicable, may result in the immediate issuance of a notice of violation from Regional Planning's Zoning Enforcement Section ("Enforcement"). In the event the permittee fails to cure the notice of violation and a final zoning enforcement order is issued, this grant may be scheduled for revocation proceedings pursuant to County Code section 22.56.1780. This condition shall not limit or otherwise affect the County's enforcement or regulatory authority over the Project or the Project site.

29. Between the hours of 10:00 p.m. and 5:00 a.m., the permittee shall keep all dogs in sound-attenuated buildings or structures such that barking is not audible offsite.

30. Noise created by the Project, including but not limited to noise from barking dogs, shall comply with the requirements and standards of the County Noise Ordinance, to the satisfaction of Public Health. The permittee shall employ noise attenuation equipment and/or measures as necessary to comply with such requirements and standards.

31. Visiting hours by members of the public shall be by appointment only and are limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday. The Facility shall be closed to the public on Sundays. The permittee shall conspicuously post its visiting hours in the Facility's lobby or other place where visitors are routinely greeted, as well as on its website.

32. Roundtrips to the Facility shall not exceed 30 per week, and shall not arrive at or depart the Facility between 8:00 a.m. and 10:00 a.m., Monday through Saturday. For the purposes of this condition, roundtrips do not include trips by the permittee, its employees, or the shuttle service operated pursuant to Condition No. 34, below. The permittee shall maintain a log to the satisfaction of the Director of all roundtrips to the Facility within the preceding six months. The permittee shall make the log immediately available to Regional Planning staff upon request.

33. All trips to the Facility must be logged to the satisfaction of the Director, and documentation on daily trips to the Facility shall be available for review by Enforcement staff as needed.

34. The permittee shall operate a shuttle service to transport dogs to and from the Facility. Shuttle use by patrons is mandatory for all roundtrips in excess of 30 per week, as required by Condition No. 32, above. The permittee may establish other transportation management practices as necessary to comply with these Conditions, including the development of an off-site drop-off and pick-up location.

35. The permittee shall use only biodegradable insecticides, detergents, cleaning and disinfecting products, and herbicides. The permittee shall maintain a list of insecticides, detergents, and herbicides used by the Facility, and shall make such list immediately available to Regional Planning staff upon request.

36. The permittee shall implement best management practices to prevent water runoff from the Project site, to the satisfaction of Public Works. All runoff shall be directed into the existing leech field on the Project site, or otherwise to the satisfaction of Public Works.

37. The permittee shall ensure that no odors related to the Facility are detected off-site, including but not limited to odors from insecticides, detergents, cleaning and disinfecting products, and animal waste. The permittee shall take immediate steps to correct any odors which are detected off-site, whether detected by the permittee, the permittee's employees, neighbors, or Regional Planning staff. The

permittee shall employ additional odor mitigation measures, as needed, to comply with this condition, to the satisfaction of the Director.

38. The permittee shall maintain not less than 19 parking spaces for the Facility on-site. In the event the permittee wishes to decrease the amount of available spaces or alter the layout of any parking areas, the permittee shall submit to the Director for review and approval three copies of a revised Exhibit "A" which depict the revised parking layout. The permittee shall provide disabled/accessible parking spaces in compliance with the Americans with Disabilities Act ("ADA").

39. The permittee shall cooperate with the appropriate authorities, including but not limited to the Fire Department, to maintain a current emergency evacuation plan for the Facility.

40. The following activities are prohibited at the Facility:

    A. Dog shows and other special events;

    B. Dog grooming, except for the grooming of dogs being boarded at the Facility; and

    C. Allowing dogs outside of the fenced area of the Facility, except when leashed and accompanied by the permittee or the permittee's employees for training purposes.

41. The permittee shall obtain and keep current all necessary licenses or approvals, and shall make such licenses or approvals immediately available to Regional Planning staff upon request.

42. The permittee shall keep the Facility's premises clean, well-maintained, and free of dog waste. The permittee shall keep dog waste in airtight containers and shall dispose of the waste off-site not less than once weekly.

43. The permittee shall operate the Facility in compliance with all applicable requirements and standards set forth in Title 10 of the County Code (Animals), to the satisfaction of the County Department of Animal Care and Control.

44. All exterior lighting on the site shall comply with County Code section 22.44.133.D.2 and Part 9 of Chapter 22.44 of the County Code, to the satisfaction of the Director.

45. Within six months from the date of final approval of this grant, the permittee shall submit building permit applications to the Building and Safety Division of Public Works to legalize any buildings or structures constructed, converted, or altered without required building permits. The permittee shall obtain any necessary building permits, or remove the unpermitted structures, within one year of the date of final approval of this grant.

46. All signage on the Project site shall comply with applicable Zoning Code requirements, to the satisfaction of the Director.

47. The permittee shall comply with all conditions of the Public Health approval letter dated October 16, 2014, the Public Works approval letter dated February 11, 2015, and the Fire Department approval letter dated January 9, 2015, each of which is attached to these conditions and incorporated herein by this reference as though set forth in full.

48. The permittee shall keep a copy of these Conditions on-site and available for inspection by Regional Planning and other County staff upon request.

49. It shall be a material violation of these Conditions for the permittee, or anyone acting on the permittee's behalf, to turn away or refuse entry to Regional Planning staff, or any other County staff, seeking to inspect the subject property pursuant to this grant.

50. The aforementioned conditions shall run with the land and shall be binding on all owners of the Project site.

Attachments:
Public Health Conditions of Approval (Pages 1-2)
Public Works Conditions of Approval (Pages 1-2)
Fire Department Conditions of Approval (Pages 1-2)

COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, CEP
Director of Environmental Health

TERRI B. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
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BOARD OF SUPERVISORS

Gloria Molina
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Fifth District

October 16, 2014

TO: Travis Seawards
Senior Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2013-02833
Canyon View Dog Ranch
1558 Will Geer Road, Topanga

X Public Health recommends approval of this CUP.
☐ Public Health does NOT recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP request is for the continued operation of a dog training and boarding facility. It was originally approved by CUP 00-82 in 2002 for a maximum of 30 dogs. The new request would like an increase to 100 dogs. The Department clears this project for public hearing.

Drinking Water Program

The Drinking Water Program recommends approval of this CUP.

The Drinking Water Program has further reviewed the *Canyon View Training Ranch for Dogs*: A dog training and boarding facility. The following comments are offered by staff of the Drinking Water Program.

The Drinking Water Program has received the requested amendments and comments offered by the project lead. The Drinking Water Program recommends approval of this project

For questions regarding the above requirements, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or e-mail rlavin@ph.lacounty.gov or ebraganza@ph.lacounty.gov.

Land Use Program

The Land Use Program recommends approval of this CUP.

The Land Use Program has received a copy of the private septic system plan approved in 2002 including the 100% future expansion. An inspection report that stated that the system appears to be functioning properly was also submitted.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or e-mail eedwards@ph.lacounty.gov or vbanada@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mislebos@ph.lacounty.gov.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 11, 2015

IN REPLY PLEASE REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201300135
PROJECT NO. R2013-02633
1558 WILL GEER ROAD
CANYON VIEW DOG RANCH
ASSESSOR'S MAP BOOK NO. 4440, PAGE 7, PARCEL NO. 55
UNINCORPORATED COUNTY AREA OF TOPANGA

We reviewed the site plan for the project located at 1558 Will Geer Road in the unincorporated County area of Topanga. The project is for the continued operation of a dog training and boarding facility and to increase the dog kennel capacity from 30 dogs to 100 dogs. The site access is on Will Geer Road, which is a private road. Hillside Drive, which intersects Will Geer Road south of the project site, is the closest public roadway in the vicinity of the proposed project.

☒ Public Works recommends approval of this Site Plan.

☐ Public Works does NOT recommend approval of Site Plan.

1. Traffic

   1.1 Implement a shuttle service program that transports multiple dogs from customer residences to the dog kennel and dog training facility to reduce the number of trips into and out of the site and to reduce traffic on Hillside Drive. The applicant shall maintain an on-site registry of the number of customers visiting the site as well as those that utilize the shuttle service. The registry will be used to substantiate the effectiveness of the trip reduction on Hillside Drive.

For questions regarding the traffic conditions, please contact Andrew Ngumba of Public Works' Traffic and Lighting Division at (626) 300-4851 or anugmba@dpw.lacounty.gov.

2. Building and Safety

2.1 Submit building plans to Public Works' Building and Safety Division, Calabasas District office, for review and approval for the unpermitted conversion of the existing guest house to the dog grooming facility. In addition, any dog kennel-related conversions or unpermitted structures must either obtain building permits or be removed to the satisfaction of Public Works.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (62) 458-3154 or cllee@dpw.lacounty.gov.

If you require additional information, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb
P:\ldpub\SUB\CHECK\Plan\CUP\CUP 201300135-1558 WILL GEER\TCUP 201300135\2014-12-16 TCUP 201300135\CUP 201300135 Project .docx

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2013-02633 MAP DATE: November 21, 2014

LOCATION: 1558 Will Greer Rd., Topanga Canyon

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated October 10, 2014

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. The fire apparatus access road as noted on the site plan shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires the fire apparatus access road to be "clear to the sky" and "all weather access".

2. The fire apparatus access roads shall be extended to within 150 feet of all portions of the exterior walls of the first story of all buildings, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2

3. Provide approved building address numbers, and maintained them so they are plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code. Fire Code 505.1

4. A minimum 5-foot wide approved firefighter access walkway leading from the fire apparatus access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes, Fire Code 504.1

5. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

Reviewed by: Wally Collins Date: January 9, 2015

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2013-02633 **MAP DATE:** November 21, 2014

LOCATION: 1558 Will Greer Rd., Topanga Canyon

CONDITIONS OF APPROVAL - WATER

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

   - The relocation of the existing on-site fire hydrant near the "pool pump house" can be done at the same time as the installation of the turn-around.

2. The on-site fire hydrants are served by a water tank.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

Reviewed by: Wally Collins Date: January 9, 2015