



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 23, 2016

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

Dear Supervisors:

**PROJECT NO. R2013-02633-(3)  
CONDITIONAL USE PERMIT NO. 201300135  
ENVIRONMENTAL ASSESSMENT NO. 201300223  
APPLICANT: RANDALL NEECE AND JOE TIMKO  
MALIBU ZONED DISTRICT  
(THIRD SUPERVISORIAL DISTRICT) (3-VOTES)**

The applicant has appealed the Regional Planning Commission's decision (Commission) regarding the number of allowed dogs at the facility, as well as appealing a number of the conditions of approval. Seven non-applicants who are neighbors of the facility have also appealed the decision, stating that the dog training and boarding facility is not compatible with the area due to noise, traffic, and other concerns.

**SUBJECT**

The applicants, Randall Neece and Joe Timko, are requesting a Conditional Use Permit (CUP) to authorize the continued operation of a dog boarding and training facility, and to increase the number of allowable dogs at the facility from 30 to 100, in the A-2-10-DP (Heavy Agricultural - 10 Acre Minimum Area Required – Development Program (DP)) Zone in the Santa Monica Mountains North Area. Pursuant to Section 22.24.120 of the County Code, dog kennels and dog training schools are permitted uses in the A-2 Zone. However, County Code Section 22.40.040 states that property in a DP zone is subject to the requirements of a CUP for any use permitted in the basic zone. On August 26, 2015, the Commission approved a CUP that authorized a 30 dog maximum for the facility, with an allowance for an increase of up to 45 dogs during specified holidays. The project has been appealed by the applicant, as well as by a group of neighbors who oppose the project.

The existing facility was approved on December 10, 2002, through a zone change and a CUP. Zone Change No. 00-82-(3) changed the zoning on the property from A-1-1 (Light Agricultural Zone – 1 Acre Minimum Area Required) to A-2-10-DP, as dog

boarding facilities are not a permitted use in the A-1 Zone. In conjunction with the zone change, CUP No. 00-82 for the DP approved a dog boarding facility of no more than 30 dogs for a 10 year term. The facility has been operating since 2002.

In September 2013, the applicants filed a new CUP to allow up to 100 dogs at the existing facility. The Regional Commission held two public hearings on this project, on May 13, 2015, and on August 26, 2015. The Department of Regional Planning (Department) received several complaints from neighboring residents who oppose the project. Certain neighbors state that the facility often houses more than the allowed number of dogs, which has increased traffic to and from the project site, and have voiced concerns about the use of chemicals, such as bleach, to clean the grounds, the smells these chemicals create, and concerns about how these chemicals affect the watershed. The Department also received many letters of support from clients who utilize the services of the boarding and training facility.

The applicant has appealed the Commission's decision regarding the number of allowed dogs at the facility, as well as appealing a number of the conditions of approval. Seven neighbors of the facility have also appealed the decision, stating that the dog training and boarding facility is not compatible with the area due to noise, traffic, and other concerns.

**IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:**

1. Find that the project is categorically exempt pursuant to state and local California Environmental Quality Act (CEQA) Guidelines for the continuation of an existing facility.
2. Deny the appeals from the applicant and non-applicant party, and uphold the terms and conditions of the CUP approved by the Commission, which allowed up to 30 dogs with up to 45 dogs during holidays.
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. 201300135.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The project is located at 1558 Will Geer Road and consists of one legal parcel (APN 4440-007-055). The subject property is a 5-acre, rectangular-shaped parcel that is accessed from Hillside Drive, a steep and narrow half-mile road. Hillside Drive leads to Will Greer Road, which is a private access road. The subject property contains an existing 3,640 square-foot single-family residence. The dog boarding and training facility

is located north of the residence and contains a 1,125-square-foot administrative office that is surrounded by a small dog playground area. A separate large dog playground area is located north and east of the main residence.

In 2002, CUP No. 00-82-(3) approved a dog boarding and training facility that allowed no more than 30 dogs at the facility. Per the hearing documents for this CUP, 30 dogs was the limit placed on the facility as the project site is located on a mesa with narrow access, and a small "mom and pop" type of commercial operation was thought to be more compatible with the low-density residential development pattern for the area. The CUP expired on August 30, 2012. In September of 2013, the applicants applied for a new CUP with a request to increase the allowable number of dogs at the facility to 100.

The Commission held two public hearings on this project, on May 13, 2015, and on August 26, 2015. The Department received a large number of public comments both in opposition and in support of the project. The majority of letters of opposition were from neighboring residents who oppose the renewal of the project. Neighbors cite that the facility often houses more than the 30 dogs allowed under CUP No. 00-82, and residents in the area state that they believe there has been a steep increase in traffic on this road, to and from the boarding facility, and do not believe the existing streets can accommodate a large business on the mesa. Other residents, and the Topanga Watershed Committee, voiced concerns about the use of chemicals, such as bleach, to clean the grounds, the smells these chemicals create, and concerns about how these chemicals affect the watershed. Due to these issues, certain neighboring residents stated that a dog boarding facility with a 100 dogs is materially detrimental to the use, enjoyment or valuation of their property. The Department also received over 200 letters of support from people who use the facility and state that the business is important to the well-being of their pets. Based on the Department's staff visits to the project site, the grounds are well-maintained. The project site is also able to accommodate all zoning requirements related to setbacks, fencing and landscaping, and County Departments have reviewed the project and have stated that no additional water or septic system upgrades are required.

Due to potential traffic concerns, CUP No. 00-82 limited the number of dogs to 30, and the hours of visitation were limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday with no visitation on Sundays. The facility was also to be open to the public on an appointment-only basis. The applicants were not in compliance with these conditions. The facility often housed more than 30 dogs, and the applicants did not observe visitation hours or the appointment-only limitation. Finally, per the Department of Public Works, the applicant was also required to obtain the appropriate permits from Building and Safety for the unpermitted conversion of a guest house to a dog grooming facility.

Based on testimony given at the May 13, 2015, public hearing, the Commission moved to continue the project to August 26, 2015. In addition, the Commission required that the applicant operate the facility under the regulations of the previous CUP, that staff monitor the site for compliance and report back on enforcement activities over the next three months, and that staff research additional mechanisms to ensure compliance if the project were to be approved.

At the August 26, 2015, hearing, staff submitted a monitoring report for the facility for the previous three months. The applicant gradually brought the property into compliance with the conditions of approval from the previous CUP except for the condition limiting the number of dogs to 30. As a result, and based on testimony given at the two public hearings and the history of enforcement issues at the property, the Commission moved to approve the project, but with additional conditions and penalties for violating a condition. Instead of the 100 dogs requested by the applicant, the Commission approved 30 dogs as was allowed by CUP No. 00-82, with an allowance for an increase of up to 45 dogs during specified holidays. The Commission also required the applicant to comply with the following additional conditions:

- The number of inspections was increased to require one inspection per month for the first two years of the grant term, with a minimum of two per year for the remainder of the grant term.
- The applicant was required to submit a weekly log to Zoning Enforcement staff on the number of dogs being housed at the facility.
- A new condition of approval was added, stating that upon inspection, if there are more than the 30 dogs (45 on designated holidays) on the premises, then the permittee shall be issued an immediate Notice of Violation, and upon the second notice of violation for this infraction, the project will be immediately scheduled for revocation procedures.
- A condition was amended to state that within 6 months of approval, the applicant must submit the required applications to conform to the Rural Outdoor Lighting Ordinance and to legalize all unpermitted structures or unpermitted converted structures.
- A new condition of approval was added, stating that within 6 months of approval, the applicant shall bring all existing signage into conformance with the requirements for signs under Title 22.

### **Implementation of Strategic Plan Goals**

The project promotes Goal 2, Community Support and Responsiveness, of the Los Angeles County (County) Strategic Plan. The County is supporting local-serving commercial uses while ensuring that the business is responsive and compatible with the

surrounding environment. The dog boarding and training facility will operate at previously approved levels of operation, with only a small increase allowed over holidays when there is a higher demand, and the facility is subject to additional conditions to mitigate impacts to neighboring residents. The project also promotes Goal 1, Operational Effectiveness/Fiscal Sustainability, as the project is subject to an entitlement process and the cost recovery for the review is built into the application fee and there is no additional fiscal expenditure on the County's part.

### **FISCAL IMPACT/FINANCING**

The approval of the project would not result in significant costs to the County. There are no infrastructure improvements that are required by the County to complete the project, and the review cost is built into the application fee.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Zone Change Case No. 00-082-(3), approved on December 10, 2002, by the Board of Supervisors (Board), changed the zoning designation on the project site to A-2-10-DP.

CUP No. 00-82-(3), approved on December 10, 2002, by the Board, approved the operation of a dog training and boarding facility with up to 30 dogs. The CUP expired on August 30, 2012.

The applicants applied for a new CUP in September of 2013, and requested to raise the allowable number of dogs at the facility from 30 to 100. A duly noticed hearing was held on May 13, 2015. The Department received several complaints from neighboring residents who oppose the project. Certain neighbors state that the facility often houses more than the allowed number of dogs, which has increased traffic to and from the project site, and have voiced concerns about the use of chemicals, such as bleach, to clean the grounds, the smells these chemicals create, and concerns about how these chemicals affect the watershed. The Department also received many letters of support from clients who utilize the services of the boarding and training facility.

Based on testimony given at the May 13, 2015, public hearing, the Commission moved to continue the item to August 26, 2015. In addition, the Commission required that the applicant operate the facility under the regulations of the previous CUP, that staff monitor the site for compliance and report back on enforcement activities over the next three months, and that staff research additional mechanisms to ensure compliance if the project were to be approved.

At the August 26, 2015 hearing, the Department's staff submitted a monitoring report for the facility for the previous three months. At the end of the three month review period,

the applicant was in compliance with most of the conditions, but they were not compliant with the allowed number of dogs. As a result, and based on testimony given at the two public hearings, the Commission approved continuation of the existing facility with 30 dogs instead of the 100 dogs requested by the applicant, and required the property to comply with additional conditions of approval, including penalties for violating any conditions of approval.

### **ENVIRONMENTAL DOCUMENTATION**

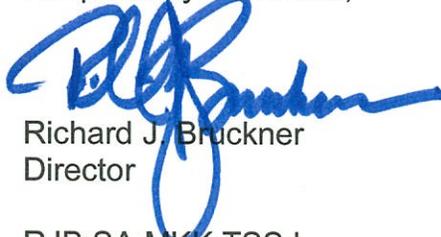
On August 26, 2015, the Commission certified that the project qualified for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the CEQA and the County environmental guidelines. The project was approved to allow the continued operation of an existing dog training and boarding facility at 30 dogs as was previously allowed by the CUP approved in 2002, with only an incremental increase in the number of dogs being boarded at the site to 45 during specified holidays with no other expansion or modification to the existing facility.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Action on the project is not anticipated to have a negative impact on current services as the project is to the continued operation of an existing dog training and boarding facility at the previously approved levels except for an incremental increase during holidays. The Departments of Fire, Public Health, and Public Works provided comments and recommended additional conditions of approval for the project, but the project will not require the need for additional services or infrastructure.

For further information, please contact Travis Seawards at (213) 974-6462 or [TSeawards@planning.lacounty.gov](mailto:TSeawards@planning.lacounty.gov).

Respectfully submitted,



Richard J. Bruckner  
Director

RJB:SA:MKK:TSS:lm

Attachments: Findings and Conditions  
Commission Staff Reports and Correspondence

The Honorable Board of Supervisors  
February 23, 2016  
Page 7

c: Executive Office, Board of Supervisors  
Assessor  
Chief Executive Office  
County Counsel  
Public Works

K\_CP\_022316\_PROJECT\_NO\_R2013\_02633\_BL

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	February 23, 2016
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	THIRD DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

**\*\*\* ENTRY MUST BE IN MICROSOFT WORD \*\*\***

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Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: R2013-02633-(3)  
Case No.: Conditional Use Permit No. 201300135  
Environmental Assessment No. 201300223

PUBLIC HEARING

BOARD AGENDA TEXT:

- x. Hearing on Project No. R2013-02633-(3), Conditional Use Permit No. 201300135-(3) and Environmental Assessment No. 201300223-(3) to authorize the continued operation of a dog boarding and training facility located at 1558 Will Geer Road, in the Malibu Zoned District within the Santa Monica Mountains North Area Community Standards District, applied for by, Randy Neece and Joe Timko; and find that the project is exempt from the California Environment Quality Act. (Appeal from the Regional Planning Commission's Approval) (Department of Regional Planning)

APPLICANT

Date September 4, 2015

Zoning Section  
Los Angeles County Board of Supervisors  
Room 383, Kenneth Hahn  
Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

PROJECT PROJECT NUMBER R2013-02633-(3)  
NO/CUP NO.: CONDITIONAL USE PERMIT NO. 201300135

APPLICANT: RANDALL NEECE for CANYON VIEW TRAINING RANCH FOR DOGS

LOCATION: 1558 WILL GEER ROAD, TOPANGA CANYON

MALIBU ZONED DISTRICT

Zoned  
District

Related zoning matters:

CUP(s) or VARIANCE No.

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented with a check or money order, payable to the Board of Supervisors, along with personal identification, prior to the appeal deadline at 5:00 p.m. at the above address. (Appeal fees subject to change) Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request \$7,225\* OR

2 or less conditions of the Project to be listed below: \$843.00\*

SEE ATTACHMENT A: APPEAL FROM CONDITIONS OF THE PROJECT

\*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors

Briefly, explain the reason for this appeal is as follows (attach additional information if necessary):

SEE ATTACHED REASONS FOR APPEAL

X  
(Signed)



Appellant

X RANDALL NEECE

Print Name

1558 WILL GEER ROAD

Street Address

TOPANGA, CALIFORNIA 90029

City/Zip

(310) 455-7897

Day Time Telephone Number

DOGEST8@GMAIL.COM

Email Address

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

2015 SEP -4 PM 12:42

ATTACHMENT A  
CONDITIONS OF THE PROJECT

This is to appeal conditions 24, 25, 26, 30; and also seek clarification of conditions 27, 33, 35, 36, 39 AND 41.

ATTACHMENT B  
REASONS FOR APPEAL

The applicant appeals from certain conditions attached to the Planning Commission's recent approval of this conditional use permit. The conditional use permit involves a successful dog boarding and training ranch in Topanga. The approved permit is a renewal of a 2002 permit for the same facility.

Condition Number 24 and Condition Number 26 restrict the maximum number of dogs boarded daily to thirty. There is no substantial evidence in the record to support this very low daily limit at the five acre facility.

Condition Number 25 and Condition Number 26 allow only a slight increase in the number of dogs (forty-five) during a few traditional peak boarding times. There is no evidence in the record to omit other peak boarding times, or to limit the increase to only forty-five dogs during peak boarding times.

Condition Number 30 limits daily trips to the facility by dog owners to only five trips. A traffic study recently completed by traffic engineers, and supported by the department of public works, eliminates any basis for this low daily trip limit. The dog ranch contributes very little traffic to the vehicle counts on the road serving the dog ranch.

Additionally, there are seven conditions which appear vague or ambiguous and need revision, clarification or more detail. These additional conditions are numbered 27, 33, 35, 36, 39 and 41. The appellant is ready to comply with the intent and purpose of these seven conditions, but further clarification or more detail is requested. The requested clarifications and details are especially important in light of the enforcement admonition in Condition 23.

NON-APPLICANT

Date SEPTEMBER 8, 2015

Zoning Section  
Los Angeles County Board of Supervisors  
Room 383, Kenneth Hahn  
Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

PROJECT  
NO./CUP NO.: R2013-02633-(3) / 2013-00135

APPLICANT: RANDALL NEECE AND JOSEPH TIMCO

LOCATION: 1558 WILL GEER ROAD

TOPANGA, CA 90290

MALIBU

Zoned  
District

Related zoning matters:

CUP(s) or VARIANCE No. 00-082-(3)

Change of Zone Case No. 00-082-(3)

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

The cost of Denial of this request: 843.00\*

The cost of Approval of this request: 843.00\*

\*Except for Subdivision appeals: \$130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing



Briefly, explain the reason for the appeal (attach additional information if necessary):

- Many years of non-compliance, and violations.
- Peace and quiet enjoyment of the neighborhood significantly diminished by barking dogs, foul odors, and increased traffic.
- Large-scale commercial businesses do not belong in residential neighborhoods!

x Fran Roberts - Stehelin  
(Signed) Appellant

FRAN Roberts - Stehelin  
Print Name

1630 Will Geer Road  
Address

TOPANGA 90290  
City/Zip

310-455-2632  
Day Time Telephone Number

franny@verizon.net  
E-mail Address

Briefly, explain the reason for the appeal (attach additional information if necessary):

see attached

L. Elsie, LLC (owner of record)  
x  manager  
(Signed) Appellant

Thomas Doniger, Manager  
Print Name

1370 Will Geer Rd  
Address

Topanga, CA 90290  
City/Zip

213-675-1880  
Day Time Telephone Number

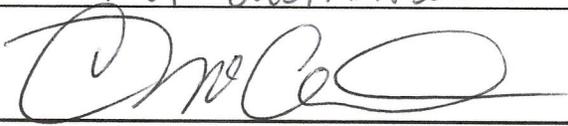
Tom@donigerandfetter.com  
E-mail Address

Briefly, explain the reason for the appeal (attach additional information if necessary):

- this is a residential neighborhood - no businesses allowed
- I have 2 unpermitted businesses on either side of me
- CVR violated terms of CUP from the beginning - owners bragged to me of having 175 dogs one holiday - no fines or repercussions
- polluted environment for years - no fines or repercussions
- abuse + deaths of dogs, abuse of employees, clients, myself
- illegal zone change from A1 to A2 of Canyon View
- lower property values - living next to a kennel
- water use by kennel NOT SUSTAINABLE!

illegal and no regulation

other neighbors

x 

(Signed)

Appellant

CATHERINE MCCLENAHAN

Print Name

1500 WILL BEER RD

Address

TOPANGA CA 90290

City/Zip

310-428-3995

Day Time Telephone Number

cmcclenahan@mac.com

E-mail Address

Briefly, explain the reason for the appeal (attach additional information if necessary):

see attached.

x

(Signed)

Appellant

William M. Fagerbakke

Print Name

1500 Will Geer Rd

Address

Topanga Ca 90290

City/Zip

310 455 2470

Day Time Telephone Number

ramsrmoi@aol.com

E-mail Address

Briefly, explain the reason for the appeal (attach additional information if necessary):

See Attached

x

(Signed)

Appellant

Susan K. Schmitt

Print Name

1291 Will Oer Rd

Address

Topanga, CA 90290

City/Zip

310 - 455 - 2081

Day Time Telephone Number

susiekschmitt@gmail.com

E-mail Address

Briefly, explain the reason for the appeal (attach additional information if necessary):

See Attached

x Sahaja Douglass  
(Signed) Appellant

Sahaja Douglass  
Print Name

21570 Hillside Drive  
Address

Toranga, CA 90290  
City/Zip

310-570-7429  
Day Time Telephone Number

Sahajadouglass@gmail.com  
E-mail Address

Reason #1 for Rejection of Kennel CUP

PROJECT NO. R2013-02633-(3)

## EASEMENT VIOLATIONS

C.U.P. NO. 2013-00135

The Regional Planning Commission lacked jurisdiction to issue the subject CUP to the Kennel and its issuance of the CUP was, therefore, an *ultra vires* act for the following reasons (among others).

First, the Commission incorrectly found that the A-2 zoned Kennel had "sufficient legal access" to operate its commercial enterprise, although such access was by way of easements over privately owned, A-1 zoned properties. Use of A-1 zoned easements for access to a commercial business constitutes a zoning violation, as a matter of law.

Second, use of easements, granted for access to a residence, over privately owned, A-1 zoned properties, to access a commercial enterprise overburdens the easements and violates the rights of the servient landowners, as a matter of law.

### Supervisor's Response

- Agreed
- Irrelevant
- Insufficient Evidence
- Not Our Jurisdiction
- Other:  
\_\_\_\_\_

Filed: September 8, 2015  
CA

By: Neighbors for a Peaceful Mesa

In: Los Angeles County,

Reason #2 for Rejection of Kennel CUP

PROJECT NO. R2013-02633-(3)

## A HISTORY OF ILLEGAL OPERATIONS

C.U.P. NO. 2013-00135

### 1998-2000

Operated illegal kennel with over 30 dogs when zoning allowed 3 dogs.

### 2000-2002

Having been cited by County, kennel applied for a CUP. Operated under "Clean Hands Waiver" wherein they agreed to keep no more than 10 dogs. Routinely had 30 to 50.

Admitted same at hearing; cited financial needs as excuse.

### 2002-2012

Operated under CUP limiting dogs to 30. According to employee testimony, had as many as 150.

### 2012-2015

Operated illegally, CUP expired November, 2012.

### May, 2015-August, 2015

At the hearing in May, the Commission ordered the kennel to limit dogs to 30; The Kennel owners said they **would not** comply, that they would limit dogs to 60 instead.

The Kennel owners DO NOT deserve another chance for future violations.

### Supervisor's Response

- Agreed
- Irrelevant
- Insufficient Evidence
- Not Our Jurisdiction
- Other:

Filed: September 8, 2015  
CA

By: Neighbors for a Peaceful Mesa

In: Los Angeles County,

Reason #3 for Rejection of Kennel CUP

**THIS IS NOT "A LOCAL SERVING BUSINESS"**

PROJECT NO. R2013-02633-(3)

C.U.P. NO. 2013-00135

Canyon View Ranch (CVR) is not serving local clients. The vast majority of their clients come from outside of Topanga. Less than 5% of support letters came from Topanga, while about 95% of letters of opposition to the Kennel came from Topanga residents.

And near-zero clients are on the Mesa, but 100% of the burden is.

We do not know of ONE current resident on Will Geer Road that supports the Kennel, and yet, the Kennel has listed people that either no longer live here, or who no longer support the Kennel, as supporters.

CVR is also not providing a critical service. There already is a kennel in Topanga, *Topanga Pet Resort*, which provides both boarding and training. Also, Topanga Pet Resort is on a major road and benefits from county water. This is a much more ideal location for such a business, unlike the Mesa.

**Supervisor's Response**

- Agreed
- Irrelevant
- Insufficient Evidence
- Not Our Jurisdiction
- Other:  
\_\_\_\_\_

Filed: September 8, 2015  
CA

By: Neighbors for a Peaceful Mesa

In: Los Angeles County,

Reason #4 for Rejection of Kennel CUP

**FINDINGS BY STAFF ARE  
INCORRECT**

PROJECT NO. R2013-02633-(3)

C.U.P. NO. 2013-00135

The conclusions proposed by County Staff to the Regional Planners state, in part, that:

“The proposed use...will not adversely affect the health, peace, comfort or welfare...and will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity...”

The past and proposed use at the site *HAS* and *WILL* adversely affect the health, peace, comfort and welfare of those residing in the surrounding area, and *HAS* and *WILL* be materially detrimental to the use, enjoyment, and valuation of the property of others.

Local Realtors have estimated that nearby properties will lose 15%, or more, of their value if this C.U.P. is issued. That will easily be a loss of over \$2,000,000. in value.

**Supervisor' s  
Response**

- Agreed
- Irrelevant
- Insufficient Evidence
- Not Our Jurisdiction
- Other:  
\_\_\_\_\_

Reason #5 for Rejection of Kennel CUP

## BURDEN ON THE NEIGHBORHOOD

### Traffic

The traffic study done by the kennel was dubious and should have been conducted by a third party. CVR modified their behavior just for their own traffic study. 100 dog owners plus 17 employees plus deliveries **everyday** clearly overburden a narrow, winding cul-de-sac.

### Noise

The noise levels of the past 3 months are not representative of the noise levels of the past 17 years. Once granted another CUP, the kennel will go back to its old ways: doing exactly what it wants to. They know they will not have to worry about ANY enforcement by the County.

### Foul Odors

Staff promises that no odors will leave the kennel property. Containing odors from such large amounts of feces and chemicals is physically impossible.

### Diminished Property Values

Potential buyers of homes near any dog kennel would surely demand a discount due to the undesirable noises, smells and traffic.

PROJECT NO. R2013-02633-(3)

C.U.P. NO. 2013-00135

### Supervisor's Response

- Agreed
- Irrelevant
- Insufficient Evidence
- Not Our Jurisdiction
- Other:  
\_\_\_\_\_

Filed: September 8, 2015  
CA

By: Neighbors for a Peaceful Mesa

In: Los Angeles County,

Reason #6 for Rejection of Kennel CUP

## BURDEN ON THE ENVIRONMENT

### Bleach

Thousands of gallons of bleach have been dumped into the watershed by the kennel, with no repercussions.

### Sewage

For 6 years, the kennel dumped raw sewage onto the Stehelin property. They finally installed a septic system, but since there is no permit on file at Health Services, there is no way to know what the capacity of this system is, or how long it might last.

### Water Usage

We on the Mesa rely on wells for water, and several wells have already failed, including 2 on the Kennel property, and several neighbor's wells. This large business with its pools and lush landscaping threatens our water source. Employee testimony states that 25 loads of laundry are done each day. The Kennel uses too much water for an area without city water.

If this drought continues, all of our wells may go dry.

PROJECT NO. R2013-02633-(3)

C.U.P. NO. 2013-00135

### Supervisor's Response

- Agreed
- Irrelevant
- Insufficient  
Evidence
- Not Our  
Jurisdiction
- Other:  
\_\_\_\_\_

Reason #7 for Rejection of Kennel CUP

## A DISASTER WITHIN A DISASTER

Kennel owners say they have an evacuation plan, but can they be expected to follow it? How many of the conditions of the now expired C.U.P. have they simply chosen not to adhere to?

When frantic dog owners hear of a disaster in Topanga, such as a brush fire, which will happen, will they sit idly by waiting for their pets to be evacuated by the kennel, or will they take it upon themselves to go get them?...or send their assistants?...or both? One car crash on Hillside Drive can, and has, blocked access for hours. Hillside Drive is the ONLY way in or out of the Mesa neighborhood.

Residents on Hillside and Will Geer are very concerned about emergency services being blocked by excessive traffic to and from the Kennel.

PROJECT NO. R2013-02633-(3)

C.U.P. NO. 2013-00135

### Supervisor's Response

- Agreed
- Irrelevant
- Insufficient Evidence
- Not Our Jurisdiction
- Other:  
\_\_\_\_\_

Filed: September 8, 2015  
CA

By: Neighbors for a Peaceful Mesa

In: Los Angeles County,

Reason #8 for Rejection of Kennel CUP

PROJECT NO. R2013-02633-(3)

**BAD BUSINESS PRACTICES**

C.U.P. NO. 2013-00135

**Animal Abuses**

Kennel cough, Giardia, dogs being returned to their owners with obvious emotional scars and physical injuries, and dog deaths. These are just some of the abuses that have been reported by employees and clients of the Kennel, and are in the record.

**Treatment of employees, etc...**

There are letters on file from employees, clients, and neighbors detailing how they were mistreated and threatened by the Kennel owners. It seems as though all one has to do to be threatened with a lawsuit is disagree with the Kennel owners.

**Treatment of County Employees**

The Kennel owners refused to let County inspectors on to their property, but later allowed scheduled inspections, so long as attorneys for the Kennel were present.

**Supervisor's Response**

- Agreed
- Irrelevant
- Insufficient Evidence
- Not Our Jurisdiction
- Other:  
\_\_\_\_\_

Thank You  
for  
Your Fair  
Consideration

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February 25, 2015

The Honorable Esther L. Valadez, Commissioner  
The Honorable Laura Shell, Commissioner  
The Honorable David W. Louie, Commissioner  
The Honorable Curt Pedersen, Commissioner  
The Honorable Pat Modugno, Commissioner  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

Re: **Project No. R2013-02633-(3); CUP No. 201300135**  
**Conditional Use Permit to Allow and Expand Maintenance of a Dog**  
**Kennel at 1558 Will Geer Road, Topanga, California, Petitioned by**  
**Randall Neece and Joseph Timko**

Dear Commissioners:

I am writing you on behalf of L. Elsie, LLC (the "LLC"), the record owner of the parcel of real property commonly described as 1370 Will Geer Road, Topanga Canyon, California 90290 (the "Elsie property").

The LLC opposes both the continued and proposed expanded, commercial use as a kennel (the "Kennel") of the property at 1558 Will Geer Road (the "Kennel property"). As is shown below, such commercial use violates the rights of the LLC and other property owners along Will Geer Road, whose properties are the servient tenements for the Kennel's easements for access. As is also shown below, the Kennel's use of the neighbors' agricultural/residential zoned easements for access to its commercial

enterprise constitutes a zoning violation, as a matter of law. Therefore, the issuance, in 2003, of the Conditional Use Permit (“CUP”) allowing commercial kennel use was an *ultra vires* act by the Department of Regional Planning. Continuance or issuance of a similar CUP now would also constitute an *ultra vires* act by the Department.

The above legal issues, as well as others described below, were not identified or considered in the FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER - CONDITIONAL USE PERMIT NUMBER 00-082-(3) (the “Findings”) made in connection with the granting of the Kennel’s now expired CUP, effective as of January 9, 2003. However, Los Angeles County Code §22.56.040 requires that these important factors be considered and reflected in any findings, as they bear directly on the issues as to which an applicant for a CUP bears the burden of proof.

As provided by the Los Angeles County Code §22.56.040, the Kennel bears the burden of proof to substantiate that the requested use will not:

- A. 1. Adversely affect the health, peace, comfort or welfare of persons residing . . . in the surrounding area;
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

The Kennel also bears the burden of proof to show that the Kennel is adequately served:

- C. 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and other vehicle traffic such use would generate; and
- 2. By other public or private service facilities as are required.

As is shown below, the Kennel is not “adequately served” by “highways or streets” or by any other legal access for its commercial use. The only access which exists is by way of easements for residential use over the privately owned land of the Kennel’s neighbors. The Kennel’s use of such agricultural/residential easements for its commercial purpose overburdens the Kennel’s easements, violates the real property rights of its neighbors and constitutes a zoning violation, as a matter of law. Further, the Kennel’s

illegal use of easements through its neighbors' land adversely affects the peace and comfort of its neighbors and is materially detrimental to the use, enjoyment and valuation of the Elsie property and other neighbors' property. The Kennel's commercial use is plainly out of place and unsuited to the neighborhood.

### **The Kennel and the Elsie Property**

The Elsie property consists of 20 acres located several parcels to the south of the Kennel property along Will Geer Road. The Elsie property is shown as parcel number 12 on Exhibit 1, attached hereto. Will Geer Road, a privately owned road, bisects the Elsie property into two 10-acre parcels, one lying to the west of Will Geer Road and one lying to the east of Will Geer Road. The LLC owns in fee simple all of Will Geer Road within the boundaries of its parcel.

Access to the Elsie property, like access to the Kennel property, is along Will Geer Road from Hillside Drive, the steep, narrow and winding road leading from Topanga Canyon Blvd. to the mesa. Will Geer Road lies on the top of a very quiet mesa, high above Topanga Canyon. There is no traffic on the Road, except traffic to and from the dozen or so properties on Will Geer Road, because Will Geer Road dead ends at its northern end, about a mile from Hillside Drive. The Kennel property is very close to the northern dead end of Will Geer Road. Therefore, all traffic to the Kennel must travel through the middle of the Elsie property, past all but a few of the houses on Will Geer Road and almost the full length of Will Geer Road.

### **Access to the Kennel Is by Private Easements over Will Geer Road**

It appears that each of the parcels along Will Geer Road has received an easement appurtenant from each other parcel along Will Geer Road for "road and utility purposes." The easements for "road purposes" appear to have been granted in 1961–1962, and easements for "utility purposes" appear to have been granted as late as 1989.

The Elsie property, like the other parcels along Will Geer Road, is burdened by easements for road and utilities which benefit the other parcels along Will Geer Road, including the Kennel property. Each of the property owners along Will Geer Road owns in fee simple that portion of the Road within his parcel's boundaries and each receives the benefit of easements appurtenant for road and utility purposes over Will Geer Road from neighboring properties.

**The Kennel's Easements Were Granted for Residential, Not Commercial, Use**

While I have not conducted a complete investigation of each of the grants and/or reservations of easements for access along Will Geer Road, those that I have seen do not describe the easements for access other than as for "road purposes." Some of the utility easements are described with more specificity. Where easements for access are not more specifically described, the nature and scope of the permitted use of the easement is determined by reference to the use at the time of the grant or reservation of the easement. This principle is stated as follows in California's leading treatise on real estate:

**The use is limited to original creation.** Once an easement has been created 'both parties have the right to insist that so long as the easement is enjoyed it shall remain substantially the same as it was at the time the right accrued, entirely regardless of the question as to the relative benefit and damage that would ensue to the parties by reason of a change in the mode and manner of its enjoyment.' Miller & Starr, *California Real Estate, Easements* §15:54 at p. 15-176 (3d. ed. 2011, hereinafter "*Miller & Starr*") [Emphasis in original.]

This principle means that "[o]nce the extent of an easement's use has been established, the easement owner cannot subsequently enlarge its character so as to materially increase the burden on the servient tenement." *Id.* Again, as stated in *Miller & Starr*:

**Use cannot increase the burden on the servient tenement.** The owner of an easement cannot change or increase the use of the easement in any manner that imposes a new or greater burden on the servient tenement without the consent of the servient owner. *Miller & Starr, Easements* §15:55 at p. 15-179. [Emphasis in original.]

At the time, in 1961 and 1962, when the easements for the benefit of the Kennel property were created for "road purposes," there was no kennel on the Kennel property, as acknowledged by the Kennel in the Project Narrative it has submitted. That Project Narrative states that the Kennel operation began in 1998. Nor is there evidence of any

other commercial use of the Kennel property prior to that date. See also, Finding Nos. 6 and 20. Accordingly, under the applicable legal principle quoted above, the easements over the Elsie property and other neighboring properties, were limited to “road purposes” for access to any then-existing residence(s) and were not granted to allow the greater burden of a commercial use. Thus, even the present commercial use of the easements by the Kennel (and its customers who daily drive on Will Geer Road to deliver and pick up their dogs) surcharges the easements and violates the rights of the Kennel’s servient neighbors along Will Geer Road. Any commercial use constitutes precisely the “greater burden on the servient tenement” proscribed by law.

**Commercial Use of the Kennel’s Easements Overburdens the Easements And  
Additional Commercial Use Will Further Overburden Such Easements**

The proposed expansion of the Kennel’s commercial activity (apparently now conducted pursuant to an expired permit) will necessarily require increased commercial use by the Kennel of the residential easements over Will Geer Road, as to which the Kennel property is the beneficiary and as to which the neighboring properties along Will Geer Road, including the Elsie property, are the burdened properties or servient tenements. It is not possible to more than triple the scope of the Kennels’s commercial use (from 30 to 100 dogs) without a substantial concomitant increase in use of the easements along Will Geer Road for access.

In the Kennel’s Zoning Permit Application, it seeks a “Continued (Renewal)” of its expired permit. In its Project Narrative, submitted with its Application, the Kennel represents that it “is currently operating under terms and conditions of Conditional Use Permit Case Number 00-082-(3).” That permit, now expired, provides, in paragraph 26 f, that “The dog kennel and dog training facility shall be limited to a maximum of 30 dogs on the premises at any one time.” However, the Narrative submitted by the Kennel boasts that “Nearly one hundred dogs daily enjoy the spacious training and boarding facility.” Whether the Kennel is in compliance with the expired Permit and has only 30 dogs on site or is flouting the Permit and has 100 dogs on site, the Kennel use should be terminated for the reasons stated below. And certainly, the Kennel cannot augment its legal rights, as against its neighbors or before this Commission, by violating the terms of the Permit it sought and accepted – a violation which strongly suggests that any new or renewed permit will be similarly flouted if it is in the economic interest of the Kennel to do so.

**The Kennel's Commercial Use of its Easements Violates the Rights of the Owners of the Servient Tenements along Will Geer Road**

The principle prohibiting commercial use of lesser-zoned residential/agricultural easements described in *Miller & Starr* above is illustrated, on facts “on all fours” with those presented by the Kennel’s existing commercial use and petition for expanded commercial use, in *Bartholomew v. Staheli*, (1948) 86 Cal.App.2d 844, 195 P.2d 824. In *Bartholomew*, the plaintiff, Bartholomew, owned real property over which a dirt roadway ran from a state highway to the defendants’ adjacent farm property. The defendants used their adjacent farm property as a farm and home and used the roadway over Bartholomew’s land to travel from the highway to their farm. However, the defendants changed the use to which they put their farm, organizing a commercial nudist colony operated for profit. The defendants rented cabins and operated a public dining room and store, among other commercial activities at the nudist colony.

Bartholomew objected to the increased use of the roadway caused by the defendants’ commercial use of their farm as a nudist colony and sued to enjoin the increased burden on his servient tenement. The trial court enjoined the defendants from using the roadway for commercial access to their commercial enterprise and the court of appeal affirmed the trial court.

The defendants Emma Staheli and Victor Staheli were enjoined from using a private road-way across plaintiffs’ land, except for the purpose of traveling thereon to and from their adjoining farm. The injunction prohibits defendants from overburdening their easement to use their private right of way over plaintiffs’ land by inviting greatly increased travel of vehicles by means of which members and customers of defendants’ nudist colony, resort and store were encouraged to patronize those enterprises conducted for pecuniary profit.

*Bartholomew* is the controlling decision governing the Kennel’s application for a CUP. Like the defendants in *Bartholomew*, who were enjoined from overburdening the road-way easement by commercial use, the Kennel, by its commercial use, is overburdening the easements granted for residential “road purposes” by each of the land owners along Will Geer Road, including the LLC. The Kennel’s existing commercial use overburdens the Kennel’s easements and violates these landowners’ rights. The Kennel’s

requested increased commercial use will constitute an even more egregious violation of their rights.

**The Overburdening of the Neighbors' Easements Adversely  
Affects the Peace, Comfort, Use, Enjoyment and Valuation of the Elsie  
And Other Neighboring Properties**

The overburdening of the Elsie property easement (and other easements on Will Geer Road) by the Kennel is not an abstract legal point without impact in the real world. Will Geer Road runs through the very center of the Elsie property and near to the house site. It runs near other residences on Will Geer Road, as well. The mesa is very quiet and every car, van or truck coming down Will Geer Road can be heard long before it even enters the Elsie property. There are speed bumps on Will Geer Road and some are within the Elsie property. Each vehicle must brake, slow down and then accelerate at each speed bump, with all of the attendant noises. The passage of each vehicle is, therefore, a disturbance to the quiet enjoyment of properties on the mesa – quiet enjoyment which is a primary reason people move to the mesa. While I will leave it to others to quantify the traffic attributable to the Kennel's commercial enterprise, I have observed and heard the stream of cars transporting dogs to and from the Kennel on those occasions when I have been present on the Elsie property. Such Kennel traffic constitutes a substantial portion of the traffic on Will Geer Road, a genuine disturbance and a material interference with the quiet enjoyment of the properties along Will Geer Road. As such, the Kennel's illegal, commercial use of Will Geer Road amounts to nuisance under *Civil Code* §§ 3479 and 3480.

Further, this Kennel traffic increases the cost of maintaining Will Geer Road, a cost born by the LLC and other properties along Will Geer Road. The Kennel should not be permitted, by its overburdening of easements, to increase the road maintenance costs for its neighbors. As is obvious, an increased flow of traffic – literally through the middle of the Elsie property and adjacent to the other properties – diminishes the value of each such property.

**The Kennel's Use of Easements over Will Geer Road to Serve its  
Commercial Enterprise Constitutes a Zoning Violation, as a Matter of Law**

Another legal principle directly prohibits the Kennel's use of easements over Will Geer Road for access to its commercial enterprise. The zoning and legally permitted uses

of easements must allow for, and be consistent with, the nature of the property to which such easements provide access. Here the zoning for the Kennel's Will Geer Road easements is not consistent with the Kennel's commercial use and, therefore, the easements cannot, as a matter of law, be used by the Kennel for access to its commercial enterprise. This principle is illustrated by *Teachers Insurance and Annuity Association v. Furlotti*, (1999) 70 Cal.App.4th 1487, 83 Cal.Rptr.2d 455.

In *Teachers*, a residential apartment building and a commercial building each occupied parcels which extended to the center of a private alley between the two buildings. The alley constituted the boundary between the commercial zone occupied by the commercial building to the south and the residential zone occupied by the apartment building to the north. The predecessor owners of the two properties had executed reciprocal easements allowing access and use by both parcels of the entire alley for servicing the two buildings.

Furlotti, the owner of the apartment building, grew tired of the noise and disturbance associated with the commercial use of the alley and constructed a chain link fence down the center of the alley, along the property line. Furlotti's fence denied the commercial building use of the easement over the apartment building's half of the alley and Teachers sued to "require removal of the fence and repair of the easement area." The trial court granted an injunction requiring that the fence be removed, based upon Teachers' contention that the "[Declaration of Reciprocal Easements] was an enforceable agreement which entitles the parties to use the easement area for access, but which was violated by the Furlottis when they constructed the fence."

The court of appeal reversed the trial court, relying upon a principle directly applicable to the Kennel's use of its easements along Will Geer Road for commercial purposes. "The Furlottis argue the easement purports to grant commercial use of [the apartment building's] portion of the alley which is zoned for residential use only with the result the use is a zoning violation. The Furlottis are correct."

In reaching its decision, the *Teachers* court relied upon a California case, *City & Co. of S.F. v. Safeway Stores, Inc.*, (1957) 150 Cal.App.2d 327, 310 P.2d 68, in which the court concluded that "[t]hus the use of property zoned for residence for the vast amount of public ingress and egress necessarily connected with a store of the Safeway type, is a violation of a residential zoning ordinance." [Emphasis in original.] The *Teachers* court also relied on similar decisions from other jurisdictions which hold "that

the use of land in a residentially zoned district to gain access to land or buildings in a commercially zoned area constitutes a commercial use in violation of the zoning restrictions of the residential district.”

The *Teachers* holding, as applied to the instant circumstances in which the Kennel seeks to use private, agricultural/residential easements along Will Geer Road for access to its commercial enterprise, requires that the burdened or servient properties along Will Geer Road be zoned for a similar commercial use – otherwise the Kennel’s use of the easements is a zoning violation. Certainly the Elsie property is not zoned for commercial use; it is zoned for agricultural use. The other properties along Will Geer Road are similarly zoned. Therefore, the Kennel’s current use of its easements along Will Geer Road is illegal and any expanded use would also be illegal.

The Findings made in connection with the granting of the Kennel’s CUP, effective as of January 9, 2003, were submitted to the Board of Supervisors on November 27, 2002, by the County Counsel’s office. Those Findings confirm that, although the Kennel then received a change in zoning from A-1-1 (Light Agricultural) to A-2-10-DP (Heavy Agricultural), the “[s]urrounding zoning consists of A-1-1 to the north, south, east and west.” Finding No. 5. Finding No. 8 acknowledges that “operation of a dog kennel/dog training facility . . . is prohibited in the pre-existing A-1-1 zone.” Under the holding in *Teachers* and other authorities cited above, the Kennel’s use of lesser zoned easements for access to its higher zoned, commercial enterprise constitutes a zoning violation, as a matter of law.

Finally, although the special change in zoning to A-2-10-DP, previously obtained by the Kennel, will not be further explored in this letter, that change likely constitutes illegal “spot zoning,” both procedurally and substantively. Any permits or other benefits granted on the basis of that zoning were and are, therefore, legally infirm.

### **Issuance of the Requested CUP Effects an Unconstitutional Taking**

Granting a CUP for commercial kennel use to the Kennel effectively “takes” (in the federal and state constitutional sense) from the owners of the servient tenements additional easement rights (not previously deeded) and grants those additional easement rights to the Kennel. Even if a governmental body were to properly “take” such invasive easement rights from the servient landowners, it would have to compensate the landowners for such an exercise of the right of eminent domain. See, *Miller & Starr*, Eminent Domain §30A:29 at p. 30A-70, 71; “Here, the Government’s attempt to create a

public right of access to the improved pond goes so far beyond ordinary regulation or improvement for navigation as to amount to a taking....” *Kaiser Aetna v. United States*, 444 U.S. 164, 100 S.Ct. 383, 62 L.Ed.2d 332 (1979). Moreover, such a taking cannot be accomplished, procedurally or substantively, by issuance of a CUP. Eminent domain proceedings would be required for such a taking.

Further, such a taking would not be by a governmental body for a public purpose – it would be a taking, without compensation, by the County from neighboring landowners, who neither seek nor receive a *quid pro quo* in the form of a permit or other benefit from the County. Such a taking would be solely to enable the private operation of a commercial enterprise. The controlling taking cases, *Nollan*, *Dolan*, *Loretto* and *Lingle*, do not even consider such an egregious taking, involving the taking of invasive easement rights from landowners, who seek no governmental benefit, and the transfer of such easement rights (without compensation) to a different landowner, who is seeking a governmental permit. Issuance of the requested CUP for kennel use, which would effect such a taking, cannot conceivably pass constitutional muster on these egregious facts.

### **The Department of Regional Planning Lacks the Power to Issue the Requested CUP**

Even if all of the land owners along Will Geer Road were to agree to allow their easements to be overburdened by the Kennel, such land owners do not have the power to change the zoning of their properties. Any such agreements to permit overburdening of the easements (or to accept the Kennel’s “spot zoning”) would be invalid and ineffective, as specifically held by the court in *Teachers*. Therefore, use of the existing easements over agricultural/residential zoned property by the Kennel for access to its commercial enterprise would remain a zoning violation – even if the servient tenements consented to such use.

Where a CUP violates applicable zoning law, it is beyond the authority of the issuing agency to issue, as *Neighborhood Action Group v. County of Calaveras*, (1984) 156 Cal.App.3d 1176, 1184, 203 Cal.Rptr. 401 holds.

Although use permits are not explicitly made subject to a general plan meeting the requirements of state law, that condition is necessarily to be implied from the hierarchical relationship of the land use laws. To view them in order: a use permit is struck from the mold of the zoning law (§ 65901); the zoning law must comply with the adopted

general plan (§ 65860); the adopted general plan must conform with state law (§§ 65300, 65302). The validity of the permit process derives from compliance with this hierarchy of planning laws. These laws delimit the authority of the permit issuing agency to act and establish the measure of a valid permit.

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Put another way, the scope of authority of the agency to enact a general plan and zoning ordinances and to apply them is governed by the requirements of state law. A permit action taken without compliance with the hierarchy of land use laws is *ultra vires* as to any defect implicated by the uses sought by the permit.

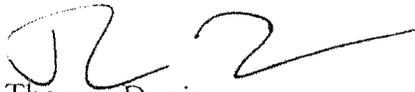
The Findings made in 2003 for issuance of the Kennel's CUP failed to raise, acknowledge, address or consider: (1) that the Kennel's access consisted entirely of agricultural/residential easements for "road purposes" over neighboring landowners' private parcels; (2) the nature, scope and legality of the Kennel's commercial use of such easements and the correlative rights of the owners of the servient tenements; (3) the legal and physical effects of the Kennel's commercial use of the easements upon the servient tenements; (4) the zoning violation created by the Kennel's use of A-1-1 zoned easements for access to its A-2-10-DP zoned commercial business; and (5) the change of zoning granted to the Kennel, constituting illegal "spot zoning." [Whether the Findings would satisfy the legal standard for such findings stated in *Topanga Assoc. For a Scenic Community v. County of Los Angeles*, (1974) 11 Cal.3d 506, 113 Cal.Rptr. 836, is a question which need not be answered now in light of the fact that the Kennel's 2003 CUP has expired and a new application for a CUP is now before this commission.] Consideration of these vital issues in 2003 would no doubt have required rejection of the Kennel's application for the CUP, due to the zoning violation "implicated by the use sought by the permit" and the "spot zoning," as well as for other reasons. Issuance of the CUP for commercial kennel use was then *ultra vires*, as shown above by *Neighborhood Action Group*. Issuance now of a CUP for maintenance or expansion of that use would be equally *ultra vires*.

The issuance of the prior CUP to the Kennel and any issuance of another or

Department of Regional Planning  
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continued CUP for commercial kennel use constitute *ultra vires* acts, zoning violations, unconstitutional "takings" without compensation and without required eminent domain proceedings and violation of the servient neighbors' real property rights. As such, if issued, such a CUP would not be subject to limited judicial review only for abuse of discretion or to determine if the findings were supported by the evidence. The reviewing court, in considering the validity of such a CUP, would "exercise 'independent judgment' in determining whether the agency action was 'consistent with applicable law.'" *Neighbors in Support of Appropriate Land Use v. County of Tuolumne*, (2007) 157 Cal.App.4th 997, 1004, 68 Cal.Rptr.3d 882.

Respectfully submitted,



Thomas Doniger

cc:

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TD:lmw



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Of Counsel

May 8, 2015

The Honorable Esther L. Valadez, Commissioner  
The Honorable Stephanie Princetl, Commissioner  
The Honorable David W. Louie, Commissioner  
The Honorable Curt Pedersen, Commissioner  
The Honorable Pat Modugno, Commissioner  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

**Re: Project No. R2013-02633-(3); CUP No. 201300135**  
**Conditional Use Permit to Allow and Expand Maintenance of a Dog**  
**Kennel at 1558 Will Geer Road, Topanga, California, Petitioned by**  
**Randall Neece and Joseph Timko. Response to County Staff Analysis.**

Dear Commissioners:

I am again writing you on behalf of L. Elsie, LLC (the "LLC"), the record owner of the parcel of real property commonly described as 1370 Will Geer Road, Topanga Canyon, California 90290 (the "Elsie property"). The purpose of this letter is to reply to that portion of the now-published Staff Analysis which addresses the points regarding legal access made in my initial letter to you, dated February 25, 2015, opposing issuance of the requested CUP.

Based upon a memorandum prepared by the Applicants' counsel, Cox Castle Nicholson, the County has concluded that "the facility [the Kennel] has sufficient physical and legal access to satisfy the burden of proof..." Staff Analysis at page 7. The County's conclusion is incorrect for the reasons stated below.

In reliance upon *LT-WR, LLC v. California Coastal Commission*, 151 Cal. App. 4<sup>th</sup>

770, 806 (2007), the County has concluded that “whether [the Kennel’s] commercial use of the road exceeds the scope of the [Kennel’s easement over the neighboring private properties] is a legal question for a court to resolve, not one for staff or the Regional Planning Commission to determine.” Staff Analysis at page 7. However, neither *LT-WR* nor any other authority supports the County’s argument that it is free to violate the common law of California and the established and recorded real property rights of neighboring landowners, in issuing CUP’s.

Ironically, *LT-WR*, relied upon by the Staff, supports denial of the requested CUP, not its issuance. *LT-WR* involved the denial by the Coastal Commission of permits to develop certain real property. The case presented many issues but was cited in the Cox Castle Memorandum and in the Staff Analysis for the principle that the “California Coastal Commission did not have authority to determine existence of prescriptive easement based solely on evidence of historic use.” Staff Analysis at page 8. In *LT-WR*, the Coastal Commission had denied a developer the right to erect a gate and “no trespassing” signs over the developer’s privately owned road which the Commission had speculated might be subject to public prescriptive rights of access, based upon statements by “numerous people.” The *LT-WR* Court reversed the Commission, holding that it did not have legal authority to establish such prescriptive rights and then base its administrative action upon such “prescriptive rights.”

The applicants argue, and the Staff Analysis concludes, that L. Elsie, LLC is asking this Commission to do precisely what the Coastal Commission did in *LT-WR* – “determine” the easement rights of the LLC and other servient land owners along Will Geer Road and base its ruling on that determination. However, unlike the unrecorded and undetermined easement rights in *LT-WR*, the easement rights of the Kennel’s neighbors along Will Geer Road, including the LLC, were created by deed and recorded long ago. The Regional Planning Commission and its Staff regularly recognize the recorded real property rights of applicants and their neighbors – and do so here in their Staff Analysis. There is no need here for the Commission to “determine” the nature or scope of the easements at issue here upon which the Kennel must rely for access. As the County’s records show, they are described easements over A-1 zoned property for residential access – not legal for access to an A-2 zoned commercial enterprise. *LT-WR* does not prevent the Commission’s recognition of the neighbors’ recorded real property rights because the Commission is not here, as in *LT-WR*, required to make any “determination” of such real property rights. The Commission is, however, required, as a matter of law, to recognize them.

In *LT-WR*, the Court of Appeal upheld the developer's right to erect a gate barring access to its property, holding that: "Inherent in one's ownership of real property is the right to exclude uninvited visitors. [Citations.] The Commission's decision would deny LT-WR that right." Here, the owners of the servient tenements for the Kennel's easement for access along Will Geer Road have precisely the same right to exclude any use of the easement beyond the scope of the easements they granted. As a matter of law, the Kennel's commercial use of the easement is beyond the scope of such grants.

The Staff Analysis argues that the wholesale violation of the neighbors' easements by the Kennel, effected by the requested CUP, is legally permitted by the Section 22.24.090.A of the County Code. That section provides as follows:

22.24.090 Uses subject to director's review and approval.

If site plans therefor are first submitted to and approved by the director, premises in Zone A-1 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

-- Access to property lawfully used for a purpose not permitted in Zone A-1.

Plainly, this Section is intended to apply where a property has received approval to conduct a non-conforming use in order to allow that property (not all other private properties which might provide access to the subject property) to be used for access to the non-conforming use. The inclusion of this provision for access in the Section accommodates the principle that access to non-conforming uses must also be zoned for the non-conforming use – a principle relied upon by L. Elsie, LLC in opposing the Kennel's requested CUP.

Section 22.24.090.A does not mean, as the Staff Analysis argues, that the Commission or the Director has the power, by the mere granting of a CUP to one property, to automatically (without notice, hearing etc.) re-zone all private properties which provide access to that property receiving the CUP. Nor does it mean that the Regional Planning Commission or its Director has the power to automatically enlarge the scope of all existing easements, over other private properties, for access to the property receiving the CUP – without notice and opportunity to be heard to such other property owners. Nor does the Section, *sub silentio*, abrogate or reverse the rulings in *Teachers Insurance and Annuity Association v. Furlotti*, (1999) 70 Cal.App.4th 1487, 83

*& Co. of S.F. v. Safeway Stores, Inc.*, (1957) 150 Cal.App.2d 327, 310 P.2d 68, discussed below. Indeed, how could Staff advance such a spurious argument after citing the *LT-WR* case for the very opposite proposition – that the Commission lacks the power even to “determine” an easement as to property whose owners are before the Commission?

The Staff Analysis does not contain any evidence that the Section 22.24.090.A required “site plans” for all of the affected servient tenements along Will Geer Road have been submitted to or reviewed by the Commission. Thus, even if the Staff were correct in erroneously concluding that Section 22.24.090.A provided the Commission and its Director with more power than the Superior Court to alter the legal relations among neighboring property owners, an express condition, stated in the Section, to the exercise of that power has not been satisfied in this case. Accordingly, Section 22.24.090.A does not permit the Commission to issue a CUP which violates the neighbors’ easements and effects a zoning violation..

Finally, the Staff Analysis argues that the issue of whether the CUP should issue, despite violating the neighbors’ easement rights, is actually an issue for the Superior Court: “whether commercial use of the road exceeds the scope of the easement is a legal question for a court to resolve, not one for the staff or the Regional Planning Commission to determine.” Based upon this erroneous contention, the Staff Analysis concludes that the Commission need not consider this issue -- and may issue the CUP anyway. That conclusion is incorrect. The Commission is bound by applicable law, including the common law of California, and may not act in excess of its jurisdiction or otherwise violate California law. The Staff Analysis cites the *LT-WR* case for this very principle – the powers of a state commission are limited by law.

As stated in my February 15, 2015 letter, if a CUP violates applicable zoning law, it is beyond the authority of the issuing agency to issue, as *Neighborhood Action Group v. County of Calaveras*, (1984) 156 Cal.App.3d 1176, 1184, 203 Cal.Rptr. 401 holds.

Although use permits are not explicitly made subject to a general plan meeting the requirements of state law, that condition is necessarily to be implied from the hierarchical relationship of the land use laws. To view them in order: a use permit is struck from the mold of the zoning law (§ 65901); the zoning law must comply with the adopted general plan (§ 65860); the adopted general plan must conform with state law (§§ 65300, 65302). The validity of .

the permit process derives from compliance with this hierarchy of planning laws. These laws delimit the authority of the permit issuing agency to act and establish the measure of a valid permit.

\*\*\*

Put another way, the scope of authority of the agency to enact a general plan and zoning ordinances and to apply them is governed by the requirements of state law. A permit action taken without compliance with the hierarchy of land use laws is *ultra vires* as to any defect implicated by the uses sought by the permit. [Emphasis added.]

*Bartholomew v. Staheli*, (1948) 86 Cal.App.2d 844, 195 P.2d 824, previously cited in my earlier letter and not addressed or mentioned in the Staff Analysis, is a California controlling case on the issues here presented. This Commission must comply with *Bartholomew*, which holds that overburdening easements, by enlarging the use from residential use to commercial use, violates the rights of the owners of the servient tenements.

*Teachers Insurance and Annuity Association v. Furlotti*, (1999) 70 Cal.App.4th 1487, 83 Cal.Rptr.2d 455 and *City & Co. of S.F. v. Safeway Stores, Inc.*, (1957) 150 Cal.App.2d 327, 310 P.2d 68, previously cited in my earlier letter, are the controlling cases in California squarely prohibiting the use of privately owned and lesser zoned easements as access to higher zoned property. That principle prohibits the Kennel's use of A-1 zoned easements over its neighbors' lands to serve its higher zoned A-2 commercial enterprise.

This Commission lacks the discretion or the power to ignore California common law, as embodied in these and other cases cited in my earlier letter. The Staff's attempt to ignore and evade the effect of these and other controlling cases which prohibit issuance of the requested CUP renders the Staff findings legally infirm. Any CUP, based upon such findings, will be equally infirm.

Department of Regional Planning  
May 8, 2015  
Page 6

Respectfully submitted,

Thomas Doniger

cc:  
Travis Seaward, Regional Planner  
Gina Natoli, Supervising Regional Planner  
County Counsel, c/o Commission Services

**DONIGER & FETTER**  
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Thomas Doniger

Henry D. Fetter  
Of Counsel

July 28, 2015

The Honorable Esther L. Valadez, Commissioner  
The Honorable Stephanie Princetl, Commissioner  
The Honorable David W. Louie, Commissioner  
The Honorable Curt Pedersen, Commissioner  
The Honorable Pat Modugno, Commissioner  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

Re: **Project No. R2013-02633-(3); CUP No. 201300135**  
**Conditional Use Permit to Allow and Expand Maintenance of a Dog**  
**Kennel at 1558 Will Geer Road, Topanga, California, Petitioned by**  
**Randall Neece and Joseph Timko. .**

Dear Commissioners:

I am again writing you on behalf of L. Elsie, LLC (the "LLC"), the record owner of the parcel of real property commonly described as 1370 Will Geer Road, Topanga Canyon, California 90290 (the "Elsie property"). The purpose of this letter is to report to you with respect to a recent discussion I had with County Counsel regarding the above-referenced application for a permit. I requested an opportunity to discuss the legal points regarding access to the subject Kennel with County Counsel because the May 13, 2015 public hearing did not provide a full opportunity to discuss those legal points, as speakers are limited to three minutes.

Prior to my conversation with Mr. Joseph Nicchitta of County Counsel, I wrote him an email, a copy of which is attached to this letter, for your review. Mr. Nicchitta and I enjoyed a cordial and informative discussion regarding the legal points I previously raised by letters and which were raised, very briefly, in the hearing with respect to the above-referenced project.

I urge each of you to have a full discussion with County Counsel regarding whether the Commission has the legal power – jurisdiction – to issue the requested permit. While I will not presume to speak for Mr. Nicchitta, nor do I claim to be privy to County Counsel’s advice to his Commissioner clients, you should be fully advised as to the legal issues before acting on the Kennel’s application. Indeed, it is your duty to be fully advised.

I believe that you will be advised by your counsel, contrary to the arguments advanced to defend the legality of issuance of the permit at the hearing, that: (1) County Code §22.24.090.A does not provide the County with a “safe harbor” to grant the requested permit, despite the violation of the neighboring easements; (2) *LT-WR, LLC v. California Coastal Commission*, 151 Cal. App. 4<sup>th</sup> 770 (2007), the case relied upon by the applicants, does not support issuance of the subject permit and is irrelevant to the application before the Commission; (3) The Commission is required to both recognize the existence and scope of the neighboring recorded easements and to refrain from issuing permits which violate those recorded easements; and (4) The Commission must follow the law of California which prohibits the granting of the requested permit and, therefore, would make issuance of such a permit an *ultra vires* act by the Commission.

In short, unlike the Commission which originally issued a permit to the Kennel in 2003 (the applicable 2003 Findings show that the access issues raised here were not then identified or addressed), you and your counsel have been apprised of the access issues and have the applicable law and controlling legal authorities before you. You have no choice but to follow them.

Respectfully submitted,



Thomas Doniger

cc:

Travis Seaward, Regional Planner  
Gina Natoli, Supervising Regional Planner  
County Counsel, c/o Commission Services  
Joseph Nicchitta, Esq.

May 12, 2015

To Whom It May Concern:

Re; Conditional Use Permits

I have been selling real estate in Topanga Canyon for 30 years. I have sold properties with CUPs and I have sold properties adjacent to CUPs. The negative impact on properties adjacent to CUPs is significant. These properties sell for approximately 15% less than comparable properties, that are not adjacent to CUP properties. Some conditional uses have even more impact as the uses can be more of a nuisance. Please call if you have any questions.

Sincerely,

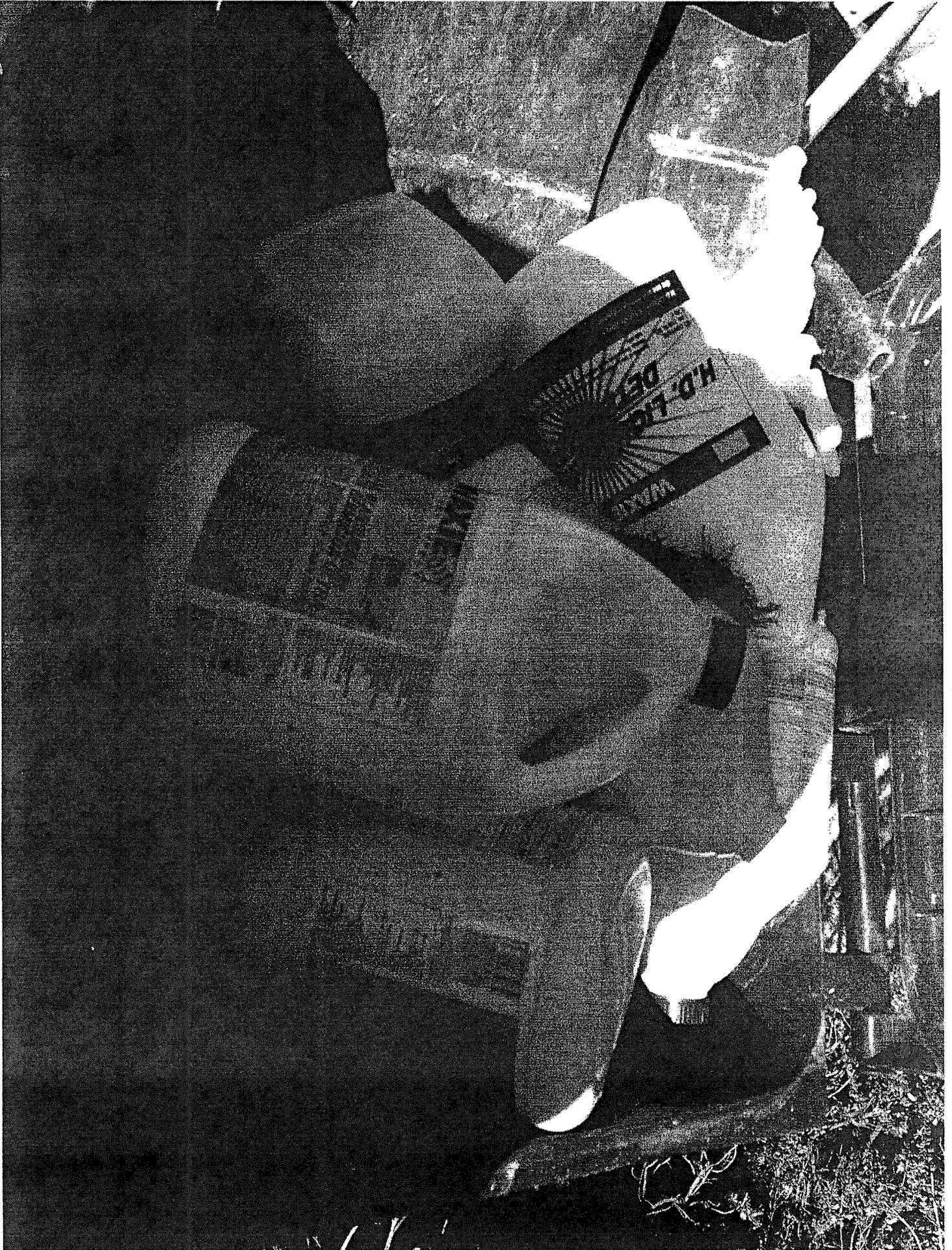


Jon Saver

Sothebys International Realty

310 989 -0839

PHOTO OF KENNEL RECYCLING BIN, MARCH, 2014





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



August 26, 2015

Richard J. Bruckner  
Director

Charles Moore, Cox, Castle & Nicholson LLP  
2049 Century Park East, 28<sup>th</sup> Floor  
Los Angeles, CA 90067

**REGARDING: PROJECT NO. R2013-02633-(3)  
CONDITIONAL USE PERMIT NO. 201300135  
1558 WILL GERR RD., TOPANGA (APN: 4440-007-055)**

The Regional Planning Commission, by its action of **August 26, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **September 9, 2015**. **Appeals must be delivered in person.**

**Appeals:**

**To file an appeal, please contact:**  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. 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),  
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02633-(3)  
CONDITIONAL USE PERMIT NO. 201300135**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300135 ("CUP") on May 13, 2015.
2. The permittees, Randy Neece and Joe Timko ("permittee"), requests the Project Permit to authorize the continued operation of a dog boarding and training facility ("Project") on a property located at 1558 Will Geer Road in the unincorporated community of the Santa Monica Mountains North Area ("Project Site") in the A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Area Required – Development Program) Zone pursuant to Los Angeles County Code ("County Code") section 22.40.040.
3. The Project Site is five gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with relatively flat topography and is developed with a single-family residence, animal stables, and a dog boarding and training facility.
4. The Project Site is located in the Malibu Zoned District and is currently zoned A-2-10-DP. The project site was previously zoned A-1-1 (Light Agricultural – 1 Acre Minimum Area Required), but changed to A-2-DP with a zone change in 2002 as dog boarding facilities are not a permitted use in the A-1 Zone. Dog boarding facilities are a permitted use in the A-2 Zone; however, County Code Section 22.40.040 states that property in a DP zone may be used for any use permitted in the basic zone, subject to the requirements of a conditional use permit.
5. The Project Site is located within the N10 (Mountain Lands 10) land use category of the Santa Monica Mountains North Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: A-1-10 (Light Agricultural – 10 Acre Minimum Area Required)
  - South: A-1-10, A-1-1 (Light Agricultural – 1 Acre Minimum Area Required, and R-1-10,000 (Single-Family Residence – 10,000 Square Foot Minimum Area Required)
  - East: A-1-10
  - West: A-1-10
7. Surrounding land uses within a 500-foot radius include:
  - North: Low density, single-family rural residential development and vacant residential lots.
  - South: Low density, single-family rural residential development and vacant residential lots.

- East: Low density, single-family rural residential development and vacant residential lots.
- West: Low density, single-family rural residential development and vacant residential lots.

8. The zoning and case history for the Project Site is as follows:
- Parcel Map No. 19479 approved three single-family lots on 16.1 acres and was recorded on July 28, 1992. The subject property consists of one of the three parcels.
  - Plot Plan No. 46468 approved a studio guest house and patio on October 27, 1999.
  - Zone Change Case No. 00-082-(3), approved on December 10, 2002 by the Board of Supervisors, changed the zoning designation on the project site to A-2-10-DP.
  - Conditional Use Permit No. 00-82-(3), approved on December 10, 2002 by the Board of Supervisors, approved the operation of a dog training and boarding facility. The CUP expired on August 30, 2012.
9. The site plan for the Project depicts a 5-acre, rectangular-shaped parcel that is accessed from Hillside Drive, which is a steep and narrow road, to Will Greer Road and by a 16-foot-wide driveway that leads to two separate parking areas containing a total of 19 parking spaces. The subject property contains an existing 3,640 square-foot single-family residence, an adjacent pool area south of the residence, and stables to the west of the residence that contain horses and llamas. The dog boarding and training facility is located north of the residence and contains a 1,125-square-foot administrative office that is surrounded by a small dog playground area. A separate large dog playground area is located north and east of the main residence.
10. The Project Site is accessible via Will Geer Road to the north. Primary access to the Project Site will be via an entrance/exit on Will Geer Road.
11. Dog boarding facilities do not have a specified number of required parking spaces in Title 22. Therefore, pursuant to Section 22.52.1220, where parking requirements for a specific use are not specified, the Director can require the number of parking spaces he finds adequate. The facility generally has five to eight full-time employees on the largest shift, and the facility operates two shuttle vans for the transport of dogs to and from the facility. The project site currently provides a total of 19 parking spaces, including two van accessible spaces. The Director finds that this is an adequate number of parking spaces to accommodate employees and guests for the facility.
12. The project was reviewed by the County Departments of Public Works, Public Health, and Fire.
- The Department of Public Works recommends that the applicants implement a shuttle service to reduce traffic on Hillside Drive, and remedy the existing

violation for the unpermitted conversion of a guest house into the boarding facility office.

- The Department of Public Health recommends approval of the project based on a review by the Drinking Water Program and of the private septic system plan.
- The Fire Department recommends minor changes to the facility access for fire apparatus and the placement of a new fire hydrant.

13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the project is a request to allow the continued operation of an existing dog training and boarding facility with only an incremental increase in the number of dogs being boarded at the site to 45, with no other expansion or modification to the existing facility beyond that which was previously existing.

14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

15. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff has received approximately 20 letters and five phone calls in opposition to the project, and approximately 230 form letters of support for the project.

16. May 13, 2015 RPC Hearing

A duly noticed public hearing was held on May 13, 2015 before the Commission. Commissioners Valadez, Louie, and Pincetti, were present. Commissioners Pedersen, Modugno were absent.

The applicant's representatives, Charles Moore and Steve Hunter, presented testimony in favor of the request and answered questions presented by the Commission. Nine (9) neighboring residents presented testimony in opposition to the project. Testimony in opposition stated that the facility has operated in on-compliance with the previous conditions of approval, including allowing more than the allowed 30 dogs, for over 10 years. Additional testimony cited an increase in traffic on the roads leading to the facility, safety issues from this traffic, smells and runoff from the project site, barking dogs, and a concern that living next to a kennel has decreased their property values. Four (4) members of the community testified in favor of the project. Testimony focused on the benefit the facility provides to people's pets, and a representative from the Topanga Town Council read a letter of support and addressed what they feel are "misnomers" related to the project, including traffic created by the facility or that bleach affects the watershed, and feels the Topanga area needs kennels.

The Commission had follow up questions for staff regarding compliance issues and enforcement activities at the facility. Staff testified that the applicants had refused

entry on past enforcement visits or was asked to schedule inspections. The Commission inquired of staff and County Counsel what additional mechanisms beyond inspections can be employed to ensure compliance, such as noncompliance fees.

In light of the testimony presented at the hearing and due to years of non-compliance with the previous CUP conditions of approval, the Commission moved to continue the item to August 26, 2015. In addition, the Commission required that the applicant operate the facility under the regulations of the previous CUP, that staff monitor the site for compliance and report back on enforcement activities over the next three months, and that staff research additional mechanism to ensure compliance if the project were to be approved.

August 26, 2015 RPC Hearing

The Commission held a duly noticed public hearing that was continued from May 13, 2015. Commissioners Valadez, Louie, Pedersen, and Pincetl, were present. Commissioner Modugno was absent.

The item was continued in light of testimony given at the previous hearing from neighbors who oppose the facility, and due to the applicant's history of non-compliance with the previous CUP. The Commission required that the applicant operate the facility under the regulations of the previous CUP and asked staff to monitor the activities over three months.

Staff submitted a monitoring report that was completed by Zoning Enforcement, as well as letters in opposition and support of the project. The applicant's representative, Charles Moore, testified in favor of the project and said that the applicant were amending their request for a 100 dogs down to 60 dogs, and believe they showed that they can operate at that level with no impacts to traffic and noise.

Nine members of the community testified against the project. Testimony against the project focused on the inability of the applicants to comply with previous conditions of approval and limit the number of dogs on the premises, traffic from people travelling to the premises, noise from barking, water use at the facility, and the effects of a large business and evacuation needs in an emergency.

Commissioners Valadez and Pincetl had a few questions on certain conditions, and directed staff to make changes to the project's findings and conditions of approval based on the following comments.

- Amend Conditions No. 24 and 25 to allow a maximum of 30 dogs on the premises, with an allowance of up to 45 dogs on the already listed holidays.
- Amend the number of inspections to equal one inspection per month for the first two years of the grant term, with a minimum of two per year for the remainder of the grant term.
- Amend Condition No. 24 to require the applicant to submit a weekly log on the number of dogs at the facility to Zoning Enforcement staff.

- Create a new condition of approval, stating that upon inspection, if there are more than the 30 dogs (45 on designated holidays) on the premises, then the permittee shall be issued an immediate Notice of Violation. Upon the second Notice of Violation within one year of the first Notice of Violation for this infraction, the project will be immediately scheduled for revocation procedures.
- Amend Conditions No. 43 and 44 to state that within six (6) months of approval, the applicant must submit the required applications to conform to the Rural Outdoor Lighting Ordinance and for all unpermitted structures or unpermitted converted structures.
- Create a new condition of approval, stating that within six (6) months of approval, the applicant shall bring all existing signage into conformance with the requirements for signs under Title 22.

There being no further testimony, The Commission closed the hearing and approved the Project Permit subject to the Commission's changes to the Findings and Conditions of Approval

17. The Commission finds that the Project is consistent with the land use category. The project site is located within the N10 – Mountain Lands 10 land use category of the Santa Monica Mountains North Area Plan. This designation is intended for land that consists of rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. Permitted uses include low density, single-family housing, agriculture, equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfast lodging, low intensity conference centers, public and private schools, water tanks, telecommunications facilities and other local serving commercial and public facilities. The dog training and boarding facility is a local serving commercial use and is therefore consistent with the permitted uses of the underlying land use category.
18. The Commission finds that the Project is consistent with all applicable development standards for the A-2 Zone. Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following setback development standards: front, side and rear yards shall be provided as required in Zone R-1, which includes a 20 foot setback for front yards, five feet setback on interior side yards, and a rear yard of no less than 15 feet in depth. All setbacks are shown on the site plan and show a setback of over 20 feet for the front yard, over 15 feet for the rear yard, and at least five feet on the interior side yard.
19. The Commission finds that the Project is located in the Santa Monica Mountains North Area Community Standards District, but that there are no development standards from the CSD that are applicable to the Project.
20. The Commission finds that CUP 00-82-(3), which previously approved the zone change and CUP for the dog boarding and training facility in 2002, allowed for no more than 30 dogs at the facility. Per the hearing documents for the previous approval, 30 dogs was the limit placed on the facility as the project site is located on a mesa that is accessed by a narrow and steep road, and a small "mom and pop"

type of commercial operation was thought to be more compatible with the low-density development pattern for the area.

21. The Commission finds that the applicant was not compliant with certain conditions of approval from the 2002 CUP and therefore staff is recommending only an incremental increase to 45 dogs instead of the applicant-requested 100 dogs. CUP 00-82-(3) limited the number of dogs that can be housed at the facility to 30, and due to potential traffic concerns, the CUP limited the hours of visitation from 8:00 a.m. to 5:00 p.m., Monday through Thursday, with no visitation on Sundays. The facility was also to be open to the public on an appointment-only basis. However, the facility often housed more than 30 dogs, and the applicants did not observe visitation hours or the appointment-only limitation.
22. The Commission finds that Regional Planning has received over 230 form letters of support from the public, a majority of which were from people who utilize the services at the dog and boarding facility, and that some letters of support had additional hand-written comments.
23. The Commission finds that the Project Site does not require new or improved public utilities or services to operate the dog boarding and training facility. The County Departments of Public Works, Fire, and Public Health reviewed the Project and stated that no additional water or septic system upgrades are required.
24. The Commission finds that Regional Planning has received complaints and statements of opposition to the CUP from residents that neighbor the dog boarding and training facility. The primary complaints from neighbors cite that the operation often houses much more than the allowed 30 dogs, which has increased traffic to and from the project site. Other residents, and the Topanga Watershed Committee, voiced concerns about the use of chemicals, such as bleach, to clean the grounds, the smells these chemicals create, and concerns about how these chemicals affect the watershed.
25. The Commission finds that based on comments from residents in the surrounding neighborhood of the project site, the business can potentially impact the health, peace, comfort and welfare of people residing in the area as the project site, with a dog boarding facility with up to 100 dogs as requested by the applicant, is not in an appropriate location. The project site is located on a mesa and is accessed by a narrow, winding, steep road that at times is only one car-width wide. Residents in the area state that they believe there have been a steep increase in traffic on this road and oppose additional traffic on the road. Therefore staff is recommending conditions that visits to the site be limited, be on an appointment-only basis, and that the facility utilize a mandatory shuttle service to transport dogs to and from the facility.
26. The Commission finds that with the implemented conditions of approval to limit the number of daily trips to the site and with the use of a mandatory shuttle service, the project site is adequately served by existing roads as there will be no negligible increase in traffic on the road leading to the project site.

27. The Commission finds that residents in the area have voiced concerns over smells emanating from the project site. The smells are not related to dog feces, but to a chemical smell that may be attributed to cleaning chemicals, such as bleach. The applicant has used bleach and other cleaners at the site, and there are concerns about how these chemicals impact the watershed. Therefore staff is recommending a condition of approval that the applicant use non-toxic, biodegradable cleaning products.
28. The Commission finds that the facility has sufficient physical and legal access to satisfy the conditional use permit burden of proof, for the following reasons:
- A. The permittee has provided evidence of an easement over Will Geer Road for "road purposes."
  - B. The permittee has demonstrated historical use of Will Geer Road to access its facility for over 10 years, since approximately 2002.
  - C. Will Geer Road, although a private street and, at times, narrow, is sufficiently improved in the opinion of the Department of Public Works and the Fire Department to provide access to and from the facility.
  - D. Whether the facility's use of Will Geer Road for its operations "overburdens" or exceeds the scope of the easement is a question of law for a court to determine, and the Commission has not been presented with evidence of any pending or final lawsuit which has challenged the facility's right to utilize Will Geer Road for its operations.
29. As relates to the Project's proposed use of Will Geer Road for access, the Commission finds that this grant is consistent with the County Zoning Code because Section 22.24.090.A of the County Code contemplates that property in the A-1 zone could be used to access uses not allowed in the A-1 zone; the A-1 zone allows uses which would have access needs comparable to or more impactful than the access needs of the Project, both in terms of frequency and intensity of access, such as airports, child care centers, churches, colleges, jails, golf courses, hospitals, libraries, museums, and schools; and the A-1 zone contemplates access to commercial uses, like the kind operated by the applicant, across properties within the zone.
30. As relates to the Project's proposed use of Will Geer Road for access, the Commission finds that approval of this grant does not effectuate a "taking" of the property of subservient tenants along Will Geer Road, because this grant only authorizes the on-site operation of a dog training and boarding facility, a private use. This grant does not in and of itself authorize the applicant to utilize Will Geer Road in any respects.
31. The Commission finds that new conditions of approval, in addition to conditions from the 2002 grant, are needed to address resident concerns and ensure the dog boarding and training facility is compatible with the surrounding area. The new conditions of approval address specific complaints related to the number of dogs

that can be housed at the facility, traffic impacts, and the use of cleaning chemicals at the facility. The new conditions of approval include:

- Except as provided in the Condition below, a maximum of 45 dogs may be kept on the premises at any one time. Throughout the term of this grant, the permittee shall maintain a log that identifies the date and time each dog enters and departs the facility. The log shall contain a column keeping a running total of dogs on-site as each dog enters and departs the facility. The log shall be kept in a form to the satisfaction of the Director. The permittee must keep the daily log up to date at all times, and make the log immediately available to Regional Planning staff for review upon request.
- A maximum of 60 dogs may be kept on the premises at any one time during the following times:
  - The six days immediately preceding Easter Sunday and the seven days immediately following Easter Sunday, to accommodate most students' spring break;
  - Memorial Day weekend;
  - The calendar week (Sunday through Saturday) during which the 4th of July occurs;
  - Labor Day weekend;
  - The period including Thanksgiving Day and the Friday, Saturday, and Sunday immediately following Thanksgiving Day; and
  - December 23rd through January 2nd.
- The hours of public visitation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday, subject to further restrictions outlined below. The facility shall be closed to the public on Sundays.
- The number of daily trips (round-trip) to the facility, outside of the permittee(s) and facility employees, shall be limited to five (5) trips per day. The following additional restrictions apply to the five allowed daily trips:
  - Daily allowed trips shall not be during the morning peak hour time, which is 8:00 am – 10:00 am.
  - Daily trips to the facility shall be by appointment only.
  - 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.
- The permittee shall continue the operation of a shuttle service for the transport of dogs to and from the facility. Outside of the five allowed daily trips, use of the shuttle system by clients of the facility shall be mandatory.
- The permittee shall only use biodegradable insecticides, cleaning detergents, and herbicides on the grounds of the facility. The permittee shall use insecticides,

detergents, and herbicides that are odor-free, to the greatest extent possible. A list of all cleaning and/or other solvents used by the facility shall be kept on file for review by Enforcement as needed.

32. The Commission finds that that applicant was not in compliance with the allowable number of dogs under the previous CUP, and that during the last three-month monitoring period, the applicant did not comply with the 30 dog maximum limit of the previous CUP. In addition, the Commission finds that the applicant did not obtain the required building permits for unpermitted structures on the property since the 2002 CUP approval. The Commission also finds that the request from the applicant to allow 60 dogs on the premises was based on the scale of the existing business as opposed to what was permitted in 2002, and the Commission finds based on testimony from residents in the area that any increase in the allowable number of dogs at the facility is incompatible with the surrounding residential area, and that the size of that project does not match the "boutique" scale of the project the Commission approved in 2002. Therefore the Commission directed staff at the August 26, 2015 public hearing to make the following changes to the Conditions of Approval:

- Amend Conditions No. 24 and 25 to allow a maximum of 30 dogs on the premises, with an allowance of up to 45 dogs on the already listed holidays.
- Amend the number of inspections to equal one inspection per month for the first two years of the grant term, with a minimum of two per year for the remainder of the grant term.
- Amend Condition No. 24 to require the applicant to submit a weekly log on the number of dogs at the facility to Zoning Enforcement staff.
- Create a new condition of approval, stating that upon inspection, if there are more than the 30 dogs (45 on designated holidays) on the premises, then the permittee shall be issued an immediate Notice of Violation. Upon the second Notice of Violation for this infraction within a year, the project will be immediately scheduled for revocation procedures.
- Amend Conditions No. 43 and 44 to state that within six (6) months of approval, the applicant must submit the required applications to conform to the Rural Outdoor Lighting Ordinance and for all unpermitted structures or unpermitted converted structures.
- Create a new condition of approval, stating that within six (6) months of approval, the applicant shall bring all existing signage into conformance with the requirements for signs under Title 22.

33. The Commission finds that with the implementation and adherence to the recommended conditions of approval, the project meets the conditional use burden of proof and the project is compatible with the surrounding area as resident concerns and land use compatibility issues have been addressed.

34. The Commission finds that the 10-year grant term for the Project strikes an appropriate balance between the permittee' rights to operate its business and the need in the future to ensure continued compatibility between the Project and the surrounding land uses.

35. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Topanga community. On March 25, 2015, and revised on April 1, 2015, a total of 23 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at 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 shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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 site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed 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 by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201300135, subject to the attached modified conditions.

**ACTION DATE: August 26, 2015**

**VOTE: Concurring:Dissenting:Abstaining:Absent: 4:0:0:1**

Concurring: Valadez, Pincetl, Louie, Pedersen

Dissenting: "0"

Abstaining: "0"

Absent: Modugno

MKK:TSS  
4/13/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R213-02633-(3)  
CONDITIONAL USE PERMIT NO. 201300135**

**PROJECT DESCRIPTION**

The project is a request for a conditional use permit to authorize the continued operation of a dog boarding and training facility for up to 30 dogs, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any 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.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of not less than \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, attorney's fees, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on May 13, 2025.** 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 (6) months prior to the expiration date of this grant and shall be accompanied by the required 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.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the dog boarding and training facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be 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 subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$8,000.00. The deposit 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. The fund provides for forty (40) inspections (one inspection per month for the first two years, 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 enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a 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's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 13, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT SPECIFIC CONDITIONS – DEVELOPMENT PROGRAM**

19. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
20. All improvements shall be completed prior to the occupancy of any structures.
21. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

#### **PROJECT SITE SPECIFIC CONDITIONS**

22. This grant authorizes the operation of a boarding and training facility for dogs.
23. The permittee must comply with all conditions of approval contained herein. Failure to comply with any condition of approval will result in an immediate citation of a Notice of Violation from the Department of Regional Planning, Zoning Enforcement Section. Upon a Final Enforcement Zoning Order, the project may be scheduled for permit revocation proceedings pursuant to Section 22.56.1780 of Title 22 (County Code).
24. Except as provided in Condition No. 25, a maximum of 30 dogs may be kept on the premises at any one time. Throughout the term of this grant, the permittee shall

maintain a log that identifies the date and time each dog enters and departs the facility. The log shall contain a column keeping a running total of dogs on-site as each dog enters and departs the facility. The log shall be kept in a form to the satisfaction of the Director. The permittee must keep the daily log up to date at all times, and make the log immediately available to Regional Planning staff for review upon request. The permittee shall submit these logs to Zoning Enforcement on a weekly basis.

25. A maximum of 45 dogs may be kept on the premises at any one time during the following times:
  - A. The six days immediately preceding Easter Sunday and the seven days immediately following Easter Sunday, to accommodate most students' spring break;
  - B. Memorial Day weekend;
  - C. The calendar week (Sunday through Saturday) during which the 4th of July occurs;
  - D. Labor Day weekend;
  - E. The period including Thanksgiving Day and the Friday, Saturday, and Sunday immediately following Thanksgiving Day; and
  - F. December 23rd through January 2nd.
26. The permittee must comply with all conditions of approval contained herein. Failure to comply with any condition of approval that limits the maximum number of dogs on the premises to 30, with the allowance of up to 45 dogs on specified holidays, will result in an immediate citation of a Notice of Violation from the Department of Regional Planning, Zoning Enforcement Section. Upon the second Notice of Violation within one year, the project will immediately be scheduled for permit revocation proceedings pursuant to Section 22.56.1780 of Title 22 (County Code).
27. All dogs that are boarded at the facility must be kept in sound-proof buildings at night.
28. The permittee shall provide a total of 19 parking spaces for the facility. Any change in the amount of parking spaces provided will require the submittal of Revised Exhibit "A" application.
29. The hours of public visitation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday, subject to further restrictions outlined below. The facility shall be closed to the public on Sundays.

30. The number of daily trips (round-trip) to the facility, outside of the permittee(s) and facility employees, shall be limited to five (5) trips per day. The following additional restrictions apply to the five allowed daily trips:
  - a. Daily allowed trips shall not be during the morning peak hour time, which is 8:00 am – 10:00 am.
  - b. Daily trips to the facility shall be by appointment only.
  - c. 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.
31. The permittee shall continue the operation of a shuttle service for the transport of dogs to and from the facility. Outside of the five allowed daily trips, use of the shuttle system by clients of the facility shall be mandatory.
32. The permittee may establish other transportation management practices as necessary to comply with the conditions of approval for this permit, including the development of a drop-off and pick-up site.
33. The permittee shall only use biodegradable insecticides, detergents, and herbicides on the grounds of the facility. The permittee shall use insecticides, detergents, and herbicides that are odor-free or very low odor. A list of all cleaning and/or other solvents used by the facility shall be kept on file for review by Enforcement as needed.
34. The permittee shall implement best management practices to prevent water run-off from the project site onto any other property, and all solutions and run-off shall be directed into the existing leech field on the project site.
35. No odors related to the operation or the facility, including but not limited to the odors of cleaning products, animals, or animal waste, shall emanate off-site. The permittee shall employ additional odor mitigation measures, as needed, to comply with this condition, to the satisfaction of the Director.
36. The permittee shall employ noise attenuation equipment and/or measures as needed to the satisfaction of the Director. At all times, the permittee is required to conform to County Noise Ordinance standards.
37. The permittee shall cooperate with the appropriate authorities, including the County Fire Department, to ensure that at all times there is a current emergency evacuation plan for the facility.
38. Dog shows and special events are prohibited.
39. The grooming of dogs that are not being boarded by the facility is prohibited.

40. The permittee shall keep all facility licenses current and have such licenses available for inspection at all times.
41. No animal shall be kept or allowed outside of the facility's fences.
42. Facility premises shall be clean, well-maintained, and free of dog waste, and the boarding facility shall operate in accordance to all applicable requirements from Animal Care and Control, and Title 10 (Animals).
43. The permittee shall keep dog waste in airtight containers and it shall be disposed of, off-site, at least once a week.
44. Within six (6) months of approval, exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shielded and conform to all Rural Outdoor Lighting Ordinance standards.
45. Within six (6) months of approval, the permittee shall submit all required building permit applications for this CUP, and get approval of all permits within one year of the date of approval of this CUP.
46. Within six (6) months of approval, the permittee shall bring all existing signage into conformance with the requirements for signs under Title 22.
47. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated February 11, 2015, to the satisfaction of said department.
48. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 9, 2015, to the satisfaction of said department.
49. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated October 16, 2014, to the satisfaction of said department.

**Attachments:**

Fire Department Letter dated January 9, 2015

Public Works Department Letter dated February 11, 2015

Public Health Department Letter dated October 16, 2014



# 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>

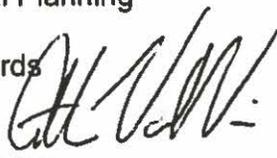
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

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.

Mi Kim  
February 11, 2015  
Page 2

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](mailto: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](mailto: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](mailto:rcruz@dpw.lacounty.gov).

RC:tb

P:\dpubl\SUBPCHECK\Plan\CUP\CUP 201300135-1558 WILL GEER\CUP 201300135\2014-12-18 TCUP 201300135\CUP 201300135 Project docx

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**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

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**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.



**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

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**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](mailto:Wally.Collins@fire.lacounty.gov).



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

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

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

TERRI S. WILLIAMS, REHS  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91708  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

BOARD OF SUPERVISORS

- Gloria Molina  
First District
- Mark Ridley-Thomas  
Second District
- Zev Yaroslavsky  
Third District
- Don Knabe  
Fourth District
- Michael D. Antonovich  
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. R2013-02633  
Canyon View Dog Ranch  
1558 Will Geer Road, Topanga

- 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](mailto:rlavin@ph.lacounty.gov) or [ebraqanza@ph.lacounty.gov](mailto:ebraqanza@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](mailto:eedwards@ph.lacounty.gov) or [vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov).

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



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

May 7, 2015

TO: Pat Modugno, Chair  
Stephanie Pincetl, Vice Chair  
Esther L. Valadez, Commissioner  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner

FROM: Travis Seawards   
Zoning Permits West Section

**Project No. R2013-02633-(3) – Conditional Use Permit No. 201300135 - RPC**  
**Meeting: May 13, 2015 - Agenda Item: 8**

Please find enclosed, additional letters in opposition (2) and in support (15) of the project, referenced above, which were received subsequent to the hearing package submittal to the Regional Planning Commission.

If you need further information, please contact Travis Seawards at (213) 974-6435 or TSeawards@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:TSS

Enclosure(s): Letters of Opposition (2) and Support (15)

## Travis Seawards

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**From:** Paul Rosenberg [rznberg@gmail.com]  
**Sent:** Sunday, May 03, 2015 12:51 AM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch – CUP No. R2013-02633

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**To:** Regional Planning Commissioners  
**Re:** Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I want to express my strongest opposition the renewal of Canyon View Ranch's Conditional Use Permit.

Canyon View Ranch has flagrantly violated their Conditional Use Permit by continuously having more dogs than they allowed, they have ignored neighbors concerns about their illegal uses of bleach which they have drained into the watershed and their excessive use of water. At times, on holidays, they are reported to have as many as 150 dogs, three times the permitted number.

Their disregard for the county regulations under which they operate and their refusal to consider the concerns of their neighbors make it imperative that the Regional Planning Commissioners deny Canyon View Ranch a renewal of their Conditional Use Permit.

Sincerely,

Paul Rosenberg, M.D.  
21122 Hillside Drive  
Topanga, CA 90290

Resident since 1968

TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY  
PO BOX 352 TOPANGA CA 90290

Project #R2013-02633-(3)  
CUP# 201300135

Commissioners

The Topanga Association for a Scenic Community has been asked to comment on the above CUP.

The Dog kennel and Boarding facility located at 1558 Will Geer Road has been functioning with their original CUP since 2002. According to the Present CUP Item #8, the facility is limited to a maximum of 10 dogs at any one time. The owners are requesting an increase from their present CUP designation to 100 dogs.

The recommendation from LA County Regional Planning to increase the boarding limits by over 450% to 45 dogs presents the following problems:

1. Representatives from this organization visited the facility on a scheduled appointment and at that time found it to be clean and well maintained but counted more than 10 dogs on site. This does not inform well on the facilities willingness to follow the original CUP guidelines which stipulated a maximum of 10 dogs.
2. An increase in size presents a traffic challenge for the surrounding community in the case of an emergency or fire. As stated in the existing CUP, Hillside road is a narrow one lane in each direction county road. People will be trying to reach their pets and creating an uphill traffic bottleneck as others try to escape down. Emergency vehicles going uphill would be affected as well. To our knowledge, Item # 19 has never been put into operation on a broad scale.
3. Unless a pick up and drop off Service is functioning for a very high percentage of the animals, regular daily traffic will be impacted. Even the shuttles could become a local traffic issue.
4. In a time of severe draught, water conservation is critical—are they impacting the aquifer and local wells? These types of facilities require massive water usage. If we are now restricting commercial water use, it will be very difficult to enforce or police in this remote location. Their willingness to ignore current CUP regulations places in question their commitment to honor regulations.
5. The original CUP re-zoned their 5 acre parcel as a 10 acre parcel. The minimum large parcel requisites were placed for a reason—they have not increased the facility property size—greater demands on these 5 acres will

simply amplify the stress that was hoped to be prevented by the original 10 acre parcel restriction.

TASC recommends that the Planning Commission reexamine its recommendation of 45 dogs and look to find a considerably more conservative numerical limit and the means to monitor compliance.

Board of Directors  
The Topanga Association for a Scenic Community

## Travis Seawards

---

**From:** buzz wilms [buzzwilms@gmail.com]  
**Sent:** Wednesday, May 06, 2015 3:00 PM  
**To:** Travis Seawards  
**Cc:** Dan and Eileen Altschuler; John de la Rionda  
**Subject:** Revised slightly

>> Dear Mr. Seawards.

>>

>> You kindly provided me with the name of the kennel in question a few days ago when I called. From everything I can learn the kennel has a good reputation and there is a strong sentiment that self-appointed residents should not be able to try to void a CUP that has been in use for years - probably longer than most residents have lived near the kennel. I can find no recognized organization called the "Topanga Association for Reduction of Traffic and Noise" so one is left to assume that this ad hoc group probably represents a small number of aggrieved and aggressive neighbors.

>>

>> If there truly is a problem that the owner of the kennel has failed to live up to the terms of the CUP, it seems to me that the county simply needs to enforce the terms.

>>

>> it's a dangerous precedent to set for a community like ours to think that controversy caused by a small number of residents could force the county to take such drastic action. If this strategy works to shut down a kennel that has been in business successfully for years, why not shut down the riding stable down the hill?

>>

>> As a 27 year resident of Topanga I hope that the county will not bend to this kind of self-interested pressure. If the kennel is not living up to the terms of the CUP, I hope that the county will use its authority to enforce the law.

>>

>> Thank you.

>>

>> Buzz Wilms  
>> 2740 Marquette Drive  
>> Topanga, CA 90290

## Travis Seawards

---

**From:** Evelyn Alexander [evelyn.jerome@gmail.com]  
**Sent:** Sunday, May 03, 2015 10:13 AM  
**To:** Travis Seawards  
**Subject:** 1558 Will Geer Road - SUPPORT CUP EXTENSION

Hello Mr. Seawards:

This message is to indicate our support for the extension/change in the CUP for Canyon View Ranch, located at 1558 Will Geer Road in Topanga.

My husband and I live at 21907 Canon Drive, Topanga, 90290. We strongly support this business being permitted to continue to operate and to serve our community.

Please feel free to contact me if you have any questions about our support.

Unfortunately we will not be able to attend the hearing on 5/13.

Thank you for your attention to this matter.

Evelyn Alexander  
310-351-9309  
[Evelyn.jerome@gmail.com](mailto:evelyn.jerome@gmail.com)

## Travis Seawards

---

**From:** Kelly Brumfield-Woods [kbwoods@mac.com]  
**Sent:** Friday, May 01, 2015 11:39 AM  
**To:** Travis Seawards  
**Subject:** 1558 Will Geer Road/Project No. R2013-02633-(3), CUP No. 201300135

Re: Project No. R2013-02633-(3), CUP No. 201300135  
Project Location: 1558 Will Geer Road, Topanga,

Dear Travis~

I am writing in support of Canyon View Ranch and the applicant-requested 100-dog maximum on certain holidays.

Joe and Randy, neither of whom I know personally but have spoken to on the phone, purchased that property in 1998 with the vision of opening a boarding/training facility. There were very few houses on the Mesa in 1998 (I understand it was eight houses). I was told there are now *fifteen* homes with six more currently under construction and three more being planned. The neighborhood has grown around them. Every house up there has caused increases in the traffic: construction workers, caretakers, gardeners, pool cleaners, housekeepers, business employees, nannies, friends, real estate agents and their clients. To put the blame for the bulk of the traffic on Canyon View Ranch is misguided and myopic. If people want less traffic, they should stop building houses.

I recently called to see if I could bring my dog to daycare and was told they no longer do daycare out of respect to the neighbor's complaints about traffic and are primarily/solely using their shuttle, which I know is true, as I see it everywhere. I saw it on Pico and Bundy the other day!

As a neighbor and someone who frequently is on Will Geer, I can attest to the cleanliness and beauty of their facility and the important service it provides not just to Topanga residents, but to neighboring communities outside of Topanga. Facilities/businesses such as this that are germane to a rural area such as Topanga will continue to be pushed out by the influx of new construction and density if allowed. Randy and Joe chose this community in 1998 and were welcomed with open arms when they began operating. To turn down a sensible request by two long-term residents who also happen to be business owners who provide a service to their neighbors would set a precedent that would eventually cause the erosion of what attracted people to Topanga to begin with: the rural atmosphere where nature and humans could co-exist in harmony.

Thank you~

Kelly Brumfield-Woods

Kelly Brumfield-Woods  
20715 Hillside Drive, Topanga, CA 90290  
310-883-3982  
[kbwoods@mac.com](mailto:kbwoods@mac.com)

## Travis Seawards

---

**From:** goddogg@verizon.net  
**Sent:** Friday, May 01, 2015 9:14 AM  
**To:** Travis Seawards  
**Subject:** CUP in Topanga

Dear Mr. Seawards,

I am writing to encourage the Department of Regional Planning to vote for C.U.P. 2013-00135. Topanga is the perfect community for Conditional Use Permits like this. Although we are a suburban community, there is space.

This particular C.U.P. should be granted for this kennel. The kennel itself has been an asset to the Topanga community. The owners have been active in our community for years.

Please vote for the kennels C.U.P. so they can continue to do business in Topanga.

Eileen L. Haworth  
2619 Topanga Skyline Dr  
Topanga, CA 90290

**April and Adam Yoser**  
**Pacific Palisades, CA 90272**  
[aprilbyoser@msn.com](mailto:aprilbyoser@msn.com)

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
RE: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

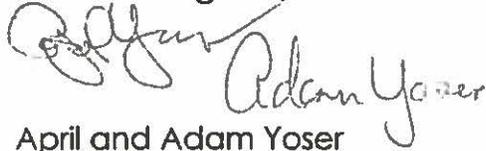
I'd like to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

We feel very strongly about the value Canyon View Ranch adds to the community. For most people, pets are a part of their family and Canyon View is integral in taking care of our pets. It is a unique facility that is being operated very professionally, all the daycare employees are knowledgeable, always friendly and helpful with endless tips and meets all our specific needs. The owners, Joe Timko and Randy Neece, are fantastic and they truly are dog lovers. I truly believe that proper training is necessary for the safety of our pets, and they trained my dog to overcome his shyness, reduce separation anxiety, be more socialized and be obedient, through positive reinforcement.

The location in the Santa Monica mountains make Canyon View one of the most unique boarding and training facilities, it is close to our home, and the socialization that the dogs get from interacting together is invaluable. There is no other facility like this in all of Los Angeles County.

We, wholeheartedly, ask that you continue to support Canyon View Ranch.

Warmest Regards,

  
April and Adam Yoser

Cc: Travis Seawards

## Travis Seawards

---

**From:** California [mgw@westisle.org]  
**Sent:** Wednesday, May 06, 2015 1:26 PM  
**To:** Travis Seawards  
**Cc:** contact@canyonviewranch.com; Walker\*\*\* David H.; Boone Erin  
**Subject:** Canyon View Ranch

Dear Mr Seawards,

I want very much to include our support of the Canyon Ranch. This is one of the best places in the country to send a dog for training or just plain care whilst we are away. I came all the way from New York to leave our beloved Buddy and Heisenberg. What a compliment to your area of the country! We got to know many restaurants and places to stay. Even flew a helicopter down and back to Santa Barbara. Thank you for permitting such a heavenly place! We plan to come often now that we know where it is.

Sincerely,

Margo G Walker  
West Island  
Glen Cove  
NY 11542

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink, appearing to be 'Travis Seawards', written in a cursive style.

cc: Travis Seawards

I have used this facility for  
my dogs for years and  
Love what they do!

Very much a supporter!

Thanks TSS

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

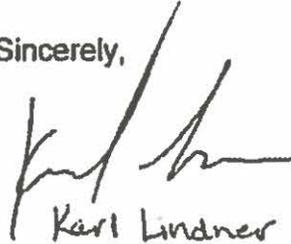
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Karl Lindner

cc: Travis Seawards

\* Please stop sending displeasing, misleading flyers. Stop harassing a small company who saves lives and does so much good in community.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

MADOKA CARDENAS  
Michael CARDENAS,

4/23/2014

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

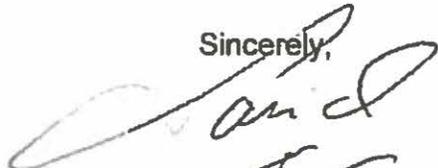
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

 and Joan -  
Eric Heins

cc: Travis Seawards

There services are  
priceless to us for our pets  
care!  
Rescue  
Animals !!!

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

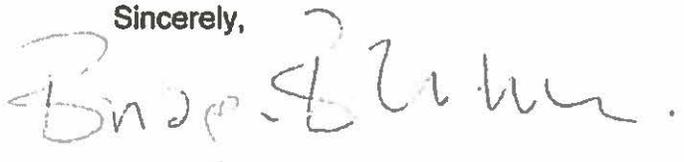
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

21487 ENCINA ROAD  
TOPANGA CA 90290

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Jilly Nadeau*  
(818) 912-6718

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

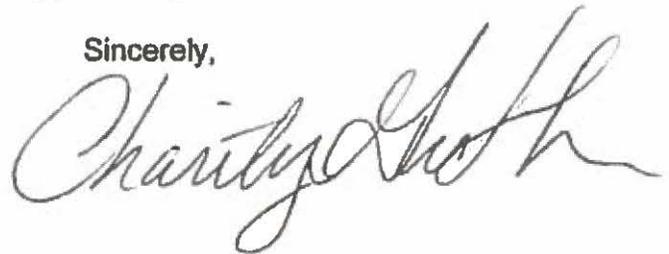
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charity Roth". The signature is written in black ink and is positioned to the right of the typed name "Charity Roth".

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Otto & Bethua Briggs*

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in cursive script that reads "Meredith Stone".

cc: Travis Seawards

# Regional Planning Commission Transmittal Checklist

Hearing Date  
5/13/15  
Agenda Item No.  
8

Project Number: R2013-02633-(3)  
Case(s): Conditional Use Permit Case No. 201300135  
Planner: Travis Seawards

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Previous CUP Conditions of Approval
- Correspondence
  - Attachment 1: Letters in Opposition to the Project
  - Attachment 2: Letters in Support of the Project
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**  
 R2013-02633-(3)

**HEARING DATE**  
 May 13, 2015

# PROJECT SUMMARY

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201300135  
 Environmental Assessment No. 201300223

**OWNER / APPLICANT**

Randy Neece & Joe Timko

**MAP/EXHIBIT DATE**

October 15, 2014

**PROJECT OVERVIEW**

The project is a request for a Conditional Use Permit (CUP) to allow the continued operation of a dog boarding and training facility in the A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Area Required – Development Program) Zone. The project is located in the Santa Monica Mountains North Area.

The boarding and training facility was previously approved by CUP 00-082-(3) on December 10, 2002, and allowed up to 30 dogs to be boarded on the site. The applicants are requesting an increase to allow up to 100 dogs. Staff is recommending a project that would

- Allow up to 45 dogs at any given time, with the allowance of up to 60 dogs during designated holidays.
- Require a mandatory shuttle system for the transportation of dogs staying at the facility.
- Limit the number of daily visits to the facility, outside of the shuttle system, to five trips a day.
- Require the use of biodegradable, non-toxic cleaners.

**LOCATION**

1558 Will Greer Road, Topanga, CA 90290

**ACCESS**

Will Geer Road

**ASSESSORS PARCEL NUMBER(S)**

4440007055

**SITE AREA**

5 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains North Area

**ZONED DISTRICT**

The Malibu

**LAND USE DESIGNATION**

N10 – Mountain Lands 10

**ZONE**

A-2-10-DP

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Santa Monica Mountains North Area CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.133 (Santa Monica Mountains North Area CSD requirements)
  - 22.24.170 (A-2 Zone Development Standards)

**CASE PLANNER:**

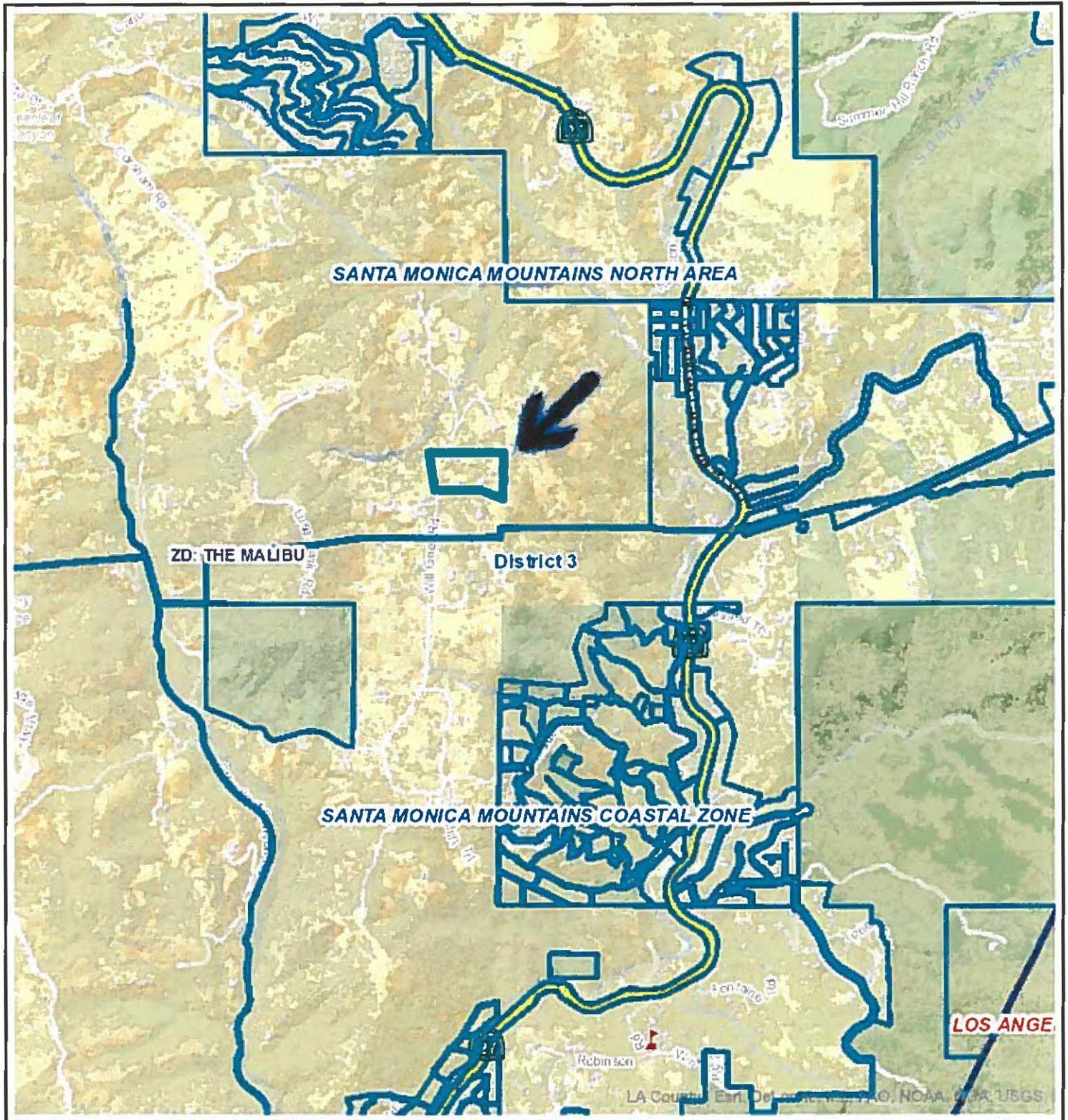
Travis Seawards

**PHONE NUMBER:**

(213) 974 - 6462

**E-MAIL ADDRESS:**

TSeawards@planning.lacounty.gov

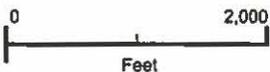


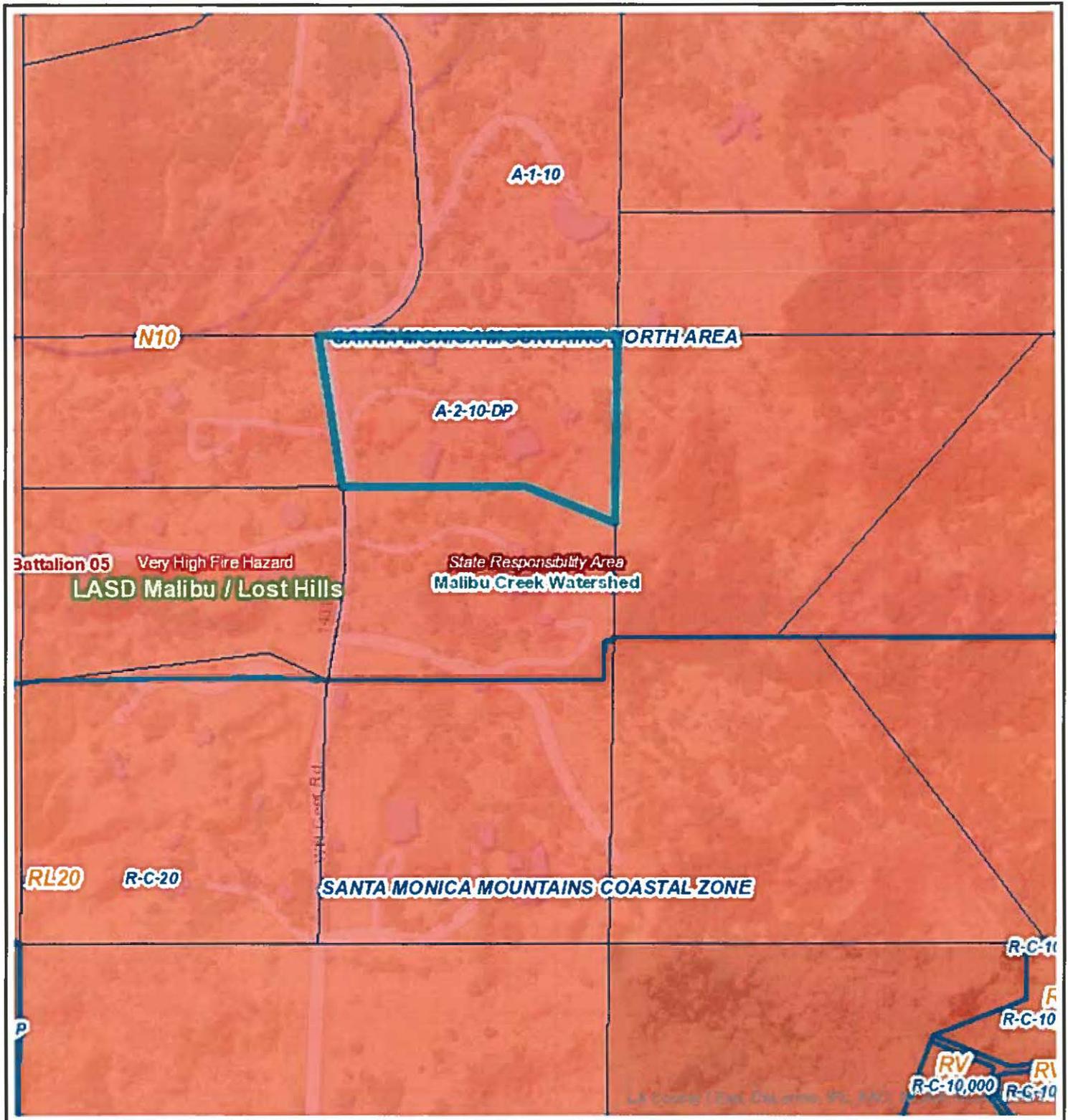
## R2013-02633-(3): 1558 Will Geer Rd.

### Property Location Map

Printed: Apr 20, 2015

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





## R2013-02633-(3): 1558 Will Geer Rd.

### GIS Layers Map

Printed: Apr 20, 2015



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### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the continued operation of a dog boarding and training facility for up to 100 dogs in the A-2-10-DP (Heavy Agricultural - 10 Acre Minimum Area Required – Development Program) Zone. Pursuant to Section 22.24.120 of the County Code, dog kennels and dog training schools are permitted uses in the A-2 Zone. However County Code Section 22.40.040 states that property in a DP zone may be used for any use permitted in the basic zone, but is subject to the requirements of a conditional use permit.

### **PROJECT DESCRIPTION**

The project is located in the Santa Monica Mountains North Area. On December 10, 2002, Zone Change No. 00-82-(3) changed the zoning on the property from A-1-1 (Light Agricultural Zone – 1 Acre Minimum Area Required) to A-2-10-DP, as dog boarding facilities are not a permitted use in the A-1 Zone. In conjunction with the zone change, CUP No. 00-82-(3) for the Development Program (DP) approved a dog boarding facility of no more than 30 dogs. The facility has been in operation since 2002. The current CUP application includes a request to raise the allowable number of dogs to 100.

Regional Planning received several complaints from neighboring residents who oppose the project. Certain neighbors state that the facility often houses more than the allowed number of dogs, which has increased traffic to and from the project site, and have voiced concerns about the use of chemicals, such as bleach, to clean the grounds, the smells these chemicals create, and concerns about how these chemicals affect the watershed.

The original CUP limited the number of dogs that can be housed at the facility to 30. Due to potential traffic concerns, the CUP limited the hours of visitation from 8:00 a.m. to 5:00 p.m., Monday through Thursday, with no visitation on Sundays. The facility was also to be open to the public on an appointment-only basis. The applicants were not in compliance with these conditions. The facility often housed more than 30 dogs, and the applicants did not observe visitation hours or the appointment-only limitation. Staff has also received over 200 letters of support, the majority of which are clients who utilize the facility, as well as support letters from some neighboring residents.

Based on compliance issues with certain conditions of approval from the previous CUP, and based on comments both in opposition and support of the project, Regional Planning recommends the CUP allow up to 45 dogs at any given time, with the allowance of up to 60 dogs during designated holidays, instead of the 100 dogs requested by the applicant.

### **SITE PLAN DESCRIPTION**

The subject property is a 5-acre, rectangular-shaped parcel that is accessed from Hillside Drive, a steep and narrow road that leads to Will Greer Road, which is a private access road, and by a 16-foot-wide driveway that leads to two separate parking areas containing a total of 19 parking spaces. The subject property contains an existing 3,640

square-foot single-family residence, an adjacent pool area south of the residence, and stables to the west of the residence that contain horses and llamas. The dog boarding and training facility is located north of the residence and contains a 1,125-square-foot administrative office that is surrounded by a small dog playground area. A separate large dog playground area is located north and east of the main residence.

### **EXISTING ZONING**

The subject property is zoned A-2-10-DP.

Surrounding properties are zoned as follows:

North: A-1-10 (Light Agricultural – 10 Acre Minimum Area Required)

South: A-1-10, A-1-1 (Light Agricultural – 1 Acre Minimum Area Required, and R-1-10,000 (Single-Family Residence – 10,000 Square Foot Minimum Area Required)

East: A-1-10

West: A-1-10

### **EXISTING LAND USES**

The subject property is developed with a single-family residence and a dog boarding and training facility.

Surrounding properties are developed as follows:

North: Low density, single-family rural residential development and vacant residential lots.

South: Low density, single-family rural residential development and vacant residential lots.

East: Low density, single-family rural residential development and vacant residential lots.

West: Low density, single-family rural residential development and vacant residential lots.

### **PREVIOUS CASES/ZONING HISTORY**

- Parcel Map No. 19479 approved three single-family lots on 16.1 acres and was recorded on July 28, 1992. The subject property consists of one of the three parcels.
- Plot Plan No. 46468 approved a studio guest house and patio on October 27, 1999.
- Zone Change Case No. 00-082-(3), approved on December 10, 2002 by the Board of Supervisors, changed the zoning designation on the project site to A-2-10-DP.
- Conditional Use Permit No. 00-82-(3), approved on December 10, 2002 by the Board of Supervisors, approved the operation of a dog training and boarding facility. The CUP expired on August 30, 2012.

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to allow the continued operation of an existing dog training and boarding facility with only an incremental increase in the number of dogs being boarded at the site to 45, with no other expansion or modification to the existing facility. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the N10 – Mountain Lands 10 land use category of the Santa Monica Mountains North Area Plan. This designation is intended for land that consists of rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. Permitted uses include low density, single-family housing, agriculture, equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfast lodging, low intensity conference centers, public and private schools, water tanks, telecommunications facilities and other local serving commercial and public facilities. The dog training and boarding facility is a local serving commercial use and is therefore consistent with the permitted uses of the underlying land use category.

#### Zoning Ordinance and Development Standards Compliance

The project is subject to the development standards for the A-2 Zone and the Santa Monica Mountains North Area CSD, as well as specific permit conditions for the DP Zone. There are no development standards from the CSD that are applicable to the project, and the DP permit-specific conditions are contained in the conditions of approval.

- A-2 Zone: Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following development standards:
  - Front, side and rear yards shall be provided as required in Zone R-1, which includes a 20 foot setback for front yards, five feet setback on interior side yards, and a rear yard of no less than 15 feet in depth. As detailed on the site plan, the project complies with all requirements for front, rear, and side yard setbacks.
- Parking: Dog boarding facilities do not have a specified number of required parking spaces in Title 22. Therefore, pursuant to Section 22.52.1220, where parking requirements for a specific use are not specified, the Director can require the number of parking spaces he finds adequate. The facility generally has five to eight full-time employees on the largest shift, and the facility operates two shuttle vans for the transport of dogs to and from the facility. The project site currently provides a total of 19 parking spaces, including two van accessible spaces. Staff has not observed any issues with respect to parking at the site, and has not received any complaints from the public regarding parking. Therefore, the

Director finds that this is an adequate number of parking spaces to accommodate employees and guests for the facility.

Neighborhood Impact/Land Use Compatibility

In 2002, Zone Change and CUP No. 00-82-(3) changed the zoning on the property from A-1-1 to A-2-10-DP and approved a dog boarding and training facility that allowed no more than 30 dogs at the facility. Per the hearing documents for the previous approval, 30 dogs was the limit placed on the facility as the project site is located on a mesa with narrow access, and a small "mom and pop" type of commercial operation was thought to be more compatible with the low-density residential development pattern for the area. The CUP expired on August 30, 2012. The applicant has requested a new CUP to continue the operation of the dog and boarding facility, but with an expansion to allow up to 100 dogs at the facility.

Regional Planning received complaints from neighboring residents who oppose the project. Neighbors cite that the facility often houses more than 30 dogs, the maximum number of dogs allowed under CUP No. 00-82-(3), which has increased traffic to and from the project site. Other residents, and the Topanga Watershed Committee, voiced concerns about the use of chemicals, such as bleach, to clean the grounds, the smells these chemicals create, and concerns about how these chemicals affect the watershed.

The original CUP limited the number of dogs that can be housed at the facility to 30. Due to potential traffic concerns, the CUP limited the hours of visitation from 8:00 a.m. to 5:00 p.m., Monday through Thursday, with no visitation on Sundays. The facility was also to be open to the public on an appointment-only basis. The applicants were not in compliance with these conditions. The facility often housed more than 30 dogs, and the applicants did not observe visitation hours or the appointment-only limitation. Finally, per the Department of Public Works, the applicant was also required to obtain the appropriate permits from Building and Safety for the unpermitted conversion of a guest house to a dog grooming facility.

The project site is located on a mesa and is accessed by a narrow, winding, steep, one lane road. Residents in the area state that they believe there has been a steep increase in traffic on this road, to and from the boarding facility, and do not believe the existing streets should accommodate a large business on the mesa. In addition, residents have voiced concerns over smells emanating from the project site. The smells are not related to dog waste, but to a chemical smell that may be attributed to cleaning products such as bleach. The applicant has used bleach and other cleaners at the site, and there are concerns about how these chemicals have impacted the watershed. Due to these issues, certain neighboring residents believe that a dog boarding facility with a 100 dogs is materially detrimental to the use, enjoyment or valuation of their property

Regional Planning has received over 200 letters of support from people who use the facility and state that the business is important to the well-being of their pets. Based on staff visits to the project site, the grounds are well-maintained, and Regional Planning has not received any complaints from neighbors about barking dogs. The project site is also able to accommodate all zoning requirements related to setbacks, fencing and

landscaping, and County Departments have reviewed the project and have stated that no additional water or septic system upgrades are required.

Based on comments both in support of the facility, which state that the facility is important to the well-being of many people's pets, and comments in opposition to the project, which oppose the continuation of the use in a residential neighborhood, staff recommends that the project is compatible with the surrounding neighborhood and land uses, provided certain conditions recommended by staff are observed, which staff believes will limit issues related to traffic, odors, chemical run-off, and ensure compliance with the CUP, and limit the project's impacts to people residing in the area.

Staff included most of the conditions of approval from the previous CUP. In response to resident concerns over the project and in order for the project to meet the conditional use burden of proof, staff recommends the following additional conditions of approval in order to ensure the boarding and training facility is compatible with the surrounding area:

- Except as provided in the Condition below, a maximum of 45 dogs may be kept on the premises at any one time. Throughout the term of this grant, the permittee shall maintain a log that identifies the date and time each dog enters and departs the facility. The log shall contain a column keeping a running total of dogs on-site as each dog enters and departs the facility. The log shall be kept in a form to the satisfaction of the Director. The permittee must keep the daily log up to date at all times, and make the log immediately available to Regional Planning staff for review upon request.
- A maximum of 60 dogs may be kept on the premises at any one time during the following times:
  - A. The six days immediately preceding Easter Sunday and the seven days immediately following Easter Sunday, to accommodate most students' spring break;
  - B. Memorial Day weekend;
  - C. The calendar week (Sunday through Saturday) during which the 4th of July occurs;
  - D. Labor Day weekend;
  - E. The period including Thanksgiving Day and the Friday, Saturday, and Sunday immediately following Thanksgiving Day; and
  - F. December 23rd through January 2nd.
- The hours of public visitation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday, subject to further restrictions outlined below. The facility shall be closed to the public on Sundays.

- The number of daily trips (round-trip) to the facility, outside of the permittee(s) and facility employees, shall be limited to five (5) trips per day. The following additional restrictions apply to the five allowed daily trips:
  - Daily allowed trips shall not be during the morning peak hour time, which is 8:00 am – 10:00 am.
  - Daily trips to the facility shall be by appointment only.
  - 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.
- The permittee shall continue the operation of a shuttle service for the transport of dogs to and from the facility. Outside of the five allowed daily trips, use of the shuttle system by clients of the facility shall be mandatory.
- The permittee shall only use biodegradable insecticides, cleaning detergents, and herbicides on the grounds of the facility. The permittee shall use insecticides, detergents, and herbicides that are odor-free or very low odor. A list of all cleaning and/or other solvents used by the facility shall be kept on file for review by Enforcement as needed.

**Burden of Proof**

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant, with the recommended conditions of approval, meets the burden of proof.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The project was reviewed by the County Departments of Public Works, Public Health, and Fire.

- The Department of Public Works recommends that the applicants implement a shuttle service to reduce traffic on Hillside Drive, and remedy the existing violation for the unpermitted conversion of a guest house into the boarding facility office.
- The Department of Public Health recommends approval of the project based on a review by the Drinking Water Program and of the private septic system plan.
- The Fire Department recommends minor changes to the facility access for fire apparatus and the placement of a new fire hydrant.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

### **PUBLIC COMMENTS**

Over 200 clients who use the facility have written or called to state that they are supportive of the project and would like to see the conditional use permit approved as they believe the facility is important to the well-being of their pets. The applicants also provided letters of support from neighboring community residents.

Several neighboring residents have contacted the Department to state that they oppose the project and/or oppose any increase in the allowed number of dogs at the facility. Their complaints are as follows:

- Non-compliance with the previous conditions of approval;
- A facility with 100 dogs is not compatible with the area;
- Increased traffic on steep, narrow roads leading to the business;
- The use of bleach cleaning agents on facility grounds, and the effect of runoff on the Topanga Watershed; and,
- Smells and odors emanating from cleaning agents and facility pools.

All written public comments have been included in the public hearing package to the Commission.

### **PUBLIC COMMENTS REGARDING LEGAL ACCESS**

A neighboring resident, Thomas Doniger, submitted a letter arguing the applicant does not have the legal right to utilize Will Geer Road, a private street, for commercial purposes. The applicant's counsel, Charles Moore, provided a written response to the letter. Both Mr. Doniger's and Mr. Moore's letters are included in the hearing package.

Staff has reviewed both Mr. Doniger's letter and Mr. Moore's response. Staff is of the opinion that the facility has sufficient physical and legal access to satisfy the burden of proof, for the following reasons.

Mr. Doniger and Mr. Moore agree that the facility has access to Will Geer Road for "road purposes," pursuant to a recorded easement. The facility has utilized Will Geer Road for access to and from its operations for over 10 years, since in or around 2002. Will Geer Road, although a private street and, at times, narrow, is sufficiently improved in the opinion of Public Works and the Fire Department to provide access to and from the facility. Staff is not aware of any pending or final lawsuit which has challenged the facility's right to utilize Will Geer Road for its operations.

Mr. Doniger argues that the "road purposes" specified in the easement are limited to access for residential uses only, as the easement was recorded at a time where the site accommodated a residential use. He further argues that use of the road for commercial purposes overburdens and exceeds the scope of the easement. However, whether commercial use of the road exceeds the scope of the easement is a legal question for a court to resolve, not one for staff or the Regional Planning Commission to determine. See *LT-WR, L.L.C. v. California Coastal Commission*, 151 Cal.App.4th 770, 806 (2007)

(holding that California Coastal Commission did not have the authority to determine existence of prescriptive easement based solely on evidence of historic use).

Mr. Doniger also argues that granting the requested Conditional Use Permit is a violation of the County Zoning Code because it authorizes (by default) access through the A-1 zone to a facility not allowed in the A-1 zone. Mr. Doniger supports his arguments with citations to and an explanation of *Teachers Ins. and Annuity Association v. Furlotti*, 70 Cal.App.4th 1487 (1999). In *Teachers*, a reciprocal easement agreement provided that an alley bisecting a commercial and residential zone could be used by an office building located in the commercial zone and an apartment building located in the residential zone for incidental purposes, such as loading, unloading, and trash collection. The court held the easement agreement was void because it violated the City of Los Angeles' zoning code, by purporting to authorize a commercial use on a residentially zoned property. The court was concerned with both the frequency and intensity of the commercial use of the easement.

Here, the Section 22.24.090.A of the County Code contemplates that property in the A-1 zone could be used to access uses not allowed in the A-1 zone. The A-1 zone also allows uses which would have access needs comparable to or more impactful than the access needs of the proposed facility, both in terms of frequency and intensity of access, such as airports, child care centers, churches, colleges, jails, golf courses, hospitals, libraries, museums, and schools. Staff is of the opinion, therefore, that granting the Conditional Use Permit does not violate the zoning code, as the A-1 zone contemplates access to commercial uses, like the kind operated by the applicant, across properties within the zone.

Mr. Doniger additionally argues that granting the Conditional Use Permit would effectuate a "taking" of the property of subservient tenants along Will Geer Road. Approval of the Conditional Use Permit only would authorize the on-site operation of a dog training and boarding facility, a private use. The Conditional Use Permit does not in and of itself authorize the applicant to utilize Will Geer Road in any respects. While staff believes that substantial evidence shows that the applicant has met its burden of proof with respect to access, if a court determined that the applicant did not have such access, a Conditional Use Permit granted by the County would not, and could not, supersede the court's determination.

#### **FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

#### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing: Staff recommends **APPROVAL** of Project Number R2013-02633-(3), Conditional Use Permit Number 201300135, subject to the attached conditions.

#### **SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300135 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Travis Seawards, Regional Planner, Zoning Permits West  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:  
Draft Findings  
Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Site Photographs, Aerial Image  
Site Plan, Land Use Map

MKK:TSS  
4/9/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02633-(3)  
CONDITIONAL USE PERMIT NO. 201300135**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300135 ("CUP") on May 13, 2015.
2. The permittees, Randy Neece and Joe Timko ("permittee"), requests the Project Permit to authorize the continued operation of a dog boarding and training facility ("Project") on a property located at 1558 Will Geer Road in the unincorporated community of the Santa Monica Mountains North Area ("Project Site") in the A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Area Required – Development Program) Zone pursuant to Los Angeles County Code ("County Code") section 22.40.040.
3. The Project Site is five gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with relatively flat topography and is developed with a single-family residence, animal stables, and a dog boarding and training facility.
4. The Project Site is located in the Malibu Zoned District and is currently zoned A-2-10-DP. The project site was previously zoned A-1-1 (Light Agricultural – 1 Acre Minimum Area Required), but changed to A-2-DP with a zone change in 2002 as dog boarding facilities are not a permitted use in the A-1 Zone. Dog boarding facilities are a permitted use in the A-2 Zone; however, County Code Section 22.40.040 states that property in a DP zone may be used for any use permitted in the basic zone, subject to the requirements of a conditional use permit.
5. The Project Site is located within the N10 (Mountain Lands 10) land use category of the Santa Monica Mountains North Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: A-1-10 (Light Agricultural – 10 Acre Minimum Area Required)
  - South: A-1-10, A-1-1 (Light Agricultural – 1 Acre Minimum Area Required, and R-1-10,000 (Single-Family Residence – 10,000 Square Foot Minimum Area Required)
  - East: A-1-10
  - West: A-1-10
7. Surrounding land uses within a 500-foot radius include:
  - North: Low density, single-family rural residential development and vacant residential lots.
  - South: Low density, single-family rural residential development and vacant residential lots.

- East: Low density, single-family rural residential development and vacant residential lots.
- West: Low density, single-family rural residential development and vacant residential lots.

8. The zoning and case history for the Project Site is as follows:
- Parcel Map No. 19479 approved three single-family lots on 16.1 acres and was recorded on July 28, 1992. The subject property consists of one of the three parcels.
  - Plot Plan No. 46468 approved a studio guest house and patio on October 27, 1999.
  - Zone Change Case No. 00-082-(3), approved on December 10, 2002 by the Board of Supervisors, changed the zoning designation on the project site to A-2-10-DP.
  - Conditional Use Permit No. 00-82-(3), approved on December 10, 2002 by the Board of Supervisors, approved the operation of a dog training and boarding facility. The CUP expired on August 30, 2012.
9. The site plan for the Project depicts a 5-acre, rectangular-shaped parcel that is accessed from Hillside Drive, which is a steep and narrow road, to Will Greer Road and by a 16-foot-wide driveway that leads to two separate parking areas containing a total of 19 parking spaces. The subject property contains an existing 3,640 square-foot single-family residence, an adjacent pool area south of the residence, and stables to the west of the residence that contain horses and llamas. The dog boarding and training facility is located north of the residence and contains a 1,125-square-foot administrative office that is surrounded by a small dog playground area. A separate large dog playground area is located north and east of the main residence.
10. The Project Site is accessible via Will Geer Road to the north. Primary access to the Project Site will be via an entrance/exit on Will Geer Road.
11. Dog boarding facilities do not have a specified number of required parking spaces in Title 22. Therefore, pursuant to Section 22.52.1220, where parking requirements for a specific use are not specified, the Director can require the number of parking spaces he finds adequate. The facility generally has five to eight full-time employees on the largest shift, and the facility operates two shuttle vans for the transport of dogs to and from the facility. The project site currently provides a total of 19 parking spaces, including two van accessible spaces. The Director finds that this is an adequate number of parking spaces to accommodate employees and guests for the facility.
12. The project was reviewed by the County Departments of Public Works, Public Health, and Fire.
- The Department of Public Works recommends that the applicants implement a shuttle service to reduce traffic on Hillside Drive, and remedy the existing

- violation for the unpermitted conversion of a guest house into the boarding facility office.
- The Department of Public Health recommends approval of the project based on a review by the Drinking Water Program and of the private septic system plan.
  - The Fire Department recommends minor changes to the facility access for fire apparatus and the placement of a new fire hydrant.
13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the project is a request to allow the continued operation of an existing dog training and boarding facility with only an incremental increase in the number of dogs being boarded at the site to 45, with no other expansion or modification to the existing facility beyond that which was previously existing.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff has received approximately 20 letters and five phone calls in opposition to the project, and approximately 230 form letters of support for the project.
16. The Commission finds that the Project is consistent with the land use category. The project site is located within the N10 – Mountain Lands 10 land use category of the Santa Monica Mountains North Area Plan. This designation is intended for land that consists of rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. Permitted uses include low density, single-family housing, agriculture, equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfast lodging, low intensity conference centers, public and private schools, water tanks, telecommunications facilities and other local serving commercial and public facilities. The dog training and boarding facility is a local serving commercial use and is therefore consistent with the permitted uses of the underlying land use category.
17. The Commission finds that the Project is consistent with all applicable development standards for the A-2 Zone. Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following setback development standards: front, side and rear yards shall be provided as required in Zone R-1, which includes a 20 foot setback for front yards, five feet setback on interior side yards, and a rear yard of no less than 15 feet in depth. All setbacks are shown on the site plan and show a setback of over 20 feet for the front yard, over 15 feet for the rear yard, and at least five feet on the interior side yard.

18. The Commission finds that the Project is located in the Santa Monica Mountains North Area Community Standards District, but that there are no development standards from the CSD that are applicable to the Project.
19. The Commission finds that CUP 00-82-(3), which previously approved the zone change and CUP for the dog boarding and training facility in 2002, allowed for no more than 30 dogs at the facility. Per the hearing documents for the previous approval, 30 dogs was the limit placed on the facility as the project site is located on a mesa that is accessed by a narrow and steep road, and a small "mom and pop" type of commercial operation was thought to be more compatible with the low-density development pattern for the area.
20. The Commission finds that the applicant was not compliant with certain conditions of approval from the 2002 CUP and therefore staff is recommending only an incremental increase to 45 dogs instead of the applicant-requested 100 dogs. CUP 00-82-(3) limited the number of dogs that can be housed at the facility to 30, and due to potential traffic concerns, the CUP limited the hours of visitation from 8:00 a.m. to 5:00 p.m., Monday through Thursday, with no visitation on Sundays. The facility was also to be open to the public on an appointment-only basis. However, the facility often housed more than 30 dogs, and the applicants did not observe visitation hours or the appointment-only limitation.
21. The Commission finds that Regional Planning has received over 230 form letters of support from the public, a majority of which were from people who utilize the services at the dog and boarding facility, and that some letters of support had additional hand-written comments.
22. The Commission finds that the Project Site does not require new or improved public utilities or services to operate the dog boarding and training facility. The County Departments of Public Works, Fire, and Public Health reviewed the Project and stated that no additional water or septic system upgrades are required.
23. The Commission finds that Regional Planning has received complaints and statements of opposition to the CUP from residents that neighbor the dog boarding and training facility. The primary complaints from neighbors cite that the operation often houses much more than the allowed 30 dogs, which has increased traffic to and from the project site. Other residents, and the Topanga Watershed Committee, voiced concerns about the use of chemicals, such as bleach, to clean the grounds, the smells these chemicals create, and concerns about how these chemicals affect the watershed.
24. The Commission finds that based on comments from residents in the surrounding neighborhood of the project site, the business can potentially impact the health, peace, comfort and welfare of people residing in the area as the project site, with a dog boarding facility with up to 100 dogs as requested by the applicant, is not in an appropriate location. The project site is located on a mesa and is accessed by a narrow, winding, steep road that at times is only one car-width wide. Residents in the area state that they believe there have been a steep increase in traffic on this road

and oppose additional traffic on the road. Therefore staff is recommending conditions that visits to the site be limited, be on an appointment-only basis, and that the facility utilize a mandatory shuttle service to transport dogs to and from the facility.

25. The Commission finds that with the implemented conditions of approval to limit the number of daily trips to the site and with the use of a mandatory shuttle service, the project site is adequately served by existing roads as there will be no negligible increase in traffic on the road leading to the project site.
26. The Commission finds that residents in the area have voiced concerns over smells emanating from the project site. The smells are not related to dog feces, but to a chemical smell that may be attributed to cleaning chemicals, such as bleach. The applicant has used bleach and other cleaners at the site, and there are concerns about how these chemicals impact the watershed. Therefore staff is recommending a condition of approval that the applicant use non-toxic, biodegradable cleaning products.
27. The Commission finds that the facility has sufficient physical and legal access to satisfy the conditional use permit burden of proof, for the following reasons:
  - A. The permittee has provided evidence of an easement over Will Geer Road for "road purposes."
  - B. The permittee has demonstrated historical use of Will Geer Road to access its facility for over 10 years, since approximately 2002.
  - C. Will Geer Road, although a private street and, at times, narrow, is sufficiently improved in the opinion of the Department of Public Works and the Fire Department to provide access to and from the facility.
  - D. Whether the facility's use of Will Geer Road for its operations "overburdens" or exceeds the scope of the easement is a question of law for a court to determine, and the Commission has not been presented with evidence of any pending or final lawsuit which has challenged the facility's right to utilize Will Geer Road for its operations.
28. As relates to the Project's proposed use of Will Geer Road for access, the Commission finds that this grant is consistent with the County Zoning Code because Section 22.24.090.A of the County Code contemplates that property in the A-1 zone could be used to access uses not allowed in the A-1 zone; the A-1 zone allows uses which would have access needs comparable to or more impactful than the access needs of the Project, both in terms of frequency and intensity of access, such as airports, child care centers, churches, colleges, jails, golf courses, hospitals, libraries, museums, and schools; and the A-1 zone contemplates access to commercial uses, like the kind operated by the applicant, across properties within the zone.
29. As relates to the Project's proposed use of Will Geer Road for access, the Commission finds that approval of this grant does not effectuate a "taking" of the property of subservient tenants along Will Geer Road, because this grant only

authorizes the on-site operation of a dog training and boarding facility, a private use. This grant does not in and of itself authorize the applicant to utilize Will Geer Road in any respects.

30. The Commission finds that new conditions of approval, in addition to conditions from the 2002 grant, are needed to address resident concerns and ensure the dog boarding and training facility is compatible with the surrounding area. The new conditions of approval address specific complaints related to the number of dogs that can be housed at the facility, traffic impacts, and the use of cleaning chemicals at the facility. The new conditions of approval include:

- Except as provided in the Condition below, a maximum of 45 dogs may be kept on the premises at any one time. Throughout the term of this grant, the permittee shall maintain a log that identifies the date and time each dog enters and departs the facility. The log shall contain a column keeping a running total of dogs on-site as each dog enters and departs the facility. The log shall be kept in a form to the satisfaction of the Director. The permittee must keep the daily log up to date at all times, and make the log immediately available to Regional Planning staff for review upon request.
- A maximum of 60 dogs may be kept on the premises at any one time during the following times:
  - The six days immediately preceding Easter Sunday and the seven days immediately following Easter Sunday, to accommodate most students' spring break;
  - Memorial Day weekend;
  - The calendar week (Sunday through Saturday) during which the 4th of July occurs;
  - Labor Day weekend;
  - The period including Thanksgiving Day and the Friday, Saturday, and Sunday immediately following Thanksgiving Day; and
  - December 23rd through January 2nd.
- The hours of public visitation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday, subject to further restrictions outlined below. The facility shall be closed to the public on Sundays.
- The number of daily trips (round-trip) to the facility, outside of the permittee(s) and facility employees, shall be limited to five (5) trips per day. The following additional restrictions apply to the five allowed daily trips:
  - Daily allowed trips shall not be during the morning peak hour time, which is 8:00 am – 10:00 am.
  - Daily trips to the facility shall be by appointment only.

- 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.
  - The permittee shall continue the operation of a shuttle service for the transport of dogs to and from the facility. Outside of the five allowed daily trips, use of the shuttle system by clients of the facility shall be mandatory.
  - The permittee shall only use biodegradable insecticides, cleaning detergents, and herbicides on the grounds of the facility. The permittee shall use insecticides, detergents, and herbicides that are odor-free, to the greatest extent possible. A list of all cleaning and/or other solvents used by the facility shall be kept on file for review by Enforcement as needed.
31. The Commission finds that with the implementation and adherence to the recommended conditions of approval, the project meets the conditional use burden of proof and the project is compatible with the surrounding area as resident concerns and land use compatibility issues have been addressed.
32. The Commission finds that the 10-year grant term for the Project strikes an appropriate balance between the permittee' rights to operate its business and the need in the future to to ensure continued compatibility between the Project and the surrounding land uses.
33. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Topanga community. On March 25, 2015, and revised on April 1, 2015, a total of 23 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.
34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at 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 shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site 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 site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed 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 by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201300135, subject to the attached conditions.

**ACTION DATE: May 13, 2015**

MKK:TSS  
4/13/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R213-02633-(3)  
CONDITIONAL USE PERMIT NO. 201300135**

**PROJECT DESCRIPTION**

The project is a request for a conditional use permit to authorize the continued operation of a dog boarding and training facility for up to 45 dogs, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any 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.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of not less than \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, attorney's fees, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on May 13, 2025.** 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 (6) months prior to the expiration date of this grant and shall be accompanied by the required 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.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the dog boarding and training facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be 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 subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,800.00**. The deposit 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. The fund provides for **fourteen (14)** inspections (two inspections per year for the first four years, and one inspection per year for the remaining six 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 enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a 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's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 13, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT SPECIFIC CONDITIONS – DEVELOPMENT PROGRAM**

19. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
20. All improvements shall be completed prior to the occupancy of any structures.
21. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

#### **PROJECT SITE SPECIFIC CONDITIONS**

22. This grant authorizes the operation of a boarding and training facility for dogs.
23. The permittee must comply with all conditions of approval contained herein. Failure to comply with any condition of approval will result in an immediate citation of a Notice of Violation from the Department of Regional Planning, Zoning Enforcement Section. Upon three Notice of Violation citations, the project will be scheduled for permit revocation proceedings pursuant to Section 22.56.1780 of Title 22 (County Code).
24. Except as provided in Condition No. 28, a maximum of 45 dogs may be kept on the premises at any one time. Throughout the term of this grant, the permittee shall

maintain a log that identifies the date and time each dog enters and departs the facility. The log shall contain a column keeping a running total of dogs on-site as each dog enters and departs the facility. The log shall be kept in a form to the satisfaction of the Director. The permittee must keep the daily log up to date at all times, and make the log immediately available to Regional Planning staff for review upon request.

25. A maximum of 60 dogs may be kept on the premises at any one time during the following times:
  - A. The six days immediately preceding Easter Sunday and the seven days immediately following Easter Sunday, to accommodate most students' spring break;
  - B. Memorial Day weekend;
  - C. The calendar week (Sunday through Saturday) during which the 4th of July occurs;
  - D. Labor Day weekend;
  - E. The period including Thanksgiving Day and the Friday, Saturday, and Sunday immediately following Thanksgiving Day; and
  - F. December 23rd through January 2nd.
26. All dogs that are boarded at the facility must be kept in sound-proof buildings at night.
27. The permittee shall provide a total of 19 parking spaces for the facility. Any change in the amount of parking spaces provided will require the submittal of Revised Exhibit "A" application.
28. The hours of public visitation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday, subject to further restrictions outlined below. The facility shall be closed to the public on Sundays.
29. The number of daily trips (round-trip) to the facility, outside of the permittee(s) and facility employees, shall be limited to five (5) trips per day. The following additional restrictions apply to the five allowed daily trips:
  - a. Daily allowed trips shall not be during the morning peak hour time, which is 8:00 am – 10:00 am.
  - b. Daily trips to the facility shall be by appointment only.
  - c. 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.

30. The permittee shall continue the operation of a shuttle service for the transport of dogs to and from the facility. Outside of the five allowed daily trips, use of the shuttle system by clients of the facility shall be mandatory.
31. The permittee may establish other transportation management practices as necessary to comply with the conditions of approval for this permit, including the development of a drop-off and pick-up site.
32. The permittee shall only use biodegradable insecticides, detergents, and herbicides on the grounds of the facility. The permittee shall use insecticides, detergents, and herbicides that are odor-free or very low odor. A list of all cleaning and/or other solvents used by the facility shall be kept on file for review by Enforcement as needed.
33. The permittee shall implement best management practices to prevent water run-off from the project site onto any other property, and all solutions and run-off shall be directed into the existing leech field on the project site.
34. No odors related to the operation of the facility, including but not limited to the odors of cleaning products, animals, or animal waste, shall emanate off-site. The permittee shall employ additional odor mitigation measures, as needed, to comply with this condition, to the satisfaction of the Director.
35. The permittee shall employ noise attenuation equipment and/or measures as needed to the satisfaction of the Director. At all times, the permittee is required to conform to County Noise Ordinance standards.
36. The permittee shall cooperate with the appropriate authorities, including the County Fire Department, to ensure that at all times there is a current emergency evacuation plan for the facility.
37. Dog shows and special events are prohibited.
38. The grooming of dogs that are not being boarded by the facility is prohibited.
39. The permittee shall keep all facility licenses current and have such licenses available for inspection at all times.
40. No animal shall be kept or allowed outside of the facility's fences.
41. Facility premises shall be clean, well-maintained, and free of dog waste, and the boarding facility shall operate in accordance to all applicable requirements from Animal Care and Control, and Title 10 (Animals).
42. The permittee shall keep dog waste in airtight containers and it shall be disposed of, off-site, at least once a week.

43. Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shielded and conform to all Rural Outdoor Lighting Ordinance standards.
44. The permittee shall submit all required building permit applications within 60 days of the day of approval for this CUP, and get approval of all permits within one year of the date of approval of this CUP.
45. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated February 11, 2015, to the satisfaction of said department.
46. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 9, 2015, to the satisfaction of said department.
47. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated October 16, 2014, to the satisfaction of said department.

Attachments:

Fire Department Letter dated January 9, 2015  
Public Works Department Letter dated February 11, 2015  
Public Health Department Letter dated October 16, 2014



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, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91708  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
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. R2013-02633  
Canyon View Dog Ranch  
1558 Will Geer Road, Topanga

- 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](mailto:rlavin@ph.lacounty.gov) or [ebraganza@ph.lacounty.gov](mailto: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](mailto:eedwards@ph.lacounty.gov) or [vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov).

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



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

GAIL FARBER, Director

February 11, 2015

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

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](mailto: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](mailto: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](mailto:rcruz@dpw.lacounty.gov).

RC:tb

P:\dpubl\SUBPCHECK\Plan\CUP\CUP 201300135-1558 WILL GEER\TCUP 201300135\2014-12-18 TCUP 201300135\CUP 201300135 Project.docx

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**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

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**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.



**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

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**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](mailto:Wally.Collins@fire.lacounty.gov).

## BURDEN OF PROOF

A. That the requested use at the location will not:

- 1 **Adversely affect the health, peace or comfort, or welfare of persons residing or working in the surrounding area, or**
- 2 **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3 **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The existing training and boarding ranch for dogs was designed and constructed to conform to the natural topography and avoid any massive landform alteration. The facilities incorporate a manmade stream to assist in sound attenuation, which produces a natural and pleasing presence to the project. The structures do not disrupt the primary view of any neighboring homes, and all lighting is directed downward to protect surrounding areas. Accordingly, the project provides the maximum feasible protection to significant public and private views. At no time will the structures in any way shade any surrounding homes.

The training yards and kennel buildings are serviced by a dedicated septic system to control animal wastes. All training and play yards are cleaned no less than six (6) times a day to clean up any waste from the dogs or preclude problems with odor or vectors. All waste is disposed of either in the septic system, or removed by a disposal company in airtight containers.

Hours of operation whereupon clients can visit their pets are strictly limited to 8 A.M. to 5 P.M., Monday through Saturday. Off hours visitation is strictly prohibited.

- C. **That the proposed 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 by other public or private service facilities as are required.**

The subject site is served by an improved, paved road, which meets all applicable standards for width, slope, and turning radius. The property is already improved with a circular fire department turn around, water storage and a hydrant. Vehicle trip generation from the facility is modest and well within the capacity of existing roads, and adequate onsite parking is provided to obviate potential off site impacts. A shuttle service is currently being utilized to pick-up and drop-off dogs, which increases public safety and eliminates a majority of traffic that would be generated from the facility. Existing electrical utilities are adequate to serve the existing use, wastes are disposed on site via a septic system, and heating is provided by propane.



August 12, 2002

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

Dear Supervisors:

**ZONE CHANGE CASE NO. 00-82-(3)**  
**CONDITIONAL USE PERMIT CASE NO. 00-82-(3)**  
**PETITIONER: RANDALL NEECE & JOSEPH TIMKO**  
**1558 WILL GEER ROAD**  
**TOPANGA, CA 90290**  
**MALIBU ZONED DISTRICT NO. 110**  
**THIRD SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Negative Declaration for Zone Change No. 00-82-(3), and Conditional Use Permit No. 00-82-(3), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel, to prepare the ordinance map reflecting the change of zones within the Malibu Zoned District as recommended by the Regional Planning Commission (Zone Change No. 00-82-(3)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 00-82-(3).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- To allow the property owner to maintain the property with a use compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

**Implementation of Strategic Plan Goals**

This zone change and conditional use permit promotes the County's Strategic Plan goal of Service Excellence. The project components (zone change, conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

This zone change and conditional use permit also promotes the County's vision for improving the quality of life in Los Angeles County. The approval of this zone change and conditional use permit will allow the maintenance of a dog training facility that blends in with the surrounding community.

**FISCAL IMPACT/FINANCING**

Implementation of the proposed zone change should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case No. 00-82-(3) on July 18, 2001, October 10, 2001, and January 16, 2002. The two zoning requests before the Commission were: 1) a zone change from the existing A-1-1 zoning to A-2-10-DP on 5 acres, and 2) a conditional use permit to authorize the operation and maintenance of a dog kennel and dog training facility consisting of a 913 sq. ft. building containing veterinary, grooming and kennel services, dog training yards and a dog pool. The Regional Planning Commission voted to approve the requested zone change and conditional use permit at their July 31, 2002 meeting.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

**ENVIRONMENTAL DOCUMENTATION**

The proposed zone change and conditional use permit will not have a significant effect on the environment. An Initial Study was prepared for this project in compliance with the

California Environmental Quality Act and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

Based on the Negative Declaration, adoption of the proposed plan zone change will not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES OR (OR PROJECTS)**

Action on the zone change is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

  
Donald C. Culbertson, Administrator  
Current Planning Division

DCC:RF:vi

Attachments: Commission Resolution, Final Letter, Findings & Conditions, Staff Report & Attachments

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 00-82-(3)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 00-82-(3) on July 18, 2001, October 10, 2001, and January 16, 2002; and,

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from A-1-1 (Light Agricultural - one acre required area) to A-2-10- DP (Heavy Agricultural – 10 acre required area – Development Program) on a five-acre parcel. The Development Program designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the re-zoned site to a dog kennel and dog training facility as shown on the site plan marked Exhibit "A", which serves as the development program for this property. No other development is permitted on the property unless a new conditional use permit is obtained.
2. The subject property consists of five acres located at 1558 Will Geer Road, Topanga, in the Malibu Zoned District.
3. The zone change request was heard concurrently with Conditional Use Permit Case No. 00-82-(3) at a July 18, 2001, October 10, 2001, and January 16, 2002 public hearing.
4. Conditional Use Permit Case No. 00-82-(3) is a related request to authorize a dog kennel and dog training facility. The requested zone change is necessary to authorize the proposed use of the subject property.
5. The conditional use permit site plan, marked Exhibit "A", is a topographic map that depicts the footprint of the existing, approximately 4,000 square foot, main residence building, a garage building (approximately 900 square feet and used as the dog kennel), a retaining wall, a pool in the shape of a dog bone, an interior circular access way, a future street and the location of Will Geer Road to the west of the property. Access to the property is via Will Geer Road.
6. The subject property is currently zoned A-1-1. The dog kennel and dog training facility is inconsistent with the current zoning of the subject property.
7. A need for the proposed zone classification exists within the area under consideration to allow a low intensity commercial use at this location in that the

dog kennel and dog training facility provides a much needed service to residents of Topanga and the neighboring communities.

8. Modified conditions warrant a revision in the zoning of the subject The subject property is a proper location for the proposed A-2-10-DP zoning classification, and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, because the proposed use is compatible with the surrounding zoning and land uses. The neighborhood is characterized by large rural parcels and the site is on a flat mesa removed from surrounding residential uses, the facility is sufficiently buffered from adjacent uses by existing landscaping, slope variations and parking areas and adequate emergency access is provided.
9. The proposed Zone Change from A-1-1 to A-2-10-DP is consistent with the goals and objectives of the Countywide General Plan and the Santa Monica Mountains North Area Plan.
10. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.
11. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from A-1-1 (Light Agricultural – one acre required area) to A-2-10-DP (Heavy Agricultural – ten acre required area – Development Program) with development restrictions as provided in the related Conditional Use Permit Case No. 00-82-(3);
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, and determine that Zone Change Case No. 00-82-(3) will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Santa Monica Mountains North Area Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on July 24, 2002.

*Mary L. Montion for*  
Rosie Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**CONDITIONAL USE PERMIT CASE NO. 00-82-(3)  
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATES: July 18, 2001,  
October 10, 2001, and January 16, 2002**

**REQUEST:** The applicants are requesting a conditional use permit to allow the continued operation of a dog kennel and dog training facility on a five-acre parcel located at 1558 Will Geer Road in the Malibu Zoned District.

**PROCEEDINGS BEFORE THE COMMISSION:**

July 11, 2001 Public Hearing

A duly noticed public hearing was held on July 11, 2001. Time did not permit the Regional Planning Commission to call the case and the case was scheduled for a hearing on July 18, 2001.

July 18, 2001 Public Hearing

A duly noticed public hearing was held on July 18, 2001. Commissioners Pederson, Helsley, Bellamy and Rew were present. Twenty-four (24) people testified in favor of the request, including the applicants' representative, Mr. Chuck Moore, who highlighted the facility's unique operation. Others testified in favor of the facility and based their support on the professional staff, the training approach, the immaculate maintenance of the landscaped grounds and the unmet need the facility was filling in the community.

Eight (8) people testified in opposition to the request, based primarily on the narrowness and steepness of Hillside Drive, which is the street providing access to Will Geer Road. The opposition maintained that Hillside Drive could not accommodate the traffic generated by a commercial use. The opposition cited potential noise from barking dogs and land use incompatibility as additional concerns.

The Commission continued the hearing to October 10, 2001, for the Department of Public Works to conduct a traffic count on Hillside Drive and for the Department of Public Works and the Fire Department to investigate the adequacy of the proposed access.

October 10, 2001 Public Hearing

A duly noticed hearing was held on October 10, 2001. Commissioners Pederson, Valadez, Helsley, Bellamy and Rew were present. The applicants requested a continuance to explore alternative means of access to the subject property, including a shuttle service and /or a pet emporium where clients could

pick up and drop off their dogs. The applicants maintained that a pick-up and drop-off site would eliminate the need for clients to traverse Hillside Drive.

The Commission continued the hearing to January 16, 2002.

#### January 16, 2002 Public Hearing

A duly noticed public hearing was held January 16, 2002. Commissioners Valadez, Helsley, Bellamy and Rew were present. Three persons testified in favor of the request: the applicants, Randall Neece and Joe Timko and the applicants' representative, Chuck Moore. The applicants reported that seventy-five percent of their clientele favored a shuttle service or pick-up/drop-off point at the base of Hillside Drive. They testified that they are still in the process of developing the idea and would like to officially open the shuttle service within a year.

The Fire Department representative, Capt Lecou, testified that a shuttle service or a pick-up/drop-off point at the base of Hillside Drive would reduce the number of trips using the road and therefore mitigate potential traffic and access issues. Capt. Lecou further testified that a fifty percent or more reduction in the number of trips along Hillside Drive would satisfy the Fire Department's concern regarding traffic and access.

There being no further testimony, the Commission closed the public hearing, indicated its intent to approve the conditional use permit, and directed staff to prepare the final environmental documentation and findings and conditions for approval, including a requirement to maintain a dog registry to document customer utilization rates for the shuttle service; regulations for a small sign; a condition for exterior lighting; a condition specifying the use of biodegradable insecticides, and a condition requiring the applicants to initiate a zone change back to the A-1-1 (Light Agriculture, 1 acre required area) Zone should ownership of the property be transferred.

#### Findings

1. The applicants, Randy Neece and Joe Timko, are requesting a conditional use permit to authorize the continued operation of a dog kennel and dog training facility named the "Canyon View Training Ranch for Dogs", located at 1558 Will Geer Road in the community of Topanga, in the Malibu Zoned District.
2. The subject property is currently zoned A-1-1 (Light Agricultural – 1 acre required area). A dog kennel and dog training facility is not permitted in the A-1-1 zone. Concurrent with this approval, however, the Commission is recommending that the Board of Supervisors approve Zone Change Case No. 00-82-(3). If approved by the Board of Supervisors, the subject property will be rezoned from A-1-1 (Light Agricultural – 1 acre required

area) to A-2-10-DP (Heavy Agricultural – 10 acre required area – Development Program).

3. The applicants' requested conditional use permit is consistent with the proposed A-2-10-DP zoning classification. Section 22.40.040 of the County Code provides that property in a DP zone may be used for any use permitted in the basic one, subject to the requirements of a conditional use permit, including an approved development program. Pursuant to Section 22.24.120 of the County Code, dog kennels and dog training schools are permitted uses in the A-2 zone.
4. The subject property is a rectangular shaped 5-acre parcel characterized by hilly terrain and surrounded by sloping hills. Access to the site is via Will Geer Road, a paved, variable width (12' to 15') private road and Hillside Drive, a paved, variable width (12' to 15') public roadway to the south.
5. Surrounding zoning consists of A-1-1 to the north, south, east and west.
6. The subject property is currently used as a single-family residence and dog kennel/dog training facility. The single-family residence is 4,000 square feet in size and the dog kennel is in a 913 square foot building constructed as a guest house. The dog kennel building also serves as the grooming and veterinarian building and contains a mud room for cleaning, a Crate Room for boarding dogs, a grooming room, a reception area, a bathroom and a kitchen. The front and rear yards of the kennel building serve as the dog training yards (adult and puppy) and include up to ten planned dog runs.
7. Surrounding land uses consist of a single family residence (in the process of being built) and vacant land to the north, a single family residence and vacant land to the south, vacant land to the east and two single family residences and vacant land to the west.
8. There is an active Zoning Enforcement file on the subject property (EF992890). Zoning Enforcement Section staff cited the property owner for operating a dog kennel/dog training facility, which is prohibited in the A-1-1 zone. The Director has determined that the continuation of said use is desirable to the public convenience and has waived the provisions of Section 22.04.110 of the County Code to permit the continued operation of the existing dog kennel/dog training facility pending the Commission's action on the subject application for a conditional use permit, provided the applicants comply with the following conditions:
  1. That the applicants cooperate with Zoning Enforcement staff in conducting a thorough investigation;

2. That the applicants contact the Department of Animal Care and Control and obtain any necessary permits which are required and comply with their regulation;
3. That any request for additional information from staff be provided;
4. That the applicants conduct a neighborhood outreach effort under the direction of the Zoning Enforcement Section to notify and meet with surrounding residents to explain and answer any questions concerning the facility operations and garner neighborhood support for the establishment of a dog training facility at the subject location;
5. That the number of dogs on the site shall be limited to a maximum of 10 dogs at any one time. The ten-dog limitation includes dogs residing on-site for multi-week training courses, boarding and on an over-night basis;
6. Dog-visiting hours by owners shall be limited to the hours of 8:30 a.m. to 5:00 p.m., Monday through Saturday;
7. That no classes of any kind be held on the property, including public education courses on dog training;
8. That all outdoor lighting on the property be oriented and modified in a manner to not illuminate surrounding property and reduce impacts on surrounding properties;
9. That should the requested permit be denied, the subject use will be terminated within thirty (30) days thereafter.

The Zoning Enforcement Section reported on January 17, 2002, that the applicants are in compliance with the Director's conditions.

9. Prior zoning cases include CUP90474/PM19479, which approved three single-family lots on 16.1 acres. The lots were recorded July 28, 1992. The subject site consists of one of the parcels created by PM 19479.
10. The site plan is a topographic map that depicts the footprint of the existing 4,000 square foot main residence, a garage building (permitted as a 913 square foot guest house) used as the dog kennel, misc. trees (no oak trees) areas under construction, a retaining wall, a pool in the shape of a dog bone, an interior circular access way, a future street and the location of Will Geer Road to the west of the property.

11. The site is designated "Non-Urban" in the Los Angeles County General Plan and classified as "N10 Mountain Lands<sup>10</sup>" within the Land Use designation of the Santa Monica Mountains North Area Plan. The lands designated "Mountain Lands" within the Santa Monica Mountains North Area Plan consist of those rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. Mountain Lands also include areas served by winding mountain roads which cannot accommodate substantial increases in traffic from new development. Permitted uses include "low density single family housing, agriculture, equestrian uses, retreats...public and private schools and other local serving commercial uses." A dog kennel and dog training facility is consistent with these plan designations as the plans allow for local serving commercial uses.
12. The subject site is within Area 2 of the Topanga Canyon Community Standards District, but there are no Community Standards District development standards applicable to this project.
13. Section 22.40.050 of the County Code requires the applicants to submit a development program, consisting of a plot plan and a progress schedule. The plot plan submitted by the applicants complies with the majority of the requirements for the development program. The applicants are required to submit a revised site plan showing the location and dimensions of proposed parking areas (guest and employee), dog play areas, dog training areas, dog runs, trash disposal locations, proper labeling of the garage building to depict the building as the dog kennel building, and grooming areas/facilities, and a progress schedule.
14. The applicants are developing a pick-up/drop off facility at the base of Hillside Drive, so customers of the Canyon View Dog Training Ranch will not have to traverse Hillside Drive. The pick-up/drop-off facility will reduce traffic on Hillside Drive and mitigate traffic and safety concerns.
15. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the project is not *de minimus* in its effect on fish and wildlife resources. The project, therefore, is not exempt from State Department Fish and Games fees pursuant to 711.2 of the California Fish and Game Code.
16. The subject facility requires a kennel license per Section 10.28.060 of the Los Angeles County Code. The Licensing and Inspection Division of the

Department of Animal Care and Control, reported that based upon a site inspection, the subject facility complies with Animal Control health and safety requirements for a kennel license.

17. Prior to the public hearing, staff received six (6) telephone calls and eleven (11) letters in favor of the request, twenty (20) telephone calls and eight (8) letters in opposition to the request, and three (3) telephone calls expressing no opinion. Those in support described the unique, clean, and well-designed facility, the lushly landscaped and impeccably maintained facility grounds, an absence of noise or traffic impacts, and the need for such a service in the community. The basis of the opposition was incompatibility of the commercial use in a residential neighborhood, accessibility and traffic, in that Will Geer Road is too narrow, too steep and too circuitous to accommodate the traffic generated by the commercial use, the road is overburdened by the dog training facility traffic and constitutes a serious hazardous condition, and this traffic as well as noise from barking dogs has negatively impacted their quality of life.
18. On September 25, 2001, the Department of Public Works conducted a traffic count on Hillside Dr. The traffic count reported a total volume of 715 cars within a 24-hour period. The highest peak volume for the morning peak was at 7:15 a.m. and registered 57 cars, and the highest volume in the afternoon peak was at 3:00 p.m. with 60 cars. The Department of Public Works reported that these traffic counts were consistent with the low density residential character of the neighborhood.
19. A noise study conducted by the County concluded that facility noise does not adversely impact neighboring property owners
20. The applicants have been operating the Canyon View Dog Training Ranch for the last three years and have demonstrated that they operate a quiet and clean facility, which complements the rural residential community and provides a much-needed service to the residents of Topanga and surrounding areas.
21. The facility is landscaped and well-maintained, animal waste product is collected and placed in airtight containers and in separate trash bins for weekly removal from the site, insecticides and pesticides used at the facility are biodegradable, and the applicants employ lighting attenuation measures at the facility. In response to the concerns raised at the public hearing, a number of conditions of approval have been revised or added, such as an off-site drop-off and pick-up facility, implementation of feasible noise attenuation measures, recordation of a covenant prohibiting the continued operation of the facility in the event the property is transferred to

a third party, mandatory appointment-only access by clients of the facility, and limits on hours of operation.

22. The applicants have demonstrated that the proposed dog kennel/dog training facility is fulfilling an unmet need in the community. The single-family residence design of the Canyon View Dog Training Ranch blends in with the surrounding single-family residence development pattern.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. The proposed use is consistent with the adopted general plan for the area;
- B. 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 site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed 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 by other public or private service facilities as are required; and
- E. The proposed development program will provide necessary safeguards to insure completion of the proposed development by the applicants, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

AND, THEREFORE, the information submitted by the applicants and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant

effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 00-82-(3), is **APPROVED** subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 00-82-(3).

**VOTE**                    **4-1**

**Concurring:**           **Helsley, Valadez, Bellamy, Rew**

**Dissenting:**           **0**

**Abstaining:**           **Modugno**

**Absent:**                **0**

**Action Date:**        **July 31, 2002**

1. This grant authorizes the use of the subject property for the construction, operation and maintenance of a dog kennel and dog training facility, as depicted on the approved revised Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant and that a covenant has been recorded as required by Condition No. 19, and until all required payments have been made pursuant to Condition Nos.9 and 16. Further, this grant shall not be effective unless and until Zone Change Case No. 00-082-(3) has been adopted by the Board of Supervisors and an ordinance reflecting such change of zone has become effective.
4. The permittee shall defend, indemnify and hold harmless the County, it's agents, officers and employees from any claim, action or proceeding against the County or it's agents, officers or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of 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 the department's cooperation in the defense, including but not limited to, depositions, testimony 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. 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 will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within six (6) months from the effective date of Zone Change Case No. 00-82. A six-month, one time, extension may be requested in writing and with the appropriate fee, before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. **This grant will terminate on August 30, 2012.**
9. The subject property shall be 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 subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for **10 annual inspections**.

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 conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of 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 site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a 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's health or safety or so as to be a nuisance.

11. Upon approval of this grant, the permittee shall contact the Fire Department Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department. In addition, the permittee shall comply with all conditions set forth in the attached Fire Department memorandum dated July 18, 2001, or as otherwise required by said department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
14. The permittee shall comply with requirements of the Department of Health Services and the National Pollutant Discharge Elimination System (NPDES) as required by the California Regional Water Quality Control Board and the Los Angeles Department of Public Works.
15. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.
17. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
18. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings or signage within 24 hours of such occurrence, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

19. As agreed by the permittee, within ten days of the effective date of Zone Change Case No. 00-82, the permittee shall record a covenant, approved by the County Counsel, which shall prohibit the continued operation of the dog kennel and dog training facility in the event that either ownership of the property or operation of the facility is transferred to a third party. The permittee shall notify the Director at least sixty (60) days prior to any such transfer. The permittee will then initiate proceedings to change the zoning of the subject property to A-1-10, without objection or protest from any new property owner, as part of the escrow instructions should the property be sold.
  
20. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A", as presented at the public hearing, that depict, in compliance with Section 22.40.050.A of the County Code, the location of all structures and development features including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, dimensions of buildings and structures and dimensions between buildings and structures, signs, the color and appearance of buildings and structures, roadways, parking areas, building mounted lighting and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area. The Revised Exhibit "A" shall label the dog kennel and related animal enclosures, structures and areas and shall comply with all requirements of the Department of Animal Control. The permittee shall obtain a kennel license from the Department of Animal Control. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A", as revised, to show the dog kennel building, dog training areas, dog play areas, parking areas, roadway dimensions and buildings or structures with multiple uses. All revised plot plans must be accompanied by the written authorization of the property owner.
  
21. Within sixty (60) days of approval of this grant, the permittee shall submit a progress schedule to the Director for review and approval as required by Section 22.040.050.B of the County Code.
  
22. Within one year of the effective date of Zone Change Case No. 00-82, the permittee shall establish an appropriate off-site location where clients may drop off and pick up their dogs for transport by the permittee to the dog kennel and dog training facility, subject to approval by the Director. The permittee shall work with the Fire Department and the Public Works Department in developing the shuttle service. The permittee shall provide a service to transport multiple dogs from the off-site facility to the dog kennel and dog training facility. The permittee shall notify the Director

when such an off-site location is operational. If such a shuttle service is not established and operational within one year of the effective date of Zone Change Case No. 00-82, the conditional use permit shall terminate.

23. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
24. No existing building or structure which under the development program is to be demolished shall be used.
25. No existing building or structure which under the development program is to be altered shall be used until such building or structure has been so altered.
26. The operation of the dog kennel and dog training facility shall be further subject to all of the following restrictions:
  - a. The permittee shall maintain current all facility licenses and have such licenses available for inspection at all times;
  - b. No animal shall be kept or allowed to be outside the facility's fences except while under the control of the animal's owner or a qualified trainer;
  - c. The permittee shall employ noise attenuation equipment and/or measures as needed to the satisfaction of the Director;
  - d. The permittee shall keep dog waste in airtight containers and in separate trash bins and disposed of at least once per week;
  - e. The permittee shall employ additional odor mitigation measures as needed to the satisfaction of the Director;
  - f. The dog kennel and dog training facility shall be limited to a maximum of thirty (30) dogs on the premises at any one time;
  - g. Five (5) parking spaces are required for the facility and the applicant's site plan shows twelve (12) parking spaces;
  - h. Hours of public visitation shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. The facility shall be closed to the public on Sundays;
  - i. The facility shall be open to the public on an appointment-only basis;

- j. The permittee shall arrange the transportation of dogs, either by owner or the facility, during off-peak hours;
- k. The permittee shall maintain a registry on-site of the number of customers/clients using the facility shuttle service, in order to substantiate the effectiveness of the shuttle service in trip reduction and reduced traffic on Hillside Drive. Such registry shall be available upon inspections and upon request to any County of Los Angeles representative;
- l. Dog shows and special events are prohibited;
- m. Signage for the dog kennel and dog training facility shall not exceed 18" x 42";
- n. Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shall be shielded, so the light source is not seen by adjacent property owners, and shall be utilized only for security purposes. Night lighting shall be minimized and floodlights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor lighting;
- o. The permittee shall use only biodegradable insecticides, detergents and herbicides on the grounds of the facility;
- p. The permittee shall make an irrevocable offer of private and future right-of-way 32 feet from the centerline of Will Geer Road on an alignment to the satisfaction of the Department of Public Works;
- q. Dedicate slope easements on Will Geer Road as required by the Department of Public Works;
- r. Whenever there is an offer of a future street or a private and future street, the permittees shall provide a drainage statement / letter indicating acceptance of road drainage.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept, all of the conditions of this grant.
3. The permittee shall defend, indemnify and hold harmless the County, it's agents, officers and employees from any claim, action or proceeding against the County or it's agents, officers or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify or hold harmless the County.
4. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of 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 the department's cooperation in the defense, including but not limited to, depositions, testimony 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. 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 will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within six (6) months from the date of approval. A six month time extension may be requested in writing and with the appropriate fee, before the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. This grant will terminate on January 16, 2011. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
8. The subject property shall be 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 subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1000.00**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for **10 annual inspections**.  
  
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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a 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's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Department Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from

fire hazard. Any necessary facilities shall be provided as may be required by said Department. The permittee shall additionally comply with the attached Fire Department recommended conditions of approval dated July 18, 2001.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. The applicant shall comply with requirements of the Department of Health Services and the Los Angeles Regional Water Quality Control Board. Adequate water and sewage facilities shall be provided as may be required by said Departments.
14. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.
15. The project will require the filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The Negative Declaration in this case does not qualify for a De Minimus Finding of Impact and is not exempt from Fish and Game fees. The current fee amount is \$1,275.00
16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
17. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings or signage within 24 hours of such occurrence, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. This conditional use permit shall not be effective until Zone Change 00-082-(3) has been adopted by the Board of Supervisors.

19. Within ten days of the date of approval for the Conditional Use Permit, the applicant shall record a covenant, approved by the County Counsel, which shall prohibit the continued operation of the dog training facility in the event the property is sold by the applicant to a third party. The applicant shall also notify the Planning Department sixty (60) days prior to any sale of the property. Should the subject property be sold, the Regional Planning Commission may initiate proceedings to change the zoning of the subject property to A-1.
20. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A", as revised, to show the dog kennel building, dog training areas, dog play areas, parking areas, roadway dimensions and buildings or structures with multiple uses. The Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
21. The premises may be used for a dog kennel and dog training school, however, all other uses listed in Zone A-2 starting with Section 22.24.120 shall be expressly prohibited. The premises may also be used for any use listed as a permitted use in Zone A-1 starting with Section 22.24.070 subject to the limitations and conditions set forth therein.
22. This grant allows for the construction, operation and maintenance of a dog kennel/dog training facility subject to the following restrictions as to use and operation;
  - a. The dog kennel and related animal enclosures shall be depicted on a Revised Site Plan marked Exhibit "A" and shall comply with all requirements of the Department of Animal Control.
  - b. The permittee shall maintain current all facility licenses and have such licenses available for inspection at all times.
  - c. No animal shall be kept or allowed to be outside the compound unless under the actual control of the animal's owner or a qualified trainer.
  - d. The permittee shall employ noise attenuation equipment and/or measures should neighboring residents be impacted by facility noise.
  - e. The permittee shall keep dog waste in airtight containers and in separate trash bins and disposed of at least once per week.

- f. The permittee shall employ odor mitigation measures should neighboring residents be impacted by facility odors.
  - g. The dog kennel/dog training facility shall be limited to thirty (30) dogs.
  - h. Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. The facility shall be closed on Sundays.
  - i. The facility shall be open to the public on an appointment only basis.
  - j. To the extent possible, the permittee shall arrange the transportation of dogs, either by owner or the facility, during off-peak hours.
23. Within one year of the date of approval for the Conditional Use Permit, the applicant shall establish an appropriate off-site facility where clients may drop off and pick up their dogs for transport by the applicant to the dog training facility, subject to approval by the Planning Director. The applicant shall provide a service to transport multiple dogs from the off-site facility to the dog training facility. The applicant shall notify the County Regional Planning Department when such off-site facility is operational.

FM:vi  
1/7/02

## **STAFF REPORT**

### **PROJECT NUMBER**

**00-82-(3)**

### **CASE NUMBER**

**Zone Change/Conditional Use Permit No. 00-82-(3)**

### **OVERVIEW OF PROPOSED PROJECT**

The applicants, Randy Neece and Joe Timko, have requested a zone change from A-1-1 (Light Agricultural – 1 acre minimum required area) to A-2-10-DP (Heavy Agricultural – Development Program – 10 acre minimum required area). The applicants have also requested a conditional use permit as required by the DP zone. The DP, Development Program designation would insure the existing dog kennel and dog training facility would be the only A-2 (Heavy Agricultural Zone) use allowed on the subject parcel. The applicants are currently operating the "Canyon View Dog Training" facility. Dog kennels and dog training schools are permitted uses in the A-2 (Heavy Agriculture) zone. The applicants are requesting a zone change and conditional use permit to legalize the existing operation.

### **DESCRIPTION OF SUBJECT PROPERTY**

#### **Location**

The location of the subject facility is 1558 Will Geer Road in the community of Topanga and within the Malibu Zoned District.

#### **Physical Features**

The rectangular shaped parcel is 5 acres in size and characterized by hilly terrain and surrounded by sloping hills. Access to the site is via Will Geer Road, a paved, variable width (12' to 15') private road and Hillside Drive, a paved, variable width, approximately 15' roadway to the south.

### **EXISTING ZONING**

#### **Subject Property**

Zoning on the subject property is A-1-1 (Light Agriculture, 1 acre minimum required area)

#### **Surrounding Properties**

Surrounding zoning consists of A-1-1 to the north, south, east and west.

**EXISTING LAND USES**

**Subject Property**

A 4,000 square foot single family residence and 913 square foot guest house are currently located on the property. The guest house serves as the Kennel/Grooming/Veterinarian building and houses a mud room for cleaning, a Crate Room for boarding dogs, a grooming room, a reception area, a bathroom and a kitchen. The front and rear yards of the kennel building (guest house) serve as the dog training yards (adult and puppy) and include up to ten dog runs.

**Surrounding Properties**

Surrounding land uses consist of a single family residence in the process of development (foundation and steel frame) and vacant land to the north, a single family residence and vacant land to the south, vacant land to the east and two single family residences and vacant land to the west.

**PREVIOUS CASES/ZONING HISTORY**

There is an active Zoning Enforcement file on the subject property (EF992890). A "Clean Hands" waiver has been granted for the continued operation of the subject dog training facility provided the applicant comply with the following conditions;

- 1.) That the applicant cooperate with Zoning Enforcement staff in conducting a thorough;
- 2.) The applicant contact the Department of Animal Care and Control and obtain any necessary permits which are required and comply with their regulation;
- 3.) That any request s for additional information from staff be provided;
- 4.) That the applicant conduct a neighborhood outreach effort under the direction of the Zoning Enforcement Section to notify and meet with surrounding residents to explain and answer any questions concerning the facility operations and garner neighborhood support for the establishment of a dog training facility at the subject location;
- 5.) That the number of dogs on the site shall be limited to a maximum of 10 dogs at any one time. The ten dog limitation includes dogs residing on-site for multi-week training courses, boarding and on an over-night basis;
- 6.) Dog visiting hours by owners shall be limited to the hours of 8:30 a.m. to 5:00 p.m., Monday through Saturday and closed on Sunday;
- 7.) That no classes of any kind be held on the property, including public education courses on dog training;

- 8.) That all outdoor lighting on the property be oriented and modified in a manner to not illuminate surrounding property and curtail impacts on surrounding properties;
- 9.) That should the CUP be denied, the subject use will be terminated within thirty (30) days thereafter;

The applicant has complied with all applicable conditions of approval to date except condition #4. Condition #4 of the "Clean Hands" waiver requires the applicant to conduct a neighborhood outreach effort to meet the surrounding residents to explain and answer questions concerning the facility operations and garner neighborhood support. The applicant sponsored a free class on "snake prevention/avoidance" in response to condition #4. The class on "snake prevention/avoidance" does not satisfy condition # 4 and therefore, condition # 4 must be complied with before consideration of the zone change and conditional use permit request. In addition, staff has not received, to date, an affidavit of acceptance of the "Clean Hands" waiver conditions.

Other prior zoning cases include CP90474/PM19479 which approved three single family lots on 16.1 acres. The lots were recorded July 28, 1992. Conditions of approval included, but not limited to; compliance with requirements of the Department of Health Services for adequate water and sewage facilities; compliance with the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard; compliance with requirements of the Division of Building and Safety of the Department of Public Works; compliance with requirements of Parcel Map No. 19479 (which included Department of Public Works recommendations to dedicate a slope easement and an easement allowing public ingress/egress over the private and future streets); recordation of a covenant stipulating compliance with the County Code and Subdivision Committee environmental and geotechnical mitigation measures; recordation with the County Recorder of the acceptance of the conditions; and that no grading or removal of natural vegetation shall done except that which is shown on the approved Hillside Management "Exhibit A" .

Project number 92145 and PM23547 was a three parcel subdivision request on 16.34 acres. It was denied February, 28, 1996.

Conditional Use Permit and Parking Permit 94164 was a request for a seasonal outdoor theatre with less than required parking. It was approved May 24, 1995.

### **GENERAL PLAN**

The site is designated "Non-Urban" in the Los Angeles County General Plan and classified as "N10 Mountain Lands<sup>10</sup>" within the Land Use designation of the Santa Monica Mountains North Area Plan. The "Lands designated Mountain Lands within the Santa Monica Santa Monica Mountains North Area Plan consist of those rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. Mountainous Lands also include areas served by winding mountain roads which cannot

accommodate substantial increases in traffic from new development. Permitted uses include low density single family housing, agriculture, equestrian uses, retreats...public and private schools and other local serving commercial uses." A dog kennel and dog training facility is a use that may be considered consistent with these plan designations as the plans allow for local serving uses i.e., public and private schools and other local serving commercial uses.

The Department of Regional Planning is in the process of approving the Implementation Plan for the Santa Monica Mountains North Area Plan. The proposed Implementation Plan contains a "Zoning Consistency" element and proposes that the zoning be consistent with the Land Use Plan designation. The proposed zoning for the subject request, therefore, would be A-2-10 under the implementation plan. The subject parcel is 5 acres in size and would not conform to the recommended zoning consistency.

The subject site is also within the Topanga Canyon Community Standards District. The intent and purpose of the Topanga Canyon Community Standards District is to establish development standards in hillside and other areas that lack adequate infrastructure or area that are subject to potential hazards of fire, flood, or geologic instability. Preservation of scenic and ecological resources are also goals of the development standards.

### **SITE PLAN**

#### **General Description**

The site plan is a topographic map that depicts the footprint of the existing main (approximately 4,000 square foot) residence building, a garage building ( approximately 900 square feet and used as the dog kennel), misc. trees (no oak trees) areas under construction, a retaining wall, a pool in the shape of a dog bone, an interior circular access way, a future street and the location of Will Geer Road to the west of the property.

The site plan does not contain sufficient information needed for a site assessment of the proposed project. Staff recommends the submission of a revised site plan showing; the location and dimensions of proposed parking areas (guest and employee), dog play areas, dog training areas, dog runs, trash disposal locations, proper labeling of the garage building to depict the building as the dog kennel building and grooming areas/facilities.

### **BURDEN OF PROOF FOR A CONDITIONAL USE PERMIT**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or Regional Planning Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

**The applicant's response is attached.**

- B. That the proposed site is adequate in size and shape to accommodate the yards, wall, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

**The applicant's response is attached.**

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.

**The applicant's response is attached.**

### **BURDEN OF PROOF FOR A ZONE CHANGE**

In addition to meeting the burden of proof for a conditional use permit, the applicant must meet the burden of proof for a zone change per Section 22.16.110 of the Zoning Ordinance as follows;

- 1.) That the modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

**The applicant's response is attached.**

- 2.) That a need for the proposed zone classification exists within such area or districts; and

**The applicant's response is attached.**

- 3.) That the property under consideration is a proper location for said zone classification within such area or district; and

**The applicant's response is attached.**

- 4.) That the placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

**The applicant's response is attached.**

### **ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration has been prepared for this project in accordance with the environmental reporting requirements of CEQA.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

#### **County of Los Angeles Fire Department**

To date, staff has not received any comments regarding this project. A review of the case file material suggests that applicant has contacted Captain Jim Jordan of the Fire Department in the Malibu Station who indicated that Will Geer Road would need to be widened. Staff is awaiting a formal response from the Fire Department.

#### **County of Los Angeles, Public Works Department**

The Public Works Department, Subdivision and Mapping Section, reviewed the subject case and recommends the following conditions. The applicant shall:

1. Make an irrevocable offer of private and future right-of-way 32 feet from the centerline on Will Geer Road on an alignment to the satisfaction of the Department of Public Works.
2. Dedicate slope easements on Will Geer Road to the satisfaction of the Department of Public Works.
3. Whenever there is an offer of a future street or a private and future street, provide a drainage statement / letter.

#### **County of Los Angeles, Public Works Department**

The Public Works Department, Building and Safety Division, has reported that there is a grading violation on the subject property. The applicant must obtain necessary permits for the un-permitted grading before approval of a zone change and conditional use permit would become effective. Sandy Parker at (818) 880-4150 is the contact person

for the grading permit(s). A building and safety evaluation will determine if the existing structures on the subject property are safe or whether the grading violations have subjected the subject and or adjacent parcels to unsafe building conditions.

**County of Los Angeles, Animal Care and Control Department**

Mr. Jaime Merez of the Licensing and Inspecting Division of the Department of Animal Care and Control, reported that the subject facility requires, per Los Angeles County Code Title 10.28.060, a kennel license. The subject facility is operating without a license. Animal Care and Control will not issue a license without the facility first obtaining proper zoning approvals.

**PUBLIC COMMENTS**

To date, staff has received twenty telephone calls and eight letters in opposition to the request. The overwhelming basis of the opposition has been compatibility of the use (the appropriateness of a commercial use in a residential neighborhood), accessibility and traffic. The public opposition has reported that Will Geer Road is too narrow, too steep and too circuitous to accommodate a commercial use. They contend that the road is overburdened by the dog training facility traffic and that the traffic has negatively impacted their tranquil ambience. They further state that because the road is too narrow to accommodate the traffic generated by the commercial use, they are therefore subject to a seriously hazardous condition. Noise from barking dogs was also cited as a basis of opposition.

To date, staff received three neutral telephone calls. The neutral calls inquired about the proposed project, commented that it would be a precedent setting case and did not register an opinion for or against the request.

To date, staff received six telephone calls and eleven letters in favor of the request. Eight of the letters in favor of the request were drafted at the outset of the application around May of 2,000. The basis of the support include the unique, clean, and impeccable maintenance of the grounds and of the facility. The support letters also referred to the lushly landscaped and well designed facility that is one of its kind in the state. The support letters also reported an absence of noise or traffic impacts and stated the need for such a service in the community.

**STAFF EVALUATION**

Pursuant to Section 622.24.120 of the Zoning Ordinance, dog kennels and dog training schools are a permissible use in the A-2 (Heavy Agricultural) zone. Pursuant to Section 22.40.030 of the Zoning Ordinance, the purpose of the DP (Development Program) is to "provide a zone in which development occurring after the property has been rezoned will conform to plans and exhibits submitted by the applicant in instances where such plans and exhibits constitute a critical factor in the decision to rezone." This conformity

is assured by the requirement of a conditional use permit with a DP designation. A conditional use permit contains conditions of approval which are enforced on an annual or biennial basis.

The zone change from A-1-1 (Light Agriculture – 1 acre required area) to A-2-5-DP (Heavy Agriculture – 5 acre required area- Development Program) would limit the uses permitted within that zone to the existing dog training facility. This would be accomplished through the conditions of approval which would restrict all uses within the A-2 zone to A-1 uses and “dog kennels and dog training schools” which are uses permitted in the A-2 zone.

The Impact Analysis Section of the Department of Regional Planning has determined that the traffic/access impacts of the proposed facility are less than significant. Access and traffic are issues of concern raised by the opposition. Observance from a site visit, conducted June 28, 2001, revealed a potentially hazardous accessibility question in the event of an emergency.

In consideration of the information presented to date, staff recommends a continuance of the subject request in order for the applicant to meet with the opposition and resolve the traffic/accessibility questions.

**STAFF RECOMMENDATION**

The recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the hearing.

Staff recommends **CONTINUANCE** subject to the attached conditions.

Prepared by Velma Ingram, Regional Planning Assistant II  
Reviewed by Frank Meneses, Section Head, Zoning Permits Section

FM:vi  
07-05-01

# **Attachment I**

## **Letters in Opposition to the Project**

## Travis Seawards

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**From:** Fran [franny@verizon.net]  
**Sent:** Wednesday, December 03, 2014 1:54 PM  
**To:** Travis Seawards  
**Subject:** opposition to RCUP 2013-000135, Dog Kennel

December 3, 2014

Travis Seawards  
L.A. County Dept. of Regional Planning  
320 West Temple St. #1348  
Los Angeles, CA 90012

Re: Opposition to CUP Application RCUP 2013-00135, Dog Kennel

Dear Travis,

I am a long time resident of Topanga Canyon and am very concerned about the dog kennel that operates illegally at the top of Will Geer Road in Topanga, the Canyon View Ranch for dogs. It is illegal because they have many times the number of dogs they were originally permitted, they do not conform to the requirements of the CUP including no training of dogs on the premises, they dispose of hazardous waste including dog feces and urine in an irresponsible manner, they contribute maximum noise and maximum dangerous traffic in a residential neighborhood.

All of these conditions have resulted in:

- a dangerous traffic situation, the original CUP stated that a traffic study was to be done, it was not done, for every dog that is dropped off that is 4 times a car or cars that make the trip up and down Hillside Drive, not to mention all the workers that drive up and down the hill at critical times of day and many of them don't seem to know the rules of the road, I personally have been almost run off the road in several instances
- noise that is a nuisance to neighbors from barking or screaming dogs that sound like they are being disciplined in an abusive manner
- overuse of local water and draining the aquifer that neighbors use as a primary source of water
- hundreds of gallons of smelly polluting water being washed into streambeds as they hose out the kennels multiple times a day posing a serious threat to the environment and the watershed of Topanga
- abusive verbal attacks from the owners, I have a recording of phone message left on my answering machine when the owner, Joe, who mistakenly called my number while thinking it was someone else he was calling, was swearing and it was very upsetting

Now my newest concern is that the new CUP they are requesting, allows them to sell the property as a business, in direct violation of what neighbors originally agreed to in order for them to allow a business in their residential neighborhood.

This huge business does not belong in this quiet (now not so quiet) neighborhood at the top of a dangerous narrow street and jeopardizes everyone who lives in proximity or even in Topanga. What would happen in case of a fire or earthquake?... this is the only corridor for fire trucks, ambulances and other emergency vehicles. This business with it's dozens of employees and dog owners driving back and forth from the city presents a big risk to others who need to use this road and even Topanga Canyon Blvd. to get to their homes.

Please help the citizens of Topanga and deny the renewing of this CUP... Please take note that the original one was never conformed to anyway, was not enforced nor followed up in any manner.

There can be as many as 150 dogs there at any time, more or less during holidays and summer months. This is when the original CUP allowed for 10 - 30 dogs.

This is a total environmental disaster for this previously pristine area and I can't believe that the present conditions are what the supervisors had in mind when they allowed the original CUP which was supposed to run out in Nov. 2012.

This dog kennel was operated illegally for 2 years before the CUP was issued, operated illegally for a year after it expired and will undoubtedly continue to operate illegally, hazardously, and in flagrant disregard whether a new CUP is issued or not.

Please help us,  
Thank you,  
Fran Roberts  
over 30 years of responsible residency in Topanga

## Travis Seawards

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**From:** Topanga Creek Watershed Committee [topanga.twc@gmail.com]  
**Sent:** Wednesday, December 03, 2014 2:25 PM  
**To:** Travis Seawards  
**Subject:** CUP for Canyon View Ranch

Travis,

The Topanga Creek Watershed Committee objects to any extension or expansion of the CUP for Canyon View ranch on Hillside Drive in Topanga. In addition to the various issues that have been discussed for a long time, but which are difficult for private citizens or non-profits to witness first hand, we object to the traffic that this business generates, which is far in excess of any acceptable "home business" on a residential street in our community.

We urge the Planning department to deny any permissions for this business to operate at the present location.

Thank you.

--

Ben Allanoff  
Chair, Topanga Creek Watershed Committee  
21936 Canon Dr. Topanga, CA 90290  
(310) 908-5505  
[topanga.twc@gmail.com](mailto:topanga.twc@gmail.com)

To whom it may concern,

As a former client and neighbor I am opposing the CUP renewal for Canyon View Training Ranch in Topanga.

I am very disappointed with them. They behaved irresponsibly when my dog stayed there. There was rampant kennel cough at the ranch and even though I called every day to check on my dog they failed to inform me of that then or when I picked him up.

When he became very ill with kennel cough, I called them and the only thing they said was to get a \$3,000 shot from my vet. I think this is completely irresponsible.

They also have many people, employees, clients etc going up and down Hillside drive and they don't know how to drive or give right of way on this steep canyon road. This creates an extra hazard on an already dangerous road. And they are rude if you call them on it.

Thank you for your consideration in this matter.

**RECEIVED**  
FEB 25 2014  
BY: \_\_\_\_\_

**R** **JAN 14 2014** **U**  
BY: \_\_\_\_\_

To whom it may concern,

I am writing to voice my opposition to the CUP renewal for Canyon View Ranch in Topanga. I live and work in the neighborhood and this business has had a detrimental effect on this area for many years for many reasons.

The traffic up and down the very narrow Hillside Drive is bad enough and a fire danger already and this business adds several cars, trucks and vans for dog pick up and drop off, maintenance work, deliveries, employees etc.

This is a residential area and this business is noisy and polluting. I have spoken with several employees at the ranch over the years. They all say the same thing, "Don't ever let your dog stay here".

The dog areas are sprayed down 3 times a day with the cheapest industrial grade bleach available. Dogs are constantly standing in puddles of bleach which is one of the reasons so many dogs get sick and die here.

They hide the bleach bottles whenever there is an inspection.

The houses are all on wells here and the thousands of gallons of bleach every year poisons the aquifer and the watershed. There was an article in the Messenger a few months ago about a tremendous rise in pollution at Topanga state beach and they had no idea why. I think an environmental report needs to be done on this ranch.

The ranch uses massive amounts of water, depleting the aquifer. We are in a severe drought and they use more water than several houses combined up here.

Dogs go missing, get sick and die at the ranch. I spoke to a realtor a couple of months ago who had recommended Canyon View for her friends dog. That dog died while at Canyon View. She recommended it to another friend and their dog died! Needless to say she does not recommend them anymore.

I have heard stories from countless people whose dogs were never they same when they came back from Canyon View. I have

heard of the abuse, throwing garbage cans at the dogs, keeping the "difficult" ones locked up in solitary for days on end.

Most dogs get kennel cough and are not told about it when the dogs go home. If someone complains they are told to take their dog to a vet. Go to Yelp for more bad reviews.

The owners are abusive bullies who scream and yell at employees and others when they get enraged- a sadly common occurrence. The turnover rate of employees is staggeringly high. They get fired – often in screaming fits of rage-or they quit because they can't stand the abuse. Ask any employee who has ever worked there.

One employee complained about seeing a dog abused by one of the workers and he was fired for speaking up.

It is a very toxic situation. The owners put on a very convincing act but it is all smoke and mirrors. Or as they say when they turn on the canned music when a new client visits, "It's show time!"

The only thing they care about is money. They do not care about the dogs, the environment or the neighborhood no matter how much they may say they do. They have not notified any of the neighbors that the CUP ran out over a year ago and they are trying to renew it and triple the amount of dogs they are allowed. They have violated the amount of dogs allowed since they opened. They already keep 100 dogs at times and they are allowed less than 1/3 of that. They will most probably bring more dogs – and more traffic-than is allowed if this gets renewed.

They said when they first proposed this kennel that it would be a small mom & pop business but that is not the case at all. It is a Disneyland for dogs that is way over the top and should not be in this residential neighborhood.

This ranch and the way it is run is toxic to the neighborhood, the environment, the employees and the dogs and should be shut down now.

Thank you for your consideration in this matter.

A very concerned Topangan.

**Travis Seawards**

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**From:** Phil Chung  
**Sent:** Tuesday, January 14, 2014 7:28 AM  
**To:** [REDACTED]  
**Cc:** Travis Seawards  
**Subject:** RE: Canyon View Dog Ranch, Topanga\_ Expired CUP 00-082-(3)

Dear [REDACTED]

Please be advised that this particular case is being handled by Mr Travis Seawards, whom is copied on this email.

Thanks

Phil Chung  
Planner  
Zoning Enforcement West  
213 974 6453

----- Original message -----

**From:** [REDACTED]  
**Date:** 01/14/2014 7:16 AM (GMT-08:00)  
**To:** Phil Chung <pchung@planning.lacounty.gov>  
**Subject:** Canyon View Dog Ranch, Topanga\_ Expired CUP 00-082-(3)

Dear Phil,

I am writing because I would like to get a copy of the new CUP request by Canyon View Ranch for Dogs at 1558 Will Geer Rd., Topanga, CA 90290. Although I do not live adjacent to the Dog Ranch, I live at the bottom of Hillside Drive and all of the traffic to the Ranch on the Mesa goes right in front of my house.

My immediate neighbors and I oppose any expansion of the Dog Ranch because of the increase in traffic that would entail. I also oppose any expansion in the number of dogs at the Ranch and would like to know what the current occupancy level is. (Originally it was 10, but obviously that must have been increased.) Hillside Dr. is a winding mountain road and increase in traffic is problematic, especially with a large commercial operation which is basically inappropriate for the area anyway.

In the previous CUP the owners were "required to develop a pick-up/drop-off facility at the base of Hillside Dr" to reduce traffic on Hillside and help to mitigate traffic and safety concerns. As far as I know that has never been done.

The previous CUP also prohibits ownership of the property and operation of the facility from being transferred to a third party. There is supposed to be a covenant

which prohibits the continued operation of the dog kennel/training facility in the event the property is transferred to a third party. This requirement would be essential in a new CUP because neighbors in this area originally supported the Dog Ranch in part based on this condition.

I also have other concerns. However, at the moment I would just like to obtain a copy of the new request so that we can separate fact from fiction and rumor and be more specific about concerns. Also, at this point I would like for my name to be kept confidential.

So please send me a copy of the new CUP proposal. You may email it to me at [redacted] or tell me where to find it on the website, if it is there. Of course it could also be sent by mail.

Thank you very much for your help,

[redacted]  
[redacted]  
Topanga, CA 90290

[redacted]

Travis Seawards  
320 W. Temple St., 13<sup>th</sup> floor  
Los Angeles, CA 90012

Hello Travis,

I am a resident of Topanga cyn and have just been informed of the CUP renewal for Canyon View Ranch for Dogs.

How can you turn such a wonderful area into such a large commercial dog ranch. This is absurd and I am totally against it. 30 dogs that were originally allowed, has already been exceeded and now they want 100 dogs? I can't believe you would even consider this .

My family is totally opposed to this and will be at the hearing,

:((

A handwritten signature in black ink, appearing to be "John Smith", written over a horizontal line.

**RECEIVED**  
DEC 10 2014  
BY: \_\_\_\_\_

**R** **RECEIVED** **D**

DEC-08-2014

BY: \_\_\_\_\_

Bill Egerbakke  
PO Box 1206  
Topanga, Ca 90290  
310 455-2470

To Mr. Travis Seawards,

I write to you regarding the potential CUP renewal for the Canyon View Kennel for Dogs on Will Geer Road in Topanga.

I have owned the residence next door at 1500 Will Geer since 1994. I lived there until April of 2011 and I remain a co-owner.

I urge you to not renew the CUP in question. After living next door to the Kennel for years, I can assure you it is not appropriate for a residential street. When I supported their original CUP years ago, I had no idea the business would develop to such an extent. There are

constantly scores of dogs along with several employees and vehicles. Remember that this is an operation that runs 24/7, 365 days a year, not like a more conventional business that's open 40-50 hours a week. Further, between customer and employee traffic, there is considerable impact on our minimally maintained private road.

1500 Will Geer Road is the most significant financial investment I will ever undertake. I was able to accept that risk because of the following 2 ideas:

1. The property offered a sense of removal, peace, and privacy that is rare for any home in the L.A. area, and
2. the understanding that if I was able to afford it as my home for several years, it would be my life's great fiscal value, my nest egg. Canyon

View Kennel has a significantly negative impact on both of those issues.

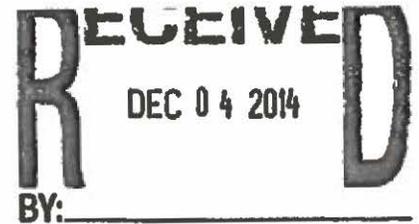
If, for some reasoning I'm destined to not understand or appreciate, this CUP is actually renewed, do not allow it to be sold as a business. This would be, I believe, grossly unfair to the neighborhood.

Also please do not increase the dog limit and actually follow-up consistently to insure that the limit is respected.

On a basic human level, I am happy that Randy Neece and Joe Timco have enjoyed such success over the last several years. But this success has come at a cost to several other people. I hope you will recognize this cost and proceed accordingly.

Thank you for your consideration,

Bill Fagerball



Dec. 2 2014

To whom it may concern,

As a former employee of Canyon View Ranch I am writing to oppose their CUP renewal.

During my time as an employee at Canyon View there were many things that I did not agree with.

I love working with dogs and many of my co-workers are great people who treat the dogs as if they were their own. As a kennel worker, I tried to make an effort to treat each dog with the love that the owners would give to their own pup. But, while working there I was treated like the dog poop I was scooping everyday. I decided to leave Canyon View without giving a two-week notice because I, as well as all of the other employees were being verbally abused by the owners Joe Timko and Randy Neece.

This summer we were verbally berated especially by Joe, calling the kennel staff "Dumb fucking idiots" and a plethora of other names. On many occasions I would go home crying after a day of work, having been mistreated and verbally abused by Joe. My belief system is that no matter what you are going through, you treat others like equals and the way you would like to be treated. Personally, I will not stand for abuse of any kind, especially if it's towards me. I have never been one to cower in the corner if I or a friend was being mistreated, and that's exactly why I chose to leave, I was not going to keep getting abused by my employer.

A couple of weeks before my departure, another employee also left because she believed exactly what I believed, and wouldn't stand to be verbally abused for a paycheck.

One time Joe got really mad at the kennel workers because it didn't smell good in the rooms where the crates are. I understand that its nice to have those rooms smell nice for tours, but it is impossible to keep the place smelling not like a dog when you are trying to take care of 100-150 of them. After yelling at the employees and calling us rude names, we were told to vacuum out each crate and then wash inside and out all the crates with a diluted bleach mixture then wipe it dry. Once the crates were done, we had to do the same to the floors and walls.

With over 115 dogs, it was irresponsible to have only 1 person in each yard with over 50 dogs to watch. Instead of using bleach to make the place smell good, the 4 people that were made to clean, should have been evenly distributed in the yards so the person to dog ratio was safe for both the employee and dogs.

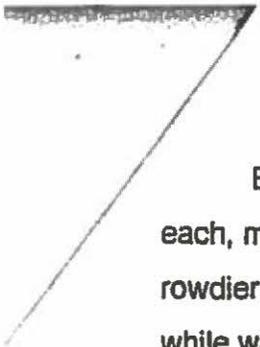
We were always dealing with 110-150 dogs. Christmas and Thanksgiving were always more than we could handle, especially for the few employees who worked each day.

Typically, there were about 6 kennel workers each day, but they do not work all day or at the same time. Three would open in the morning; we would let all the big dogs (over 50 dogs at a time) out and into the backyard with one person to watch over them, then the last two would let out the small breed dogs/puppies/old dogs to the front yard and one person would watch them all while the last person was prepping the morning food.

The trouble with having only three people to care for 120+ dogs and these 3 people so far away from each other, if there is a dog fight, the kennel worker and the dogs in that yard are all put in harms way. When two dogs start to fight, many other dogs generally jump in and begin to fight as well, and if you can't get to the fight quick enough to break it up, you have a full-blown dog fight on your hands and no way to safely stop the fight without many other people there to help you.

Many times, these dogs that fight have been dogs that are aggressive over a toy for example, a dog that Joe has "OKed" to stay at CV because he just wants the owners money and doesn't think about how the dog will do in a large group of other dogs with different personalities.

As the day continues, the evening shift of four employees shows up to work and begins to help out. Two of the four will begin to clean the kennel rooms: taking out the bowls of dog food, cleaning the bowls, then vacuuming out the crates, disinfecting them, vacuuming the floor and mopping it. The third employee will help to bathe the multitude of dogs, while the fourth goes to clean and get the van ready for that day's pick-ups and drop-offs.



But during all this, the worker from each yard is trying to keep track of 50+ dogs each, making sure they are playing but not being too rough, keeping an eye on the rowdier ones who may start dog fights, stopping every dog who starts to hump another, while watching for heat stroke especially in the older dogs, also keeping the dogs from barking so it doesn't bother the neighbors which is particularly tough when you're in the front yard and the dogs are barking at every person who comes by that the worker has to greet and then that visitor starts talking to the dogs which makes them bark more, while spraying the astroturf with water so it doesn't burn the pup's feet, keeping the water bowls filled with cool water, and also picking up poop every couple of minutes so the owners and visitors only see a pristine dog yard.

Plus they are doing between 13-20 loads of laundry a day.

When I left CV, I wrote an email to Joe Timko and also the office manager at the time and told them of the physical abuse of dogs that I had witnessed when a co-worker thought I wasn't around. To this day, that employee still works there and no action has been taken against him for what he did.

On one particularly busy morning, this employee was mopping pee in the crate room while the dog who peed was standing there, the employee was trying to get the dog to go outside, but the dog was not doing as he asked, so this employee began to roughly hit the dog and as he was hitting him also trying to push him out the door with a mop. This action was done with so much force that the handle of the thick wooden mop broke in half.

During that same morning, he also took his leash and whipped a Weimaraner named Frank because he was trying to get back inside as dogs were being funneled outside. In my resignation email, I told Joe about these incidences and Joe has not taken any action against this employee. After all this and the fact that he killed a dog, he should have been fired already. But it seems as if Joe likes to employ people similar to him, those who abuse others.

I was not there on the day he killed a dog, but the story goes that after bathing a dog, the employee dried off the dog slightly and then put him in a crate, attached the dryer that hooks onto the front of the crate, turned the heat up high and set the timer to

the max time and then left the dog in there. When he or another kennel staff came back later, the dog was dead either from dehydration, heat stroke or something else. It was this employee's carelessness and disregard for a dog's life that killed this dog and nothing happened as a repercussion to this incident.

Ever since I started working at Canyon View there has ben a dog named Mason that basically lives there. His owners have yet to pay for Mason's time at CV and left him there for months on end without staying in contact with the management. After CV became the legal guardian of Mason, many employees began to look for a forever for him and one employee even wanted to adopt him herself. Joe would not allow Mason to be adopted into a loving, responsible and wonderful home, because he (as said from his own mouth) wanted the money from the owners and was going to keep Mason at CV while calling the owners until they agreed to pay him. To my knowledge, Mason is still living there, and there has been no change.

There was also Chloe who was in a similar position as Mason except her owners were a wealthy British family that didn't want her and didn't want to pay so they left her and there was a loving couple who wanted to adopt her and Joe wouldn't let them because he was still trying to get the money from the family. I also wanted to give Chloe a loving home, but Joe wouldn't allow it because he was more concerned about getting the money than finding a home for a wonderful dog.

There were always 90+ dogs per day and not enough people to keep them all safe. It is frustrating working day after day at a place that doesn't abide by basic safety rules. It always felt as if the owners wouldn't hire more people because they didn't want to give up any more money, but they'd accept more and more dogs because they wanted more money.

This is what I saw and worked through every day.

Jessie Liliedahl

Jessie.liliedahl@yahoo.com

## Travis Seawards

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**From:** Travis Seawards  
**Sent:** Wednesday, December 10, 2014 8:11 AM  
**To:** Travis Seawards  
**Subject:** FW: Canyon View Ranch CUP renewal

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**From:** Joanna [joanna@imaglnewebsitedesigns.com]  
**Sent:** Friday, December 05, 2014 8:08 AM  
**To:** DRP Zoning Enforcement  
**Subject:** Canyon View Ranch CUP renewal

To whom it may concern,

Canyon View Ranch For Dogs at 1558 Will Geer Rd, Topanga 90290 is in the process of renewing and expanding their Conditional Use Permit (CUP). The previous CUP, which expired in November 2012, allowed them to have 10 dogs overnight and 20 during the day for a total of 30 dogs. It has been witnessed by employees and neighbors since they opened that they regularly have well over 100 dogs on the premises and up to 175 during the holidays. With this new CUP application, they are trying to expand their current limit from 30 to 100 dogs.

If this is allowed it will drastically affect the neighbors on Hillside Drive and Will Geer Rd., especially if they go over the amount of dogs allowed as they have for the last decade. In addition, on the website they encourage people to come and check out the facilities, so even people not boarding their dogs come to the ranch.

This increase in amount of dogs allowed will also increase the number of employees and deliveries to the ranch adding to the already overburdened Hillside Drive which was never meant for this amount or kind of traffic. In the event of an emergency, panicked dog owners will inevitably be coming to the ranch to try to evacuate their dogs en masse, regardless of what emergency evacuation plan the facility currently has in place.

The CUP requires the use of a shuttle to pick up and return dogs. While this is utilized to some extent, there are many people who drop off and pick up their own dogs at the ranch several times a day.

The CUP requires them to use biodegradable insecticides, detergents and herbicides, but instead, photographic evidence and employee testimony shows they have used cheap industrial grade bleach extensively for years, dumping thousands of gallons of pollutants into the aquifer and the Topanga watershed. The county has been made aware of this and the owners have supposedly changed their use of bleach, however history shows the owners do not comply with their CUP restrictions when they are not supervised and the concern is they will revert to their previous system of using bleach to hose down the dog areas several times a day.

Over the years many dogs have been lost, gotten sick and have died at the ranch, which has been evidenced by neighbors, employees and reviews on Yelp.

The owners have a history of verbal abuse against their employees which has been witnessed and documented by employees and neighbors. The turnover of employees is incredibly high as they are fired or quit because of the abuse.

The CUP prohibits the training of dogs on the premises, which indeed goes on and is a primary source of income for the owners.

The original CUP required neighborhood outreach, a traffic study and a signed covenant prohibiting the transfer to another entity or selling the property as a business. The new CUP they are requesting, allows them to sell the property as a business, in direct violation of what neighbors originally agreed to in order for them to allow a business in their residential neighborhood.

The ranch uses massive amounts of water every day. Not only for the dog areas being hosed down, bathing the dogs and multiple daily loads of laundry, but for the tropical rainforest type of landscaping. With the continuing drought and wells going dry on the Mesa this continued volume of water consumption is an extremely serious matter with potentially devastating consequences.

The owners assured residents when they first proposed this kennel that it would be a small Mom and Pop operation. It is now a huge business servicing hundreds of dogs a month and the owners continue to expand the facilities. The ranch has been featured on Access Hollywood, Animal Planet, National Geographic Explorer, MTV, VH1, HGTV and a 1 hour special on BBC.

This business is far too big for the neighborhood and is not what residents agreed to years ago. It poses road, safety and environmental hazards and is a nuisance to the residents.

*Please be sure this CUP is not renewed!!*

Thank you,  
Joanna Gunst

Etienne " Jake" Stehelin  
1630 Will Geer Road  
Topanga, Ca 90290

October 1, 2014

Travis Seaward  
L.A. County Dept. of Regional Planning  
320 West Temple St. #1348  
Los Angeles, CA 90012

Re: Opposition to CUP Application RCUP 2013-00135, Dog Kennel

Dear Travis:

I live at 1630 Will Geer Road, right next to the kennel that is the subject of this application. I have owned my property since 1992, and the reason I bought it was that it was remote, quiet and peaceful. The air was sweet with the smell of the chaparral. It is still remote, but because of the kennel, it is certainly no longer peaceful and quiet, and the rank smell from the kennel blocks out the natural smells most of the time. Barking can go on at all hours of the day and night.

Here are more reasons that this CUP should NOT be granted:

1. To begin with, the applicants have been operating the kennel in almost constant violation of the terms of the now expired CUP since before that CUP was even granted. While operating under a "Clean Hands Waiver" prior to the issuance of the expired CUP, they violated the terms of that waiver, and admitted to that fact at the hearings on the matter. Specifically, they were to have no more than 10 dogs at any time prior to the determination by the board, and they had well in excess of 3 times that number. After the CUP was granted, their limit was to be 30 dogs and they frequently have more than 3 to 4 times that number. I have counted at times 100 dogs that I could see, and I could hear other dogs barking that I could not see, so the idea that the kennel keeps 120 dogs is not unreasonable. If allowed 100 dogs, logic would indicate that they will have over 300 dogs. This would truly ruin the neighborhood.
2. The original CUP states, in part, that "The requested use...will not adversely affect the...peace, comfort...[and] will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site...". This has turned out to not be the case. The noise, the smells, and the increased traffic have had a negative effect on all of these things. The value to my own property is estimated by local realtors to have dropped by about 15% as a result of its proximity to the kennel. Do you know of anyone who, given a choice, would buy a house next to a dog kennel? They might, but only if the price was discounted. Property values will be driven down further if the kennel is allowed to more than triple capacity. If the kennel is allowed to continue operating, all surrounding property owners must be compensated by the kennel operators for the loss in the value of their properties. Loss to the value of my properties alone will easily exceed \$1,000,000. and may go as high as \$1,500,000.

Etienne "Jake" Stehelin  
1630 Will Geer Road  
Topanga, Ca 90290

3. The expired CUP states "This grant will terminate on November 30, 2012. That date came and went with no action taken by either the operators of the kennel or L.A. County Zoning Enforcement to close the kennel. The pending application was made almost a year after that date, which should preclude the kennel from continued operation. The kennel should be closed, and peace and quiet restored to the neighborhood, pending the outcome of this application.
4. The zoning of the kennel site was changed to A-2-10-DP so as to allow the kennel. It is still unclear why the County would create a pocket of zoning that is inconsistent with the surrounding area, given the stated goal of the County to maintain zoning consistency. Also unclear is why the County would allow the change given that the minimum requirement for that zoning is 10 acres, about twice the size of this parcel. The kennel should be closed, and the zoning restored to A-1-1 so that the zoning is consistent with the surrounding properties.
5. In order to get to the kennel at 1558 Will Geer Rd., one must drive up Hillside Drive, which is a steep, narrow, and windy one lane road. There is no other way in or out. Auto accidents on Hillside can and have blocked the road for hours. Thankfully, emergency response vehicles were not needed during those blockages. To burden Hillside Drive with traffic shuttling dogs and employees to and from the kennel is foolish and unnecessary. This brings up another point. Most of the dogs that are kept at the kennel come from outside of Topanga. Our community, as well as the County as a whole, would be much better served if the kennel is relocated to an urban area that has the proper zoning for this use, and is closer to where most of the dogs come from.
6. The issue of enforcement of the terms of the CUP is another huge problem. Because of the remote location of the kennel, in the past, Zoning Enforcement has made scheduled appointments with the kennel to inspect for compliance. Not surprisingly, those visits resulted in no violations being found. It has only been recently that an enforcement officer made an unannounced visit and found and documented violations. As relieved as I was that something might finally be done about the violations, since that visit the kennel has consistently had between 60 and 100 dogs daily. The bottom line is that there has not been, and likely will be no meaningful enforcement if this CUP is granted.

For all of these reasons, I urge you to close the kennel until the hearing before the Regional Planning Commission on this matter. I further urge you to recommend to the Commission that this application be denied. I am almost 63 years old, and have lived in Topanga all those years. I do not want to live out the rest of my life next to a dog kennel.

Sincerely,

Etienne "Jake" Stehelin

## Travis Seawards

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**From:** Ken Wheeland [ksafarri@gmail.com]  
**Sent:** Monday, January 27, 2014 6:06 PM  
**To:** Travis Seawards  
**Subject:** Canyon View Dog Ranch, Topanga\_ Expired CUP 00-082-(3)

Subject: Canyon View Dog Ranch, Topanga\_ Expired CUP 00-082-(3)

Dear Travis,

I am writing because I would like to be invited to the hearing of Canyon View Ranch for Dogs at 1558 Will Geer Rd.,  
Topanga, CA 90290.

I live at the bottom of Hillside Drive and all of the traffic to the Ranch on the Mesa turns up hill in front of my house, cars, large SUV's and trucks gun their motors to make the sharp up hill corner. I know that the ranch is suppose to have a shuttle service for the dogs but I see a high number of cars with dogs passing my house all the time. For every dog that stays at the Ranch it takes 4 trips passing my house. It's not only the dog owners but also the number of workers that have to go up and down the hill every day.

. The Mesa is a residential neighborhood and I know that some of the close neighbors are not happy with the ranch as it is, and to think of a 3 fold increase in the number of dogs would cause a lot of concern.

Thank you very much,

Ken Wheeland  
21026 Hillside Drive  
Topanga Ca 90290

## **Travis Seawards**

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**From:** Topanga Creek Watershed Committee [topanga.tcmc@gmail.com]  
**Sent:** Monday, March 17, 2014 1:16 PM  
**To:** Travis Seawards  
**Subject:** Canyon View Dog Ranch  
**Attachments:** Canyon View Trash Can 2.JPG; Canyon View trash can 1.JPG

Hi Travis,

Attached are photos that were forwarded to me by a concerned resident of Topanga.

According to the resident, the photos show the trash cans at Canyon View Dog Ranch loaded with empty bleach bottles. This appears to corroborate accusations that the owners of Canyon View use bleach to clean the kennels at Canyon View, in contravention to their CUP. From an environmental perspective, that would mean that highly toxic wastewater is going down the drain, leeching into the aquifer, and perhaps running downstream as well. This would present a serious hazard to endangered species in our watershed, and to local wildlife generally, as well as to the other humans that use well water in the area.

The Topanga Creek Watershed Committee works to protect and improve environmental quality in our watershed, and so asks that the Planning Department work with other County departments to ensure that this kind of pollution does not take place. No resident or business can be permitted to dispose of bleach on their property in our watershed, especially on a regular, on-going basis.

Thank you,

—  
Ben Allanoff  
Chair, Topanga Creek Watershed Committee  
21936 Canon Dr. Topanga, CA 90290  
(310) 908-5505  
[topanga.tcmc@gmail.com](mailto:topanga.tcmc@gmail.com)

## **Travis Seawards**

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**From:** PALELLAA@aol.com  
**Sent:** Wednesday, March 26, 2014 10:03 AM  
**To:** Travis Seawards  
**Subject:** Re:Canyon View Ranch for Dogs at 1558 Will Geer Rd., Topanga, CA 90290

Dear Mr. Travis,

I am writing because I would like express my concerns and to be notified of any hearing regarding Canyon View Ranch for Dogs at 1558 Will Geer Rd.,Topanga, CA 90290...

My husband, Dieter Bruehl and I , for nearly 40 years, have lived at 21385 Summit Rd, Topanga,CA 90290.

Hillside Drive is the only ingress and egress to Summit Road as well as Will Geer Road. Summit Road is at the top of Hillside Drive where it forks to Will Geer to the right and Summit to the left.

Negotiating Hillside drive's winding and narrow road is a challenge even for those living here and accustomed to this drive. Hillside's construction and configuration was not designed nor intended to handle the kind of traffic it now experiences daily. Will Geer Rd was not developed until about 20 years ago.

We personally encounter daily and multiply trips in large vehicles with dogs being driven up and down Hillside. Most are driving using the full road rather than staying on their side and creating daily stressful close encounters. Just last week a woman in a large SUV with her dog, took the wrong fork( to Summit) being lost...commented to me... this is a really narrow road... and asked where the dog ranch was.

This was not to be.... the dogs were to be caravanned up and down with the Dog Ranch van....

Any increase in dog capacity would NOT be acceptable.

In addition... I recently with a group of friends,visited with a neighbor living on Will Geer Road.We were told not to drink the water being it is from the same aquifer as the dog ranch with the concern it is being polluted by the products used to clean the dog areas.( bleach etc)

I wonder if the water has been tested? Wondering if it is correct that the Dog Ranch has been operating without a valid CUP?

Please keep us updated and thank you for your time.

Andrea Palella  
cell 818 807 8320

## Travis Seawards

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**From:** Phil Chung  
**Sent:** Wednesday, April 09, 2014 11:27 AM  
**To:** MI Kim; Travis Seawards  
**Cc:** Jose De La Rosa  
**Subject:** FW: 1558 Will Geer Road

Hello MI and Travis,

Please refer to the email below concerning the Canyon View facility.

Thanks.

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**From:** Jake Stehelin [mailto:jake@popemold.com]  
**Sent:** Wednesday, April 09, 2014 9:57 AM  
**To:** Phil Chung  
**Subject:** 1558 Will Geer Road

Phil,

On the weekend of March 29-30, there were 50 large dogs at the kennel that I can verify. I only estimated that there were 20 to 25 small dogs.

I would bet that if you were to do an inspection over Memorial Day weekend, the count would far exceed 100 dogs.

As for the chlorine being used, the smell is strongest between 7:30 and 8:30 AM.

Also, trash pickup day is Thursday, usually between 7:00 and 8:00 AM. I will look to see if there are chlorine bottles in the recycling bins, and let you know.

I really appreciate that you are working on this case.

Thanks,

Jake Stehelin  
9134 Independence Ave.  
Chatsworth, Ca 91311  
818-998-4250

Dear Phil Chung,

I am writing to beg you not to renew Canyon View Training Ranch's CUP in Topanga Canyon. The business has been a nightmare for residents and employees alike. Not to mention the dogs they mistreat.

I have spoken with several former employees and they all have the same stories of abuse- especially from the owners to the employees. The turnover of employees is incredibly high because of how they are treated by the owners. I know one of them is a crystal meth addict and the other seems bi polar. They scream and yell at each other and employees constantly.

It is a toxic situation there. They spray the cheapest industrial grade bleach on the dog areas 3 times a day. They hide the bottles and other toxic substances they use there when they have inspections. All these toxic substances go into the watershed and pollute our beautiful canyon.

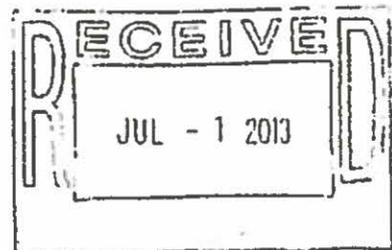
This business should never have been approved in this residential neighborhood. It was supposed to be a Mom & Pop operation but is now a huge dog kennel on crack. Or crystal meth as it seems.

The dogs are mistreated- especially the ones labeled "difficult", penned up all day while being charged massive amounts of money for "training".

Please do NOT renew this permit. This business needs to be shut down asap.

I live in the area and the traffic to and from the ranch is way too much for the one road that goes there. I cannot give my name as I am afraid of what the repercussions would be from the unstable owners.

Thank you for your attention to this matter.



## Travis Seawards

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**From:** Phil Chung  
**Sent:** Wednesday, December 03, 2014 2:41 PM  
**To:** 'Jake Stehelin'  
**Cc:** Jose De La Rosa; Travis Seawards  
**Subject:** RE: 1558 Will Geer Road, Topanga. Dog Kennel

Mr. Stehelin,

Thank you for your update. I will record your email on my enforcement case and discuss with my supervisor.

Thank you again.

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**From:** Jake Stehelin [mailto:jake@popemold.com]  
**Sent:** Wednesday, December 03, 2014 1:30 PM  
**To:** Phil Chung  
**Subject:** 1558 Will Geer Road, Topanga. Dog Kennel

Phil,

I just want to let you know that the number of dogs at this kennel continues to exceed the 30 dog limit. Over the Thanksgiving 4 day weekend, I estimate that there were between 85 and 100 dogs. I counted 65 large dogs in the main yard, and I estimate there were between 20 and 35 small dogs in the area next to the kennel building. Please let me know if there is anything that can be done to control the number of dogs that the kennel keeps. I would be willing to bet that over Christmas and New Year holidays there will be more than 100 dogs. I really think that a surprise visit is warranted.

Thanks for your help.

Jake Stehelin  
Pope Plastics, Inc  
9134 Independence Ave.  
Chatsworth, Ca 91311  
818-998-4250

## **Travis Seawards**

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**From:** Travis Seawards  
**Sent:** Wednesday, December 03, 2014 3:55 PM  
**To:** Travis Seawards  
**Subject:** FW: CONFIDENTIAL FW: Canyon View Ranch CUP renewal

**From:** Anonymous in Topanga [mailto:anonymousintopanga@yahoo.com]  
**Sent:** Wednesday, December 03, 2014 10:24 AM  
**Subject:** Canyon View Ranch CUP renewal

To whom it may concern,

As some of you are aware, Canyon View Ranch For Dogs at 1558 Will Geer Rd, Topanga 90290 is in the process of renewing and expanding their Conditional Use Permit (CUP). The previous CUP, which expired in November 2012, allowed them to have 10 dogs overnight and 20 during the day for a total of 30 dogs. It has been witnessed by employees and neighbors since they opened that they regularly have well over 100 dogs on the premises and up to 175 during the holidays. With this new CUP application, they are trying to expand their current limit from 30 to 100 dogs.

If this is allowed it will drastically affect the neighbors on Hillside Drive and Will Geer Rd., especially if they go over the amount of dogs allowed as they have for the last decade. In addition, on the website they encourage people to come and check out the facilities, so even people not boarding their dogs come to the ranch.

This increase in amount of dogs allowed will also increase the number of employees and deliveries to the ranch adding to the already overburdened Hillside Drive which was never meant for this amount or kind of traffic. In the event of an emergency, panicked dog owners will inevitably be coming to the ranch to try to evacuate their dogs en masse, regardless of what emergency evacuation plan the facility currently has in place.

The CUP requires the use of a shuttle to pick up and return dogs. While this is utilized to some extent, there are many people who drop off and pick up their own dogs at the ranch several times a day.

The CUP requires them to use biodegradable insecticides, detergents and herbicides, but instead, photographic evidence and employee testimony shows they have used cheap industrial grade bleach extensively for years, dumping thousands of gallons of pollutants into the aquifer and the Topanga

watershed. The county has been made aware of this and the owners have supposedly changed their use of bleach, however history shows the owners do not comply with their CUP restrictions when they are not supervised and the concern is they will revert to their previous system of using bleach to hose down the dog areas several times a day.

Over the years many dogs have been lost, gotten sick and have died at the ranch, which has been evidenced by neighbors, employees and reviews on Yelp.

The owners have a history of verbal abuse against their employees which has been witnessed and documented by employees and neighbors. The turnover of employees is incredibly high as they are fired or quit because of the abuse.

The CUP prohibits the training of dogs on the premises, which indeed goes on and is a primary source of income for the owners.

The original CUP required neighborhood outreach, a traffic study and a signed covenant prohibiting the transfer to another entity or selling the property as a business. The new CUP they are requesting, allows them to sell the property as a business, in direct violation of what neighbors originally agreed to in order for them to allow a business in their residential neighborhood.

The ranch uses massive amounts of water every day. Not only for the dog areas being hosed down, bathing the dogs and multiple daily loads of laundry, but for the tropical rainforest type of landscaping. With the continuing drought and wells going dry on the Mesa this continued volume of water consumption is an extremely serious matter with potentially devastating consequences.

The owners assured residents when they first proposed this kennel that it would be a small Mom and Pop operation. It is now a huge business servicing hundreds of dogs a month and the owners continue to expand the facilities. The ranch has been featured on Access Hollywood, Animal Planet, National Geographic Explorer, MTV, VH1, HGTV and a 1 hour special on BBC.

This business is far too big for the neighborhood and is not what residents agreed to years ago. It poses road, safety and environmental hazards and is a nuisance to the residents.

If you are opposed to this business the county needs to hear from you NOW. Letters and phone calls are needed immediately to voice your concerns and opinions or report other violations.

Please contact:

Travis Seawards  
320 W. Temple St., 13<sup>th</sup> floor  
Los Angeles, CA 90012  
213-974-6462

They need to hear now about your opposition to this CUP before they recommend whether to renew it or not. There will be a public hearing which will be scheduled in the new year- but it may be too late by then if they decide to recommend the renewal. There will need to be a large presence at the hearing to voice concerns as well.

The more calls and letters, the more effective a voice we have in closing down this facility and getting back to the quiet business free neighborhood this was originally meant to be. Please forward this to any other concerned individuals or neighbors.

This is being sent by a group of concerned residents anonymously because of concerns of repercussions by the owners.

To whom it may concern.

I am a former employee of Canyon View Ranch where I worked for many years. You should not renew this CUP.

I stopped working there because I was not comfortable anymore as the owners were very mean and scary to me.

We would use several gallons of bleach every day to clean the dog areas.

We were told to mix 409 and bleach to clean the floors which I didn't want to do because it's poison and smells bad.

They would do many loads of laundry all day long- at least 20- 25 a day- sometimes washing the same load 2 or 3 times.

Both Joe and Randy were very mean to us employees.

They would have so many dogs during the holidays, like around 150, that they would have to put them in their house because there wasn't enough room in the kennel.

And there would only be one person looking after all these dogs in the play area. They would get into lots of fights and the dogs would get terrible cuts.

I know of at least 3 dogs that died there, one that got in a fight and was put back in it's cage without going to the vet and it was dead the next day.

The owners did not seem to care about the dogs or the business except for the money and were seldom around. Joe would come every day only to get the cash that was there. Some of this was tips for employees which he would pocket and some customers would pay cash. Over the holidays this could be as much as \$2,000 a day. He said not to tell Randy about this.

I found his drug pipe once and we all knew he was on drugs because of his crazy behavior.

Everybody was afraid of Joe because of his verbal abuse to us. A lot of people were always being fired and a lot of people quit because they weren't happy and were afraid of both of them.

I heard both Joe and Randy yelling and screaming at many employees over the years. It was terrible to see and hear this and I was very sick about it. I used to get terrible headaches and be under constant stress when I was there.

Randy could be very nice and then turn in a second and be very angry and mean.

I think they are both crazy and should not be allowed to run this business.

I can't sign my name because I am afraid of them.

RECEIVED  
JAN 06 2015  
BY:

**DONIGER & FETTER**  
3713 Lowry Road  
Los Angeles, CA 90027  
(213) 675-1880  
[tom@donigerandfetter.com](mailto:tom@donigerandfetter.com)

Thomas Doniger

Henry D. Fetter  
Of Counsel

February 25, 2015

The Honorable Esther L. Valadez, Commissioner  
The Honorable Laura Shell, Commissioner  
The Honorable David W. Louie, Commissioner  
The Honorable Curt Pedersen, Commissioner  
The Honorable Pat Modugno, Commissioner  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

**Re: Project No. R2013-02633-(3); CUP No. 201300135**  
**Conditional Use Permit to Allow and Expand Maintenance of a Dog**  
**Kennel at 1558 Will Geer Road, Topanga, California, Petitioned by**  
**Randall Neece and Joseph Timko**

Dear Commissioners:

I am writing you on behalf of L. Elsie, LLC (the "LLC"), the record owner of the parcel of real property commonly described as 1370 Will Geer Road, Topanga Canyon, California 90290 (the "Elsie property").

The LLC opposes both the continued and proposed expanded, commercial use as a kennel (the "Kennel") of the property at 1558 Will Geer Road (the "Kennel property"). As is shown below, such commercial use violates the rights of the LLC and other property owners along Will Geer Road, whose properties are the servient tenements for the Kennel's easements for access. As is also shown below, the Kennel's use of the neighbors' agricultural/residential zoned easements for access to its commercial

enterprise constitutes a zoning violation, as a matter of law. Therefore, the issuance, in 2003, of the Conditional Use Permit (“CUP”) allowing commercial kennel use was an *ultra vires* act by the Department of Regional Planning. Continuance or issuance of a similar CUP now would also constitute an *ultra vires* act by the Department.

The above legal issues, as well as others described below, were not identified or considered in the FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER - CONDITIONAL USE PERMIT NUMBER 00-082-(3) (the “Findings”) made in connection with the granting of the Kennel’s now expired CUP, effective as of January 9, 2003. However, Los Angeles County Code §22.56.040 requires that these important factors be considered and reflected in any findings, as they bear directly on the issues as to which an applicant for a CUP bears the burden of proof.

As provided by the Los Angeles County Code §22.56.040, the Kennel bears the burden of proof to substantiate that the requested use will not:

- A. 1. Adversely affect the health, peace, comfort or welfare of persons residing . . . in the surrounding area;
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

The Kennel also bears the burden of proof to show that the Kennel is adequately served:

- C. 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and other vehicle traffic such use would generate; and
2. By other public or private service facilities as are required.

As is shown below, the Kennel is not “adequately served” by “highways or streets” or by any other legal access for its commercial use. The only access which exists is by way of easements for residential use over the privately owned land of the Kennel’s neighbors. The Kennel’s use of such agricultural/residential easements for its commercial purpose overburdens the Kennel’s easements, violates the real property rights of its neighbors and constitutes a zoning violation, as a matter of law. Further, the Kennel’s

illegal use of easements through its neighbors' land adversely affects the peace and comfort of its neighbors and is materially detrimental to the use, enjoyment and valuation of the Elsie property and other neighbors' property. The Kennel's commercial use is plainly out of place and unsuited to the neighborhood.

### **The Kennel and the Elsie Property**

The Elsie property consists of 20 acres located several parcels to the south of the Kennel property along Will Geer Road. The Elsie property is shown as parcel number 12 on Exhibit 1, attached hereto. Will Geer Road, a privately owned road, bisects the Elsie property into two 10-acre parcels, one lying to the west of Will Geer Road and one lying to the east of Will Geer Road. The LLC owns in fee simple all of Will Geer Road within the boundaries of its parcel.

Access to the Elsie property, like access to the Kennel property, is along Will Geer Road from Hillside Drive, the steep, narrow and winding road leading from Topanga Canyon Blvd. to the mesa. Will Geer Road lies on the top of a very quiet mesa, high above Topanga Canyon. There is no traffic on the Road, except traffic to and from the dozen or so properties on Will Geer Road, because Will Geer Road dead ends at its northern end, about a mile from Hillside Drive. The Kennel property is very close to the northern dead end of Will Geer Road. Therefore, all traffic to the Kennel must travel through the middle of the Elsie property, past all but a few of the houses on Will Geer Road and almost the full length of Will Geer Road.

### **Access to the Kennel Is by Private Easements over Will Geer Road**

It appears that each of the parcels along Will Geer Road has received an easement appurtenant from each other parcel along Will Geer Road for "road and utility purposes." The easements for "road purposes" appear to have been granted in 1961-1962, and easements for "utility purposes" appear to have been granted as late as 1989.

The Elsie property, like the other parcels along Will Geer Road, is burdened by easements for road and utilities which benefit the other parcels along Will Geer Road, including the Kennel property. Each of the property owners along Will Geer Road owns in fee simple that portion of the Road within his parcel's boundaries and each receives the benefit of easements appurtenant for road and utility purposes over Will Geer Road from neighboring properties.

**The Kennel's Easements Were Granted for Residential, Not Commercial, Use**

While I have not conducted a complete investigation of each of the grants and/or reservations of easements for access along Will Geer Road, those that I have seen do not describe the easements for access other than as for "road purposes." Some of the utility easements are described with more specificity. Where easements for access are not more specifically described, the nature and scope of the permitted use of the easement is determined by reference to the use at the time of the grant or reservation of the easement. This principle is stated as follows in California's leading treatise on real estate:

**The use is limited to original creation.** Once an easement has been created 'both parties have the right to insist that so long as the easement is enjoyed it shall remain substantially the same as it was at the time the right accrued, entirely regardless of the question as to the relative benefit and damage that would ensue to the parties by reason of a change in the mode and manner of its enjoyment.' *Miller & Starr, California Real Estate, Easements* §15:54 at p. 15-176 (3d. ed. 2011, hereinafter "*Miller & Starr*") [Emphasis in original.]

This principle means that "[o]nce the extent of an easement's use has been established, the easement owner cannot subsequently enlarge its character so as to materially increase the burden on the servient tenement." *Id.* Again, as stated in *Miller & Starr*:

**Use cannot increase the burden on the servient tenement.** The owner of an easement cannot change or increase the use of the easement in any manner that imposes a new or greater burden on the servient tenement without the consent of the servient owner. *Miller & Starr, Easements* §15:55 at p. 15-179. [Emphasis in original.]

At the time, in 1961 and 1962, when the easements for the benefit of the Kennel property were created for "road purposes," there was no kennel on the Kennel property, as acknowledged by the Kennel in the Project Narrative it has submitted. That Project Narrative states that the Kennel operation began in 1998. Nor is there evidence of any

other commercial use of the Kennel property prior to that date. See also, Finding Nos. 6 and 20. Accordingly, under the applicable legal principle quoted above, the easements over the Elsie property and other neighboring properties, were limited to “road purposes” for access to any then-existing residence(s) and were not granted to allow the greater burden of a commercial use. Thus, even the present commercial use of the easements by the Kennel (and its customers who daily drive on Will Geer Road to deliver and pick up their dogs) surcharges the easements and violates the rights of the Kennel’s servient neighbors along Will Geer Road. Any commercial use constitutes precisely the “greater burden on the servient tenement” proscribed by law.

**Commercial Use of the Kennel’s Easements Overburdens the Easements And Additional Commercial Use Will Further Overburden Such Easements**

The proposed expansion of the Kennel’s commercial activity (apparently now conducted pursuant to an expired permit) will necessarily require increased commercial use by the Kennel of the residential easements over Will Geer Road, as to which the Kennel property is the beneficiary and as to which the neighboring properties along Will Geer Road, including the Elsie property, are the burdened properties or servient tenements. It is not possible to more than triple the scope of the Kennel’s commercial use (from 30 to 100 dogs) without a substantial concomitant increase in use of the easements along Will Geer Road for access.

In the Kennel’s Zoning Permit Application, it seeks a “Continued (Renewal)” of its expired permit. In its Project Narrative, submitted with its Application, the Kennel represents that it “is currently operating under terms and conditions of Conditional Use Permit Case Number 00-082-(3).” That permit, now expired, provides, in paragraph 26 f, that “The dog kennel and dog training facility shall be limited to a maximum of 30 dogs on the premises at any one time.” However, the Narrative submitted by the Kennel boasts that “Nearly one hundred dogs daily enjoy the spacious training and boarding facility.” Whether the Kennel is in compliance with the expired Permit and has only 30 dogs on site or is flouting the Permit and has 100 dogs on site, the Kennel use should be terminated for the reasons stated below. And certainly, the Kennel cannot augment its legal rights, as against its neighbors or before this Commission, by violating the terms of the Permit it sought and accepted – a violation which strongly suggests that any new or renewed permit will be similarly flouted if it is in the economic interest of the Kennel to do so.

**The Kennel's Commercial Use of its Easements Violates the Rights of the Owners of the Servient Tenements along Will Geer Road**

The principle prohibiting commercial use of lesser-zoned residential/agricultural easements described in *Miller & Starr* above is illustrated, on facts "on all fours" with those presented by the Kennel's existing commercial use and petition for expanded commercial use, in *Bartholomew v. Staheli*, (1948) 86 Cal.App.2d 844, 195 P.2d 824. In *Bartholomew*, the plaintiff, Bartholomew, owned real property over which a dirt roadway ran from a state highway to the defendants' adjacent farm property. The defendants used their adjacent farm property as a farm and home and used the roadway over Bartholomew's land to travel from the highway to their farm. However, the defendants changed the use to which they put their farm, organizing a commercial nudist colony operated for profit. The defendants rented cabins and operated a public dining room and store, among other commercial activities at the nudist colony.

Bartholomew objected to the increased use of the roadway caused by the defendants' commercial use of their farm as a nudist colony and sued to enjoin the increased burden on his servient tenement. The trial court enjoined the defendants from using the roadway for commercial access to their commercial enterprise and the court of appeal affirmed the trial court.

The defendants Emma Staheli and Victor Staheli were enjoined from using a private road-way across plaintiffs' land, except for the purpose of traveling thereon to and from their adjoining farm. The injunction prohibits defendants from overburdening their easement to use their private right of way over plaintiffs' land by inviting greatly increased travel of vehicles by means of which members and customers of defendants' nudist colony, resort and store were encouraged to patronize those enterprises conducted for pecuniary profit.

*Bartholomew* is the controlling decision governing the Kennel's application for a CUP. Like the defendants in *Bartholomew*, who were enjoined from overburdening the road-way easement by commercial use, the Kennel, by its commercial use, is overburdening the easements granted for residential "road purposes" by each of the land owners along Will Geer Road, including the LLC. The Kennel's existing commercial use overburdens the Kennel's easements and violates these landowners' rights. The Kennel's

requested increased commercial use will constitute an even more egregious violation of their rights.

**The Overburdening of the Neighbors' Easements Adversely Affects the Peace, Comfort, Use, Enjoyment and Valuation of the Elsie And Other Neighboring Properties**

The overburdening of the Elsie property easement (and other easements on Will Geer Road) by the Kennel is not an abstract legal point without impact in the real world. Will Geer Road runs through the very center of the Elsie property and near to the house site. It runs near other residences on Will Geer Road, as well. The mesa is very quiet and every car, van or truck coming down Will Geer Road can be heard long before it even enters the Elsie property. There are speed bumps on Will Geer Road and some are within the Elsie property. Each vehicle must brake, slow down and then accelerate at each speed bump, with all of the attendant noises. The passage of each vehicle is, therefore, a disturbance to the quiet enjoyment of properties on the mesa – quiet enjoyment which is a primary reason people move to the mesa. While I will leave it to others to quantify the traffic attributable to the Kennel's commercial enterprise, I have observed and heard the stream of cars transporting dogs to and from the Kennel on those occasions when I have been present on the Elsie property. Such Kennel traffic constitutes a substantial portion of the traffic on Will Geer Road, a genuine disturbance and a material interference with the quiet enjoyment of the properties along Will Geer Road. As such, the Kennel's illegal, commercial use of Will Geer Road amounts to nuisance under *Civil Code* §§ 3479 and 3480.

Further, this Kennel traffic increases the cost of maintaining Will Geer Road, a cost born by the LLC and other properties along Will Geer Road. The Kennel should not be permitted, by its overburdening of easements, to increase the road maintenance costs for its neighbors. As is obvious, an increased flow of traffic – literally through the middle of the Elsie property and adjacent to the other properties – diminishes the value of each such property.

**The Kennel's Use of Easements over Will Geer Road to Serve its Commercial Enterprise Constitutes a Zoning Violation, as a Matter of Law**

Another legal principle directly prohibits the Kennel's use of easements over Will Geer Road for access to its commercial enterprise. The zoning and legally permitted uses

of easements must allow for, and be consistent with, the nature of the property to which such easements provide access. Here the zoning for the Kennel's Will Geer Road easements is not consistent with the Kennel's commercial use and, therefore, the easements cannot, as a matter of law, be used by the Kennel for access to its commercial enterprise. This principle is illustrated by *Teachers Insurance and Annuity Association v. Furlotti*, (1999) 70 Cal.App.4th 1487, 83 Cal.Rptr.2d 455.

In *Teachers*, a residential apartment building and a commercial building each occupied parcels which extended to the center of a private alley between the two buildings. The alley constituted the boundary between the commercial zone occupied by the commercial building to the south and the residential zone occupied by the apartment building to the north. The predecessor owners of the two properties had executed reciprocal easements allowing access and use by both parcels of the entire alley for servicing the two buildings.

Furlotti, the owner of the apartment building, grew tired of the noise and disturbance associated with the commercial use of the alley and constructed a chain link fence down the center of the alley, along the property line. Furlotti's fence denied the commercial building use of the easement over the apartment building's half of the alley and *Teachers* sued to "require removal of the fence and repair of the easement area." The trial court granted an injunction requiring that the fence be removed, based upon *Teachers*' contention that the "[Declaration of Reciprocal Easements] was an enforceable agreement which entitles the parties to use the easement area for access, but which was violated by the Furlottis when they constructed the fence."

The court of appeal reversed the trial court, relying upon a principle directly applicable to the Kennel's use of its easements along Will Geer Road for commercial purposes. "The Furlottis argue the easement purports to grant commercial use of [the apartment building's] portion of the alley which is zoned for residential use only with the result the use is a zoning violation. The Furlottis are correct."

In reaching its decision, the *Teachers* court relied upon a California case, *City & Co. of S.F. v. Safeway Stores, Inc.*, (1957) 150 Cal.App.2d 327, 310 P.2d 68, in which the court concluded that "[t]hus the use of property zoned for residence for the vast amount of public ingress and egress necessarily connected with a store of the Safeway type, is a violation of a residential zoning ordinance." [Emphasis in original.] The *Teachers* court also relied on similar decisions from other jurisdictions which hold "that

the use of land in a residentially zoned district to gain access to land or buildings in a commercially zoned area constitutes a commercial use in violation of the zoning restrictions of the residential district.”

The *Teachers* holding, as applied to the instant circumstances in which the Kennel seeks to use private, agricultural/residential easements along Will Geer Road for access to its commercial enterprise, requires that the burdened or servient properties along Will Geer Road be zoned for a similar commercial use – otherwise the Kennel’s use of the easements is a zoning violation. Certainly the Elsie property is not zoned for commercial use; it is zoned for agricultural use. The other properties along Will Geer Road are similarly zoned. Therefore, the Kennel’s current use of its easements along Will Geer Road is illegal and any expanded use would also be illegal.

The Findings made in connection with the granting of the Kennel’s CUP, effective as of January 9, 2003, were submitted to the Board of Supervisors on November 27, 2002, by the County Counsel’s office. Those Findings confirm that, although the Kennel then received a change in zoning from A-1-1 (Light Agricultural) to A-2-10-DP (Heavy Agricultural), the “[s]urrounding zoning consists of A-1-1 to the north, south, east and west.” Finding No. 5. Finding No. 8 acknowledges that “operation of a dog kennel/dog training facility . . . is prohibited in the pre-existing A-1-1 zone.” Under the holding in *Teachers* and other authorities cited above, the Kennel’s use of lesser zoned easements for access to its higher zoned, commercial enterprise constitutes a zoning violation, as a matter of law.

Finally, although the special change in zoning to A-2-10-DP, previously obtained by the Kennel, will not be further explored in this letter, that change likely constitutes illegal “spot zoning,” both procedurally and substantively. Any permits or other benefits granted on the basis of that zoning were and are, therefore, legally infirm.

#### **Issuance of the Requested CUP Effects an Unconstitutional Taking**

Granting a CUP for commercial kennel use to the Kennel effectively “takes” (in the federal and state constitutional sense) from the owners of the servient tenements additional easement rights (not previously deeded) and grants those additional easement rights to the Kennel. Even if a governmental body were to properly “take” such invasive easement rights from the servient landowners, it would have to compensate the landowners for such an exercise of the right of eminent domain. See, *Miller & Starr*, Eminent Domain §30A:29 at p. 30A-70, 71; “Here, the Government’s attempt to create a

public right of access to the improved pond goes so far beyond ordinary regulation or improvement for navigation as to amount to a taking....” *Kaiser Aetna v. United States*, 444 U.S. 164, 100 S.Ct. 383, 62 L.Ed.2d 332 (1979). Moreover, such a taking cannot be accomplished, procedurally or substantively, by issuance of a CUP. Eminent domain proceedings would be required for such a taking.

Further, such a taking would not be by a governmental body for a public purpose – it would be a taking, without compensation, by the County from neighboring landowners, who neither seek nor receive a *quid pro quo* in the form of a permit or other benefit from the County. Such a taking would be solely to enable the private operation of a commercial enterprise. The controlling taking cases, *Nollan*, *Dolan*, *Loretto* and *Lingle*, do not even consider such an egregious taking, involving the taking of invasive easement rights from landowners, who seek no governmental benefit, and the transfer of such easement rights (without compensation) to a different landowner, who is seeking a governmental permit. Issuance of the requested CUP for kennel use, which would effect such a taking, cannot conceivably pass constitutional muster on these egregious facts.

### **The Department of Regional Planning Lacks the Power to Issue the Requested CUP**

Even if all of the land owners along Will Geer Road were to agree to allow their easements to be overburdened by the Kennel, such land owners do not have the power to change the zoning of their properties. Any such agreements to permit overburdening of the easements (or to accept the Kennel’s “spot zoning”) would be invalid and ineffective, as specifically held by the court in *Teachers*. Therefore, use of the existing easements over agricultural/residential zoned property by the Kennel for access to its commercial enterprise would remain a zoning violation – even if the servient tenements consented to such use.

Where a CUP violates applicable zoning law, it is beyond the authority of the issuing agency to issue, as *Neighborhood Action Group v. County of Calaveras*, (1984) 156 Cal.App.3d 1176, 1184, 203 Cal.Rptr. 401 holds.

Although use permits are not explicitly made subject to a general plan meeting the requirements of state law, that condition is necessarily to be implied from the hierarchical relationship of the land use laws. To view them in order: a use permit is struck from the mold of the zoning law (§ 65901); the zoning law must comply with the adopted

general plan (§ 65860); the adopted general plan must conform with state law (§§ 65300, 65302). The validity of the permit process derives from compliance with this hierarchy of planning laws. These laws delimit the authority of the permit issuing agency to act and establish the measure of a valid permit.

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Put another way, the scope of authority of the agency to enact a general plan and zoning ordinances and to apply them is governed by the requirements of state law. A permit action taken without compliance with the hierarchy of land use laws is *ultra vires* as to any defect implicated by the uses sought by the permit.

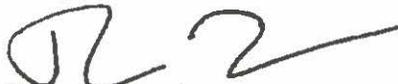
The Findings made in 2003 for issuance of the Kennel's CUP failed to raise, acknowledge, address or consider: (1) that the Kennel's access consisted entirely of agricultural/residential easements for "road purposes" over neighboring landowners' private parcels; (2) the nature, scope and legality of the Kennel's commercial use of such easements and the correlative rights of the owners of the servient tenements; (3) the legal and physical effects of the Kennel's commercial use of the easements upon the servient tenements; (4) the zoning violation created by the Kennel's use of A-1-1 zoned easements for access to its A-2-10-DP zoned commercial business; and (5) the change of zoning granted to the Kennel, constituting illegal "spot zoning." [Whether the Findings would satisfy the legal standard for such findings stated in *Topanga Assoc. For a Scenic Community v. County of Los Angeles*, (1974) 11 Cal.3d 506, 113 Cal.Rptr. 836, is a question which need not be answered now in light of the fact that the Kennel's 2003 CUP has expired and a new application for a CUP is now before this commission.] Consideration of these vital issues in 2003 would no doubt have required rejection of the Kennel's application for the CUP, due to the zoning violation "implicated by the use sought by the permit" and the "spot zoning," as well as for other reasons. Issuance of the CUP for commercial kennel use was then *ultra vires*, as shown above by *Neighborhood Action Group*. Issuance now of a CUP for maintenance or expansion of that use would be equally *ultra vires*.

The issuance of the prior CUP to the Kennel and any issuance of another or

Department of Regional Planning  
February 25, 2015  
Page 12

continued CUP for commercial kennel use constitute *ultra vires* acts, zoning violations, unconstitutional “takings” without compensation and without required eminent domain proceedings and violation of the servient neighbors’ real property rights. As such, if issued, such a CUP would not be subject to limited judicial review only for abuse of discretion or to determine if the findings were supported by the evidence. The reviewing court, in considering the validity of such a CUP, would “exercise ‘independent judgment’ in determining whether the agency action was ‘consistent with applicable law.’” *Neighbors in Support of Appropriate Land Use v. County of Tuolumne*, (2007) 157 Cal.App.4th 997, 1004, 68 Cal.Rptr.3d 882.

Respectfully submitted,



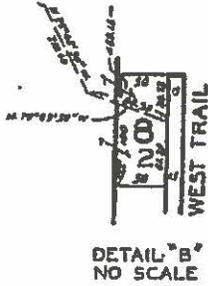
Thomas Doniger

cc:  
Travis Seaward, Regional Planner  
Gina Natoli, Supervising Regional Planner  
County Counsel, c/o Commission Services

TD:lmw

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SCALE 1" = 600'

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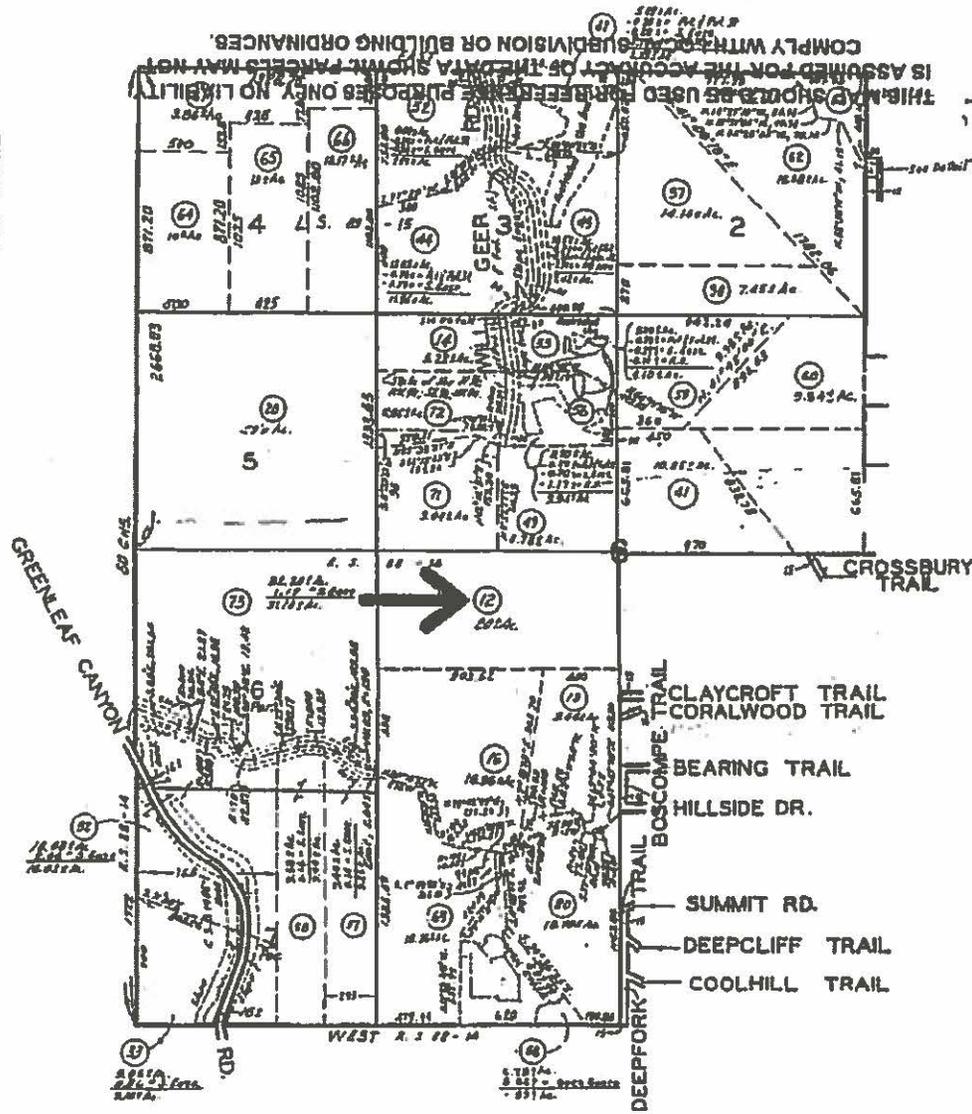


T.1S., R.10W.

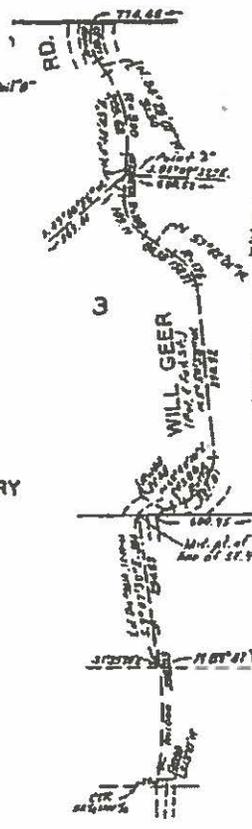
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M.B. 108-75-77

CODE  
1653

FOR PREV. ASSMT. SEE: 4440-3,7



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS THAT DO NOT COMPLY WITH THE SUBDIVISION OR BUILDING ORDINANCES.



DETAIL "A"  
NO SCALE

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Ex. 1

SEP 18 2009

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

## Travis Seawards

---

**From:** Thomas Doniger [tom@donigerandfetter.com]  
**Sent:** Friday, March 27, 2015 6:28 AM  
**To:** Travis Seawards  
**Subject:** Project No. R2013-02633-(3); CUP No. 201300135 Conditional Use Permit to Allow and Expand Maintenance of a Dog Kennel at 1558 Will Geer Road, Topanga, California, Petitioned by Randall Neece and Joseph Timko  
**Attachments:** Topanga Kennels.docx

Travis Seawards, AICP

Regional Planner

Department of Regional Planning

320 W. Temple Street

Los Angeles CA 90012

Mr. Seawards:

Attached is a list of dog kennels in the geographic area of Will Geer Road. I ask that you bring this list to the attention of the Commissioners and their staff, as well as County Counsel. The list shows that applicants seeking a CUP to operate a kennel on Will Geer Road are not meeting a public need that is otherwise unsatisfied. Presumably each of these kennels is operating within the confines of applicable law and applicable zoning, unlike the subject applicants. I also ask that you confirm to me that this list has been brought to the attention of the Commissioners and County Counsel.

Thank you for your anticipated cooperation.

--  
Thomas Doniger  
Doniger & Fetter  
3713 Lowry Rd.  
Los Angeles, CA 90027  
[tom@donigerandfetter.com](mailto:tom@donigerandfetter.com)  
tel. [323 644 9701](tel:3236449701)  
fax. [323 927 1850](tel:3239271850)  
cell [213 675 1880](tel:2136751880)

### Topanga Pet Resort

[www.topangapetresort.com](http://www.topangapetresort.com)

4.2

5 Google reviews · Google+ page

1776 Old Topanga Canyon Rd

Topanga, CA

(310) 455-9663

### EE Ranch Boarding Kennels

[plus.google.com](https://plus.google.com)

2 Google reviews

20700 Mulholland Dr

Woodland Hills, CA

(818) 713-9458

### Rancho Pet Kennels

[ranchopetkennels.com](http://ranchopetkennels.com)

Google+ page

27201 Canwood St

Agoura Hills, CA

(818) 889-1600

### Pampered Pet Hotel & Spa

[www.pamperedpethotels.com](http://www.pamperedpethotels.com)

2 Google reviews · Google+ page

20920 Victory Blvd

Woodland Hills, CA

(818) 340-2275

### Wagon Tail Ranch

[www.wagontailranchdogcare.vpweb.com](http://www.wagontailranchdogcare.vpweb.com)

Google+ page

22644 Sylvan St

Woodland Hills, CA

(818) 347-6447

### Sandpiper Kennels

[www.sandpiperpethotel.com](http://www.sandpiperpethotel.com)

Google+ page

3946 Puerco Canyon Rd

Malibu, CA

(310) 456-8982

## Travis Seawards

---

**From:** Catherine McClenahan [stinkyp00h@aol.com]  
**Sent:** Monday, March 30, 2015 4:09 PM  
**To:** Travis Seawards  
**Subject:** latest abusive email

Hi Travis,

I was debating sending this latest exchange as I am afraid of what the outcome to me will be from Joe and Randy but you said I could send them and it might help. Will Joe and Randy see this? I am afraid they may do me physical harm if they do. I'm leaving town tomorrow for 3 weeks. Please wait til I'm gone if Randy wants to see anymore letters and is allowed to. Or don't make this public til after you & I have discussed the ramifications. I think I'll send you his response to Bill's letter as well which is similar in perceived outrage. I have years of these exchanges and told him last year I would not participate in this abuse anymore.

This is a typical email pattern of abuse. Starts out really nice, I reply, major abuse hurled (with wildly inaccurate and false information painting themselves as the victim and or hero) then some time later another less harsh one to deflect the venom from before.

I know the only way to stop a bully is to stand up to them- which I will do at the hearing. I don't want to move but don't want this abuse to continue either. I usually just ignore him til he starts it up again but that only delays the inevitable. I put these in order..

Begin forwarded message:

|| On Mar 21, 2015, at 7:49 PM, Randall Neece <dogest8@gmail.com> wrote:

Dear Catherine:

David and Jose are going to begin doing some much-needed clearing in the back around the pool area, and if the vines aren't removed they will kill all the tress and bushes. Please ask your helper to clear the stuff that's been piling up behind your shed that is on our property. Just like those junk drawers we all have in our kitchens, we also have those places "behind the shed" to store stuff. Problem is, he's piled it up out of sight from your house, but now it looks awful from our property, and even more important, much of it is on our property. I don't want to take on the fire liability with stacks of dry firewood, etc, so please let him know that the property line is not the fence. I would prefer not to plant a line of hedges during this draught, so perhaps if you had a fence constructed to block our view of the junk, that might help.

We're trying to get the yard spruced up for my niece's wedding in July and ours in September, so I want David to begin now to get things cleaned up. I don't want anyone but David to deal with brush clearing and tree trimming on our property, so he will handle that. I just need your helper to clear the area so David and Jose can get to it.

Thanks for your consideration and understanding.  
RANDY

P.S. Now that all the trees and bushes are gone that once hid your trailer from our view (kind of), I'm hoping you'll consider replanting around it, or if the draught is your concern, then perhaps relocating it or having it hauled away. I'm sure you'll agree that it appears to be more than ready for that great trailer park in the sky. Thanks.

Hi Randy

Everything has been moved off your property and the woodpile will be moved Saturday. Bill and I discussed 2 weeks ago putting up a wall or fence or hedge to block the noise from your pool equipment. Haven't decided yet what we will do but will make it attractive and hopefully will block whatever is offending you.

I will also be moving the chickens within the next few weeks. You told me it was fine that they are on about 2 feet of your property but I'll move them since you complained about them in your response to Bill's opposition letter to your CUP renewal.

Speaking of your response to that letter you should know that we did not fill the water tank up every day for a year. Our well was limping along- on the extremely hot days I needed to fill about half the tank every other day. I stopped watering many things on the property. I do about 1 load of laundry a week, turn off the shower when lathering and have a bucket by the sink to rinse dishes in. I try to use as little water as possible and put every extra bit in my plants. The friends who were in the trailer helping me with gardening (until someone called me in and they had to leave) used very little water as well.

When Joe came over and said we had to start conserving water I responded that we ALWAYS have to conserve water! When you conserved water that day my well came back immediately. I will be taking out the back lawn and am replanting the dead areas with succulents.

I was very grateful for your water aid as I have stated many times. I offered to pay the service fee which Joe refused and said was not necessary. I was told that our well was serviced when yours was so as not to add any extra stress to your lawn. Again I'm grateful for any kindnesses you both extend.

I have a buyer for the trailer and am waiting for him to pick it up.

In the interim may I suggest you look at all the incredible beauty that surrounds us on this beautiful Mesa instead of concentrating on my maybe not so perfect trailer.

Peace.

Catherine

[cmcclenahan@mac.com](mailto:cmcclenahan@mac.com)

[www.catherinemcclenahan.com](http://www.catherinemcclenahan.com)

On Thu, Mar 26, 2015 at 1:39 AM, Randall Neece <[dogest8@gmail.com](mailto:dogest8@gmail.com)> wrote:

Thank you.

Normally, I couldn't care less about your chickens being on our property, or the water and power lines to your well under our property, or the access to your old well via our property, but it's asking quite a lot from us to continue to be kind and considerate neighbors when your ex-husband (with your endorsement, no doubt) wrote such a despicable letter about us - and just

days after you got your well up and running. Coincidence? I don't think so. We just never imagined Bill could sink that low.

I also couldn't care less about how much water you used, but I'm sick of hearing you blame your well problems on us. Joe didn't really care either, but it pissed him off that we were helping you out when all you did was blame us for your problems, so he had finally had it. Interesting how your theories never include the fact that you didn't service your well in a decade and it likely collapsed, or that it was never a high-yielding well in the first place - which is why we moved ours in 2002 to a different location, or that most of the perforation holes were likely completely clogged up from years of nonuse. No, it couldn't be any of those reasons, it has to be because of those terrible neighbors who sucked your well dry. And BTW, let's not forget that our well was operational in that location long before you went and reactivated a decade old well that was next to ours.

You come up with these backwards accusations and theories that are such nonsense that even Geoff shakes his head when he hears them. And unless you personally filled the tank each time, I'll believe David's word when he tells me your guy filled it almost daily. When you were out of town, your house guest called at least every other day about turning on the hose, and it was no problem for us. In fact, as I said, I couldn't have cared less. (I actually wish you had used more water rather than letting so many trees on your property just die, especially the beautiful oaks.) But, if I needed any further proof of how much water was used, we got stuck with a bill for over \$9,000 in December from Coast Pump (not the \$2,500 I thought it was) all because of the extra burden that was put on the pump and well. Both the pump and the motor had to be replaced, and the well liner scrubbed. We didn't send you a bill for a share of this because I wanted to be helpful to you and didn't feel it was worth the bother to try to figure out your fair share of the costs. But I certainly didn't expect Bill to scrawl his pathetic letter to the county as a way of thanking us. And yes, we also know you've made phone calls in the past to county complaining about us too. Why is that not a surprise?

I think we have gone way above and beyond what most neighbors would do for any other neighbor. It just doesn't feel at all reciprocal to us, in fact, quite the contrary as we pull the knives out of each other's back.

Finally, may I suggest your trailer does not fit into the beautiful surroundings of the Mesa and hurts your property value along with ours. Every person who comes to our home comments on that trailer and they cannot believe that someone would do that to the neighborhood. Even Lindsay was here a month ago and was embarrassed she sold it to you. Most stunning is that we recall so vividly the message you left on our machine years ago while we were placing a trailer temporarily in the back, while the kennel building was being constructed. And I quote: "I'm not going to have to look at that *fucking* thing, am I?" And that was before we had even placed it in it's temporary position, We moved it, of course. That kind of double-standard sticks in one's mind, and I only wish I had saved that message so I could play it back to you at this moment. Shame on whomever turned you in for having renters (although it's not a stretch to figure out who it was), but at least now you know how we feel when it's done to us.

**From:** Randall Neece <[doqest8@gmail.com](mailto:doqest8@gmail.com)>  
**Subject:** Re: Yard clean up  
**Date:** March 26, 2015 at 8:42:34 AM PDT

**To: Catherine McClenahan <[cmcclenahan@mac.com](mailto:cmcclenahan@mac.com)>**

**PS**

**I told David that at some point I wanted him to seal up the air vents in the pool pump house that along your side, and put a solid door on it. We originally had it open for ventilation, but the new equipment and heater that's been replaced over the years does not need as much airflow, so I thought that making those changes would quiet the sound from your side. A secondary wall may help and will hopefully provide coverage for the stuff that's stored behind your shed. BTW to put Bill's resale concerns at ease, another neighbor has just sold their house (cannot disclose who yet) for top dollar to an A list celeb (can't say who yet). Our "kennel" was never an issue in that sale. Bill sure did buy a load of BS from Jake. I always thought he was a smarter guy than that.**

**Travis Seawards**

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**From:** [REDACTED]  
**Sent:** Sunday, March 29, 2015 4:58 PM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch

Dear Mr. Seawards,

Several neighbors have raised concerns about Canyon View Dog Ranch.

While I like the owners, I also have concerns about having a large business in a residential neighborhood that only has one road in and out.

I think a thorough viability study regarding traffic, the number of animals on the premises, the water usage, and the potential risk to people and animals in case of a fire or other emergency should be done before granting them a long term licence for operating this business. I also oppose the idea of any growth to their current business, not would I want another business to move in should they sell their property.

My family and I share the same narrow road in and out of our neighborhood, and there are times when I feel concerned, especially at the start or end of worker shifts when there are many more cars on our road-a road that does not have room for two way traffic in many places and requires people to back up a winding road with blind corners to make room for cars to pass.

As I said, this is not personal...it's just a matter of safety. Please do not share my concerns with the owners of Canyon View Dog Ranch as I would not want them to take it personally.

With best wishes,

[REDACTED]

RE: CUP 201300135

April 22, 2015

Dear Members of Los Angeles County Regional Planning Commission,

We have lived in the neighborhood for several years prior to the original CUP granting in 2002.

For all the same reasons as stated by all objecting neighbors regarding traffic on Hillside Dr and Will Geer Road along with the negative environmental issues documented and ongoing breach of the current CUP agreement.... We are against the expansion of the number of dogs allowed at the Dog Ranch.

In 2002 at least 17 neighborhood residents stated their objection to the existing CUP and business... Even With fewer agreeing with it the CUP was still granted against the wishes of the majority of the neighborhood.

Here we are again, with NO neighborhood residents supporting an increase in allowable dogs. Even though we understand many clients of the Dog Ranch sent in support letters or calls they should not be considered being they do not live in the neighborhood .

Many objecting neighborhood residents do not have the time off or flexibility to attend a county meeting during the work week. We trust the planning commission will see their calls and letters as important as if they were there in person.

After so many on going violations and local non- support for expansion.

**WE ARE BAFFLED AS TO WHY A RECCOMENDATION WOULD BE CONSIDERED WHICH REWARDS THIS BUSINESS WITH A 50 PER CENT INCREASE IN ALLOWABLE DOGS AT THE RANCH( 30 original in 2002 CUP and 60 proposed)**

Therefore, we do not support any additional compromise being this neighborhood already compromised in December 2002 by allowing this property to have a variance for this dog ranch business... Something that did not fit then into the the neighborhood and has proven itself that it still doesn't .....

Sincerely,

Local Neighborhood resident

Topanga Ca 90290

## **Attachment II**

### **Letters in Support of the Project**

**\*There are 187 form letters of support that only contain a signature. In order to reduce the size of the hearing package, we have included only the form letters of support that include a personal note.**

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Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

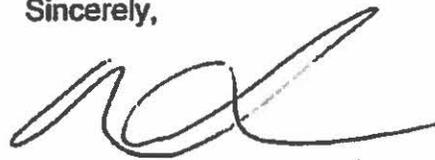
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

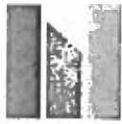
I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Richard Stearns

cc: Travis Seawards



**COX CASTLE  
NICHOLSON**

**Memorandum**

**Attorney-Client Privileged**

To: Sorin Alexanian  
Mi Kim  
Travis Seawards  
Joseph Nicchitta

From: Charles J. Moore

Date: April 2, 2015

File No: 36009

Re: Canyon View Training Ranch, Applicants Randall Neece and Joseph Timko

---

We represent applicants Randall Neece and Joseph Timko (“Applicants”) with respect to their application for renewal of their Conditional Use Permit (CUP) to continue operation of Canyon View Training Ranch for Dogs, their well-known dog training and boarding facility located on a five acre parcel in the community of Topanga (“Canyon View”).

This memorandum responds to the opposition letter dated February 25, 2015, from L. Elsie, LLC (“Elsie”). Elsie’s letter is an inappropriate attempt to belatedly challenge the County’s 2002 zone change for the Canyon View parcel and to wrongly elevate the status of a private easement agreement above the County’s land use decision making authority.

**THE HISTORY AND BENEFITS OF CANYON  
VIEW HAVE BEEN MISREPRESENTED BY ELSIE**

Canyon View has been in operation since November 1998. In early 1999, Applicants learned that their dog training and boarding facility in the Topanga community was not a permitted use in the Light Agricultural Zone (A-1) and began the process to obtain the necessary entitlements. In 2002, the Board of Supervisors approved a zone change to an A-2 (Heavy Agricultural) designation, with a ( )-DP (Development Program) combining zone designation. The ( )-DP zone requires a conditional use permit.

**THE COUNTY CANNOT DETERMINE  
THE PRIVATE PROPERTY RIGHTS OF PERSONS  
USING A PRIVATE ROAD EASEMENT**

Access to Canyon View is via two private “non-exclusive easement(s) for ingress and egress, and private and public utilities” over Will Geer Road (the “Easement”). The Easement

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was established under the Grants of Easement In Substitution For Existing Easements and Rights of Way recorded on February 21, 1990, see Exhibit “\_”, attached. Its purpose is described as “...rights of way for the purpose of vehicular and pedestrian ingress and egress and private and public utilities...” (Section 3). The Easement is “subject to zoning and any other law, ordinance or governmental requirement or regulation...” (Section 8). The predecessor owners of the Canyon View and Elsie properties are among the signatories to the Grants of Easement.

Elsie spends much of its letter complaining that use of the Easement to access Canyon View illegally “overburdens” it and constitutes a nuisance. This is not the case. For example, as required by their conditions of approval, Canyon View has established an off-site shuttle service to transport multiple dogs. The bottom line, however, is that whether the Easement is illegally “overburdened” is irrelevant to the County and this proceeding. Only a court of competent jurisdiction has authority to determine the rights of private property owners in a private easement, including whether it is “overburdened”. Such a determination is no part of a land use proceeding. See *LT-WR, LLC v. Coastal Commission*, 152 Cal.App.4th 770 (2007), where the court held that the Coastal Commission exceeded its authority in denying a permit based on evidence submitted by project opponents regarding an easement, because only a court is vested with authority to determine private property rights. Since a court had not already established easement rights, the Coastal Commission could not deny a permit because of evidence the opponent’s easement rights were being violated by the applicant. The same is true with Elsie’s claim of “overburdening” here.

#### THE ELSIE LETTER IS A BACK DOOR ATTACK ON THE COUNTY’S ZONE CHANGE

The Elsie letter contends that the 2002 zone change was illegal spot zoning and therefore the CUP was void. Elsie is wrong but even if it weren’t the statute of limitations to attack the County’s actions ran more than a decade ago. *Gov’t Code § 65009(c)*. The zone change and CUP are beyond Elsie’s reach.

The County changed Canyon View’s A-1 zoning to A-2 in 2002. A zoning ordinance must be accorded every presumption in its favor, including a presumption of constitutionality. *Lockard v. City of Los Angeles*, 33 Cal.2d 453, 460 (1949). A zoning ordinance may only be attacked through a proceeding in ordinary mandate. The burden rests with the party challenging the ordinance. *Associated Home Builders, Inc. v. City of Livermore*, 18 Cal.3d 582, 601 (1976). A challenger has 90 days in which to commence its action and serve the legislative body (the Board of Supervisors). *Gov’t Code § 65009 (c)(1)(B)*. Statutes of limitation in the land use area are unusually short in order “to provide certainty for property owners and local governments...” *Gov’t Code § 65009 (a)(3)*; *Ching v. San Francisco Bd. Of Adjustment*, 60 Cal.App.4th 888, 893

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(1998) (the legislative intent underlying § 65009 was to give zoning decisions certainty, giving property owners the necessary confidence to proceed with approved projects).

Elsie further claims that the County is powerless to renew the CUP because renewal would unconstitutionally take some of Elsie's "additional easement rights (not previously decided)" and grant "those additional easement rights to the Kennel." Canyon View is not sure what property rights in the Easement Elsie is talking about. Nevertheless, the County's renewal of the CUP would not constitute a taking. A regulatory taking occurs when the government denies a property owner all economically beneficial use of his/her property, *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 1015-16 (1992) ; imposes a permanent physical invasion, such as putting a cable box on an apartment building , *Loretto v. Teleprompter Manhattan CATV Corporation*, 544 U.S. 528, 538 (1982); goes too far in placing a public burden on private shoulders, even if some economic use of property remains, *Penn Central Transportation Company v. City of New York*, 438 U.S. 104 (1978); or imposes an unconstitutional condition/exaction, *Koontz v. St. Johns River Water Management District*, 133 S. Ct. 2586 (2013). There would be no taking of Elsie's property under any of these standards. The County would not be regulating Elsie, its property or use of the Easement. Renewal of the CUP would not affect the terms of the Easement in any respect. Further, California courts have long rejected the contention that a CUP's reasonable requirements constitute a taking of the property regulated by the CUP, much less the property of an unregulated third party. *Allegretti & Co. v. County of Imperial*, 8 Cal.App.4th 1261 (2006). Indeed, the grant of the CUP with subsequent reliance on it by Canyon View created a fundamental vested property right in Canyon View. *Bower v. City of San Diego*, 75 Cal.App.4th 1281, 1294 (1999). It is Canyon View that has property rights at stake in this proceeding, not Elsie.

Elsie also claims that renewal of the CUP would be void because it would violate applicable zoning law. Elsie relies on *Neighborhood Action Group v. County of Calaveras*, 156 Cal.App.3d 1176, 1184 (1984), in which the court held that a use permit was invalid because Calaveras County's general plan did not conform to state law. A general plan embodies fundamental land use and planning policies and is the constitution guiding land use decisions in a county. *De Vita v. County of Napa*, 9 Cal.4th 763 (1995), *Gov't Code § 65300 et seq.* Here, the County's General Plan indisputably complies with state law and Canyon View's use is consistent with its A-2 zoning.

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THE EASEMENT CANNOT AS A MATTER OF LAW  
PRECLUDE REASONABLE USE OF APPLICANTS' PROPERTY  
APPROVED BY THE COUNTY NOR CONTROL THE  
COUNTY'S FUTURE LAND USE DECISIONS

No private agreement can abridge the County's land use authority. As the California Supreme Court has held:

"Under the police power granted by the Constitution, counties and cities have plenary authority to govern, subject only to the limitation that they exercise this power within their territorial limits and subordinate to state law. Apart from this limitation, the 'police power [of a county]... is as broad as the police power exercised by the Legislature itself.'" *Candid Enterprises, Inc. v. Grossmont Union High School Dist.*, *supra*, 39 Cal.3d at 885 (citation omitted.)

A county's reserved police power is implicit in all land use regulations. It is black letter law that a county may not contract away its police power to enact future changes in land use regulations. *Mott v. Cline*, 200 Cal. 434, 446 (1927).

*Richeson v. Helal*, 158 Cal.App.4th 268 (2007) (*Richeson*) is a perfect example. In *Richeson*, the Richesons opposed the extension of Fair Market's use permit by the City of Santa Monica. Santa Monica extended the use permit so the Richesons sued. The Richesons contended that the use permit could not be extended because twenty years earlier Santa Monica had entered into agreements with the Fair Market's property owner, which included how long the use permit could be extended and a date by which the Fair Market would close, and those agreed upon dates had passed. The court held that these agreements could not be read to contract away the city's future exercise of its police power to extend the use permit beyond the dates in the agreements.

The Easement Agreement acknowledges on its face that it is subject to the County's land use authority. At Section 8 it provides:

"The easements granted herein shall be subject to zoning and any other law, ordinance or governmental requirement or regulation affecting any of the properties and parcels described herein and any existing covenants, conditions or restrictions and any future easements."

The Easement is subject to the County's land use authority both by its terms and as a matter of law.

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Mi Kim  
Travis Seawards  
Joseph Nicchitta  
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**BOTH A-1 AND A-2 ZONING AUTHORIZE MANY MORE  
USES THAN RESIDENTIAL SO THE CLAIM THAT  
THE EASEMENT PRECLUDES ACCESS TO USES OTHER  
THAN RESIDENTIAL IS UNSUPPORTED**

Elsie argues that use of the allegedly residential/agricultural Easement to access the A-2 zoned commercial Canyon View would create a zoning violation precluding renewal of the CUP. Elsie's assumption that the A-1 zone allows only agricultural and residential (but not commercial) uses is wrong. The A-1 zone allows many commercial uses consistent with Canyon View's commercial use, so no zoning violation would occur. Indeed, the commercial uses allowed in Zones A-1 and A-2 overlap significantly. Furthermore, the County's Zoning Code specifically empowers the County to approve access over property zoned A-1 to a property lawfully used for a purpose not permitted in Zone A-1.

There are numerous commercial uses allowed as a matter of right in the A-1 zone (County Code § 22.24.070); other uses subject to either a Director's review and approval or to a CUP also include commercial, industrial or recreational uses. (County Code § 22.24.090; County Code § 22.24.100.)

The A-1 and A-2 zones also have many uses in common. (Compare preceding sections to County Code §§ 22.24.120 through 22.24.150.)

The County simply does not restrict the A-1 zone to residential uses.

This fact distinguishes use of the Easement to access Canyon View from the case relied on by Elsie, *Teachers Insurance and Annuity Association v. Furlotti*, 70 Cal.App.4th 1487 (1999)(*Teachers*). In *Teachers* the court found that an easement purporting to grant access to a commercial use over a portion of an alley zoned by the City of Los Angeles for residential use only was a zoning violation. That's not the case here. *Teachers* stands for the unexceptional proposition that a private easement agreement could not supersede the City of Los Angeles' land use authority to restrict property to residential use, only. The Easement here cannot supersede the County's authority with respect to A-1 and A-2 uses, either. The Easement itself acknowledges that it is subject to the County's zoning and other regulations.

In any event, the County's Code allows access over property zoned A-1 to property lawfully used for a purpose not allowed in Zone A-1. County Code § 22.24.090, entitled "Uses subject to director's review and approval" in pertinent part provides:

Sorin Alexanian  
Mi Kim  
Travis Seawards  
Joseph Nicchitta  
April 2, 2015  
Page 6

“If site plans are first submitted to and approved by the director, premises in Zone A-1 may be used for access to property lawfully used for a purpose not permitted in Zone A-1.”

Unlike the Los Angeles Municipal Code in *Teachers*, the County’s Code specifically allows the County to approve a project in the A-2 zone (renewing Canyon View’s CUP) that is accessed over property that is zoned A-1 (the Easement).

#### CONCLUSION

Elsie’s Letter ignores both the facts and the law. The private Easement does not supersede or restrict the County’s land use authority. The Planning Commission can and should approve the renewal of Canyon View’s CUP.

CJM/klp

## Travis Seawards

---

**From:** Susan Cohen [susankarelcohen@gmail.com]  
**Sent:** Thursday, December 04, 2014 2:52 PM  
**To:** Travis Seawards  
**Subject:** Facts about Canyon View Ranch

We are the second closest neighbors to Canyon View Ranch. We live beyond the ranch. We could not ask for better neighbors. In the years since 2001 we have never been kept awake by barking dogs (at least not those at the Ranch) nor have we ever experienced rudeness from Randy and Joe or their employees. Yes, there have been some visitors who didn't know how to drive the road, but other people on the road have visitors also. We find NONE of the allegations in the anonymous letter to be true. Please feel free to contact us.

Susan and Jeff Cohen

## Travis Seawards

---

**From:** Karen Mills [karenaudrey@mac.com]  
**Sent:** Friday, December 05, 2014 10:40 AM  
**To:** Travis Seawards  
**Cc:** Randy Neece  
**Subject:** Canyon View Ranch

Attention Travis Seawards:

I am writing to you to convey our family's support for Randy Neece and Joe Timko as neighbors and business owners of Canyon View Ranch. We have lived on the mesa on Hillside Drive and been neighbors to Randy and Joe for twelve years.

First, Randy and Joe are not just good neighbors. Simply put they are GREAT neighbors. They repeatedly offer their home for neighborhood potlucks as well as for community meetings for issues such as road repairs and emergency preparedness. They generously support Topanga Community fund raising events. When there are issues such as a loose horse, a broken road sign, a neighbor's lost dog, a mud slide, or a clogged drain on a public road, Randy and Joe are the first ones we call and they always offer their support and help.

We have toured Canyon View Ranch and find it to be an extremely well run business that provides a much needed service to the community. Randy and Joe always take neighbor's concerns and inquiries seriously and always address concerns such as traffic, safety, and licensing. Their boarding facility and dog training expertise are both FIVE STARS. They have installed and also maintain mirrors that provide extra visibility for all drivers on Hillside Drive. Bottom line.... Canyon View is an exemplary business in terms of the level of service they provide and their rapport with neighbors and the community.

We whole heartedly 100% support Canyon View Ranch as a Topanga Business as well as Randy and Joe as business owners and neighbors.  
If you have any further questions, feel free to contact us at this e-mail or @ 310 455-4078.

With all best regards,  
Karen and Stephen Mills  
21540 Hillside Drive  
Topanga, CA 90290

**From:** Anna Morrow <anna040178@gmail.com>  
**Date:** Thu, 27 Jun 2013 14:05:05 -0700  
**Subject:** Canyon View Dog Ranch Conditional Use Permit expired

The permit for Canyon View Dog Ranch at 1558 Will Geer Road expired November 30, 2012. If you want the County to enforce the terms of the Conditional Use Permit and close the dog ranch, please contact:

Phil Chung  
L.A. County Zoning Enforcement  
320 West Temple St  
Los Angeles, CA 90012  
Phone 213-974-6483  
Fax 213-217-5108  
e-mail ZoningEnforcement@planning.lacounty.gov  
Any personal information you give will be kept confidential.  
Anna

**OUR REPLY:**

We're not sure who Anna is that sent a recent e-mail, but we want to assure all of you that every 10 years the county reviews all CUPs that are issued. We have supplied them with all the information they have requested and the process for renewal is nearly complete. The county is in support of our business and always has been, as has the community. This is merely a formality and we are sorry Anna (whoever she is) apparently has an issue with us. We have been here 14 years, love the community, and are always there to help our neighbors. If anyone has ANY questions regarding our facility and would like to discuss them with us, we're always happy to hear from you.

Take care.

RANDY and JOE

**RESPONSES FROM NEIGHBORS:**

Randy and Joe,

We have no idea who Anna is but please know that we treasure you as neighbors. Your business is a blessing to animal owners and their pets. You are the best! Know that we are happy to support you if needed.

Your neighbors and fans,  
Karen and Steve Mills

---

Randy & Joe:

You two are the BEST neighbors anyone could hope to find. If you need our support publicly let us know ASAP.

Best, Bill & Sahaja Douglass

---

Yeah! Who is Anna Morrow? Keep on keeping on Randy and Joe, you have MY full support  
Dee Chadwick

---

Dear Randy and Joe,

As far as we are concerned, you have been great neighbors and have made a productive contribution to our community. You have our support.

We understand that others might have issues with you. If so, we are unaware of them, and hope if they do exist they can be resolved amicably without resorting to a campaign against you.

I first visited Topanga in 1947 and visited frequently thereafter. Netty and I have lived here since 1973. The predominant attitude here has always supported diversity and a live and let live atmosphere. I hope that prevails.

Best regards,  
Chuck and Nanette Quigley

---

We can only concur with Chuck and Nanette, Randy and Joe you got our support.  
Frankie, Galina and Vivian

---

We agree. So very well said by Chuck and Nettie.

Robin and Paul

---

Here here from the Brody's. Randy and Joe, your hard work is staying put.  
The Brody's

---

We are in complete support of Canyon View Dog Ranch and thank you for your excellent service and community support Randy, Joe & Staff.  
All our Best,  
Robert Chilton and Nina Kawasaki

---

I completely support the Ranch, and so does my dog. Randy and Joe can always count on our household for support.

David Hargrove

---

Hi Randy and Joe...we want you both to know we fully support the Ranch and count ourselves lucky to have you as neighbors ! Happy to help spread the word as well..thanks for all you've done for us.

Your friends .. Duncan & Michele Myers

---

Long live live and let livell

Monica and Robin, Maude and Ray

---

Hi guys,

Hope you are doing well over there. I'm glad you are getting some nice responses from the neighbors re the email that was sent out. You guys have been very generous to the community and the neighborhood over the years. And again I really appreciate your help with my recent water troubles.

Stay cool!

XO

Catherine

---

Randy and Joe,

Even if you and Joe were not my friends, I would support your efforts to keep Canyon View open and operating. You do a lot for the community and for the many people who need and rely on you. There is no question that you've earned the right to continue.

But more importantly, and no matter what, you and Joe are my long-time friends and therefore you will always deserve and have my respect and support. Please let me know how Steve and I can help you as this process unfolds.

Best,

Laura

---

## Travis Seawards

---

**From:** Nora Slattery [njslattery@gmail.com]  
**Sent:** Saturday, March 14, 2015 5:35 PM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch CUP No. R2013-02633

**To:** Regional Planning Commissioners  
**Re:** Canyon View Ranch CUP No. R2013-02633  
Owners Joe Timko and Randy Neece

Dear Commissioners:

My family and I are long time residents of Topanga Canyon and the happy owner of a wonderful dog named Holden. Holden has stayed at Canyon View Ranch dozens of times and I have always found the service there professional, courteous, clean and safe for my dog. I would never be a repeat customer of I thought otherwise. And dogs don't lie; Every time I take my dog to the ranch he literally pulls me down the walkway, eager to play, romp, and run. It's not just my dog that loves it there. In my many visits to the ranch, I have been impressed by the care and attention given to all the dogs in residence. You would be hard pressed to find a happier kennel of dogs anywhere in Los Angeles.

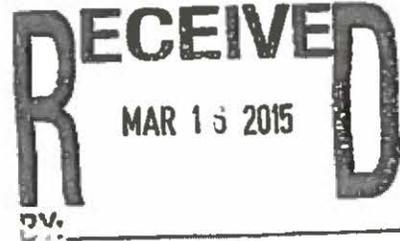
Equally important, as a local I am very cognizant of the special nature of our canyon. We are a small community that values the businesses that choose to make the canyon their home, especially those that are good neighbors, respect the environment and run their businesses ethically and responsibly. Joe and Randy score high marks on there as well.

I strongly support the renewal of the Conditional Use Permit for Canyon View Ranch

Sincerely,

Nora Slattery  
20465 Callon Drive  
Topanga, CA 90290  
310-455-9442

[njslattery@gmail.com](mailto:njslattery@gmail.com)



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

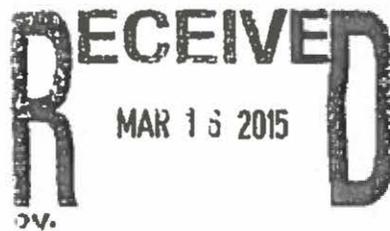
I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink, appearing to be "S. M. W." with a large, stylized "S" and a smaller "M. W." to its right.

cc: Travis Seawards

My dog, Thunder, was there for 6 weeks and has really become the dog he was supposed to be. Best place ever! ☺



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Paula Feig*  
818-788-1192

cc: Travis Seawards

*Canyon View Ranch is a piece of heaven. Such a great facility that is well run, well kept and well monitored. And most importantly, the dogs love it!*

## Travis Seawards

---

**From:** Traci Greenberg [traci@lasandf.com]  
**Sent:** Saturday, March 21, 2015 6:42 PM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch CUP

Mr. Seawards,

This is a quick note to let you know that we support the renewal of the CUP for Canyon View Ranch.

Our dog, Harley, has been a frequent visitor at "Camp Canyon View," as we call it. We credit Joe, Randy and the trainers at Canyon View with Harley's good behavior. Harley gets so excited when the Canyon View van pulls up. She jumps right in because she knows she is going to her happy place! :)

While other dog boarding places have opened up closer to our home, we will never change where we take Harley when she needs to be away from home.

Thank you for your consideration.

Sincerely,  
Traci and Danny Greenberg  
and... Harley too!! :)

## Travis Seawards

---

**From:** canyonviewdogs [canyonviewdogs@gmail.com]  
**Sent:** Sunday, March 22, 2015 9:19 AM  
**To:** Travis Seawards  
**Subject:** Fwd: Department of Regional Commissioners

----- Forwarded message -----

**From:** Nomi Arnold <nomiseye@icloud.com>  
**Date:** Sat, Mar 21, 2015 at 7:48 PM  
**Subject:** Department of Regional Commissioners  
**To:** "[contact@canyonviewranch.com](mailto:contact@canyonviewranch.com)" <[contact@canyonviewranch.com](mailto:contact@canyonviewranch.com)>

(Please forward)

**To:** Regional Planning Commissioners  
**Re:** Canyon View Ranch - CUP No. R2013-02633

Dear Commissioners,

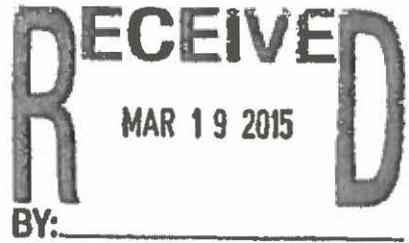
We have been a loyal family at Canyon View Ranch for over eleven years. They have trained our puppy and helped us rear him into a loving and well trained addition to our family. We have recommended this facility to many of our friends and family over the years. This is a unique boarding and training facility in the Santa Monica mountains that offers an extraordinary landscape for dogs to enjoy a safe and friendly environment surrounded by loving and well trained staff. I would not send my dog anywhere else.

Please, please continue your support to Canyon View Ranch and renew their Conditional Use Permit.

Thank you,  
Nomi Arnold

Cc: Travis Seawards

Sent from Nomi's iPad



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California. The training and boarding they provide is an important service to the hundreds of families who rely on their services.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

cc: Travis Seawards

My Dog Has stayed at this  
Beautiful Place many times  
& Has enjoyed the benefits  
of its Board & Training!  
The Developer is Disgraceful  
& Unlawful!

## Travis Seawards

---

**From:** Marie Wilson [autumnskyes@sbcglobal.net]  
**Sent:** Wednesday, March 25, 2015 9:26 AM  
**To:** Travis Seawards  
**Cc:** contact@canyonviewranch.com  
**Subject:** Conditional Use Permit

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**To:** Regional Planning Commissioners  
**Re:** Canyon View Ranch-CUP No. R2013-02633

Dear Commissioners,

I am writing to you regarding Canyon View Ranch's Conditional Use Permit renewal. I am a big supporter of theirs due to their professionalism, work ethic and respect for animals and the environment. Not only have they taken extremely good care of my dog over the years, but, their boarding facility and location were some of the reasons that they are a treasured and invaluable facility.

Canyon View Ranch is a unique and one-of-a-kind place, and I haven't found any place that can compare. They will always have my support and I ask for yours as well.

Thank you,

Marie Wilson

## Travis Seawards

---

**From:** Chris Massa [gomassmedia@aol.com]  
**Sent:** Wednesday, March 25, 2015 9:06 AM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch - CUP No. R2013-02633

Dear Commissioners,

I'm writing to express my support for Canyon View Ranch and their renewal of their Conditional Use Permit.

I have been a client of Canyon View Ranch for years and wouldn't trust anyone else with my dogs. Both of my dogs have special needs and Canyon View Ranch is the only place I'd trust to care for them in my absence. It is a quiet, loving place that I know my dogs will be very happy and cared for in, when I need to go away. The staff are very knowledgeable and go the extra mile for us when we are there. My dogs come home happy after their stay at Canyon View. The socialization they get with the other dogs as well as the training offered, is unmatched. I truly feel at ease knowing they are in such great hands.

I ask you to please continue to support Canyon View Ranch and to renew their CUP Permit.

Sincerely,

Chris Massa  
310-933-2149

## **Travis Seawards**

---

**From:** Roz Wolpert [Roz.Wolpert@Altour.com]  
**Sent:** Sunday, March 29, 2015 9:07 PM  
**To:** Travis Seawards  
**Subject:** In support of Canyon View Ranch for Dogs

Mr. Seawards--

I write to you to support the renewal of the Conditional Use Permit for Canyon View Ranch for Dogs in Topanga Canyon.

I could tell you about the many, many years that our various dogs have benefitted from caring, careful, energetic and professional services provided by this most remarkable place. I could tell you about the magnificent property lovingly turned into a haven for our wonderful canine family members, complete with waterfalls, orchards, covered pathways leading to dog playgrounds and the bone-shaped doggie swimming pool whose waters are re-cycled to keep the grounds so beautiful. I could tell you about the quality of the training that has changed the life of so many dogs and the families with which they live.

But I would also like to tell you about the two men that own and operate this amazing place.

I have known Randy Neece and Joe Timko for well over 30 years. I have watched them develop the theory and philosophy behind this rather magical facility.

Then I watched them put it into practice and build their business and a loving clientele of hundreds of grateful clients. I have seen them celebrate a family's new puppy arrival, train him, board him, celebrate his birthdays, keep him safe and active and happy while his family may be away, and then mourn his passing as though they were family members themselves.

They are two of the most accomplished and creative people I know.

If you are a "dog person", or know someone who is, you will appreciate how remarkable and rather wondrous this facility is.

Please renew their CUP and make the world a little better than it would otherwise be.

Thank you for your time,  
Roz Wolpert

### ***Roz Wolpert***

ALTOUR  
12100 W. Olympic Blvd.  
Suite 300  
Los Angeles, Ca. 90064  
310-571-6165-phone  
310-851-6428-fax  
888--625-8687-24 Hour Service (Agency sign BZ70)  
Email: [roz.wolpert@altour.com](mailto:roz.wolpert@altour.com)

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Patricia Lancelli*

310 488 2450

cc: Travis Seawards

*My dog Alfie is a briard and he LOVES Canyon View Ranch and the "human" staff. It is a beautiful, peaceful setting. The owners are wonderful. The place is immaculate! Please renew their permit!*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Travis Seawards*

6327 Esplanade St.

Playa Del Rey O.A.

90243

310 578 6103

Plus- It is a fire evacuation site  
needed in that part of Torrance

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

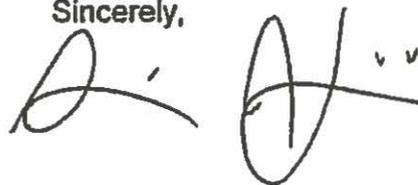
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink, consisting of a stylized first name followed by a last name with a double checkmark.

cc: Travis Seawards

My wife and I have been Topanga residents for over a dozen years. We love Canyon View Ranch, and would be very sad to see it go!

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

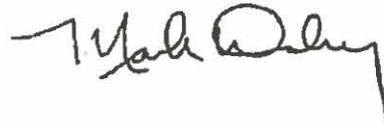
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

PS. In addition to socialization + remarkable training,  
the team maintains a tremendously clean operation.  
They use eco-friendly products to protect our pets  
& the environment.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Sam Ramo*

*They bring so much to the  
community and our lives!*

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Our dog Millie, attends  
the ranch every summer.  
The organization is  
professionally managed,  
cc: Travis Seawards  
and maintained in  
orderly fashion.

Sincerely,

Family Rennemo  
Rolf Donna Lauren  
Xiaoli &  
'Millie'

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

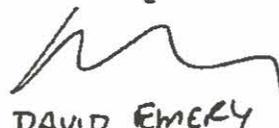
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



DAVID EMERY  
19995 Sischo Dr.  
Topanga 90290

cc: Travis Seawards

P.S. - I want to include a personalized note as well. Canyon View Ranch has been an indispensable facility for me, providing caring, diligent daycare and boarding for my dog. I am proud to have such a well-run business, with great employees, in our Topanga community!

David  
3/23/15

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Mari + John Linfesty  
233 Marguerita Ave.  
Santa Monica, CA 90402  
mlinfesty@gmail.com

cc: Travis Seawards

We have been sending our dogs to Canyon View Ranch for years. We love the way they care for our pets. Please continue to allow them to do business at their Topanga site as it is impossible to find anything like it in Los Angeles or nationwide!

Mari Linfesty  
Mari and John Linfesty

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Patricia Kent  
Sten Kent

cc: Travis Seawards

We love Canyon View - (they are the best) We have been using them for 12 years - give them 5 stars!!! Our dogs are safe + secure as we feel when we board them. They have our TOTAL support !!!

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Boyan & Sheri Bkic*

cc: Travis Seawards

*Canyon View Ranch is the best! It is  
the only place we will ever board  
our dog Reggie.*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

We have sent our dog to CVR several weeks a year since adopting him 3 1/2 years ago. I don't know what we would do without it. It gives us peace of mind when we travel just knowing Toby is in a safe and nurturing outdoor environment.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink that reads "N. McDonald". The signature is written in a cursive, slightly slanted style.

cc: Travis Seawards

I could not ask for a  
better facility!! Love this  
place.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

  
310-871-6091

cc: Travis Seawards

We drive from Palms Verdes to board our dog here. There is no facility like Canyon View in business in our area.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

We love Canyon View Ranch –  
our dog, Wookie, has so much  
fun there and it is a great place!  
Please support it!  
rg

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

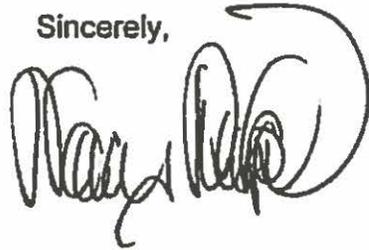
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

Please know how much  
we love and value  
Canyon View Ranch! We  
have had an ongoing relationship  
for a number of years  
entrusting our dogs to their care!

March 23, 2015

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners

RE: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

It is my understanding the Conditional Use Permit (CUP) for Canyon View Ranch is up for renewal. I wish to pledge my support for Canyon View and hope that you reapprove the pending CUP.

When my wife and I travel, we typically board our dog at Canyon View. We have had nothing but positive experiences with the facility, the staff, and the other clients. Our dog gets increasingly excited as we approach the front gates, suggesting that she truly enjoys her time there. In addition to boarding her during our times of travel, we boarded our dog for a one-month visit to benefit from the on-site obedience training. We were very pleased with the results and have recommended the Canyon View training programs to multiple friends and colleagues.

In summation, my wife and I are of the opinion that Canyon View benefits residents in the area and I urge you to renew the CUP in question.

Sincerely,

  
Ryan J. Dobbins

(O) 818-290-5432

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

I would like to add that my dog Kobe loves to come to the Canyon View Ranch, the place is beautiful and the staff is amazing; every time I leave town and leave Kobe with them, he is truly happy and I wouldn't leave him anywhere else.

This place is really special for us.

Thank you



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Bob & Ceo Duboff  
323 San Vicente #10  
Santa Monica, Ca

cc: Travis Seawards

Katie has always received exceptional care at Canyon View Ranch. It is one of the very few facilities with wonderful supervised off leash recreation. Please renew the permit.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Bruce Gilbert*

*P.S. The way the Canyon View Ranch is run is like a paradise for my dog, Cooper. When*

cc: Travis Seawards

*I have to be out of town on trips I depend on the kind of care and experiences he can only have in this beautiful outdoor setting.*

*Please renew the CUP for the Canyon View Ranch*

*Bruce*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

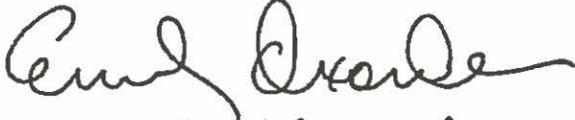
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

  
Emily Alexander  
+

cc: Travis Seawards

Becca

+

Charlie

it is a wonderful place  
with great people

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Stephanie Wolfman*  
Pacific Palisades

cc: Travis Seawards

*Our dog  
has been a  
great at  
Canyon  
View  
since he was a  
puppy - I don't  
know what we would  
do without it!*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

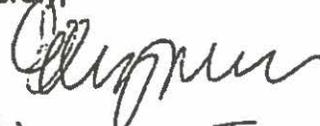
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Elizabeth James  
702 Cedar St.

Santa Monica, CA 90405

cc: Travis Seawards

Canyon View Ranch has provided a wonderful environment for our dog. We do not trust her care to anyone else when we're away. Please renew their permit!

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners

Re: Canyon View Ranch-CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch is so important to our family that the thought of ever having to find somewhere else to board our dog is unfathomable. This is a unique and much needed place for all dogs and any dog owner who wants to know their dog is being treated with respect and great care while they are at work or on vacation. We have had three dogs stay at the ranch multiple times during the years and always knowing our dogs are running outside, and being loved and well taken care of is a great relief to our family. We feel so lucky that Joe and Randy created this place. A home away from home for beloved pets.

Canyon View has treated our family/dogs with the utmost in courteous professionalism and true caring for our dearest furry family friends.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink that reads "Christie Klein". The signature is written in a cursive, flowing style.

Cc: Travis Seawards.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Michael Here

cc: Travis Seawards

They take great care of our Pets  
Hope you can make this work.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Markie Post*

cc: Travis Seawards

*This place is wonderful, clean, efficient and beautifully run. Please support Canyon View Ranch!*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Arlene + Jack Angel*

cc: Travis Seawards

*This is the only place we will  
take our dog Maggie to. She loves  
the Ranch & the wonderful people  
who run it. You must continue  
to support Canyon View Ranch  
they are the best.*

*Arlene + Jack Angel*

---

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

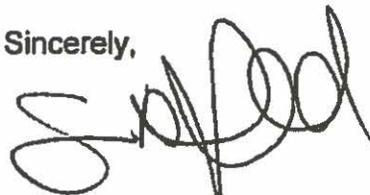
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



SUSAN D. LORD

cc: Travis Seawards

*We LOVE Canyon Ranch! There's no other place like it!*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

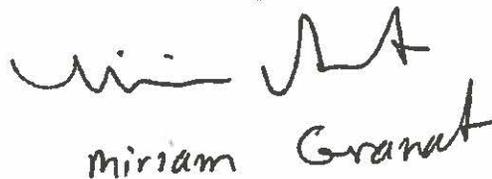
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Miriam Granat

cc: Travis Seawards

My poodles Dante & Othello love staying at Canyon View Ranch. The staff is terrific and it gives "my boys" a chance to play and interact with other friendly dogs.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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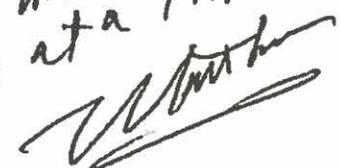
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

*Our Dog, Takeen, has  
been going to CUP for  
4 years and loves it.  
We send him for 1 to 3  
weeks at a time -*  




MATTHEW F. BLUMKIN  
PRINCIPAL

THE GREENSPAN CO. / ADJUSTERS INTERNATIONAL

16542 VENTURA BOULEVARD, SUITE 200  
ENCINO, CA 91436-2092  
(818) 386-1313  
(800) 228-3550  
FAX (818) 386-9008  
EMAIL: [mat@greenspan.com](mailto:mat@greenspan.com)  
[www.greenspan.com](http://www.greenspan.com)

  
310 710 7788 cell



March 23, 2015

Dept. of Regional Planning  
Attn.: Regional Planning Commissioners  
320 W. Temple Street  
Los Angeles, CA 90012

Re: Canyon View Ranch; CUP # R2013-02633

Dear Commissioners:

I am writing to express my support for Canyon View Ranch and ask that you agree to renew their Conditional Use Permit. We boarded our first dog, Lexy, there for over 10 years, and for the past three and one-half years our present dog, Beauty, knows Canyon View as his home when we are out of town.

Canyon View Ranch is a beautiful and unique facility. The owners, Joe Timko and Randy Neece, have created a wonderful atmosphere and we have the highest level of confidence in their staff. We love the fact that our dog is treated lovingly and able to roam the beautiful grounds and exercise freely with his new-found friends.

My wife and I wholeheartedly ask that you continue to support this wonderful facility and renew its CUP. If you have any questions feel free to call me at my office number listed below.

Sincerely,

A handwritten signature in black ink that reads 'John J. Eisz'. The signature is written in a cursive style with a large, stylized 'J' and 'E'.

John J. Eisz

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,  
Gregory + Sorijen Alper  
Pacific Palisades, CA.

cc: Travis Seawards

Our dog loves Canyon View.  
We are so grateful to be able  
to take him to a beautiful and  
trusted place when we travel.  
Thank you for considering our request.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Beth Minnie*  
1961 Hobden Ln  
Long Beach, CA  
90815

cc: Travis Seawards

P.S.

The care my Dogs received @ Canyonview Ranch has been outstanding!

## Travis Seawards

---

**From:** pepla90@aol.com  
**Sent:** Thursday, April 02, 2015 10:54 AM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch

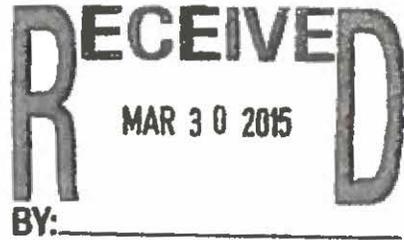
Dear Travis Seaward:

I write this letter with sincerity and hope that the Regional Planning Commission will renew the 'Conditional Use Permit' for the **Canyon View Ranch** in the Santa Monica mountains. The owners show great respect and care for the land and they provide exemplary care for our dogs, who are like family members. I have been a most satisfied client and friend for many years and will continue to allow my 3 yellow labs the luxury of a stay at Canyon View.

Thank you for your time and approval.

Sincerely,

Wendy Arnold  
10971 Ayres Ave.  
Los Angeles, CA. 90064  
Tel: 310-474-8352  
Email: [pepla90@aol.com](mailto:pepla90@aol.com)  
[www.pepla.org](http://www.pepla.org)



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

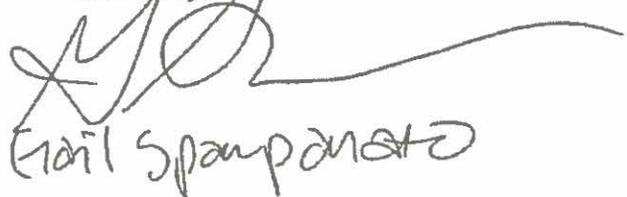
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Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Ervil Spanpanato

cc: Travis Seawards

I speak from the heart when I say that this ranch provided the utmost professional care for my two dogs Bella + Justin. It was their first time and it enabled my husband and I to travel for 2 weeks. It would be a travesty not to renew their permit!!!

**RECEIVED**  
MAR 30 2015  
BY: \_\_\_\_\_

Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

March 24, 2015

To: Regional Planning Commissioners  
Re: Canyon View Ranch - CUP # R2013-02633

Dear Commissioners,

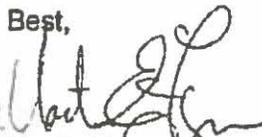
I would like to add my support for the renewal of Canyon View Ranch's Conditional Use Permit request.

Canyon View is the only dog boarding facility in the near-LA area that offers a fresh outdoor experience when boarding dogs. I recently boarded my two German Shepherds for 4 weeks following knee surgery. The mountain location was high-quality, they were well-watched during daily play time, and the stay included appropriate off-leash training so that the dogs I received back were tanned, rested, and ready!

The facility is well-run, clean, and the dogs are controlled and well-mannered.

I believe it's important that we keep Canyon View Ranch as a unique option when seeking day care and boarding options for our companion animals.

Best,



Martin Flynn MD  
905 Howard Street  
Venice, CA 90292

**RECEIVED**  
MAR 30 2015  
BY: \_\_\_\_\_

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

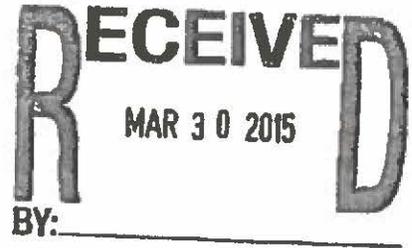
Sincerely,

*Adam Nimoy*

cc: Travis Seawards

*I adopted a rescue dog. He is large, <sup>(Bolbs)</sup> and if not for the training he received from Canyon View, I would have had to return him to the pound.*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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Sincerely,

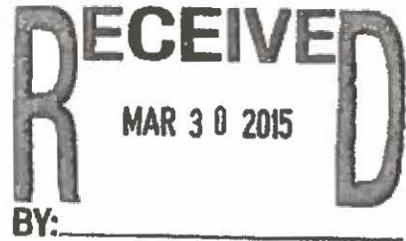


Lee H. Allison

cc: Travis Seawards

*This has been a wonderful  
retreat for my dogs.  
Please renew their permit.*





Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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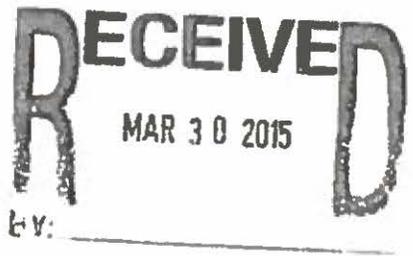
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Patricia Shingra*  
PATRICIA SHINGRA

PS. My little dog, Lily, absolutely loves playing with other dogs at CANYON VIEW RANCH. !!  
cc: Travis Seawards



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

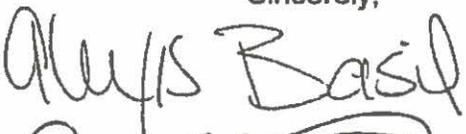
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I wholeheartedly ask that you continue to support Canyon View Ranch.

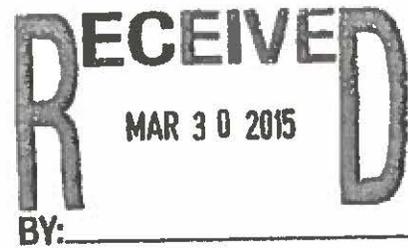
Sincerely,

Lexy Basil  3/25/15  
Charlie Basil  3/25/15

cc: Travis Seawards

Canyon View Ranch is a one-of-a-kind solution when it comes to pet care. There is no other place like it when it comes to service, quality of care and most importantly the land and space offered. Please continue to support Canyon View ranch.

Thank You,  
Lexy, Charlie & Nalu



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

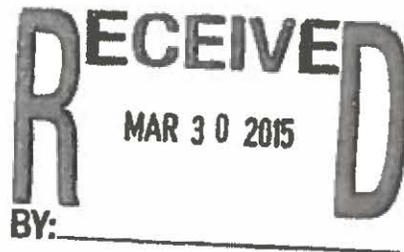
I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

cc: Travis Seawards

We have been sending our dog to Canyon View since she was a puppy and she's now a healthy 13 1/2 year old dog. Canyon View has always given love and support to our dog, Scout, as well as us as family. We always know that when we have her there she will be loved and well taken care of. While we are on vacation, she is too!

~ Rust and Rhoni Harris ~



Department of Regional Planning  
320 W. Temple St.  
Los Angeles, Ca 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

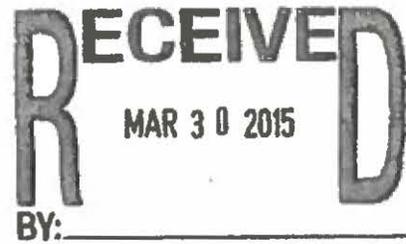
We support the Canyon View Ranch whole heartedly and the renewal of the Conditional Permit.

Our Pet midnight stayed several times and absolutely loved it, the service, environment, and treatment given by this facility is top notch and we'd continue using them. We've told many of our friends about this place and they to have come to feel the same.

We sincerely hope you continue to support Canyon View Ranch.

*Adam & Elizabeth Hernandez*

Sincerely Adam & Elizabeth Hernandez



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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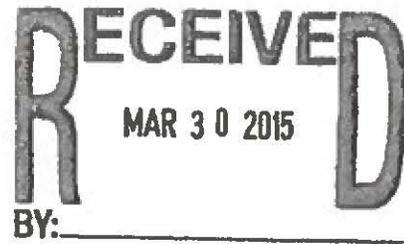
Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

cc: Travis Seawards

*P.S. Chelsea absolutely LOVES going to the Ranch. It is such an important part of her life -- and so useful for us when we travel. They are a top notch kennel business!*



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

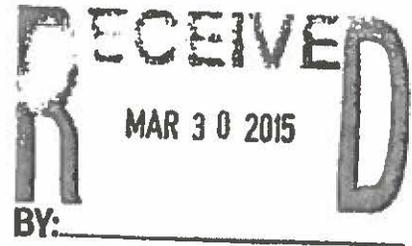
Sincerely,

*Samie J. Foster*  
Santa Monica

cc: Travis Seawards

PS: Canyon View Ranch is an incredible resource for our dog - so professional and compassionate. A treasure!

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



To: Regional Planning Commissioners  
Re: Canyon View Ranch-CUP No. R2013-02633

Dear Commissioners,

I am writing to you regarding Canyon View Ranch's Conditional Use Permit renewal. I am a big supporter of theirs due to their professionalism, work ethic and respect for animals and the environment. Not only have they taken extremely good care of my dog over the years, but their boarding facility and location were some of the reasons that they are a treasured and invaluable facility.

Canyon View Ranch is a unique and one-of-a-kind place, and I haven't found any place that can compare. They will always have my support and I ask for yours as well.

Thank you,

A handwritten signature in cursive script, appearing to read "Marie Wilson".

Marie Wilson

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**RECEIVED**  
MAR 30 2015  
BY: \_\_\_\_\_

To: Regional Planning Commissioners  
RE: Canyon View Ranch- CUP No. R2013-02633

Dear Commissioners:

It is my understanding that Canyon View Ranch's Conditional Use Permit is up for renewal. I wanted to lend my support to this case.

Our dog Vanilla loves going to Canyon View Ranch. It is truly a special place for dogs and for owners to feel comfortable leaving their pets. Vanilla is normally shy and skittish, around water specifically, but when he is at Canyon View he becomes a social dog that jumps straight into the water.

Canyon View is a one of a kind place in a one of a kind location. I really cannot imagine anywhere else being more of a fit for their business. Vanilla has stayed there over weekends and up to several weeks at a time. I have never found anywhere else more beautiful or a business I trust more with the life of my dog.

I ask that you continue to support Canyon View Ranch and renew their CUP.

Sincerely,



Shawn Evenhaim  
21510 Roscoe Blvd.  
Canoga Park, Ca 91304  
(818)999-9979 ext 100

**RECEIVED**  
MAR 30 2015  
BY: \_\_\_\_\_

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

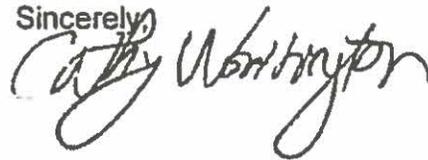
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

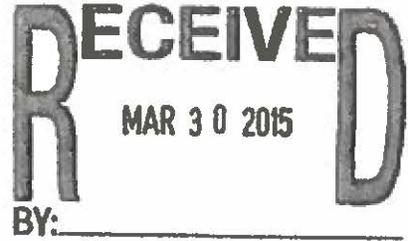
Sincerely,



cc: Travis Seawards

*P.S. My dogs are so well cared for here by people who really care, and I always rely on Canyon View when I need to be away.*

*Eagleoak@aol.com is my contact info if you need to get in touch.*



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

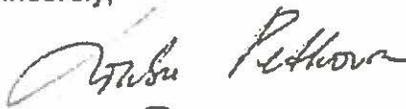
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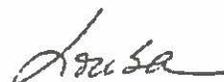
I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

  
LIUBA PETKOVA

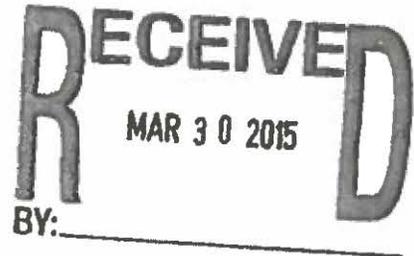
cc: Travis Seawards

Canyon View Ranch have been wonderful caretakers of our dog Tigger for over 2 years. We couldn't imagine life without them. They approach their work with love, passion and care, and are the type of business I feel great about supporting. Thank You for your consideration!



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633



Dear Commissioners:

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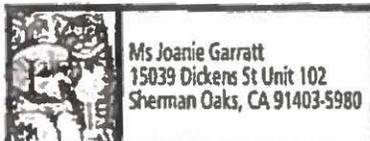
I wholeheartedly ask that you continue to support Canyon View Ranch.

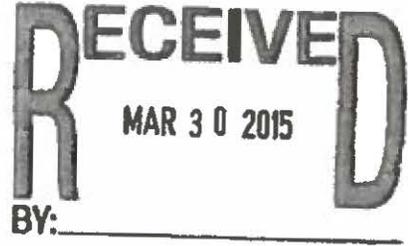
Sincerely,

A handwritten signature in cursive script that reads "Joanie Garratt". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

cc: Travis Seawards

*Why would you do anything else!*





Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Kathleen M. Poskey*

cc: Travis Seawards

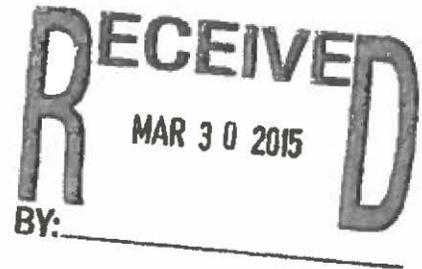
*Please allow the wonderful team at Canyon View Ranch to continue their unique <sup>and</sup> valuable care of our beloved animals to continue.*

*The team <sup>represents</sup> ~~is~~ a respected <sup>and</sup> admired place of business <sup>and</sup> the Ranch is an asset to Topanga <sup>and</sup> surrounding neighborhoods.*

*Thank you!*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633



Dear Commissioners:

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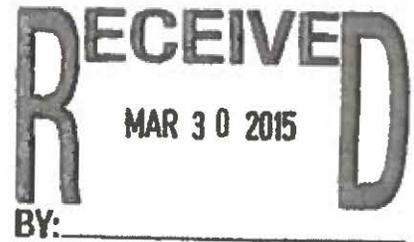
I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

 Stacy SCHULMAN  
JENNIFER STEVENS

cc: Travis Seawards

*Canyon View is a GODSEND! They take wonderful care  
of our animals!*



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink that reads "Tracy Bell". The signature is written in a cursive, flowing style.

cc: Travis Seawards

Canyon View  
is  
amazing!  
Only place like it  
in LA -  
Please approve  
their  
renewal!

**RECEIVED**  
MAR 30 2015  
BY: \_\_\_\_\_

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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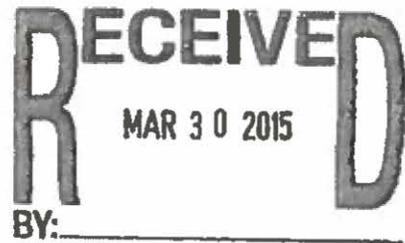
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,  
  
London Stephens

cc: Travis Seawards

I don't know  
what we would do  
without them!!!



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

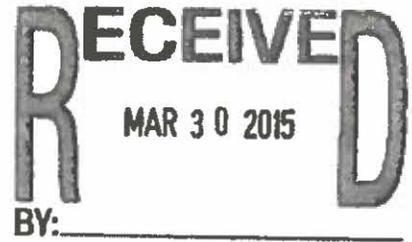
A handwritten signature in black ink that reads "James H. Balazs". The signature is written in a cursive, slightly slanted style.

cc: Travis Seawards

Patchus our English Springer Spaniel just loves Canyon View. We used Patchus at C.V. for training, and he was also vocational there.

March 25, 2015

Department of Regional Planning  
320 W. Temple Street  
Los Angeles CA 90012



To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

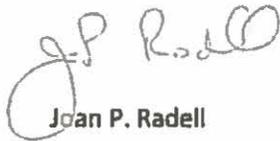
Dear Commissioners:

I am writing this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

I have been taking my 2 year old Lab there for 1 ½ years and have had the best experience. Every time I take her for boarding and training, she can't wait to get in the front door and play outside. The socialization that she and the other dogs get from interacting together is invaluable. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California.

I am asking you from the bottom of my hear to continue to support Canyon View Ranch.

Sincerely,

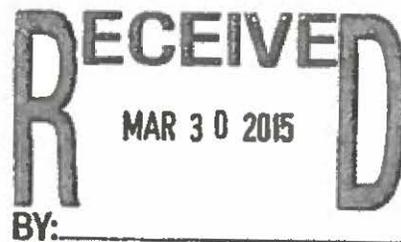
A handwritten signature in black ink that appears to read "Joan P. Radell". The signature is written in a cursive, flowing style.

Joan P. Radell

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

March 26, 2015

TO: Regional Planning Commissioners  
RE: Canyon View Ranch-CUP No. R2013-02633



Dear Commissioners:

It has come to my attention that Canyon View Ranch's Conditional Use Permit is up for renewal. Being that I have worked for over 21 years in a private elementary school in the Pacific Palisades that operates under a CUP, I am compelled to write this letter of tremendous support for Canyon View Ranch and ALL that they have to offer.

My dog first started going to Canyon View Ranch in September of 2007 for the opportunity to socialize with other dogs coupled with the INCREDIBLY UNIQUE, rural environment. Over 1500 visits later, I cannot begin to say what an asset they are for anyone in the canyon and beyond. In fact, I have since moved out of the canyon and continue to make the drive so that my dog and myself can have the consistent care, quality and facility that is unmatched anywhere else in the L.A. environs. Routine to a dog is essential in his/her well-being.

Over the course of these many years, I have watched Joe Timko and Randy Neece, the owners, not only create a remarkably tranquil piece of heaven for both dogs and clientele alike but also jump at any opportunity to improve the surrounding area (e.g. Grounds crew repainting all of the speed bumps on the private road, etc.) or help a neighbor in need (e.g. Grounds crew sent to corral animals that have escaped their homes, etc.). They as both people and a business epitomize what being a godsend of a neighbor is all about. I wish that I were so lucky in my home life.

PLEASE know that Canyon View Ranch is THE hidden gem in L.A. for its services. Therefore, I am expressing my Impassioned plea that you continue to support Canyon View Ranch for all that it is worth both tangibly and intangibly.

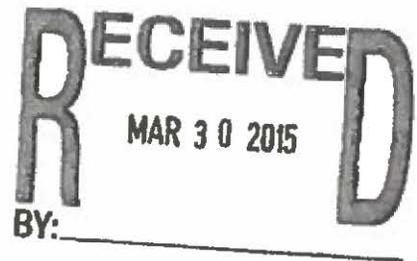
Most Sincerely,

A handwritten signature in black ink that reads "Harriet Mandel". The signature is fluid and cursive, with a long horizontal stroke at the end.

HARRIET MANDEL

Cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Peter & Kathryn Richards*  
PETER & KATHRYN RICHARDS  
17601 WEDDINGTON ST  
ENCINO, CA 91316

cc: Travis Seawards

P.S.  
CANYON VIEW TRAINING RANCH HAS BEEN A PART OF OUR LIVES,  
AND OUR DOGS, FOR OVER 16 YEARS. IT IS CLEAN, LOVING, SAFE,  
WELL ORGANIZED & WELL RUN. WE CAN ONLY SAY IMMEASURABLY  
WONDERFUL THINGS ABOUT THE RANCH, JOE AND RANDY.

*Sincerely  
Kathryn &  
Peter*

## Travis Seawards

---

**From:** Kerry Gogan [kerrygogan@gmail.com]  
**Sent:** Friday, April 03, 2015 1:46 PM  
**To:** Travis Seawards  
**Subject:** Enthusiastic Support for Canyon View Ranch

Hi There Mr. Seawards,

I am sending this email in enthusiastic support of Canyon View Ranch. I've been a client of theirs for well over 15 years (since the opening) and I can only tell you how invaluable the Ranch has been to my life. The care and training 3 generations of my dogs have received there is unparalleled in the Los Angeles area. I should know because I drive all the way from Ventura to board my Malamute, DT at Canyon View when I travel for filming work.

DT spent an entire summer there and emerged a happy and healthy dog and he sits beneath my desk as I write this today. Joe and Randy have brought so much joy and happiness into my life because of their awesome work with my dogs and I can't tell you enough how beneficial they are to the animal loving community.

I have watched Canyon View from a dream - to a dream realized.

For me, they are a dream come true.

If there is anything I can say or do, please feel free to let me know. These guys deserve the best!

Kerry Gogan  
808-259-1050

3/28/2015

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Maureen O'Brien

1434 Feather Ave

Thousand Oaks

CA 91320

805-495-4819

cc: Travis Seawards

This facility is the best Canine Care available ever – I have had the need to board my dog over the past 4 1/2 yrs and no place has been up to Canyon View's standards – They are a necessity in this area – M.O.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Paddy McEntine  
5003 Roma Ct.

Marina del Rey, CA 90291

cc: Travis Seawards

Own dog Nonie was so well trained she has grown into a great dog & a very "good neighbor."

Valerie Kirkgaard - 19733 Sunset Trail, Topanga, CA 90290 - 310 455-8623

Department of regional planning  
320 W. Temple Street  
Los Angeles, CA 90012

Regional Planning commissioners  
RE: Canyon View Ranch - CUP No. R2013-02633

I give my whole hearted support to Canyon View Ranch and the renewal of their Conditional Use Permit.

Us Topanga people love our dogs and Canyon View Ranch is clearly doggie heaven. Magic happens every day at Canyon View. Randy, Joe and staff have created a place you would like to stay.

In particular, they are helping me with my dog Sara, who had a really rough start in life and consequently many behavior that were causing chaos in our household. Canyon view is helping her and saving her life. and ours

As I stood on the property and looked at what these men and women at Canyon View have created, my heart and soul are filled with appreciation.

On my drive up the canyon to have Sara meet Joe for Sara's interview, I noticed mirrors placed along the road to help drivers around blind turns. I also noticed the road was well maintained. When I saw how meticulous Canyon View Ranch is, I suspected they might have put in the mirrors and kept up the road. Randy confirmed my suspicions.

In addition to supporting the conditional Use Permit, I would also like to suggest they be nominated for and receive a vote of confidence in the form of a special recognition from the supervisor's office. This place, these guys and the men and woman working with them are as good as it gets.

Thank you in advance for making their bright.

Warmly,

A handwritten signature in black ink that reads "Valerie Kirkgaard". The signature is written in a cursive style and includes a long horizontal flourish extending to the right.

Dr. Val Kirkgaard

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Jennifer J. Hong

cc: Travis Seawards

B Huckleberry loves being at Canyon View.  
Please don't take away his summer camp!  
♡

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

- Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Cameron Egan  
Newbury Park, CA*

cc: Travis Seawards

*My two dogs "vacation" at Canyon View Ranch a few times a year. It really is my gift to them, a much-appreciated opportunity to romp safely with other dogs in a gorgeous environment. The staff is fantastic. It's a very unique, very special place.*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Chris and Veranna Dale

Canyon View Ranch is unique -  
cc: Travis Seawards the dogs are not left in  
kennels all day but get to play  
& interact with each other.

This is the only place I trust to  
bring my dog when I have to  
leave them for vacation!

Support Canyon View Ranch!!!

---

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

Attn. Travis Seawards  
Regional Planning Commissioner

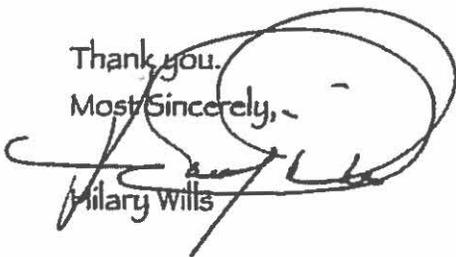
I am writing this letter to express my deepest hope that you will renew the Conditional Use Permit for Canyon View Ranch.

Canyon View Ranch is a very special place in the Santa Monica Mountains, unlike other boarding facilities for dogs. I understand use permits must be reissued periodically in order to ensure the quality of services provided. I can assure you that Canyon View Ranch exceeds all my expectations for premium dog boarding. I would not consider boarding elsewhere.

Canyon View has beautiful outdoor spaces for the animals which provides invaluable socialization for the dogs and quality indoor areas as well. The staff is very caring of the animals and they are equally excellent in their administration and maintenance of the facility.

Please continue to support Canyon View Ranch by renewing their Conditional Use Permit.

Thank you.  
Most Sincerely,



Milary Wills

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Barbara Heldman*

*Pet owner and resident of Topanga*

*Because Canyon View Ranch we refused to  
leave our pets anywhere because of the  
cage atmosphere. We cherish the atmosphere  
and staff at Canyon View. Please keep  
them going. BH*

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

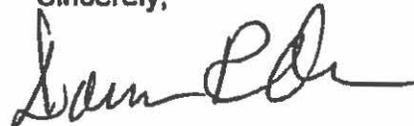
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dogs. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

  
Dawn R Olsen

cc: Travis Seawards

I travel more because I know that my dogs are safe and are having fun at Canyon View Ranch. My dogs are trained while there and have become more calm and well behaved. We all love and need Canyon View Ranch.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

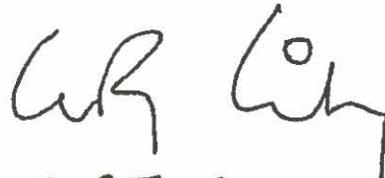
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I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



CURT SMITH

7843 WOODROW WILSON DR.  
LOS ANGELES  
CA 90046  
PH: 213-910-7042

cc: Travis Seawards

PERSONAL NOTE:

I WHOLEHEARTEDLY SUPPORT CANYON VIEW RANCH. NOT ONLY DO THEY OFFER A SAFE + WONDERFUL BOARDING FACILITY FOR MY DOGS, BUT THEY ARE CLEARLY CARING + THOUGHTFUL ~~NEIGH~~ NEIGHBORS. THEIR ATTENTION TO DETAIL IS SECOND TO NONE. I HAVE HIGHLY RECOMMENDED THEM TO MANY PEOPLE AND NONE HAVE BEEN DISAPPOINTED

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Hacey J. Jones  
Redondo Beach, CA

cc: Travis Seawards

I brought my puppy in for a month training last July and I loved Canyon View & so did my dog. They were professional, compassionate, & took great care of my dog training her & me very well. I would highly recommend them.

Definitely agree!

March 31, 2015

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon view Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I've been bringing my dogs to Canyon View Ranch for over 15 years. Two years ago I rescued a 3-year-old dog that was abandoned by a family. Ace, was never walked, socialized or trained. Canyon View trained Ace and assimilated him with other dogs. They instilled confidence and taught Ace how to be a gentleman. The Canyon View staff has been so compassionate and patient during this process. Now Ace is one of their star students! He loves staying at Canyon View and is now a different dog. It is such a beautiful environment. The property grounds are so beautifully maintained with utmost integrity to the environment. I would stay there if I could fit into a dog crate!

I wholeheartedly ask that you continue to support Canyon View Ranch, an important asset to your community.

Sincerely,



Leora Glass  
6436 Moore Drive  
Los Angeles, CA. 90048

CC: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*JANNA CRUZ and  
DAMIEN CLAYTON*

cc: Travis Seawards

P.S.  
Our dog zero has been trained and boarded for seven years and we rely on Canyon View Ranch every time! They are fantastic! Thank you for supporting them.

*JANNA CRUZ*

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Robert Lavelle



cc: Travis Seawards

P.S.

I rescued a stray from under the 101 that I had been having reservations about ever being able to socialize him but 4 days @ Canyon View had him peacefully interacting. Please consider extending  
L... ..  
Th...

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Nancy & Steve Vallee

We totally agree with  
this letter. Please  
consider the pets that  
have made Canyon View  
Ranch their 2<sup>nd</sup> Home.  
Thank you  
♡

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

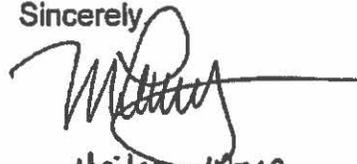
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Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely



Meilee Wong

cc: Travis Seawards

We live in Maui, Hawaii and spend a few months in Santa Monica - Canyon Ranch has provided a unique setting / boarding for our dogs. No place like it. Thank you for your support

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

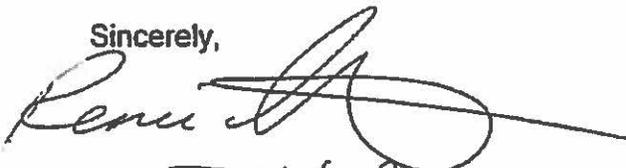
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

  
Rennie Intlekofen

cc: Travis Seawards

Please allow Canyon View Ranch to continue giving the dog community a place where our beloved pets can go to be taken care of, loved, and trained for future years to come.

THX  
Rennie

John and Patricia Mac Neil  
2330 N. Topanga Canyon Blvd.  
Topanga, CA 90290

Department of Regional Planning  
320 W. Tempe Street  
Las Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners,

We are writing to you to express our support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to us, our dog and our family. The Ranch has provided a safe haven for my dog when we are on vacation. At the ranch one can easily see why my Maggie gets so excited when we take her to the ranch. She just can't wait to get there. There she can socialize with other dogs, go swimming in the doggie pool and get fed the same food she eats at home. I have been there over 100 times and have visited adjacent properties about 30 times. Never do I hear dogs barking. They have too much fun playing with each other. The ranch has been written up in magazines as a top tier country club for dogs.

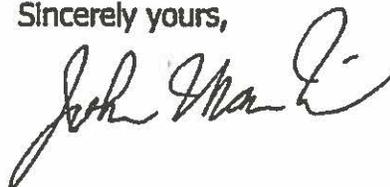
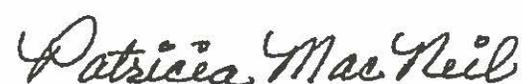
The ranch is also a dog training school. Our Maggie was an assertive bitch before training and we were taught why she was so assertive. We ended up with very personable dog.

The owners of Canyon View Ranch have thought a lot about the neighborhood ambience. Water falls, beautiful landscaping, trained dog handlers all combining to be create a peaceful setting for the ranch.

In addition the owners have made generous contributions to the non-profits in Topanga.

We say with good reason, please approve the renewal of the C.U.P.

Sincerely yours,

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Michele Abbott  
and  
Isadora Chester

cc: Travis Seawards

Please continue to let Canyon View provide the loving ; responsible home away from home they have for years. Our pets have been cared for and loved by them at the highest standard anyone could expect! Sincerely

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Canyonview Ranch is in exemplary business in every sense of the word. Sincerely, Kate Buckwald  
Their care for the preservation of the premises and surrounding environment, the animals they care for, and their clientele is above and beyond any business providing similar services in the  
cc: Travis Seawards

So Cal area. My partner and I feel that they are an asset to the Topanga community (as former residents of the area, ourselves) and the many dogs and dog owners they serve. We have recommended them to friends and family both in and out of LA, and we believe that the work they've done with our dog and those of our friends has been, and continues to be, vital. Thanks for your consideration!

## Travis Seawards

---

**From:** Janice Nikora [janicenikora@me.com]  
**Sent:** Wednesday, April 08, 2015 6:24 PM  
**To:** Travis Seawards  
**Subject:** CUP for Canyon View Ranch

Dear Mr. Seawards,

Please pass my comments along to the Regional Planning Commissioners regarding the renewal of the Canyon View Ranch CUP No. R2013-02633.

Dear Commissioners,

I have learned of the pending renewal process for the Canyon View Ranch for Dogs CUP, No. R2013-02633.

I urge you to renew this CUP and let the Canyon View Ranch staff continue to provide the quality care and enjoyable experience for my pet.

When I am away, it is a relief to know that my dog, Juno, has such a wonderful facility to visit. It gives me great peace of mind AND she always comes home happy!

Sincerely,  
Janice Nikora  
Pet Owner  
Malibu, CA

Annette and Igor Kovalik  
25245 Eldorado Meadow Road  
Hidden Hills, CA 91302

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

March 31, 2015

Dear Commissioners,

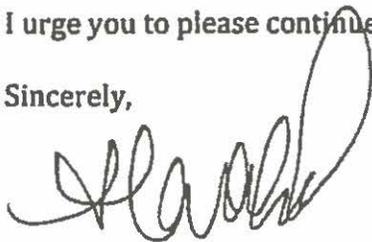
We write this letter to express our support for Canyon View Ranch and the renewal of their Conditional User Permit.

My wife and I are dog lovers and Canyon View Ranch has been a major part of our lives as well as the lives of our dogs. We have had several dogs trained there as puppies and have used them throughout the years as a place where we can place our dogs while traveling. The layout of the ranch, its peacefulness, along with its unique location in the Santa Monica Mountains make Canyon View Ranch arguably one of the best boarding facilities in Southern California. Our dogs are free to roam and socialize, and come back looking and feeling great. Our dogs love it so much, that the minute they see the ranch from the car, they get excited.

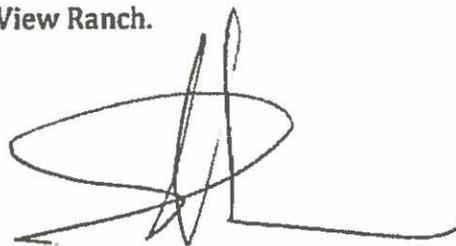
I cannot overstate the positive impact Canyon View Ranch has on the dogs that board there. I currently have two large shepherds, and I am always complimented on how well behaved and sociable they are. This is in large measure due to Canyon View Ranch. Many years ago prior to discovering Canyon View Ranch, I would send my dogs to traditional caged kennels, and the dogs would come back aggressive and unruly. Canyon View Ranch is legitimately an asset to both pet-owners and even non pet-owners, because of the positive impact they have on the animals that board there.

I urge you to please continue to support Canyon View Ranch.

Sincerely,



Annette Kovalik



Igor Kovalik

Dept of Regional Planning  
320 W. Temple St  
Los Angeles, Ca. 90012

TO: Regional Planning Commissioners  
Re: Canyon View Ranch - CUP R2013-02633

Dear Commissioners,

I write this letter to express my support for Canyon View Ranch and their renewal of their conditional use permit.

I work with Canyon View Ranch on their technology matters and find their ranch quite tranquil. I have never heard any dog noises from the road, and I believe them to be a unique boarding and training facility. The socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch

Sincerely,



Brian J Cohen

CC: Travis Seawards

## Travis Seawards

---

**From:** pepla90@aol.com  
**Sent:** Monday, April 13, 2015 9:41 AM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch

Dear Travis Seawards:

Please carefully consider my sincere request for the Regional Planning Commission to renew the 'Conditional Use Permit' for Canyon View Ranch in the Santa Monica mountains. I have had the pleasure of 'housing' my 3 yellow labs with Canyon View and continue to be very impressed with their respect and care of the land. The owners have always been hospitable and thoughtful to the dogs and owners. We cherish our dogs as family and we love how Canyon View extends our love and care.

Thank you for much for helping all of us with this very important matter.

Sincerely,

Wendy Arnold  
10971 Ayres Ave.  
Los Angeles, CA. 90064  
Telephone: 310-474-8352  
email: [pepla90@aol.com](mailto:pepla90@aol.com)  
[www.pepla.org](http://www.pepla.org)

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Elizabeth Zallian*  
695 LATIMER ROAD  
SANTA MONICA, CA 90402  
ezallian@yahoo.com

cc: Travis Seawards

I HAVE NOTHING BUT GRATITUDE & DEEP RESPECT FOR JOE TIMKO AND RANDY NEECE. THEY HAVE RUN A SAFE, CLEAN AND SANE OPERATION FOR YEARS. THEY TREAT DOGS, THEIR OWNERS AND THEIR NEIGHBORS WITH THE UTMOST RESPECT AND COURTESY. THEY PROVIDE A VALUABLE SERVICE TO DOG OWNERS THROUGHOUT THE L.A. AREA.  
RENEW! RENEW! RENEW!

SINCERELY,  
ELIZABETH Z

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Jennifer + Maynard  
Keenan

cc: Travis Seawards

We have sent a total of 5 dogs there through out our years due to the spectacular care & training they receive. I would not take our dogs now or in the future anywhere else. We have since parttime relocated to AZ and i still bring my dogs back here anytime i am going away. Thank you.  
JK

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

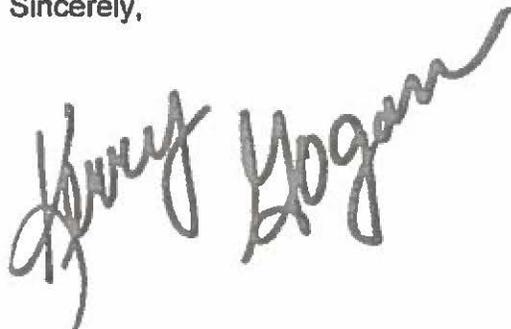
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

These guys Make my  
Life quite wonderful!!  
Thank you from the  
bottom of my huge  
heart!  
Henry

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I am writing this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California. Additionally, the socialization that the dogs receive from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

The Carmi Family

cc: Travis Seawards

P.S: Shasta, our yellow lab, now 9 years old, has grown up with Canyon View Ranch - the only way our children would feel like Shasta was going to have fun & be treated like she would at home - We have always trusted Joe with keeping her safe & healthy while we were enjoying some time away from home. Doggie Camp we call it ☺

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Nicole Edmonds*

cc: Travis Seawards

*P.S. No other facility compares to Canyon View Ranch. We rely on their services for our 4 dogs. We would be devastated if their permit was not renewed.*

Regional Planning Commissioners  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

RE: Canyon View Ranch – CUP # R2013-02633

April 8, 2015

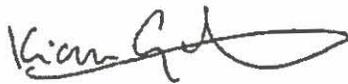
Dear Commissioners,

I write this letter to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

I have been going to Canyon View Ranch for the last 4 years with my two dogs Sunny and Chewy. They have both been trained there, and spent many, many, many days dog boarding. The Ranch is a very special place. I travel extensively for work, and feel at complete peace of mind when I drop off my dogs for boarding for extended periods. The Ranch is an oasis for my two dogs, and the owners and management treats my dogs with the utmost care and love. I do not know what I would do if I didn't have the Ranch as a resource for dog boarding when I travel. It is an incredibly unique boarding location, and my dogs love it, and I love it.

I ask you to please continue supporting Canyon View Ranch and renew their Conditional Use Permit.

Sincerely,

A handwritten signature in black ink that reads "Kian Gohar". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Kian Gohar  
2223 Navy St  
Santa Monica, CA 90405

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Jeff Campbell + Serelle Corn

cc: Travis Seawards

Canyon View Ranch is who we trust to take care of our dogs while we travel for work. We rely on them & they do a fantastic job. We don't know what we would do without them.

Sincerely

Jeff + Serelle

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

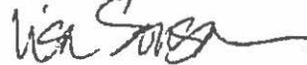
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Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

Dear Commissioners,  
Canyon View Ranch has always provided a wonderful and caring facility for boarding our dog. They have restricted hours and are closed on Sundays to be considerate of their neighbors. We appreciate the safe environment and large open yards that they provide to dogs that are often left in restricted areas or indoors all day. Thank you,  
Lisa Souza

ANDREA WEST  
759 ALDERDALE COURT  
NEWBURY PARK, CA 91320

April 16, 2015

Regional Planning Commissioners  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I am writing in support for the renewal of Canyon View Ranch's Conditional Use Permit.

Canyon View Ranch has been an important asset to me and my two dogs, Bear and Gryffin. Canyon View Ranch provides a unique training, boarding and socializing experience for my pets. There is no better place in Southern California that matches its facilities and services. The location is perfect! It allows lots of space for my pets to run around and provides a great opportunity for my pets to socialize.

I request that you continue to support Canyon View Ranch by renewing their permit.

Sincerely,

Andrea West

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Laurie Ember*  
*Matt Ember*

cc: Travis Seawards

Dear Commissioners:

We completely rely on Canyon View Ranch to care for our dogs when we are out of town. The dogs always come back happy and healthy. We don't know what we'd do without them. We appreciate your renewing the conditional use permit for this fabulous facility. Howard & Millie Thankyou! (see photo).

Thank you,

Laurie and Matt Ember  
13046 Addison St.

Sherman Oaks, CA 90043

March 21, 2015

Regional Planning Commissioners  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

Dear Commissioners,

I am writing this note to express my support for the renewal of the **Canyon View Ranch Conditional Use Permit # R2013-02633**.

We have been using Canyon View Ranch for several years, and drive all the way from Agoura Hills as it is the one place where you can board dogs without feeling like you are punishing them. Most places offer a cement rooms or a small turf area, CVR has a large grassy area with pools etc., and the dogs can run and interact in a large unique area. It is especially useful if you are going away for an extended period of time. Canyon View also has a terrific training program; when we were at the end of our rope with trying to train our two dogs we sent them there for a month, and the dogs came back so well behaved.

I ask for your continued support of Canyon View Ranch.

Sincerely,

A handwritten signature in cursive script that reads "Laura Hontas". The signature is written in black ink and is positioned above the printed name.

Laura Hontas

Cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I am writing this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique training and boarding facilities in Southern California. The care and training they provide to dogs is an important service to families in Topanga and surrounding communities, and I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely, *Ann and Vince*  
*Lombardo*  
*21324 Hillside Dr.*  
*Topanga CA 90290*

cc: Travis Seawards

*One more thing... Joe and Randy  
are two of the most lovely human beings  
I know... and are outstanding citizens.*

*Thanks*  
*Ann Lombardo*

Marcia Nanetti  
18957 Saticoy Street #5  
Reseda, CA 91335

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012  
TO: Regional Planning Commissioners  
RE: Canyon View Ranch-CUP No.R2013-02633

Dear Commissioners:

It is imperative to me that Canyon View Ranch is allowed to continue to operate.

The loss of Daycare hours has already impacted the wellbeing of my dogs, Lucy and Apollo. The services they provide are invaluable to me. It is simply the only place that provides proper care for dogs. Many people who live in Los Angeles County do not have backyards or big enough back yards to fulfill the long free strides/ running that many big dogs need. Local dog parks are not an option for some dogs including one of mine, Apollo. Canyon View has provided:

- \*Safely socialize my rescued Doberman.
- \*Weekly extensive exercise and playtime with other dogs in a safe environment.
- \*A risk free environment, i.e.: no children running by or startling noises such as skateboards.
- \*Training that is effective. (After attempts with several trainers, Canyon View Ranch is the only place that helped get control over Apollo, a rescued 70 pound Doberman.)
- \*The ONLY place I feel good and relaxed about leaving my Dogs for boarding.
- \*High quality boarding facilities tailored to a dog's wellbeing, safety and happiness.

I ask that you renew their conditional use permit.

Sincerely,

*Marcia Nanetti*  
Marcia Nanetti

CC: Travis Seawards



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*John Stardee*

818/517-7317

cc: Travis Seawards

*PLEASE* renew their permit!  
There is nowhere like it for my dog.  
-Thank!

## Travis Seawards

---

**From:** Jay Wolpert [jayswolpert@gmail.com]  
**Sent:** Friday, April 24, 2015 11:57 AM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch CUP Renewal

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

To: Regional Planning Commissioners

Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I am writing this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California. Additionally, the socialization that the dogs receive from interacting together is invaluable.

If I might be permitted, I'd like to say one thing more. I've known Randy Neece for something like thirty five years. I've known Joe Timko for something like twenty five. They understand that Good Is The Enemy Of Better, and they simply will not stop messin' with something until it's the best it can be. They imagine, then they create and then they perfect. There are very few people who can do all that.

They have Kindness, Compassion, and a glorious predisposition to say, "How can we help?"

"Good Is The Enemy Of Better" combined with "How Can We Help?" is in the air at Canyon View. Is it any wonder so many people love to breathe it.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Jay Wolpert

cc: Travis Seawards

## Travis Seawards

---

**From:** amiefield@aol.com  
**Sent:** Sunday, April 26, 2015 10:42 PM  
**To:** Travis Seawards  
**Subject:** Canyon View Ranch-CUP No R2013-02633

Dear Travis Seawards,

I am writing this letter in support of Canyon View Ranch and the renewal of their Conditional Use Permit.

I worked for the County of Los Angeles for 25 years (retired in 2006) and specifically in the Topanga Malibu area from 1987 to 2006. I was the inspector for the original CUP for Randy Neece and Joe Timko where I was required to evaluate the overall sanitation and correct sizing of their private sewage system and water well for the proposed Kennel. They did everything asked of them and met all the requirements for Health Department Approval. Their facility is top notch in every way. Randy and Joe did not just want to comply when public officials came to their property but have always been proactive over the years. They have consistently provided an extremely sanitary facility and also a healthy environment for boarding and training of dogs. They were way out in front in establishing and raising the bar that has now become the trend for upscale boarding. They have been pioneers in this respect. In my 15 plus years of working the Topanga area the times I was at their Ranch, the facility was always clean, never smelled and perfectly maintained.

Please feel free to contact me if you require further input.

Thank you  
Arnold D. Fielding  
Registered Environmental Health Specialist  
RH 4646  
3188 Radcliffe Rd.  
Thousand Oaks CA 91360  
805-558-3677  
[amiefield@aol.com](mailto:amiefield@aol.com)

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

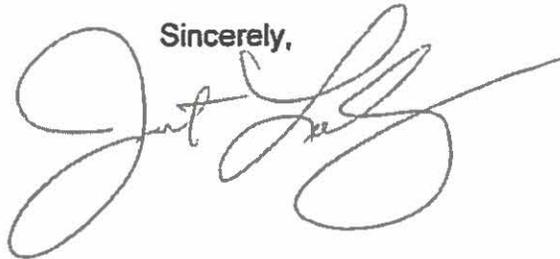
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



cc: Travis Seawards

These people do good work, employ wonderful people. It is always so quiet & serene when I go to visit. Please believe me when I say they are one of the most thoughtful & clean & quiet businesses I have encountered.

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch- CUP No. R2013-02633

Dear Commissioners,

The Canyon View Ranch has been an important asset not only to my dog, but to our family as a whole. While there are many other boarding facilities in Los Angeles, the Canyon View Ranch is the only one that offers an expansive and serene outdoor space. Each time we tried an alternative facility, our large breed boxer dog "Chloe" would return home in a depressed, frantic, or sickly state, having not eaten or used the restroom properly, and often resulting in a costly follow up visit to the veterinarian's office. Our discovery of Canyon View Ranch has been instrumental in our ability to travel as a family. It is the only facility that offers an adequate area for large breed dogs to play and socialize. We choose to drive over one hour to this location, passing many others on the way. In the future, we will likely use the convenient shuttle service that is offered. Canyon View Ranch is the only boarding facility in Los Angeles County that we will ever use for our dog. Apparently this outstanding facility is becoming a popular choice, and it would be devastating if they were not able to accommodate us due to limited capacity issues.

In order to support the future growth of this facility, I support the request to allow continued operations and an increase to allow a maximum of 100 dogs.

Kindest Regards,



Rebecca Plunk

323-371-6736

RebeccaNMayer@gmail.com

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

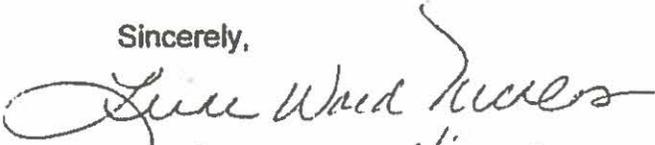
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

  
LINDA WARD NICHOLS

cc: Travis Seawards

For 15 years Joe & Randy  
have provided a home for my  
pets when I have to travel on  
business. Without them & the  
peace of mind they provide, I  
couldn't do the job I love -

Safe, Dependable  
& loving -

Canyon View Ranch

Thank You

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I am writing this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Jerry & Marc Drouot  
1632 San Carlos Ave.  
Glendale, CA 91208

cc: Travis Seawards

We drive our pure bred 40 miles  
to Canyon <sup>View</sup> Ranch - No other animal  
boarding place takes unwanted  
dogs. My dog is happy & safe. CUP  
Staff is professional and much appreciated.  
Please help & support Canyon View Ranch  
Jerry & Marc



Will Geer Rd

7

8

3

4 & 5

6

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A

1



Will Geer Rd

Will Geer Rd

Will Geer Rd

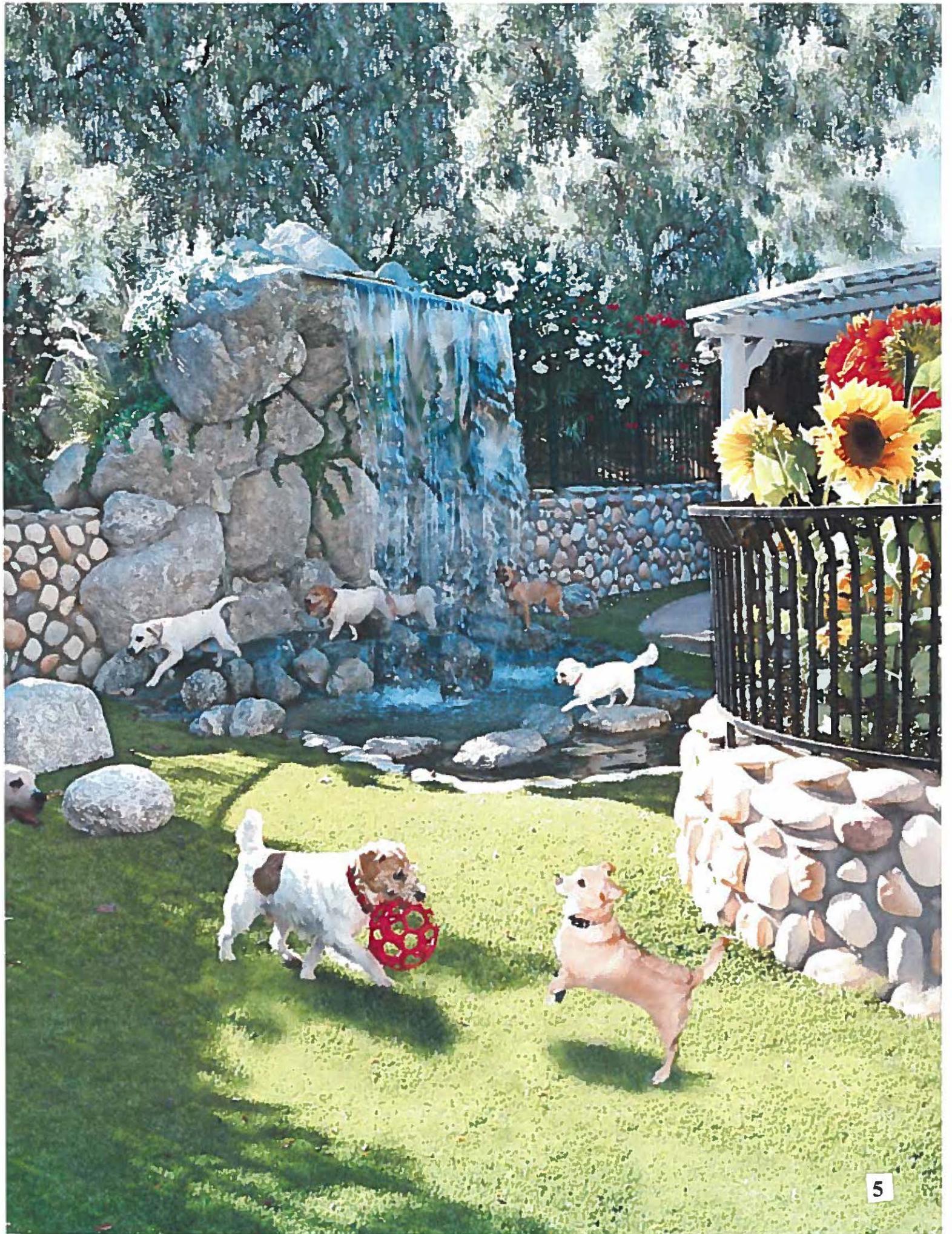
Will Geer Rd

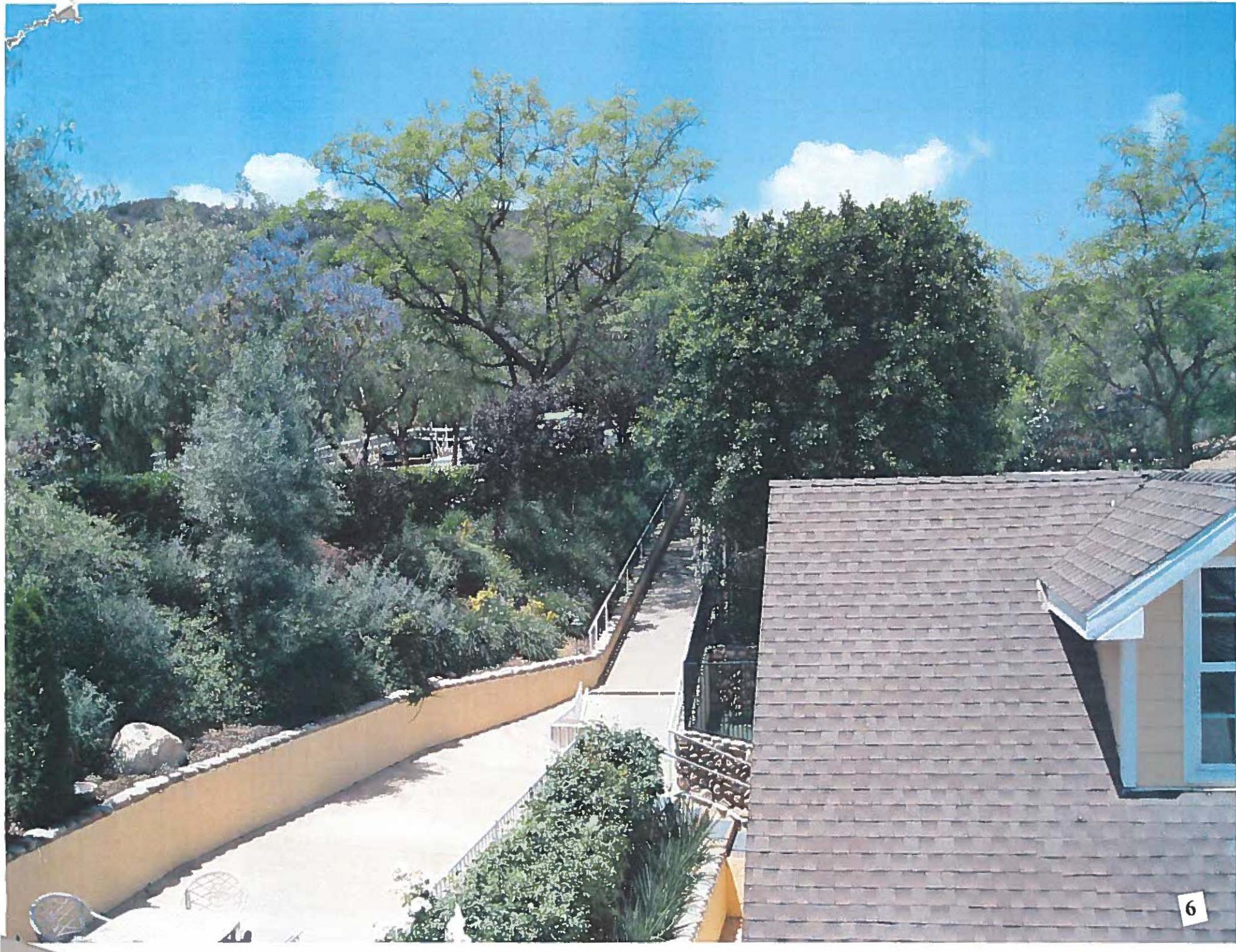
















# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 13, 2015

TO: Pat Modugno, Chair  
Stephanie Pincetl, Vice Chair  
Esther L. Valadez, Commissioner  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner

FROM: Travis Seawards   
Zoning Permits West Section

**Project No. R2013-02633-(3)**  
**Conditional Use Permit No. 201300135**  
**RPC Meeting: August 26, 2015 (Continued from May 13, 2015)**  
**Agenda Item: 9**

## **BACKGROUND**

On May 13, 2015, your Commission heard Project R2013-02633-(3), Conditional Use Permit No. 201300135, which is a request for a conditional use permit to allow the continued operation of a dog boarding and training facility in the Topanga area of the Santa Monica Mountains North Area.

The original CUP, which was approved in 2002, limited the number of dogs that can be housed at the facility to 30. The CUP also limited the hours of visitation from 8:00 a.m. to 5:00 p.m., Monday through Thursday, with no visitation on Sundays. The facility was also to be open to the public on an appointment-only basis. The CUP expired on August 30, 2012, and the applicant is requesting a new CUP with an increase in the allowable number of dogs from 30 to 100.

Based on compliance issues with the conditions of the previous CUP, and based on comments both in opposition and support of the project, Staff recommended the new CUP allow up to 45 dogs at any given time, with the allowance of up to 60 dogs during designated holidays, instead of the 100 dogs requested by the applicant, with additional conditions of approval to mitigate impacts and concerns raised by neighboring residents.

## **MAY 13, 2016 HEARING**

Commissioners Louie, Pincetti and Valadez were present. At the hearing, your Commission heard testimony that the applicants were not in compliance with certain conditions. The facility often housed more than 30 dogs, and the applicants did not observe visitation hours or the appointment-only limitation.

Nine neighboring residents presented testimony in opposition to the project. Testimony in opposition stated that the facility has operated in non-compliance with the previous conditions of approval, including allowing more than the allowed 30 dogs, for over 10 years. Additional testimony cited an increase in traffic on the roads leading to the facility, safety issues from this traffic, smells and runoff from the project site, barking dogs, and a concern that living next to a kennel has decreased their property values.

Four members of the community testified in favor of the project. Testimony focused on the benefit the facility provides to people's pets. A representative from the Topanga Town Council read a letter stating that the facility does not have an impact on traffic, there was a need for a dog care facility in Topanga, the facility did not affect emergency response, and the facility did not have an impact on the watershed.

The Commission had questions regarding the history of compliance issues and enforcement activities at the facility. The Commission also inquired what additional mechanisms beyond inspections can be employed to ensure compliance, such as noncompliance fees. Finally, the Commission requested whether a traffic count could be completed to determine what extent traffic in the neighborhood is being caused by the facility.

In light of the testimony presented at the hearing and due to the history of non-compliance with the previous CUP conditions of approval, the Commission moved to continue the item to August 26, 2015. In addition, the Commission required that the applicant operate the facility under the regulations of the previous CUP and that staff monitor the site for compliance and report back on enforcement activities over the next three months.

## **ADDITIONAL INFORMATION**

Attached to this memo is a Zoning Enforcement report that summarizes the monitoring activities that have occurred at the facility since the May 13, 2015 hearing.

Staff has also attached additional letters in opposition and in support of the project, which were received subsequent to the Regional Planning Commission meeting on May 13, 2015. The package contains 2 letters in opposition to the project, and 10 letters of support, 8 of which are petition cards. Also attached is additional information from the applicant.

Finally, staff is making a minor change to Condition No. 23. The condition will now read as follows:

23. The permittee must comply with all conditions of approval contained herein. Failure to comply with any condition of approval will result in an immediate

citation of a Notice of Violation from the Department of Regional Planning, Zoning Enforcement Section. Upon a Final Enforcement Zoning Order, the project may be scheduled for permit revocation proceedings pursuant to Section 22.56.1780 of Title 22 (County Code).

If you need further information, please contact Travis Seawards at (213) 974-6435 or TSeawards@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

**SUGGESTED MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201300135 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

MKK:TSS

Enclosure(s): Letters of Opposition (2) and Support (10)

# Canyon View Ranch Inspection Report

Prepared by Phil Chung

August 6, 2015

During a public hearing on May 13, 2015 for Project No. R2013-02633-(3) Conditional Use Permit (CUP) No. 201300135, the Regional Planning Commission (RPC) heard several concerns from the public regarding the Canyon View Ranch, which is a dog kennel and dog training facility located at 1558 Will Geer Road in Topanga. In response to these concerns, the RPC continued the item to August 26, 2015 to allow staff gather additional information requested by the commission and requested Zoning Enforcement West to inspect the subject property to determine whether the property is being maintained in accordance with the conditions of approval for the CUP 00-082 and to provide a report on their findings.

In response to RPC's request, Zoning Enforcement West conducted several inspections at the Canyon View Ranch to verify whether the project is currently complying with the existing conditions of approval of the expired Conditional Use Permit (CUP) 00-082, which authorized the construction, operation and maintenance of a dog kennel and a dog training facility. The subject facility is located on the northern portion of a 5 acre lot zoned A-2-10-DP in the Santa Monica Mountains North Area. The property is also developed with an existing single family residence and several accessory buildings located in the southern portion of the lot.

## INSPECTIONS

From May 27, 2015 to August 1<sup>st</sup>, 2015 Zoning Inspectors Tim Stapleton and Phil Chung conducted six (6) permit inspections of the subject facility conducted different days of the week. In addition to the six (6) inspections, staff watched the subject property from an off-site location on Sunday, June 7, 2015, in order to verify that the dog kennel and dog training facility was closed to the general public on Sundays as stipulated in condition 26(h). Most of the findings in this report came from unannounced inspections conducted inside the Canyon View Ranch which approximately took about an hour and half to complete with two enforcement staff members. During each visit, staff checked only for conditions that provided restrictions on the operation. Staff also found that CUP 00-082 contains only 25 conditions instead of 26, since condition 16 was not found on the document. The omitted condition may have occurred because of a typographical oversight.

Access to Canyon View Ranch is only available through Will Geer Road, so enforcement staff had to drive through this private road to conduct their inspections. Staff found 12 parking spaces on the property adjacent to the facility as depicted on the approved Exhibit "A" site plan, and access to the office is through a decorative gate near the parking lot. The gate leads to a walkway that went down to the office area where staff were usually greeted by a Canyon View Ranch employee. After staff would introduce themselves and ask for the manager, the employee would ask staff to wait in the lobby area for 5 to 10 minutes while either property owners Mr. Randy Neece or Mr. Joseph Timko was being summoned.

Usually, Mr. Timko would be the one that would come down to the office area and lead staff into the facility to begin the inspection.

During these inspections, staff only focused on the dog kennel/dog training facility areas. These areas include the parking lot, storage shed, laundry room, walkways, two outdoor playgrounds for dogs, and the office building. The office building was also being used to house dogs at night. Also, staff questioned the owners about their business operation and practices, and reviewed pertinent materials, like their reports and other public information.

The Canyon View Ranch owners and employees have been cooperative with enforcement staff during these visits. Staff was always given full access to all areas of the facility, including the office, accessory buildings, kennels and playgrounds. During the first several visits, staff were provided copies of daily reports indicating the number of dogs kept on the facility and their daily logs of their shuttle service. The copies, provided to staff, had the client's names redacted. On July 23 and August 1, 2015, owners began to refuse to provide copies of these reports to staff. Mr. Neece stated that he didn't feel comfortable to continue providing copies of these reports to staff, even if these copies had their client's names redacted. Staff was only allowed to look over these reports at the facility but was not allowed to take any copies for their records.

**Figure 1: Aerial Photo of Canyon View Ranch**



## **FINDINGS**

Out of the 25 conditions of CUP 00-082, staff conducted inspections and reviewed existing records that pertained to Condition No. 3, 6, 8, 9, 11, 13, 14, 15, 17, 18, 20, 22, 23, 24 and all sub-conditions of

Condition No 26 a through r, which all these conditions provided regulatory restrictions on the operation. Since it was reported that bleach or other non-biodegradable products were used on the grounds of Canyon View Ranch during the RPC hearing on May 13th, staff investigated this claim on each of the six inspections conducted on the premises. No evidence was found that bleach or other non-biodegradable products were being used. Owners showed staff that the cleaning products used on the grounds were biodegradable products.

After reviewing all the evidence collected from these inspections, staff found the Canyon View Ranch was not in compliance with 3 conditions and 5 sub-conditions of CUP 00-082. Two of these conditions were in violation due to the expiration of the existing CUP. The other violations found are from unpermitted buildings/structures, exterior lighting, excess of dogs, excess in signage, not providing evidence of a drainage statement/letter.

The following conditions and subconditions of CUP 00-082 are in violation:

- 8. This grant will terminate on November 30, 2012.
- 13. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
- 23. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected or moved onto any part of the property.
- 26(a). The permittee shall keep all facility licenses current and have such licenses available for inspection at all times;
- 26(f). The dog kennel and dog training facility shall be limited to a maximum of 30 dogs on the premises at any one time;
- 26(m). Signage for the dog kennel and dog training facility shall not exceed 18 inches x 42 inches;
- 26(n). Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shall be shielded, so that light source is not seen by adjacent property owners, and minimized and floodlights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor light.
- 26(r). Whenever there is an offer of a future street or a private land future street, the permittee shall provide a drainage statement/letter indicating acceptance of road drainage.

Staff has contacted the permittee's representative to inform aforementioned violations of conditions CUP 00-082. Further details of the inspections and results are included in the following section or the Inspection Summary Table in Appendix A .

## **INSPECTION RESULTS**

Detailed inspection result of each condition is as follows;

- 3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property, if other than the permittee, have filed at the office of Department of Regional Planning ("Department") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant and that a covenant has been made pursuant to Condition Nos. 9 and 16. Further this grant shall not be effective unless and until Zone Change Case No. 00-082-(3) has been adopted by the Board of Supervisors and an ordinance reflecting such change of zone has become effective.**

**Inspection Result: Pass**

- Staff discovered that the permittee filed an affidavit.

- 6. This grant will expire unless used within six months from the effective date of Zone Change Case 00-082-(3). A single six-month extension may be requested prior to expiration date. Such request shall be in writing and shall be accompanied by the appropriate fee.**

**Inspection Result: Pass**

- The permittee used the CUP 00-082 within six (6) months from the effective date of Zone Change Case 00-082-(3).

- 8. This grant will terminate on November 30, 2012.**

**Inspection Result: Fail**

- CUP 00-082 expired on November 30, 2012.

- 9. The subject property shall be 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 subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1000. These monies shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for ten annual inspections. 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 conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department 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 site plan on file. The amount charged for additional inspection shall be \$150 per inspection or the current recovery cost, whichever is greater.**

**Inspection Result: Fail**

- Staff discovered that the permittee had made a \$1,000 payment to the County to establish an inspection fund. However, staff found out that the permittee is providing pet grooming service, which is not authorized by CUP 00-082.

- 11. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said department. In addition, the permittee shall comply with all conditions set forth in the Fire Department memorandum dated July 18, 2001, for the project which is on file at the Department, or as otherwise required by the Fire Department.**

**Inspection Result: Pass**

- Staff contacted the Fire Department to inquire about compliance of their letter dated July 18, 2001, and confirmed that the permittee is in compliance with their requirements.

- 13. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.**

**Inspection Result: Fail**

- Staff searched for building permits for all existing buildings and structures located within the dog kennel and dog training facility. Staff couldn't find building permits for the dog grooming/laundry room, supply-storage shed, a structure and patio covers in the dog training area and patios covers in the playground area.
- 14. The permittee shall comply with requirements of the Department of Health Services and the National Pollutant Discharge Elimination System ("NPDES") as required by the California Regional Water Quality Control Board and the Los Angeles Department of Public Works.**

**Inspection Result: Pass**

- Staff contacted the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works and confirmed that the permittee is in compliance with these requirements.
- 15. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee is \$1,275.**

**Inspection Result: Pass**

- Staff confirmed that the permittee submitted a payment of \$1,275 to the County of Los Angeles.
- 17. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the**

***business being operated on the premises or that do not provide pertinent information about said premises.***

**Inspection Result: Pass**

- Staff conducted visual checks during these inspections and did not see any extraneous markings, drawings or signage not associated to the Canyon View Ranch.

**18. *In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.***

**Inspection Result: Pass**

- During inspections, staff did not see any extraneous markings.

**20. *Within 60 days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A," as presented at the public hearing, that depict, in compliance with Section 22.40.050,A of the County Code, the location of all structures and development features including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, dimensions of buildings and structures, and dimensions between buildings and structures, signs, the color and appearance of buildings and structures, roadways, parking areas, building-mounted lighting, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area. The Revised Exhibit "A" shall label the dog kennel and related animal enclosures, structures and areas shall comply with all requirements of the Department of Animal Care and Control. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A," as revised, to show the dog kennel building, dog training areas, dog play areas, parking areas, roadway dimensions and buildings, or structures with multiple uses. All revised plot plans must be accompanied by the written authorization of the property owner.***

**Inspection Result: Fail**

- After a full review of the approved Exhibit "A" site plan, staff discovered several discrepancies between existing improvements on the facility and the approved Exhibit "A." Several buildings and structures were not depicted in the approved Exhibit "A" of CUP 00-082 such as the grooming/laundry room, patio cover and a structure in the dog training area, patio covers in the playground and a supply storage shed just east of the clubhouse.

The proposed site plan for CUP R2013-02633/RCUPT201300135 shows the existing supply storage shed, grooming/laundry room and a patio cover adjoining it, but patio covers in the dog training area and playground were not depicted in the proposed site plan for the new CUP.

**Figure 2: Structures not depicted in the approved Exhibit "A" site plan of CUP 00-082**



- 22. Within one year of the effective date of Zone Change Case No. 00-082-(3) the permittee shall establish, to the satisfaction of the Planning Director, and appropriate off-site location where clients may drop off and pick up their dogs for transport by the permittee to or from the dog kennel and dog training facility. The permittee shall work with the Fire Department and the Public Works Department in developing the shuttle service. The permittee shall provide a service to transport multiple dogs from the off-site facility to the dog kennel and dog training facility. The permittee shall notify the Director when such an off-site location is operational. If such a shuttle service is not established and operational within one year of the effective date of Zone Change Case No. 00-082-(3), the conditional use permit shall terminate.**

**Inspection Result: Pass**

- During the inspection on July 23, 2015, staff asked Mr. Timko the whereabouts of their off-site facility to transport multiple dogs to the Canyon View Ranch. Mr. Timko informed staff that they had an off-site facility before, but they stopped using it since they began providing free pick-up and delivery service at their clients' homes.
- 23. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected or moved onto any part of the property.**

**Inspection Result: Fail**

- As indicated in the inspection result for condition No. 20, staff discovered several buildings and structures built on the property not depicted on the approved Exhibit "A" site plan.

24. *No existing building or structure to be demolished under the development program is authorized for continued use.*

**Inspection Result: Pass**

- The approved Exhibit "A" site plan does not have any building or structure marked to be demolished.

26. *The operation of the dog kennel and dog training facility shall be further subject to all of the following restrictions:*

- a. *The permittee shall keep all facility licenses current and have such licenses available for inspection at all times.*

**Inspection Result: Fail**

- During the inspection on May 27, 2015, staff asked Mr. Timko if he could present all of his current facility licenses, including a permit from the County's Animal Care and Control. He said that he did not have his Animal Care and Control license current because the Animal Care and Control would not process his application until the pending CUP is approved. Staff asked whether Mr. Timko had a business license from County but he did not.

Staff later found out that dog kennels and dog training facilities were not subject to business license requirements according to the Los Angeles County Treasure and Tax Collector website ([https://ttc.lacounty.gov/proptax/Business\\_License\\_List.htm](https://ttc.lacounty.gov/proptax/Business_License_List.htm)).

- b. *No animal shall be kept or allowed to be outside the facility's fences except while under the control of the animal's owner or a qualified trainer.*

**Inspection result: Pass**

- Staff did not see any dogs outside of the facility's fences during each inspection. On May 27, 2015 and July 27, 2015, staff asked Mr. Timko whether Canyon View Ranch has a policy allowing dogs outside of the facility's fences. Mr. Timko said that Canyon View Ranch doesn't allow dogs to go outside of the facility.

- c. *The permittee shall employ noise attenuation equipment and/or measures as needed to the satisfaction of the Director.*

**Inspection result: Pass**

- From a private roadway just north of the subject property, staff was monitoring for any dog kennel or dog training activity on Sunday, June 7, 2015, from 3 pm to 4 pm. Staff only heard multiple dog barks coming out of the Canyon View Ranch. Staff heard approximately 54 barks within an hour as well as some human voices trying to silence the dogs. Below, **Table 1** contains a detailed breakdown of number of dog barks heard.

**Table 1: Dog Bark Counting on June 7**

<b>Time (PM)</b>	<b>Number of Barks Heard</b>
3:15	1
3:20	1
3:23	1
3:24	2
3:25	2
3:26	1
3:27	1
3:32	2
3:34	5
3:35	4
3:37	4
3:43	10*
3:44	12*
3:45	6*

\* Barks heard sounded like the same dog barking

During the inspection on July 23, 2015, staff asked Mr. Timko on how Canyon View Ranch had mitigated noise issues such as dog barking. Staff also asked if they have any equipment on the premises that would help reduce the noise level. In response, Mr. Timko informed staff that they have not employed any noise attenuation equipment but have implemented some measures to reduce the noise. He indicated that the rooms in the club house on both floors were soundproof by covering walls and windows with carpet. Mr. Timko stated his employees would put heavy barking dogs on the second floor since it was soundproofed better than first floor. Mr. Timko showed the soundproof walls in the clubhouse.

Although the rooms in the clubhouse were soundproofed, staff could still hear dogs barking inside the building while standing outside the clubhouse. In fact, staff was able to hear dogs barking inside the building at each inspection; however, the dog barks heard weren't very loud or excessive.

- d. *The permittee shall keep dog waste in airtight containers and in separate trash bins and disposed of at least once per week.***

**Inspection Result: Pass**

- On May 27, 2015, staff asked Mr. Timko where the trash bins for dog waste were being kept. Mr. Timko showed staff where their trash bins were being stored. Staff asked him which of the bins were for dog waste. He began to open several trash bins but couldn't identify which bin was for dog waste. He then showed staff two trash bins that had horse manure inside. Staff explained to him that the dog waste must be placed inside an airtight bag and disposed in a separate trash bin. Mr. Timko then told staff that they do use plastic bags for dog waste and that those bags must have been under the horse manure. He then informed staff that all bins were picked up every Thursday.

During inspections on June 3, 2015, Mr. Randy Neece explained that the horse manure was kept in the brown bins, and the dog waste was tied off in plastic bags and placed in the black trash bins. Staff opened all black trash bins and saw that the bin had plastic bags inside presumably with dog waste inside.

- e. *The permittee shall employ additional odor mitigation measures, as needed, to the satisfaction of the Director.*

**Inspection Result: Pass**

- On July 23, staff asked Mr. Timko how Canyon View Ranch manages odor. He stated that his employees immediately clean the ground from any dog waste and place the waste inside the trash can. He indicated that his employees always keep dog waste inside a sealed trash bag. He continued to state that the cans are routinely cleaned up four times a day. Although staff was able to smell the dog odor during each visit, the odor was not overwhelmingly strong.

- f. *The dog kennel and dog training facility shall be limited to a maximum of 30 dogs on the premises at any one time.*

**Inspection Result: Fail**

- Staff was able to count the number of dogs during five or the six inspections. However, staff did confirm that Canyon View Ranch has kept more than 30 dogs during each inspection by counting or the number of dogs provided on their End of Day Reports. Please see Table 2 for the number of dogs counted by staff.

**Figure 3: Staff Counting Dogs**



**Table 2: Number of Dogs Counted by Staff**

Date	Number of Dogs
June 3	62
June 16	56
July 6	47
July 23	54
August 1	47

Staff also obtained copies of computer-generated reports titled as "End of Day Report", which is a list of dogs that would stay at Canyon View Ranch each night. Staff obtained copies of the "End of Day Report" for May 26, 2015, June 3, 2015, June 16, 2015, July 3, 2015, July 4, 2015 and July 6, 2015 from the permittee.

On July 23, 2015, around 9:46 AM, staff asked for the "End of Day Reports" from July 17, 2015 to July 23, 2015 to Mr. Timko. Mr. Timko acknowledged staff's request and began to work on a computer inside of the office with an employee. As the preparation was taking longer than expected, staff and Mr. Timko left the office area to conduct inspection on other conditions of CUP 00-082. After staff completed their inspection, Mr. Timko and staff returned to the office area and found Mr. Neece in the office area. Mr. Neece told staff that Mr. Timko and Mr. Neece had an appointment with their Human Resources consultant at 11:00 AM. Then, he continued to ask staff why staff needed to obtain copies of these reports and where are they going. In response, staff told him that the reports were going to be kept in the zoning enforcement case file. Mr. Neece stated that he didn't think he had an obligation to provide copies to staff and that he had concerns over releasing personal information of their clients to staff. Instead, Mr. Neece said that he could give the numbers from the "End of Day Reports". Staff understood Mr. Neece's concerns and wrote the number of dogs from the reports shown to staff. While writing down the number of dogs from the report, the consultant showed up at 11:00 as Mr. Neece had indicated. Staff was able to finish writing down the total number dogs.

Table 3 has the number of dogs shown in the "End of Day Report". On August 1, staff made a request for the copies of the "End of Day Report". Mr. Timko had an employee write down the number of dogs on a piece of paper and then handed it to staff.

**Table 3 Number of Dogs from "End of Day Report"**

Date	Number of Dogs
May 26	72
June 3	60
June 16	60
July 3	60
July 4	60
July 5*	60
July 6	58
July 17**	60

July 18**	60
July 19**	60
July 20**	57
July 21**	60
July 22**	59
July 23**	60
July 27**	58
July 28**	57
July 29**	57
July 30**	59
July 31**	60

\*Canyon View Ranch was closed on July 5, Sunday.

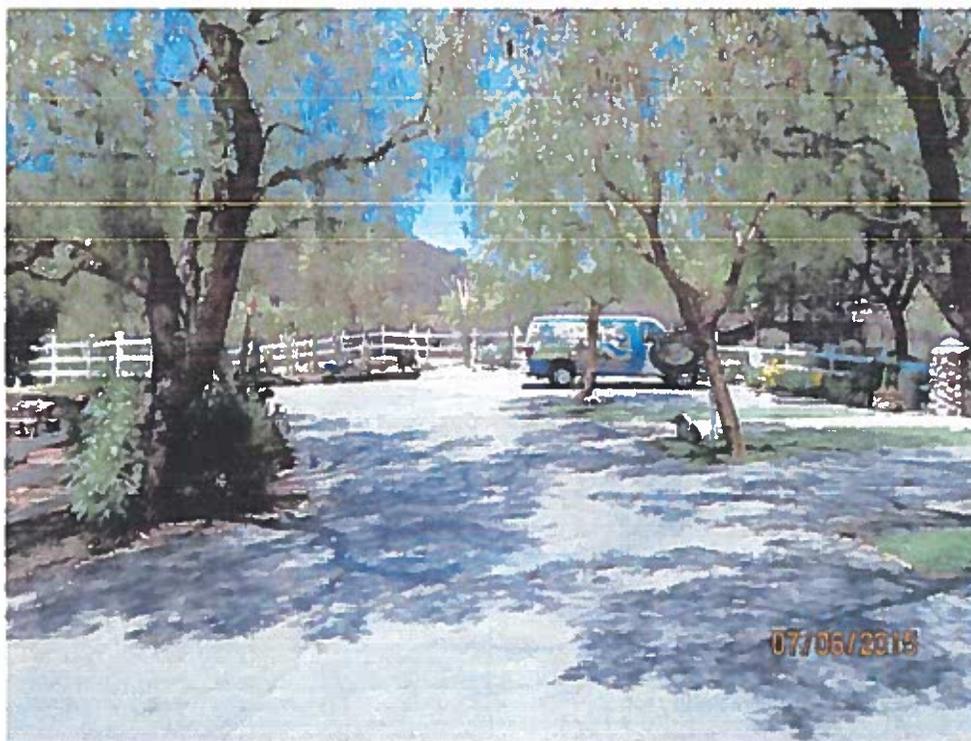
\*\*Staff did not obtain copies of "End of Day Report"

- g. Five parking spaces are required for the facility and the applicant's site plan shows twelve parking spaces.**

**Inspection Result: Pass**

- During the inspections, staff observed that the existing parking lot was consistent with the parking layout depicted in the approved Exhibit "A" site plan. Staff also noticed that additional parking was provided near the trash bin storage area.

**Picture 4 Customer Parking Lot and a Shuttle Van**



- h. Hours of public visitation shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday. The facility shall be closed to the public on Sundays.*

**Inspection Result: Pass**

- On several inspections, staff asked the owners for their hours of operation and asked whether they are open to the public on Sundays. Mr. Timko stated that they are open to public from 8:30 a.m. to 4:30 p.m. every day except Sunday.

On Sunday, June 7, 2015, staff went to an off-site location where they could observe Canyon View Ranch to verify whether the dog kennel was closed to the general public on Sunday. While staff was observing the property from 3:00 p.m. to 4:00 p.m., staff did observe three vehicles, two passenger cars and one SUV, leaving the premises, but did not see any vehicle entering the property. Given Mr. Timko's statement on July 23, 2015 that they have 3 employees present on a Sunday, staff believes that those vehicles belong to the Canyon View Ranch employees.

The Canyon View Ranch website ([http://www.canyonviewranch.com/contact\\_us.php](http://www.canyonviewranch.com/contact_us.php)) and their Yelp.com page (<http://www.yelp.com/biz/canyon-view-ranch-topanga>), list the hours operation of 8:00 a.m. through 4:00 p.m. and they are closed on Sundays.

- i. The facility shall be open to the public on an appointment-only basis.*

**Inspection Result: Pass**

- On May 27, 2015, staff asked the owners to describe the process for a Canyon View Ranch customer to visit the facility. Mr. Timko's response indicated that any client would have to make an appointment beforehand. Staff asked whether they maintained an appointment log and provide them with copies. Mr. Timko said they did have appointment logs and submitted reports titled as "Pick Up Schedule" for days of that week. He explained that these reports would have information about their daily appointments. Upon reviewing the Canyon View Ranch website ([http://www.canyonviewranch.com/contact\\_us.php](http://www.canyonviewranch.com/contact_us.php)), staff found out that tours and visits to the ranch are by appointment only.

On July 23, 2015, staff asked Mr. Timko whether Canyon View Ranch was still operating on appointment-only basis. Mr. Timko said yes. Then, staff asked whether there was any customer who visited them without making an appointment. Mr. Timko said there was. Staff continued to ask whether they took in dogs for the walk-in customers. Mr. Timko said that they would accept any dogs from a walk-in client, but such would happen very rarely. Staff further asked how frequently such walk-in would occur. Mr. Timko said that would happen once every two months. During the inspection on same day, staff observed a female walking into the office and leave a dog named "Cambridge". After she left the office, staff reviewed the appointment log and confirmed it was listed in the appointment log for the day.

Even though Mr. Timko stated that they would accept a dog from a walk-in customer, staff did not observe anyone leaving their dog on the premises nor find any evidence that such non-appointment drop-offs were taking place.

- j. The permittee shall arrange for the transportation of dogs, either by owner or the facility, to occur during off-peak hours.***

**Inspection result: Pass**

- During the inspection on May 27, 2015, staff asked Mr. Timko how they arranged the pickup and drop-off schedule. Mr. Timko said that they have their shuttle schedule or appointments outside of traffic peak time.

As there is no traffic count study available, staff reviewed the reports titled as "Delivery Schedule" and "Pick Up Schedule" of May 22, 2015, May 23, 2015, May 25, 2015, May 26, 2015, June 3, 2015 and June 6, 2015 which Canyon View Ranch provided. Staff discovered that most of the dogs were either picked up or delivered from 9:50 a.m. to 3:00 p.m. The "Pick Up Schedule" of May 22, 2015 contained seven (7) pickups scheduled from 5:50 p.m. to 6:30 p.m., but they appeared to indicate their shuttle van to arrive at off-site customer drop off location, like home, rather than Canyon View Ranch site. Staff could find similar patterns on other daily reports.

In the absence of any traffic count or traffic study to prove otherwise, staff concluded that the permittee is in compliance of Condition No 26(j).

- k. The permittee shall maintain a registry on-site of the number of customers/clients using the facility shuttle service, in order to substantiate the effectiveness of the shuttle services in trip reduction and reduced traffic on Hillside Drive. Such registry shall be available upon inspections and upon request to any County representative.***

**Inspection Result: Pass**

- Through inspections, staff learned that the permittee has been using two vans to transport dogs from/to Canyon View Ranch. Staff also observed that they also maintain a registry titled "Pick Up Schedule" and "Delivery Schedule", which contains information regarding shuttle usage. In the beginning, Mr. Timko would provide staff with copies of these reports, but Mr. Neece had refused to provide copies during the July 27, 2015 and August 1, 2015 inspection. Instead, staff could only read the schedules and write down the number of shuttle services but could not obtain copies of the schedule reports.

After reviewing reports in lieu of staff's observation, staff concluded that the permittee is in compliance of condition No 26(k).

- l. Dog shows and special events are prohibited.***

**Inspection Result: Pass**

- During inspections, staff asked whether Canyon View Ranch hosted any dog shows or special event. Owners repeatedly indicated that they do not have such dog show or special events on the premises. Staff conducted internet searches regarding such events at this subject property, but did not find any evidence.

- m. Signage for the dog kennel and dog training facility shall not exceed 18 inches x 42 inches.***

**Inspection Result: Fail**

- Staff observed two signs on the premises. The sign which is placed near the driveway of the subject property is 48 inches x 34 inches, and the other sign located in front of the decorative gate is 36 inches x 25 inches. On July 23, staff informed Mr. Timko that the signs were larger than the approved dimension, and told him they need to replace the signs or contact the permit planner to revise the condition. On August 1, Mr. Timko said that they would pursue to ensure the new permit conditions of their pending CUP have condition that can legalize the existing signs.

Picture 5 Signage Next to Parking Lot



- n. ***Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shall be shielded, so the light source is not seen by adjacent property owners, and shall be utilized only for security purposes. Night lighting shall be minimized and floodlights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor lighting.***

**Inspection Result: Fail**

- Staff counted 20 outdoor lighting fixtures on the premises while conducting an inspection on July 23. Two light bulbs were not shielded. Staff informed Mr. Timko that all exterior lighting sources must be properly shielded. Mr. Timko acknowledged. Also, staff asked Mr. Timko whether there was a motion detector on the premises, which Mr. Timko was not sure of.

On August 1, staff observed that the two outdoor lighting fixtures were still not shielded. Staff reminded Mr. Timko that all outdoor lighting fixtures must be shielded. Mr. Timko showed two (2) motion detectors installed near the employee parking area. Staff then discovered that the unshielded outdoor light bulbs are flood lights.

**Picture 6 Unshielded Exterior Flood Lights**



- o. The permittee shall use only biodegradable insecticides, detergents and herbicides on the ground of the facility.*

**Inspection Result: Pass**

- Staff inspected the supply shed, laundry room and trash bins to find evidence regarding use of non-biodegradable insecticides, detergents and herbicides, but did not find any. Canyon View Ranch is now using a product named "Accel" and "Meyers" or other products from "Seventh Generation" for cleansing purposes. Mr. Timko stated that they mix the product with water and then use it for cleaning purpose.

Staff's internet research indicated Meyers and Seventh Generation products are classified as non-toxic and biodegradable, and that "Accel" is considered as "Generally Recognized As Safe" by Food and Drug Administration. A biologist in the Department of Regional Planning confirmed a "Generally Recognized As Safe" product is bio-degradable when diluted with water.

- p. The permittee shall make an irrevocable offer of private and future right-of-way 32 feet from the centerline of Will Geer Road on an alignment to the satisfaction of the Department of Public Works.*

**Inspection Result: Pass**

- Staff contacted the Department of Public Works whether the owners have made an offer for private and future right-of-way. Mr. Ruben Cruz with Department of Public Works confirmed that the permittee made an offer.

**q. Dedicate slope easements on Will Geer Road as required by the Department of Public Works.**

**Inspection Result: Pass**

- Staff contacted the Department of Public Works if the dedication was made. Department of Public Works indicated that the owners had dedicated 30 feet of slope easements.

**r. Whenever there is an offer of a future street or a private land future street, the permittee shall provide a drainage statement/letter indicating acceptance of road drainage.**

**Inspection Result: Fail**

- Staff contacted the Department of Public Works and reviewed available grant deeds of the subject property to find out whether the permittee provided a drainage statement or letter. Staff does not have any evidence such drainage statement or letter has been submitted or recorded.

## APPENDIX A

Inspection Summary Table

	Condition	5/27 Wed.	6/3 Wed.	6/16 Tue.	7/6 Mon.	7/23 Thu.	8/1 Sat.	Comments
3.	This grant shall not be effective for any purpose until the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant and that a covenant has been recorded as required by Condition No. 19 and until all required payments have been made pursuant to Condition Nos. 9 and 16. Further, this grant shall not be effective unless and until Zone Change Case No.00-082-(3) has been adopted by the Board of Supervisors and an ordinance reflecting such change of zone has become effective.	P	P	P	P	P	P	
6.	This grant will expire unless used within six months from the effective date of Zone Change Case No. 00-082-(3). A single six-month extension may be requested prior to the expiration date. Such request shall be in writing and shall be accompanied by the appropriate fee.	P	P	P	P	P	P	
8.	This grant will terminate on November 30, 2012	F	F	F	F	F	F	CUP 00-082 has expired.
9.	The subject property shall be 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 subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1000. These monies shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional	F	F	F	F	F	F	Staff found out that the permittee is providing pet grooming service, which is not authorized by CUP 00-082.

	Condition	5/27 Wed.	6/3 Wed.	6/16 Tue.	7/6 Mon.	7/23 Thu.	8/1 Sat.	Comments
	Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for ten annual inspections. 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 conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department 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 site plan on file. The amount charged for additional inspections shall be \$150 per inspection or the current recovery cost, whichever is greater.							
11.	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said department. In addition, the permittee shall comply with all conditions set forth in the Fire Department memorandum dated July 18, 2001, for the project which is on file at the Department, or as otherwise required by the Fire Department.	P	P	P	P	P	P	Staff contacted the Fire Department, and confirmed the permittee cleared the conditions of the July 18, 2001 memo.
13.	All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.	F	F	F	F	F	F	Staff researched building permits for the dog kennel/dog training area of the subject property, and discovered some of the existing buildings did not have building permits.
14.	The permittee shall comply with requirements of the Department of	P	P	P	P	P	P	Staff contacted agencies and confirmed the permittee is in

	Condition	5/27 Wed.	6/3 Wed.	6/16 Tue.	7/6 Mon.	7/23 Thu.	8/1 Sat.	Comments
	Health Services and the National Pollutant Discharge Elimination System ("NPDES") as required by the California Regional Water Quality Control Board and the Los Angeles Department of Public Works.							compliance of NPDES.
15.	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not <i>de minimus</i> in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.	P	P	P	P	P	P	
17.	All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.	P	P	P	P	P	P	No markings, drawings or signage found.
18.	In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.	P	P	P	P	P	P	
20.	Within 60 days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A," as presented at the public hearing, that depict, in compliance with Section	F	F	F	F	F	F	Several buildings and structures were not depicted in the approved Exhibit "A" of CUP 00-082.

	Condition	5/27 Wed.	6/3 Wed.	6/16 Tue.	7/6 Mon.	7/23 Thu.	8/1 Sat.	Comments
	<p>22.40.050.A of the County Code, the location of all structures and development features including grading, yards, walls, walks, landscaping, height, bulk, and arrangement of buildings and structures, dimensions of buildings and structures, and dimensions between buildings and structures, signs, the color and appearance of buildings and structures, roadways, parking areas, buildingmounted lighting, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area. The Revised Exhibit "A" shall label the dog kennel and related animal enclosures, structures, and areas and shall comply with all requirements of the Department of Animal Control. The permittee shall obtain a kennel license from the Department of Animal Care and Control. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A," as revised, to show the dog kennel building, dog training areas, dog play areas, parking areas, roadway dimensions and buildings, or structures with multiple uses. All revised plot plans must be accompanied by the written authorization of the property owner.</p>							
22.	<p>Within one year of the effective date of Zone Change Case No. 00-082-(3) the permittee shall establish, to the satisfaction of the Planning Director, and appropriate off-site location where clients may drop off and pick up their dogs for transport by the permittee to or from the dog kennel and dog training facility. The permittee shall work with the Fire Department and the Public Works Department in developing the shuttle service. The permittee shall provide a service to transport multiple dogs from the off-site facility to the dog</p>	P	P	P	P	P	P	<p>Per owner, Canyon View Ranch used to have a drop off/pick up off-site location, but they are not using it anymore, as their shuttle vans now provide pick up/deliver at customer's home.</p>

	Condition	5/27 Wed.	6/3 Wed.	6/16 Tue.	7/6 Mon.	7/23 Thu.	8/1 Sat.	Comments
	kennel and dog training facility. The permittee shall notify the Director when such an off-site location is operational. If such a shuttle service is not established and operational within one year of the effective date of Zone Change Case No. 00-082-(3), the conditional use permit shall terminate.							
23.	No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected or moved onto any part of the property.	F	F	F	F	F	F	There are structures on the premises that are not depicted on the approved Exhibit "A" of CUP 00-082.
24.	No existing building or structure to be demolished under the development program is authorized for continued use.	P	P	P	P	P	P	
26(a)	The permittee shall keep all facility licenses current and have such licenses available for inspection at all times.	F	F	F	F	F	F	Animal Care and Control is awaiting new CUP.
26(b)	No animal shall be kept or allowed to be outside the facility's fences except while under the control of the animal's owner or a qualified trainer.	P	P	P	P	P	P	
26(c)	The permittee shall employ noise attenuation equipment and/or measures as needed to the satisfaction of the Director.	P	P	P	P	P	P	
26(d)	The permittee shall keep dog waste in airtight containers and in separate trash bins and disposed of at least once per week.	F	P	P	P	P	P	
26(e)	The permittee shall employ additional odor mitigation measures, as needed, to the satisfaction of the Director.	P	P	P	P	P	P	
26(f)	The dog kennel and dog training facility shall be limited to a maximum of 30 dogs on the premises at any one time.	F	F	F	F	F	F	Staff did confirm that Canyon View Ranch has kept more than 30 dogs during each inspection ranging from 47 to 62 dogs.

	Condition	5/27 Wed.	6/3 Wed.	6/16 Tue.	7/6 Mon.	7/23 Thu.	8/1 Sat.	Comments
26(g)	Five parking spaces are required for the facility and the applicant's site plan shows twelve parking spaces.	P	P	P	P	P	P	
26(h)	Hours of public visitation shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday. The facility shall be closed to the public on Sundays.	P	P	P	P	P	P	A Sunday inspection on June 7 disclosed the facility was closed.
26(i)	The facility shall be open to the public on an appointment-only basis.	P	P	P	P	P	P	
26(j)	The permittee shall arrange for the transportation of dogs, either by owner or the facility, to occur during off-peak hours.	P	P	P	P	P	P	
26(k)	The permittee shall maintain a registry on-site of the number of customers/clients using the facility shuttle service, in order to substantiate the effectiveness of the shuttle service in trip reduction and reduced traffic on Hillside Drive. Such registry shall be available upon inspections and upon request to any County representative.	P	P	P	P	P	P	
26(l)	Dog shows and special events are prohibited.	P	P	P	P	P	P	
26(m)	Signage for the dog kennel and dog training facility shall not exceed 18 inches x 42 inches.	F	F	F	F	F	F	Signs are 36 x 25 inches, and 48 x 34 inches
26(n)	Exterior lighting on the subject property shall be directed away from adjacent property owners, shall be of low intensity and height, shall be shielded, so the light source is not seen by adjacent property owners, and shall be utilized only for security purposes. Night lighting shall be minimized and floodlights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor lighting.	F	F	F	F	F	F	On 7/23 and 8/1, staff saw two (2) unshielded floodlights.
26(o)	The permittee shall use only biodegradable insecticides, detergents	P	P	P	P	P	P	

	Condition	5/27 Wed.	6/3 Wed.	6/16 Tue.	7/6 Mon.	7/23 Thu.	8/1 Sat.	Comments
	and herbicides on the grounds of the facility.							
26(p)	The permittee shall make an irrevocable offer of private and future right-of-way 32 feet from the centerline of Will Geer Road on an alignment to the satisfaction of the Department of Public Works	P	P	P	P	P	P	Per DPW, the permittee has made an offer.
26(q)	Dedicate slope easement on Will Geer Road as required by the Department of Public Works	P	P	P	P	P	P	Per DPW, the permittee has dedicated 30 feet from Will Geer Road
26(r)	Whenever there is an offer of a future street or a private and future street, the permittees shall provide a drainage statement/letter indicating acceptance of road drainage.	F	F	F	F	F	F	Staff does not have any evidence such drainage statement or letter has been submitted or recorded.

P – Pass / F – Fail



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14 July 2015

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Regional Planning Commissioners  
Los Angeles County  
c/o Travis Seawards  
320 W. Temple Street  
Los Angeles, CA 90012

Re: Canyon View Boarding and Training Ranch for Dogs  
1558 Will Geer Road, Topanga

EXECUTIVE OFFICER  
Clark Stevens

Dear Commissioners,

The Resource Conservation District of the Santa Monica Mountains (RCDSMM) appreciates the opportunity to comment on the CUP for the Canyon View Boarding and Training Ranch for Dogs. As a reviewing and resource agency in the Santa Monica Mountains, the RCDSMM is actively involved in monitoring local and endangered species within the Santa Monica Mountains, as well as water quality monitoring and restoration efforts to improve the health of the Topanga Creek watershed and surrounding areas.

The RCDSMM has previously submitted comment on this item in a letter dated May 12, 2015. The item was continued at the most recent hearing, and since that time we have received additional constituent input and done additional research and review in order to be responsive to that input. **This comment letter is therefore intended to replace the letter previously submitted.**

We continue to find that the natural resource impacts caused by the dog boarding and training operation as proposed in the Staff Report of the proposed CUP will be negligible for the following reasons:

- While the proposal calls for an increase in the number of animals to be housed or trained at the facility, the operational "footprint" will not be increased under the proposed CUP. The proposal does not recommend any increase in facility dimensions, and the schedule for shuttles remains the same as under current operations.
- Animal waste management and stormwater/cleaning water runoff practices and monitoring is properly addressed in the proposed CUP
- Compliance of the business with required county setbacks, traffic and visitation restrictions, use of environmentally suitable disinfectants and compliance with all Animal Care and Control Department requirements is addressed under the proposed CUP.
- We concur with county staff that the facility is consistent with permitted land uses.
- The staff report on the project noted that site visits from Regional Planning staff found the premises were well-maintained, without evidence of odors from bleach or other cleaning products, and there was no evidence of excessive barking from the animals.



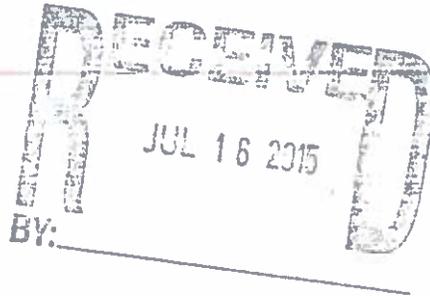
- We recognize that the County Conditional Use Permit is the ultimate determinant of the number and schedule of animals present on site, and that the appropriate number of animals may vary from the Animal Care and Control maximum due to other factors such as monitoring or enforcement capability and methods.

The RCDSMM supports well organized, environmentally suitable use of property that provides a valuable community service, and does so in ways that prevent water pollution of the Topanga Creek Watershed. The RCDSMM finds that the land use defined under the proposed CUP is structured to be protective of the community's natural resource values.

Thank you for your consideration.

Sincerely,

Clark Stevens, Architect  
Executive Officer



From:  
Sarah Samson  
21316 Hillside Drive  
Topanga, CA 902090

To:  
Department of Regional Planning  
320 W Temple Street  
Los Angeles, CA 90012

Regional Planning Commissioners  
RE: Canyon View Ranch - CUP No R201302633  
May 6, 2015

Dear Commissioners

I wanted to write this note for you in support of Canyon View Ranch as I understand that the renewal of their permit is currently under review.

We moved to Hillside Drive in Topanga a year ago from West Hollywood when we bought this house - and as you will know Hillside Drive is the only access route to Will Geer Road where the Ranch is located.

Our house is situated directly on the road and we see and hear the most traffic of almost all other houses en-route to Canyon View Ranch. In my opinion - if anyone would have any reason to complain about traffic or noise it could be us. Which is why its important you receive this letter so you know we are absolutely 100% supporting the renewal of their license. My husband works from home and his office is directly over the roadside - as are both of our bedrooms in the house. I am personally home 5 days of 7 during the week. We have first hand experience of every single vehicle which travels to Canyon View - to Will Geer Via Hillside.

I am a lover of the peace and quiet and sensitive to traffic noise having grown up in the peaceful British countryside - but I can wholeheartedly tell you that the traffic to Canyon View Ranch does NOT disturb us. In fact for your information, the most actual real disruptive disturbance comes from work trucks or various other numerous noisy cars and vans travelling into Hillside and Will Geer in the early hours of the morning and in the evenings - and not from what I see any of this being caused by Canyon View Ranch or customers at all who are all easily identifiable as having happy dogs hanging out of their windows! And what traffic there is created by them, is at least for a unique business which is in support of nature and animals - which is, in my opinion, completely appropriate for the area in which we live and deserves full support.

I would also like to tell you that - in fact - Canyon View Ranch was one of the reasons we actually chose to live in this area, being animal lovers and countryside lovers. And having

previously had our dog in many other daycare centres that the rest of LA offers - where they are kept in a closed and chemically smelling dark room all day and walked briefly a few times with 8 or more other dogs. Instead our dog adores going to Canyon View on the occasions he needs to stay there - whereas he hated all the other places we had tried and used to come back frankly emotionally disturbed by them. At Canyon View he's happy, loves the other dogs, the outdoor facilities, the peace and space it offers. There's simply nothing like it and it's the only place where I'm happy leaving our dog. The staff are always polite, fantastic with the dogs and he comes home content and healthy from the wonderful unparalleled peaceful facilities. We also walk along Will Geer almost daily with our dog and again I see and hear how undisturbed it is, how peaceful the ranch itself is and the dogs always are. Whenever we have visitors we always walk there to show them this fantastic dog facility and its always admired!

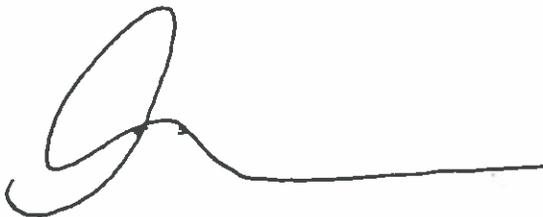
So I write to you on two counts in order to support the renewal of their permit, as a dog lover who appreciates the fantastic care and facilities this ranch offers - but also importantly, as a close neighbor who hears and sees the traffic flow all day, every day. This ranch is providing a fantastic service and from that position I can state firmly we don't find the traffic to and from their facilities the intrusive or disturbing and we would be extremely upset should their license not be renewed.

I am more than happy to host anyone here from your office for the day to actually prove, in person the weight with which we believe our supporting letter should hold to support their renewal. We would also happily provide you with any supporting witness statements necessary.

I hope that we can continue to rely on your support of Canyon View Ranch's renewal. The Ranch is an incredible and great asset to this area, and Los Angeles as a whole, and can only exist here.

It would be a terrible and unnecessary loss to so many people and animals should they not be able to keep this open. I hope we can continue to enjoy their facilities as customers and neighbors for many years.

Yours Sincerely

A handwritten signature in black ink, consisting of a large, stylized initial 'S' followed by a long horizontal line extending to the right.

Sarah Samson

DAVID T. MILLER / RICK A. NELSON  
7932 NARDIAN WAY  
LOS ANGELES, CALIFORNIA 90045

May 14, 2015

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners,

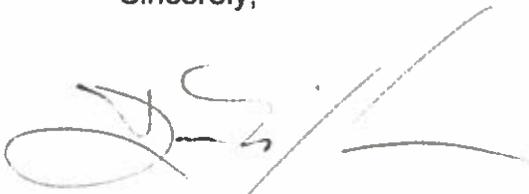
This letter is to express our support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to us and to our dogs. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

We credit Canyon View with saving our relationship with our rescued Labrador Retriever. We were her last hope at a permanent home, but at five years old she had been neglected and never trained. After a month of training (for our dog and for us), she was a different dog and we were blessed to have her for another seven years.

We wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



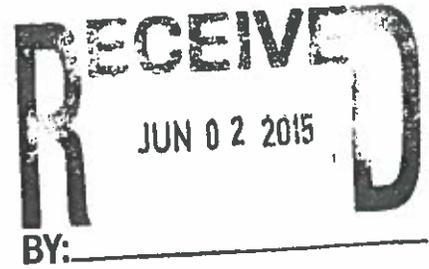
David T. Miller



Rick A. Nelson

Cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

*Caroline Gilbert*

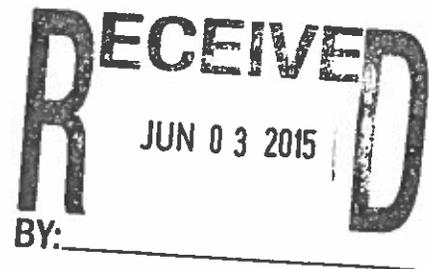
cc: Travis Seawards

*Our dogs, Penny & Remy, live amongst the city life & smog of Los Angeles. We love to treat them with a few weeks at Canyon View Ranch, and they always come back revived & happy! The staff at Canyon View really care for their customers and are great additions to the Los Angeles area. We look forward to having our dogs stay with them over the holidays when we go out of town!*

5/31/15

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633



Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

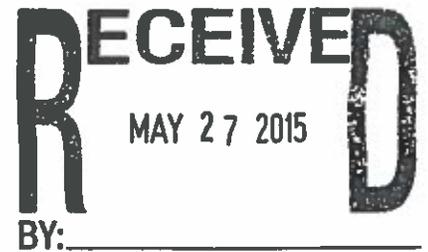
Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink, appearing to be "Bill" followed by a long horizontal line.

cc: Travis Seawards



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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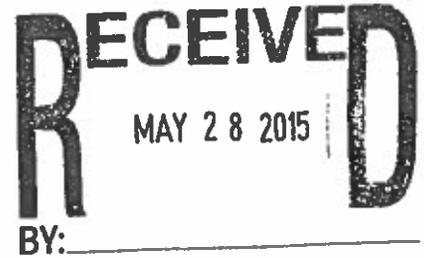
I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink, appearing to be "Sheryl Lee". The signature is written in a cursive, flowing style. Below the signature, the name "Sheryl Lee" is printed in a simple, sans-serif font.

Sheryl Lee

cc: Travis Seawards



Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink that reads "Cassa Merino". The signature is written in a cursive, flowing style.

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Tonya Traferi-Hoffmann

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

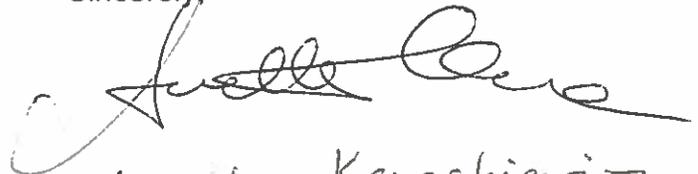
Dear Commissioners:

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Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Anette Karaskiewicz

cc: Travis Seawards

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

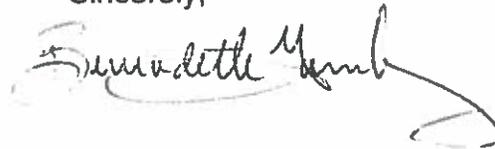
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



P.S. I have boarded <sup>and trained</sup> my Alaskan Malamute with Canyon View for over a month. Everywhere I have heard of dogs barking or carrying on. They do a great job of making a dog kennel seem invisible!!

cc: Travis Seawards

RECEIVED  
JUN 23 2015  
BY: \_\_\_\_\_

## Travis Seawards

---

**From:** Lisa Johnson [lisajlasvegas@me.com]  
**Sent:** Tuesday, July 21, 2015 4:13 PM  
**To:** Travis Seawards  
**Cc:** Michael Kaplan; LISA JOHNSON  
**Subject:** Canyon View Ranch - Kennel Cough conditions

Hello Travis,

This is Lisa Johnson and Michael Kaplan reaching out to you regarding our two boxer puppies that were recently boarded for obedience training at Canyon View Ranch. Please see details below. We are VERY concerned about the conditions at CVR. We believe them to be out of compliance with health standards for dogs and I understand they have also been operating without a permit for over 2 years and apparently have turned inspectors away. I also don't understand why they are located in a residential area. At any rate after a 12 day stay our dogs both contracted Parasites causing Severe Diarrhea and Kennel Cough that turned into full blown pneumonia with our 15 month old. The owner Joe has been complacent about taking responsibility and has not apologized for this happening. He did offer to pay us half our vet bills, and truthfully this is not enough. We paid them \$2000 for boarding/obedience and thus far \$2300 in vet bills plus more to come. They need to be exposed and shut down. The facility may look beautiful on the outside but are teeming with parasites and disease inside. The details of our experience are outlined below. Please advise if you can help in any way. Thank you.

Best,  
Lisa S. Johnson  
Michael Kaplan

BELOW MY YELP REVIEW:

\*CAUTION\* Note currently 7/20/15, there are 38 Reviews on Yelp for Canyon View Ranch. 23 are positive and 16 are NEGATIVE. Nearly 50% of these reviews are NEGATIVE - Before you read my review, let this ratio speak for itself.

On June 29th, we took our two Boxers—one 15 months old, the other 5 months old—to Canyon View Ranch Dog boarding and training facility in Topanga California. We were delighted with this amazing facility we had toured a week prior, so while we went to Europe we brought our beautiful healthy Boxers in to begin what was going to be boarded obedience training for a 30 day period. They assured us the facility was safe and clean, and that they required all dogs to have appropriate shots to prevent disease. They charged my credit card \$2,000 on June 29th.

On July 7th upon receiving a photo of our dogs, it was obvious that something was wrong with our 15 month old Boxer. In the photo she looked unhappy and her ears were drooped. We mentioned this to them in our response to the emailed photo. This should have been a red alert for them to keep an eye on her. They did not respond to our email that we had any concerns.

On July 10th we arrived at the facility and learned that both our dogs had severe diarrhea and that our 15 month old Boxer was shaking—something we had never seen her do before. The 15 month old had diarrhea in her crate and they advised they had bathed her because she had gone potty in her crate. We advised the facility that we wanted to take our dogs home that weekend and bring them back on Monday. They discouraged us from taking the dogs home as they explained it would greatly reduce the training already done however after lengthy discussion, they agreed to let us take the dogs home after we suggested we extend their training an

additional week. Thank goodness we did take them home for the weekend, with the intention to return them on Monday, because the next day our oldest Boxer had not only the severe diarrhea, she also had a bad running nose, watering eyes and had hacked and coughed all night long. In the morning she did not even want to come out of her crate to go to the bathroom or eat breakfast. Our 5 month old puppy Boxer had severe diarrhea.

On July 12th, we brought our dogs to their Vet. After an exam and a stool test, the Vet said both of our dogs had caught parasites causing the diarrhea. As well they had contracted a disease called Kennel Cough, at the Canyon View Ranch facility. The Vet prescribed 4 pills to be administered twice per day to each dog, plus medicine to sprinkle on their food for parasites. EIGHT pills a day is A LOT of pills. Approximately two days later our 15 month old Boxer seemed to be getting worse, so we took her to a special hospital vet center. This time, the vet placed her in the hospital and diagnosed her with pneumonia—all the result of conditions at Canyon View Ranch. So far, we have spent \$2,300 in medical bills for our two dogs that were completely healthy prior to going to the Canyon View Dog facility.

We believe our 15 month old dog was already having diarrhea and was sick when we received the July 7th photograph where she looks unhappy and her ears are drooped. They did not notify us our dogs had diarrhea, nor that they had recently had another dog at their facility that had pneumonia that the owner Joe revealed to us when we called and wrote to him with our concerns.

Joe wrote "Hi Michael, I'm so sorry to hear about the K.C. I thought we were over it. The last case was over 10 days ago." Later he tried to retract this and wrote: "I would like to address another misunderstanding of what you thought I said. When I said that we had a dog that came down with pneumonia, the dog actually came down with it when he was at home, not when he was boarding with us". Further he wrote: "KC is passed from one dog to another, which is why we isolate any dog if it is showing symptoms". Yet they never isolated our dog when it was showing symptoms when we mentioned our 15 month old looked unhappy and had drooping ears, from the July 7th photo.

It's perplexing they encouraged us to keep our dogs there to continue training, completely unaware that anything was wrong with them when we wanted to take them home for the weekend. Had we not brought our dogs home for the weekend its frightening to think how our 15 month old dogs health would have worsened had we not caught her kennel cough, that in fact turned to pneumonia, had she stayed there any more days. Our 5 month old baby Boxer's condition has also worsened since we brought her home. At first she did not display any issues other than severe diarrhea, but the day after our 15 month old was diagnosed, the baby began to cough so she had to be put on all the meds as well, and her condition has worsened, she now coughs, has runny nose and diarrhea. We are hoping we got her on the meds in time to where it will not progress any further. Meanwhile our 15 month old had to stay two nights in the overnight hospital, she is that sick they wanted to keep her under close observation. Pneumonia is not something you can play with, kennel cough clearly can easily progress to pneumonia when not treated right away and baby puppies can die from it.

We picked our girls up 10 days ago now and they STILL have bad diarrhea, the 15 month old is still listless and coughing badly. Our baby boxer seems to have responded well to the medication and is doing better, still has diarrhea though. Over 10 days both girls have bad diarrhea. Imagine how you would feel physically if you had the same condition.

Canyon View Ranch looks like a beautiful paradise for dogs on the outside but is teeming with disease on the inside and the owner Joe is complacent about taking accountability for his property and the grief they have caused us and our beautiful Boxers, not to mention we paid them \$2000 for two weeks of boarded training and thus far \$2300 in medical bills. Pure outrage. Had Joe or his staff told us when we checked the dogs in that they had had kennel cough and pneumonia issues with another dog(s) recently we would not have left our dogs at their facility. They should have an obligation to keep their facility free from such disease

and should an outbreak occur be obligated to notify dog owners their dog may be subjected to this condition. Joe has offered to reimburse us half of the medical bills. This however is not a good enough resolution. Canyon View Ranch should take full responsibility for their negligence, despite they make you sign a contract that your dog may get kennel cough while staying at their facility. They need to take stronger measures and accountability to keep their facility so clean no dogs get it. Our sweet boxer got an EXTREME case of it and we have been worried sick about her. We have had to change our schedules to accommodate her medical needs. It has been a very stressful and expensive experience for both our dogs and us.

**DONIGER & FETTER**  
3713 Lowry Road  
Los Angeles, CA 90027  
(213) 675-1880  
tom@donigerandfetter.com

Thomas Doniger

Henry D. Fetter  
Of Counsel

July 28, 2015

The Honorable Esther L. Valadez, Commissioner  
The Honorable Stephanie Princetl, Commissioner  
The Honorable David W. Louie, Commissioner  
The Honorable Curt Pedersen, Commissioner  
The Honorable Pat Modugno, Commissioner  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

Re: Project No. R2013-02633-(3); CUP No. 201300135  
Conditional Use Permit to Allow and Expand Maintenance of a Dog  
Kennel at 1558 Will Geer Road, Topanga, California, Petitioned by  
Randall Neece and Joseph Timko. .

Dear Commissioners:

I am again writing you on behalf of L. Elsie, LLC (the "LLC"), the record owner of the parcel of real property commonly described as 1370 Will Geer Road, Topanga Canyon, California 90290 (the "Elsie property"). The purpose of this letter is to report to you with respect to a recent discussion I had with County Counsel regarding the above-referenced application for a permit. I requested an opportunity to discuss the legal points regarding access to the subject Kennel with County Counsel because the May 13, 2015 public hearing did not provide a full opportunity to discuss those legal points, as speakers are limited to three minutes.

Prior to my conversation with Mr. Joseph Nicchitta of County Counsel, I wrote him an email, a copy of which is attached to this letter, for your review. Mr. Nicchitta and I enjoyed a cordial and informative discussion regarding the legal points I previously raised by letters and which were raised, very briefly, in the hearing with respect to the above-referenced project.

I urge each of you to have a full discussion with County Counsel regarding whether the Commission has the legal power – jurisdiction – to issue the requested permit. While I will not presume to speak for Mr. Nicchitta, nor do I claim to be privy to County Counsel's advice to his Commissioner clients, you should be fully advised as to the legal issues before acting on the Kennel's application. Indeed, it is your duty to be fully advised.

I believe that you will be advised by your counsel, contrary to the arguments advanced to defend the legality of issuance of the permit at the hearing, that: (1) County Code §22.24.090.A does not provide the County with a "safe harbor" to grant the requested permit, despite the violation of the neighboring easements; (2) *LT-WR, LLC v. California Coastal Commission*, 151 Cal. App. 4<sup>th</sup> 770 (2007), the case relied upon by the applicants, does not support issuance of the subject permit and is irrelevant to the application before the Commission; (3) The Commission is required to both recognize the existence and scope of the neighboring recorded easements and to refrain from issuing permits which violate those recorded easements; and (4) The Commission must follow the law of California which prohibits the granting of the requested permit and, therefore, would make issuance of such a permit an *ultra vires* act by the Commission.

In short, unlike the Commission which originally issued a permit to the Kennel in 2003 (the applicable 2003 Findings show that the access issues raised here were not then identified or addressed), you and your counsel have been apprised of the access issues and have the applicable law and controlling legal authorities before you. You have no choice but to follow them.

Respectfully submitted,



Thomas Doniger

cc:

Travis Seaward, Regional Planner  
Gina Natoli, Supervising Regional Planner  
County Counsel, c/o Commission Services  
Joseph Nicchitta, Esq.



Thomas Doniger <tom@donigerandfetter.com>

**RE: Project No. R2013-02633-(3); CUP No. 201300135 Conditional Use Permit to Allow and Expand Maintenance of a Dog Kennel at 1558 Will Geer Road, Topanga, California,**

1 message

Thomas Doniger <tom@donigerandfetter.com>

Tue, Jun 2, 2015 at 3:13 PM

To: "Nicchitta, Joseph M." <jnicchitta@counsel.lacounty.gov>

Mr. Nicchitta,

I wanted to email you in advance of our conversation, scheduled for the 5th of this month, to raise two legal points which I hope to discuss with you. These two points are based upon the two speaking points you made in your response to Commissioner Princett's inquiry of you at the hearing on May 13. As you may recall, she inquired as to whether my statement of the applicable law as to the illegality of the Kennel's access over private easements along Will Geer Road were correct.

Taking the second of your points first -- that County Code §22.24.090.A rendered legal the Kennel's use of lesser zoned private easements along Will Geer Road -- you argued that this Section allowed "[a]ccess to property lawfully used for a purpose not permitted in Zone A-1" and, therefore, the Kennel could use the A-1 zoned easements over its neighbors' property for access to its A-2 zoned commercial business. While I believe each of the arguments I advanced in my May 8, 2015 letter to rebut this contention are meritorious, I invite you to consider one other argument, not advanced in that letter, about which there can be no genuine debate.

By its express terms, this Section applies only to uses which are "subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1)." The Kennel's A-2 zoned commercial business cannot be operated "subject to the same limitations and conditions" of R-1 zoning, cannot be operated in Zone R-1 and, therefore, Section 22.24.090 A could not (even if construed as you contend) allow the servient tenements' easements to be used for "[a]ccess to [the Kennel's] property." This argument is not open to debate. Accordingly, the Commission should be advised that this Section does not, as a matter of law, allow issuance of the subject CUP with its concomitant violation of the servient landowners' easement rights.

Your second point in response to Commissioner Princett's inquiry was that:

REALLY THAT REQUIRE A DECISION BY THIS COMMISSION AS TO THE SCOPE AND EXTENT TO HAVE OF THE LEGAL RIGHTS OF THE TENANTS AND TYPICALLY THAT IS NOT AN APPROPRIATE DETERMINATION FOR THIS COMMISSION TO MAKE. THIS COMMISSION MAKES LAND USE BASED DECISIONS, DETERMINATIONS BASED ON LAND USE. THERE IS EVIDENCE OF AN EASEMENT, IT IS THERE FOR ROAD PURPOSE, THERE IS EVIDENCE THAT IT'S BEING USED FOR ROAD PURPOSES, IT'S BEEN USED FOR THAT PURPOSE FOR SOME TIME [Quoting available transcript of the May 13, 2015 hearing.]

This was your argument in response to my point, supported by several cases, that it was both a violation of the servient landowners' rights and a zoning violation, as a matter of law, to issue a CUP which required use of A-1 zoned easements for access to an A-2 zoned commercial business. The case you relied upon (*LT-WR*) to support your argument does not support your argument and is not relevant to the issue presented. Not only *can* the Commission recognize the recorded zoning of the relevant dominant and servient properties and the recorded scope and descriptions of the relevant easements (this case does not involve mere "evidence of an easement", as you stated and as *LT-WR* considered), it is *required* to do so, as a matter of law. That is, of course, how "land use based decisions" are made -- the role of the Commission, as you pointed out to Commissioner Princett. In fact, the Staff Analysis recognized and relied upon precisely such matters -- as the staff is required to do. The Commission is not permitted to ignore the legal rights and obligations of the affected land owners (all of record), to deliberately create zoning violations and to abdicate its legal and ethical obligations by so doing.

Similarly, the suggestion that the cases I cited (*Teachers, City & Co. of San Francisco, Bartholomew*) are

somehow "special facts" cases which do not bind the Commission and will not be followed by the courts is also incorrect. These are not "special facts" cases – they are the leading cases on the points for which they have been cited. Other cases and treatises support those authorities and the legal bases on which these cases were decided – and they must and will be followed. There is simply no genuine dispute as to the identity and effect of these controlling authorities which would render *ultra vires* the issuance of the requested CUP.

I understand that the applicants for the subject CUP have actively supported the past and present District Supervisor, as well as their staffs. However, whatever the politicians and their appointees may do as a result of such support, it remains a public lawyer's duty to understand and present the law objectively and accurately. I look forward to our discussion of these and other points on Friday.

Thank you.

--  
Thomas Doniger  
Doniger & Fetter  
3713 Lowry Rd.  
Los Angeles, CA 90027  
tom@donigerandfetter.com  
tel. 323 644 9701  
fax. 323 927 1850  
cell 213 675 1880



**Cox, Castle & Nicholson LLP**  
2029 Century Park East, Suite 2100  
Los Angeles, California 90067-3284  
P: 310.284.2200 F: 310.284.2100

Charles J. Moore  
310.284.2286  
cmoore@coxcastle.com

File No. 36009

August 13, 2015

**BY HAND DELIVERY**

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street, Room 150  
Los Angeles, CA 90012

**Re: Canyon View Boarding and Training Ranch for Dogs,  
1558 Will Geer Road, Topanga; Renewal of Conditional Use Permit; Case  
Number R2013-02633-(3); Hearing Date: August 26, 2015**

Dear Commissioners:

We represent Randall Neece and Joseph Timko, the applicants for the above-referenced request to renew a conditional use permit for their existing dog training and boarding facility (dog ranch) in Topanga.

This is the third letter we have delivered to the planning commission in support of our client's exceptional dog training and boarding facility. Copies of our previous letters are being resubmitted for the commission's convenience, after the three month continuance of the public hearing. The ranch has operated successfully for fifteen years on five acres in rural Topanga and this proceeding involves a request to renew the prior conditional use permit and continue operating the dog ranch.

The planning department is recommending that you renew the conditional use permit authorizing the dog ranch. The department recommends a maximum boarding capacity of sixty dogs, but only during peak periods. During off-season times, the department recommends that you limit the capacity to forty five dogs.

We believe that these limits are arbitrary, with no relationship to either meaningful operating standards or necessary mitigation.

We propose instead a dog capacity based upon actual performance, and relying on shuttle van pickups and deliveries, and insured by limits on client visits, and verified by actual trip counts on nearby private roads.

We propose to maintain an annual average of sixty dogs daily, with seasonal fluctuations, as explained in the following pages.

### **THERE IS A SCARCITY OF ESSENTIAL PUBLIC SERVICES FOR DOGS**

In our previous letters, we explained why the dog ranch should be allowed to continue providing services involving dog training, owner instruction, safe boarding and community education.

Zoning restrictions in most cities forbid outdoor kennels. Urban land has intense development including apartment complexes or residential subdivisions.

The result is that urbanization leaves room only for indoor facilities and warehouses in industrial areas, or store fronts with daycare operations.

Any existing outdoor facility, and there are not many, is either grand-fathered, or located in remote areas away from dog populations and dog owners.

The result is that there is a rise in home-based boarding and illegal kennels. These home occupations are not licensed, regulated or inspected.

The applicant has given up the search for alternate land to develop an outdoor dog facility. The only alternate opportunities include indoor warehouses and buildings. Significantly, the planning department is independently developing recommendations and a draft ordinance to improve the quality of care for dogs.

### **OVERVIEW OF CANYON VIEW'S HISTORICAL BOARDING TRENDS**

We are proposing to maintain an annual average of sixty daily dog boardings at the ranch.

Attached is an overview of boardings throughout the year based on original records. For most of the year (eight months), the ranch operates with moderate numbers of dogs (thirty to sixty dogs). Even during peak business periods (four months only), the number of client trips to and from the ranch (average five to ten clients per day) has little relationship to the higher number of dogs being boarded (sixty to ninety dogs) during the four peak months. See Tab 1.

### **COST AND EXPENSE ANALYSIS FOR FEASIBLE RANCH OPERATION**

In our initial report to the planning department, following the planning commission's hearing last May, we proposed a feasible limit of sixty dogs to be boarded this Summer. We offered written verifications on the daily dog limit. We asked traffic engineers to prepare a traffic study to show that using shuttle vans are effective to pick up and deliver dogs. Finally, we provided the attached cost and expense analysis to prove the need to board up to sixty dogs this summer.

The annual average of sixty dogs is feasible, protects the rural community, and allows this exceptional facility to stay in business. See Tab 2.

### **HISTORICAL OFF-PEAK OPERATIONS AND FEWER DOGS**

We have attached useful charts to show total daily dogs, shuttle stops, and client visits in the off-peak winter. The charts reveal that client traffic and shuttle stops are not directly proportional to the fluctuating number of dogs boarded. Note that the dog count goes up with Spring break. Significantly there is not much difference in either client traffic or shuttle stops when the daily dog counts fluctuate. The applicant has verified these numbers, using original ranch files and reports. See Tab 3.

### **A SIXTY DOG CAPACITY PROVED AN EFFECTIVE OPERATION THIS SUMMER**

The ranch pegged its daily boardings at sixty dogs this Summer, and informed the planning department.

The applicant counted total daily dogs, shuttle van stops for dogs and client trips at the ranch. Logs were produced to explain the resulting beneficial limit on traffic. The applicant has verified these numbers which were compiled from ranch records for client visits and shuttle van stops for dogs.

The various counts were performed in order to help focus all interested parties on the principle issue of vehicle trips.

The shuttle numbers reflect the number of stops for pick up or delivery (not the number of dogs). We wanted to measure traffic and not the number of heads.

The client trips combine drop-offs, pickups, lessons and evaluations. If there is a higher number some days, it may be because of lessons or evaluations, and not just boarding drop offs or pickups.

The total dog count reflects an end of day report, and it should be reflected in any permit condition too. Otherwise an inspector could count more dogs than the ranch should have, when extra dogs have not checked out or the shuttle has not departed with deliveries.

Finally, please note that traffic counts on Hillside Drive and Will Geer Road are being compiled by our traffic consultant and the results will be available at the planning commission hearing. See Tab 4.

### **TWO RECENT DAYS AT THE RANCH**

Attached are traffic logs prepared by the applicants for two recent days at the training and boarding ranch. This information reveals the positive effect of the applicant's reliance on shuttle vans for dogs and simultaneous limits on client visits. We will file presently an approved traffic report prepared by our traffic engineer conducted on the same two days. The report will confirm prior positive comments from the county's own department of public works. See Tab 5.

### INSPECTION NOTES

We made notes for each weekly planning department inspection since the June public hearing in order to assist in identifying any important issue of neighborhood compatibility. The inspections show that only minor issues exist, despite continuing protests by a neighborhood developer. Noise, odors, pickup and delivery services are not actual issues on this five acre dog ranch. The inspection notes are attached. See Tab 6.

### CANYON VIEW RANCH AND SUBSEQUENT DEVELOPMENT NEXT DOOR

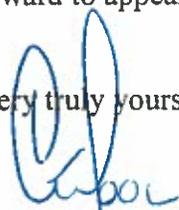
Several persons opposing the dog ranch are nearby realtors and builders who profit from intensification of residential development even in rural settings like the Topanga. Nevertheless, dog ranches are appropriate and essential in rural settings.

Photographs are attached to help describe the intensification of Topanga residential development and suggest the ambition of nearby realtors and developers in Topanga. The nearby developers may see the five acre dog ranch as an impediment for large homes and large footprints, disturbed areas and encroaching urban scale in rural Topanga. See Tab 7.

### CONCLUSION

We hope that the preceding points, and the accompanying information, will be helpful in your discussion of this important facility. We look forward to appearing at the upcoming hearing to answer any questions that you may have.

Very truly yours,



Charles J. Moore

CJM/klp

36009/6887062v1

cc: Each Commissioner  
Sorin Alexanian  
Mi Kim  
Travis Seawards

## DOG CAPACITY OVERVIEW

The concept of free-range boarding where dogs are allowed to socialize and play together in large yards had never been attempted prior to Canyon View Ranch. There were no other facilities like it with which to base a business model. Procedures and policies were developed from scratch, yards were built and modified, safety precautions implemented, and everything from logistics to staffing were refined over time to create this unique facility.

Early on, it became clear that this type of boarding was very labor intensive compared to staffing a standard kennel. Caring for live animals that are outdoors playing throughout the day requires far more personnel than if dogs are simply confined to indoor spaces. This requires different shifts of employees to supervise the yards 14 hours a days, seven days a week. The same number of personnel including shuttle drivers, administrative and office staff, and grounds crew are required whether there are 30 dogs or 100.

During the busier times (approximately 135 days throughout the year), the average is 60 to 80 dogs, and on a few occasions up to 100. The remaining eight months throughout the year when there is less demand for boarding, capacity will vary between 30 and 60 dogs. (*See attached calendar.*) An average of 60 dogs per day is needed to cover fixed expenses including payroll, insurance, taxes, and maintenance on the five-acre facility. (*See attached chart.*)

The numbers of dogs being boarded has little significance to the number of client trips to and from the ranch. Most clients utilize Canyon View's door-to-door shuttle service and have no reason to drive to the facility. Dogs often stay for days, weeks, or even months at a time and many clients have multiple dogs staying at the facility concurrently.

Since 2002 when the CUP was first approved, Canyon View has experienced substantial increases in insurance, workers compensation, taxes, and other fixed costs that, in some cases, have more than doubled and tripled over the years. Yet, during that same span of time, the conditions of the CUP have remained locked in for 15 years.

Other costs have escalated as well. The shuttle service was required as a condition of the CUP and added further expenses to the operation. The company offers its employees full health care benefits, paid time off, paid family leave, paid holidays, and entry level positions starting at far above the minimum wage. These have all added significantly to the operating costs.

If the business is to remain financially sustainable, the limit on the numbers of dogs at peak times and during off-season times of the year must also be adjusted. Money reserves from the peak summer months and holidays are critical to offset the eight months throughout the year when the number of dogs being boarded drops substantially.

Canyon View Ranch is committed to continuing to provide decent wages with full benefits to its workforce while offering services that are affordable to its customers. Dog capacity is the pivotal factor in Canyon View's ability to achieve that and to maintain the quality of care that clients expect and their dogs deserve.

\* \* \*

## Peak Times for Boarding

January							February							March						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3		1	2	3	4	5	6	7	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28	22	23	24	25	26	27	28
25	26	27	28	29	30	31								29	30	31				

April							May							June							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
			1	2	3	4						1	2			1	2	3	4	5	6
5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30					
							31														

July							August							September						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1			1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31		23	24	25	26	27	28	29	27	28	29	30			
							30	31												

October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3															
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
25	26	27	28	29	30	31	29	30						27	28	29	30	31		

**Christmas/New Years** December 18 through January 4  
**President's Day** February 13 - 16  
**Spring Break** March 27 - April 12  
**Memorial Day** May 22 - 25  
**Summer** June 15 through August 30  
**Labor Day** September 4 - 7  
**Thanksgiving** November 20 - 30

## CANYON VIEW RANCH Operating Expenses

Dogs needed *per day* to cover costs

Staff Payroll		25
Employee Benefits		3
Workers Comp		4
Maintenance & Repairs		3
Food & Supplies		4
Grounds Upkeep		3.5
Shuttle Vans		3
Advertising		2
Insurance		3.5
Accounting & Legal		3
Utilities		2.5
Taxes		3.5

**Average Number of Dogs Needed per day = 60**



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File No. 36009

June 10, 2015

Mr. Sorin Alexanian  
Deputy Director  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Re: Conditional Use Permit  
Case Number R2013-02633-(3); Continued Hearing Date August 26, 2015

Dear Mr. Alexanian:

Canyon View Ranch for Dogs (CVR) has operated successfully in Topanga for fifteen years, attracting praise from dog owners, the media, animal care and control interest groups and environmentalists. The initial conditional use permit granted in 2002 limited the number of dogs boarded at thirty. Shuttle programs and appointment-only schedules were instituted to avoid intrusions on the few neighbors once the popularity of CVR became apparent and more dogs were accepted.

In the pending matter, CVR is asking the planning commission to renew the permit and revise the number of dogs boarded. The planning staff after a two year review process is recommending renewal and up to sixty dogs during peak periods.

The planning commission hearing on May 13 was continued without action to August 26. A request was also made that CVR limit the number of dogs boarded to thirty until the August hearing.

This initial letter and the attachment constitute the initial report of CVR following the planning commission's hearing.

Confronted with a ninety day postponement of the hearing, and no opportunity to discuss the drastic impact a thirty dog limit would have in the three busiest months of the year, CVR respectfully offers the following details:

- The number of reservations for boarding already exceeds thirty in this peak vacation period, just as in recent years during the summer months.

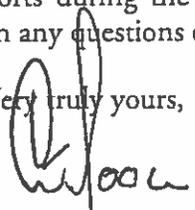
- Peak business in the summer months is essential to sustain this business and cover costs in the other nine months of each year when the number of dogs boarded is always far less.
- Sixty dogs boarded is the annual average necessary to sustain CVR, with inevitable seasonal fluctuations. Fewer dogs are usually boarded during nine months of the year.
- CVR will most likely have to close by the end of this year if it is limited to thirty dogs per day this summer. The summer provides the profit needed to sustain CVR in the other nine months.

CVR is limiting the daily number of dogs to sixty until the August hearing. CVR will insure that this number is not exceeded and will provide written verifications of the limitation. Of course, the planning department is also invited to monitor CVR. CVR will also ask traffic engineers to prepare a traffic study while a maximum of sixty dogs are boarded during the summer. The study will be ready prior to the next public hearing.

Finally, CVR explains in the attachment its operating costs and expenses, and its need to board up to sixty dogs daily this summer.

We look forward to providing further reports during the summer, prior to the planning commission's August hearing. Please contact us with any questions or comments.

Very truly yours,



Charles J. Moore

CJM/klp  
Encl.

036009\6956309v1

cc: Richard Bruckner  
Mark Child  
Jon Sanabria  
Jose De La Rosa  
Mi Kim  
Travis Seawards

## Cost and Expense Analysis

Before Canyon View Ranch was created there were no other facilities like it with which to base our business model. Procedures and policies were developed from scratch, yards were built and modified, safety precautions implemented, and over time, logistics from staffing to dog capacity were refined.

Added to the many unknowns at the time Canyon View Ranch was first conceived were the economic factors in keeping the ranch financially sustainable.

- The number of dogs at the Ranch varies greatly depending on the time of year. It is a seasonal business and relies on the income from the peak summer months and the weeks leading up to major holidays to sustain the business through the slower times when fewer people go out of town, and the business drops off significantly.
- This type of boarding has proven to be very labor intensive compared to staffing a standard kennel facility. We are caring for live animals that cannot be left in their crates for endless hours. Our day begins at 7 am when the dogs are let outside and ends at 8 pm when it's lights out. This requires two shifts each day to cover those hours, and the dogs are here 7 days a week. Whether there are 30 dogs or 100, the same number of yard attendants, shuttle drivers, administrative and office personnel, and grounds crew are required.
- What little flexibility we have in adjusting positions and people during the slower times, our preference is to keep everyone employed year round. That requires money reserves from the income during our busier times of the year.
- Approximately half of the operating expenses are allocated toward covering payroll, and at our current boarding and training rates, this alone requires the income from 25 dogs each and every day of the year.
- Fixed costs and rapid increases in insurance, workers compensation, health care benefits to staff, wages far above minimum wage, raises, etc. were unknowns at the time of the initial CUP, but in some cases they have more than doubled since 2002 while our dog capacity has been limited to 30 for the past decade.
- Costs of added services such as shuttle vans and drivers, fuel, maintenance and insurance were never factored into the original concept but became requirements of the CUP.
- Maintaining the physical plant and infrastructure to keep it running and looking immaculate has increased every year, regardless of the numbers of dogs.
- Costs to obtain the initial CUP and then costs to renew it ten years later were also never factored in but have resulted in caring for more than 2,500 dogs just to cover the expenses.
- As a result of the recession, training and boarding rates have not been raised in the past seven years while operational costs have continued to escalate. We have been awaiting renewal to establish a reasonable rate increase without turning Canyon View Ranch into a place for only the rich and famous.

## CANYON VIEW RANCH Operating Expenses

Dogs needed <i>per day</i> to cover costs		
Staff Payroll		25
Employee Benefits		3
Workers Comp		4
Maintenance & Repairs		3
Food & Supplies		4
Grounds Upkeep		3.5
Shuttle Vans		3
Advertising		2
Insurance		3.5
Accounting & Legal		3
Utilities		2.5
Taxes		3.5
<b>Average Number of Dogs Needed per day =</b>		<b>60</b>

- These are fixed costs that do not change with the numbers of dogs.
- The average income per dog per day is \$60.  
Boarding is \$57.50 per day and with training it's \$70 per day. However discounts are offered for multiple dogs in one family, extended stays, and 15% discount to all Topanga Residents.
- Expenses are operational costs only and do not include: owner's income, mortgage, or any profit.
- Staffing Monday thru Saturday:  
7am - 4 pm Opening Crew - 2 yard attendants, 1 food and med prep  
8:30 - 5:30 Manager, 2 trainers, van driver, receptionist  
11am - 8 pm Closing Crew - 2 yard attendants
- Staffing Sunday:  
7 am - 4 pm Opening Crew - 2 yard attendants, 1 food and med prep  
11 am - 8 pm Closing Crew - 2 yard attendants

OFF-PEAK OPERATIONS

Date	Total Dogs	Shuttle Stops	Client Trips
2/1/2014	52	4	8
2/2/2014	52	Sunday 0	Sunday 0
2/3/2014	46	5	4
2/4/2014	48	3	7
2/5/2014	43	4	8
2/6/2014	44	3	3
2/7/2014	53	5	4
2/8/2014	48	5	9
2/9/2014	48	Sunday 0	Sunday 0
2/10/2014	47	7	6
2/11/2014	49	5	8
2/12/2014	47	2	5
2/13/2014	64	7	10
2/14/2014	64	7	10
2/15/2014	60	3	12
2/16/2014	60	Sunday 0	Sunday 0
2/17/2014	60	Holiday 0	Holiday 0
2/18/2014	44	9	13
2/19/2014	40	2	4
2/20/2014	47	6	8
2/21/2014	48	2	4
2/22/2014	42	2	9
2/23/2014	42	Sunday 0	Sunday 0
2/24/2014	34	6	8
2/25/2014	32	2	2
2/26/2014	37	4	4
2/27/2014	40	2	4
2/28/2014	42	6	3

Date	Total Dogs	Shuttle Stops	Client Trips
3/1/2014	41	5	5
3/2/2014	41	Sunday 0	Sunday 0
3/3/2014	43	3	9
3/4/2014	40	3	4
3/5/2014	42	7	8
3/6/2014	52	3	4
3/7/2014	65	5	7
3/8/2014	64	0	10
3/9/2014	64	Sunday 0	Sunday 0
3/10/2014	51	7	13
3/11/2014	44	5	13
3/12/2014	44	3	6
3/13/2014	49	2	3
3/14/2014	64	8	9
3/15/2014	64	6	12
3/16/2014	64	Sunday 0	Sunday 0
3/17/2014	54	5	8
3/18/2014	58	4	9
3/19/2014	61	3	10
3/20/2014	68	5	5
3/21/2014	88	15	8
3/22/2014	98	8	7
3/23/2014	98	Sunday 0	Sunday 0
3/24/2014	86	14	14
3/25/2014	88	8	9
3/26/2014	92	3	7
3/27/2014	100	9	9
3/28/2014	98	9	7
3/29/2014	100	5	8
3/30/2014	100	Sunday 0	Sunday 0
3/31/2014	76	15	8

OPERATIONS THIS SUMMER KEPT AT 60 DOGS MAXIMUM

Date	Total Dogs	Shuttle Stops	Client Trips
6/1/2015	60	14	10
6/2/2015	58	9	12
6/3/2015	60	10	6
6/4/2015	58	3	5
6/5/2015	58	13	8
6/6/2015	57	8	9
6/7/2015	57	Sunday 0	Sunday 0
6/8/2015	60	10	7
6/9/2015	58	5	7
6/10/2015	60	10	2
6/11/2015	58	11	3
6/12/2015	60	3	8
6/13/2015	60	6	10
6/14/2015	60	Sunday 0	Sunday 0
6/15/2015	57	7	6
6/16/2015	60	5	5
6/17/2015	59	0	8
6/18/2015	60	4	6
6/19/2015	60	8	9
6/20/2015	60	7	6
6/21/2015	60	Sunday 0	Sunday 0
6/22/2015	57	7	6
6/23/2015	59	5	6
6/24/2015	57	3	7
6/25/2015	57	3	9
6/26/2015	60	5	7
6/27/2015	60	4	7
6/28/2015	60	Sunday 0	Sunday 0
6/29/2015	58	10	10
6/30/2015	56	1	7

Date	Total Dogs	Shuttle Stops	Client Trips
7/1/2015	59	7	6
7/2/2015	60	8	9
7/3/2015	60	10	7
7/4/2015	60	Holiday 0	Holiday 0
7/5/2015	60	Sunday 0	Sunday 0
7/6/2015	58	10	7
7/7/2015	57	6	7
7/8/2015	60	8	8
7/9/2015	59	6	5
7/10/2015	60	7	9
7/11/2015	59	11	6
7/12/2015	59	Sunday 0	Sunday 0
7/13/2015	58	11	5
7/14/2015	57	8	7
7/15/2015	59	4	10
7/16/2015	60	5	4
7/17/2015	60	9	7
7/18/2015	60	1	5
7/19/2015	60	Sunday 0	Sunday 0
7/20/2015	57	10	8
7/21/2015	60	5	7
7/22/2015	59	5	5
7/23/2015	60	2	5
7/24/2015	60	7	11
7/25/2015	60	12	10
7/26/2015	60	Sunday 0	Sunday 0
7/27/2015	58	10	11
7/28/2015	57	9	6
7/29/2015	57	3	9
7/30/2015	59	7	4
7/31/2015	60	7	10

TWO RECENT DAYS AT THE RANCH

Traffic Log for Thursday, July 16, 2015

Client Arrivals and Departures

12:15 Client 1 arrives  
12:18 Client 1 leaves  
  
12:25 Client 2 arrives  
12:42 Client 2 leaves  
  
14:07 Client 3 arrives  
14:20 Client 3 leaves  
  
15:17 Client 4 arrives  
15:28 Client 4 leaves

Staff and Shuttle Arrivals and Departures

6:28 1<sup>st</sup> shift arrives (1 car)  
Grounds Crew arrive (1 car)  
  
8:28 Office staff arrives (1 car)  
  
10:02 2<sup>nd</sup> Shift arrives (1 car)  
  
11:13 Shuttle Van Departs  
  
12:28 Staff leaves (1 car)  
  
14:57 Shuttle van returns  
  
16:09 1<sup>st</sup> Shift Leaves  
  
17:29 Office Staff and owner leave (1 car)  
  
18:58 2<sup>nd</sup> Shift leaves  
  
19:53 Owner returns

Traffic Log for Friday, July 17, 2014

Client Arrivals and Departures

8:27 Client 1 arrives  
8:33 Client 1 leaves  
  
8:59 Client 2 arrives  
9:08 Client 2 leaves  
  
9:18 Client 3 arrives  
9:30 Client 3 leaves  
  
10:37 Client 4 arrives  
10:40 Client 4 leaves  
  
10:37 Client 5 arrives  
10:50 Client 5 arrives  
  
11:58 Client 6 arrives  
12:13 Client 6 leaves  
  
14:03 Client 7 arrives  
14:12 Client 7 leaves

Staff and Van Arrivals and Departures

6:31 1<sup>st</sup> Shift Arrives (1 car)  
  
7:10 Grounds Crew arrive (1 car)  
  
8:20 Office Staff arrive (1 car)  
  
9:36 Shuttle 1 leaves  
  
9:58 2<sup>nd</sup> Shift arrives (1 car)  
  
11:29 Shuttle 2 leaves  
  
12:34 Shuttle 1 returns  
  
15:16 Shuttle 2 returns  
  
16:20 1<sup>st</sup> Shift leaves  
  
17:51 Grounds Crew leaves  
  
17:57 Office Staff leaves  
  
19:24 2<sup>nd</sup> Shift Leaves

NOTES DESCRIBING RECENT COUNTY INSPECTIONS

**June 3rd**

Phil Chung and Timothy Stapleton

Total Dog Count = 60

Gave them End of Day reports, shuttle schedule, and arrival/departure list

Inspected storage room for products used. All biodegradable. Check grooming.

Check Trash containers and observed dog waste is tied off bag and in the closed trash bin

**June 10th**

Phil Chung and Timothy Stapleton

Total Dog Count = 60

Gave them End of Day reports, shuttle schedule, and arrival/departure list

Performed a head count of dogs. Checked storage room. Checked grooming.

Check Trash containers.

**June 16th**

Phil Chung and Timothy Stapleton

Dog Count = 57

Performed a physical head of dogs. Gave them all the reports.

Checked storage room.

Showed them large dog yard (all dogs were in)

Checked grooming

Checked Trash Cans

**July 6th**

Phil Chung and Timothy Stapleton

Dog Count 58 end of day

Head count during inspection was 48 (van had not yet arrived with check ins)

Gave them End of Day Reports for July 3, 4, 5, and 6

Checked storage room

Checked grooming

Checked trash cans

**July 23rd**

Phil and Tim

Dog Count 60 end of day

Asked for records from 16th to 23rd

Shuttle van schedule and appt schedule

This time Phil had the CUP draft and began asking lots of questions. His first comment was that our sign out front was a different dimension than what was listed on the CUP. (That's because I was asked at the hearing the dimensions and just guessed at it.)

They walked around and noted the lighting in the back, two post lantern-type lights, are not shielded – as it says in the CUP that they should be. These have been there since the building was built, they are behind a wall with trees on the other side, and are not visible to any neighbor).

He wanted to take the documents with him (as he did in the past), however, this time it was a week's worth of documents. I asked him where these documents are kept and who has access to them? Phil replied that they go in his file and they're all part of public records. I said that I was not comfortable with that. Phil showed me the CUP language, and I pointed it out that it said we must allow any county personnel to inspect the records. It said nothing about taking copies of those records off the premises. He backed down immediately, and they did not leave with any records. Only what they wrote down.

Joe took them around to get a head count and to inspect the storage shed and the trash containers, and grooming.

Meanwhile, I called Chuck and asked him if the reports they wanted to take with them were considered public records and Chuck assured me that they are enforcement records and are not subject to public review. Then Chuck speculated that maybe they are considering this part of the CUP process, and then the records would be open to public review.

I saw Phil and Tim as they were leaving and let them know that I had called Chuck and he wasn't sure about the records. They said that was fine and understood, and that they didn't need them.

### Saturday, August 1st

Phil and Tim arrived on a Saturday at about 10:30 am. They wanted to see the same documents of End of Day report, pick up and drop off shuttle schedule, check in and check outs, and appointments.

We brought all the dogs inside the building for their head count.

Joe told Phil that I had transcribed some of the hearing and what was said, and Joe clarified with Phil that he wasn't the one who said anything about inspections being turned away. Joe did show him what he said regarding bleach and then asked him where he saw this bleach. Joe told him that we had already switched over to Accel. Then Phil thought maybe it was his inspection before and he just smelled it. Joe then explained to him that a lot of disinfectants can have a chemical smell even biodegradable ones. Unless he saw bottles of bleach, he shouldn't be telling the commissioners that he did.

I was in Tahoe but watching and listening to it all through the security cameras. I got on the phone with Phil and said hello, and explained that the neighbors have really latched on to some misstatements made at the hearing and told him how neighbors now think that we pour thousands of gallons of bleach into the aquifer. I explained that even back in the days when that's all there was available, it was never hosed down. It was sprayed on and left to evaporate. That's quite different than pouring thousands of gallons into the aquifer. I asked Phil for the date of the inspection when he claimed he smelled bleach, and let him know that I keep records as to when we switched to other products. I would like to know the date so I can see exactly what we were using at the time.

I also repeated to Phil what Joe said about someone else - not him - stating we turned away inspectors. I said that I don't delete my emails and have them from 2010. What actually happened is not at all the way it was presented at the hearing, and we feel a little bit like we were thrown under the bus.

He was caught off guard by all of this and went into quiet mode.

He asked Joe if he could take records with him, and I got on the phone again and said no. We don't know who can see them and they are confidential company records. The CUP requires us to let them examine the records, not take company records off the property.

He asked for the records from the past week. Joe told Kari to pull them together.

Phil read off the stats as Tim wrote them down.

Client Drop off = 3 dogs

Client Pick Ups = 5 dogs

Departures = 6 dogs (3 were on the shuttle)

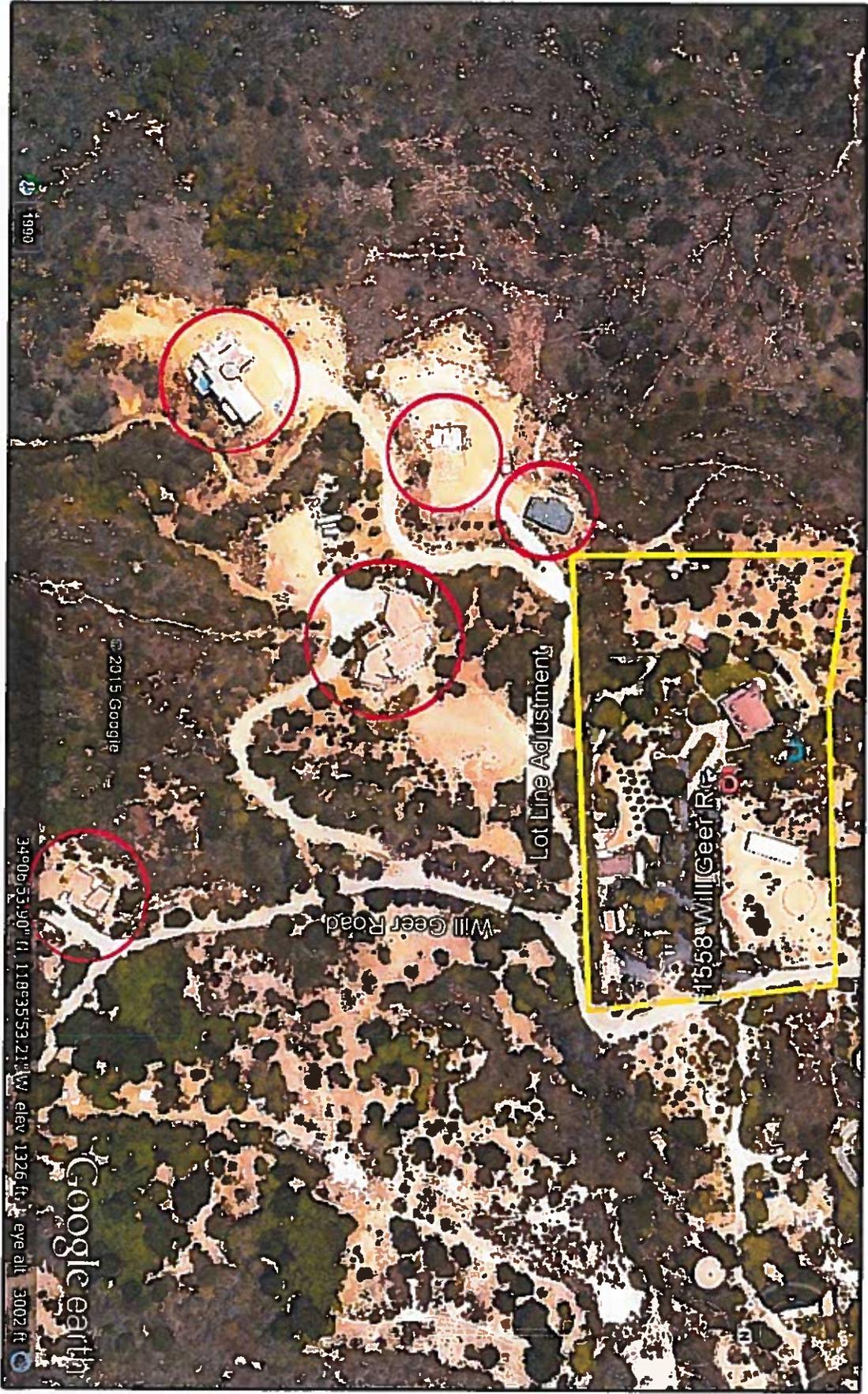
Arrivals = 9 dogs (5 were on the shuttle)

End of Day = 60

Joe asked Joe about the sign size and the lighting out back again and if we had addressed it, and since Joe didn't know what you and I had discussed, I got back on the phone again and explained that the dimensions would be changed in the new CUP language as will the lighting conditions. If the neighbors can't see it, it shouldn't be an issue nor need blinders. We need to see the dogs in that back area behind the building, it's never been the source of any complaint.

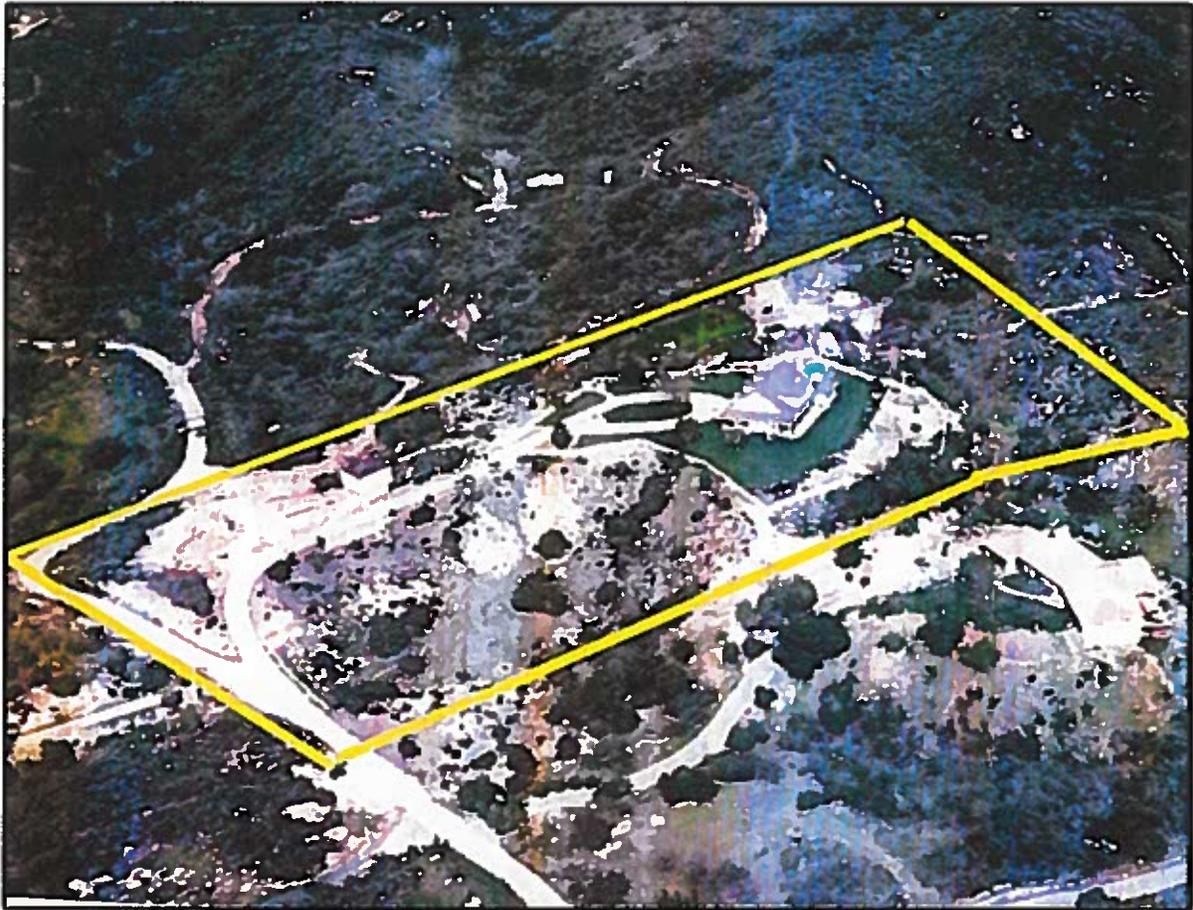
Tim was looking at the illustration of the ranch that is framed on the wall and asked Joe about the Training Yard. He wanted to know if that is where we do our training. Joe told him yes, it was one of the places. We also do it in the kitchen (as they have observed), we do it out in the driveway so the dogs get used to cars coming and going and other dogs (good distraction training), and we even take them down to the horses and train the dogs around them.

They went off on a Head Count of dogs with Joe and it all went fine at 60 dogs. When they came back, that was the end. They didn't take down info about the previous week even though Kari had prepared it for them.



Canyon View Ranch and Next Door Development 2015

Canyon View Ranch on the Mesa in 2000

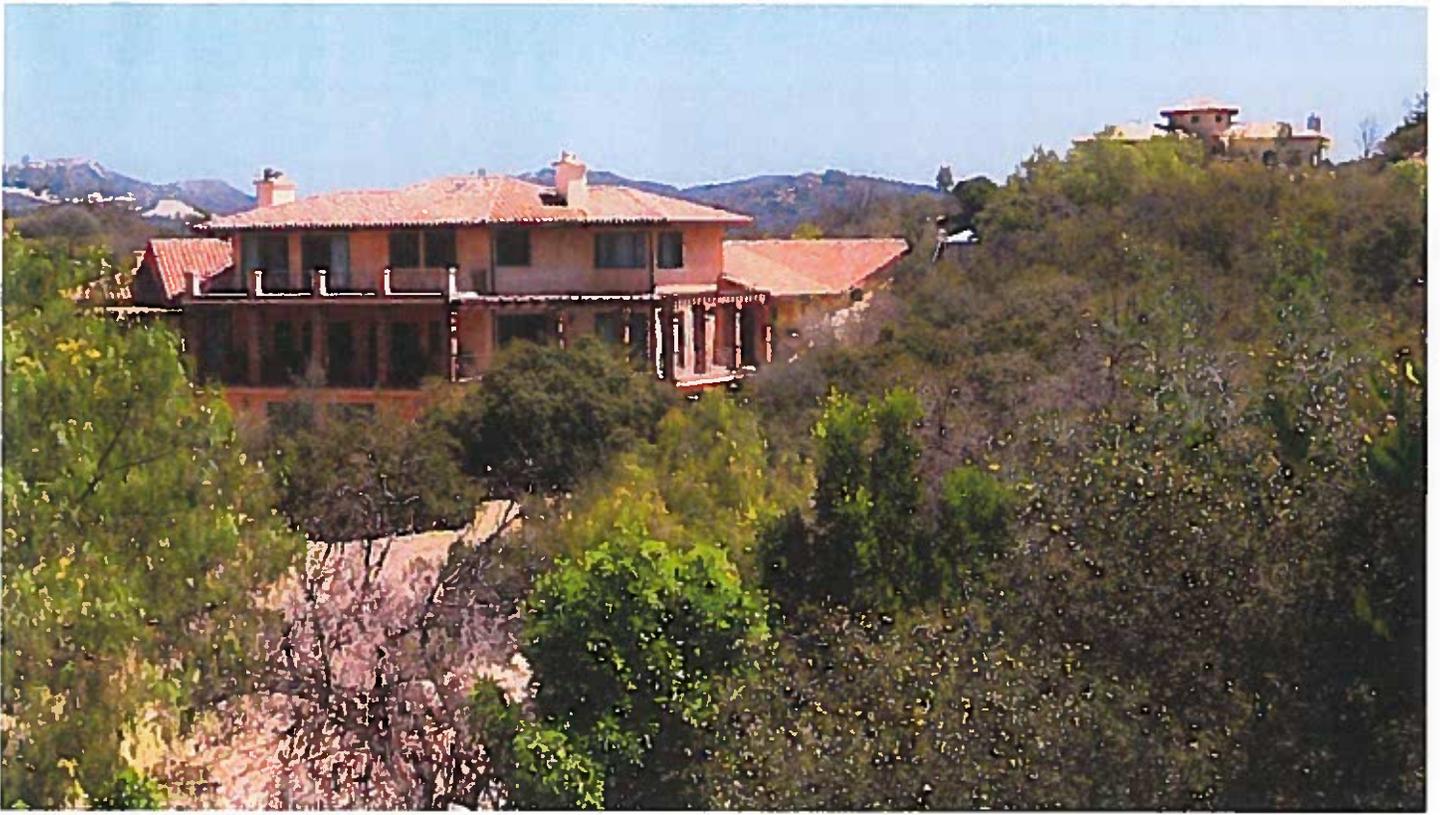


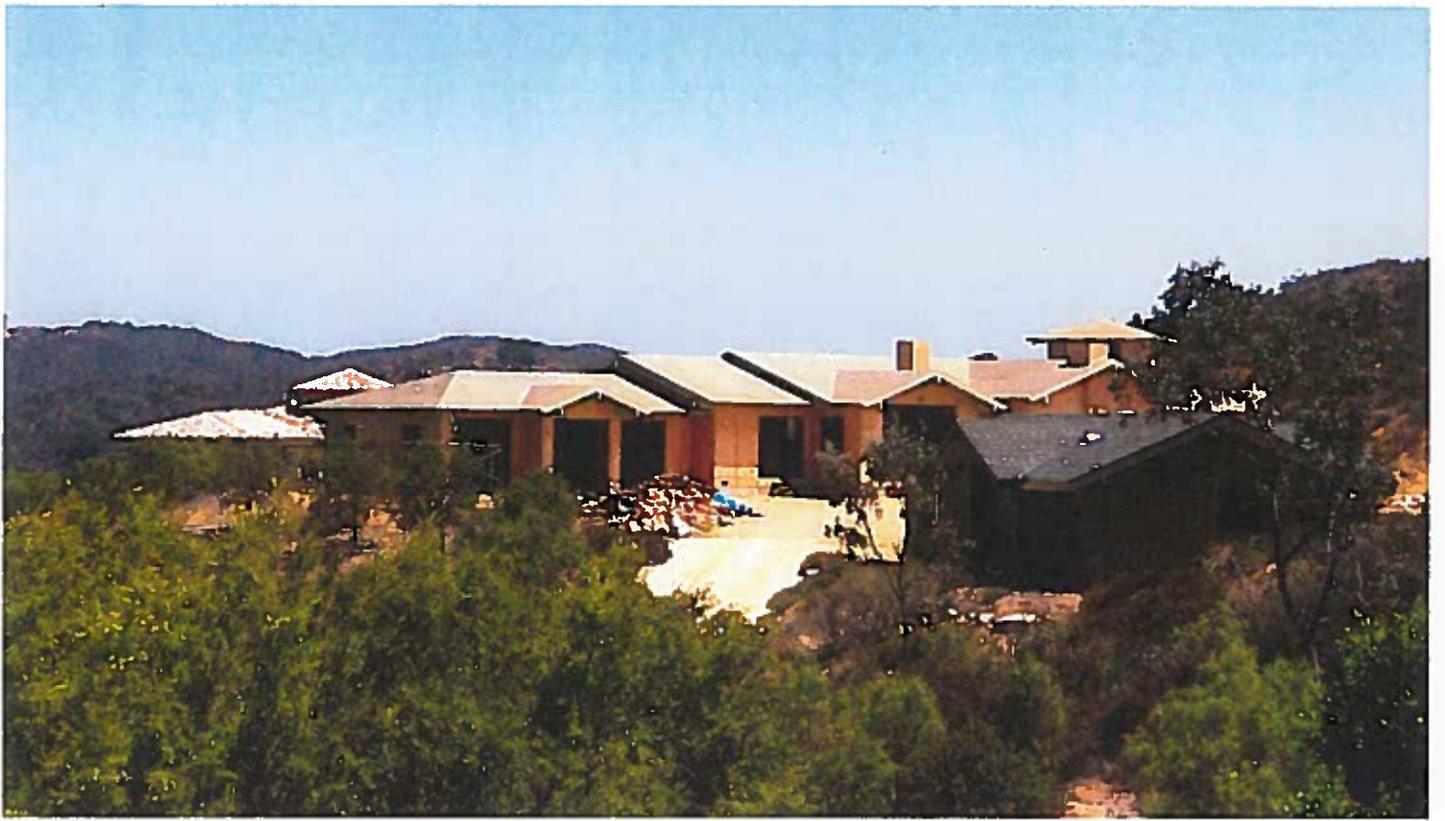
Canyon View Ranch and Stehelin's development in 2014

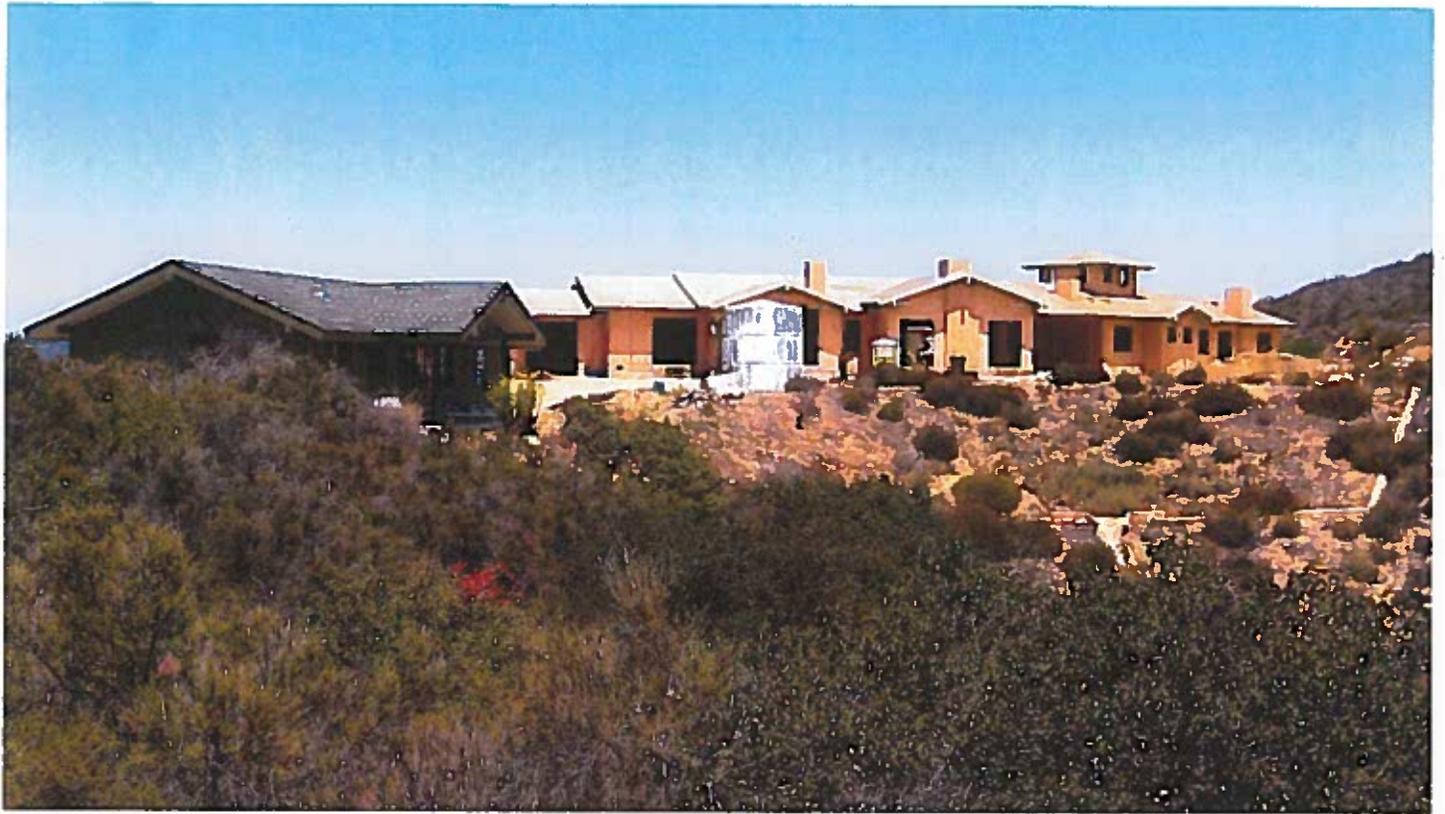














Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 20, 2015

TO: Pat Modugno, Chair  
Stephanie Pincetl, Vice Chair  
Esther L. Valadez, Commissioner  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner

FROM: Travis Seawards   
Zoning Permits West Section

**Project No. R2013-02633-(3) – Conditional Use Permit No. 201300135 - RPC  
Meeting: August 26, 2015 - Agenda Item: 9**

This item was continued from May 13, 2015. Please find enclosed, additional letters in opposition and in support of the project, referenced above, which were received subsequent to the supplemental hearing package that was submitted to the Regional Planning Commission on August 13, 2015. The package contains seven (7) letters in opposition to the project, and three (3) letters of support.

In addition, I have attached an applicant-completed traffic assessment.

If you need further information, please contact Travis Seawards at (213) 974-6435 or TSeawards@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:TSS

Enclosure(s): Letters of Opposition (7) and Support (3); Applicant Traffic Assessment

**From:** [Catherine McClenahan](#)  
**To:** [Travis Seawards](#)  
**Subject:** Letter of opposition to Canyon View CUP renewal  
**Date:** Thursday, August 20, 2015 8:55:06 AM

---

Dear CUP panel,

I live next door to this kennel. I am not a developer nor are any of the other neighbors who oppose this CUP renewal despite what the owners of Canyon View are trying to insinuate.

As I mentioned at the last hearing I have been a volunteer with Arson Watch for over 20 years and am an Arson Watch base station operator. I have been the Neighborhood Network co ordinator for about a decade and have lived here for over 21 years.

The only reason Canyon View Ranch exists is because the very charming owners lied to us years ago and we believed these lies. We used to be friends with them for years and supported the original CUP. They seemed like wonderful neighbors- and they used to be. They started to make money and everything changed.

These guys have violated their CUP from day one. They had no intention of ever having a small mom and pop operation as they led us to believe many years ago. In our letters of support we said it could never be sold as a business to which they wholeheartedly agreed.

Of course that has all changed now.

I feel sick that I helped them get this CUP in the first place. My gut told me to not support but they are incredibly charming and convincing. And we loved them.

Please read all the letters of abuse that dogs, owners, employees and neighbors have suffered at the hands of the owners. The owners make excuses and blame everyone else for the nightmare they have created.

None of the neighbors on Will Geer road support this kennel. None. If the county allows this to continue we will have no choice but to sue the county in court.

This is an illegal enterprise with an illegal spot zone change.

Read the employee letters that were sent to you. That is truly what goes on there. They are heartbreaking.

Dogs get sick and die there. I know of several others who have similar stories but are afraid of repercussions from the owners so they remain silent- as I did for many years.

The owners have sent threatening and abusive emails to almost everyone who has opposed this CUP renewal. They have even threatened law suits against people who have complained and told their stories. Even threatening to take to court the sweet 21 year old that was brave enough to write about her abusive experience while working there.

We have offered to pay her legal expenses if Joe and Randy decide to go through with that threat. I have lived in fear of these guys for years at times fearing for my life. We had to warn our daughters years ago about their increasingly erratic and abusive behavior.

I finally stood up to them after the employee wrote her letter. I thought if she could do it, so could I. Speaking at the last hearing was one of the most difficult and traumatic things I have ever done in my life. As you know I was shaking and crying and couldn't speak. It was the first time I have ever spoken out against someone who was abusive to me and I am actually grateful for that. I know the only way to stop a bully is to stand up to them. I am standing up now.

This facility uses MASSIVE amounts of water- hosing down the dog areas several times a day, bathing dogs and doing up to 25 loads of laundry a day. My well was next to theirs and kept running dry during the hot days of summer. My well didn't function because of how much water

they use. I had to put in a new well because of this. This is NOT SUSTAINABLE in this drought or in a neighborhood that relies on well water. Why was the water issue not mentioned in Phil Chung's report about the hearing? Canyon View needs to have it's water use monitored or we have the very real threat of running the aquifer dry like they did one ridge over on Henry ridge. And the bleach. They dumped about 6 gallons of bleach into the aquifer and watershed every week for over a decade. EVERY WEEK! This is thousands of gallons of bleach. A picture was sent to you showing the empty bottles in their recycling. Why weren't they shut down? Why were there no fines?

This doggy Disneyland does not belong in our beautiful residential neighborhood. It was never supposed to be what it is now and those of us that supported them years ago would NEVER have agreed to this and the owners know it. It has torn apart this once peaceful neighborhood.

The first requirement for a CUP consideration is that the business cannot have a negative or adverse impact on the neighbors or the neighborhood. It has been extremely detrimental to the neighborhood adding a ton of cars and polluting our groundwater.

This should be a no brainer but the owners are in bed with the county and the powerful people here in the canyon who support them and their abusive ways.

To me this is corruption. And this dynamic plays out all over the world - wealthy white males that get away with any and everything because they give money to and host parties for government employees.

They violate their CUP and even turn away inspectors and then they throw in distracting arguments about animal care and control inspections. Those are not the inspections we are talking about. We are talking about the county CUP inspectors who seem to be totally incompetent at their jobs. Canyon View has been found to be in violation of their CUP and there are no repercussions whatsoever for the owners. Meanwhile our property values go down not to mention our quality of life.

Speaking of incompetence, at the last hearing a traffic study was supposed to be conducted. There has been no traffic study. I live next door and have been here every day since the hearing and there has been no counting of cars. It seems that Canyon View conducted their own traffic study and sent it to you. Again this is outrageous.

Also what is all the distraction about the construction up here? It has nothing to do with the owners operating illegally and not in compliance with their CUP. These houses are the last to be built on the Mesa. They have been permitted years ago and are legal.

None of the neighbors up here want this kennel here. NONE.

BTW in the package of letters they sent to you with people supporting their business they included an old email of mine. They also had a letter from a neighbor down the road who does not support this kennel. How many other letters of support are from unknowing supporters?

Phil Chung's recent report found many violations- yet still he is recommending renewal. Why? How much are you being paid?

Now the owners have sent you a letter from their lawyer saying they are not adhering to your 30 dog limit which you again imposed after the last hearing, and that they will have 60 dogs every day. This is outrageous! How can they dictate the terms of their CUP? Really how much are you people being paid?

Joe and Randy live most of the time in Tahoe. They hate being here. I have emails from Randy saying how much they hate it here. You won't see them at the stores in Topanga or the restaurants or the farmers market. They do nothing for the community.

This is a massive money making operation with mostly absentee landlords and it must be shut down.

As you know the owners did not come to the last hearing. They sent their team of expensive lawyers instead. They have spent over \$140,000 on legal fees in this fight alone.

They could have used that money to relocate their business to somewhere they are welcomed. This really has been a nightmare. I have suffered from post traumatic stress living next to Canyon View.

They have violated their CUP from the beginning having up to 175 dogs. They pollute the environment, they abuse and even kill the dogs, abuse employees and the neighbors.

The fact that you are considering rewarding this behavior and allowing them to remain open and have even more dogs than what we all agreed to years ago is mind boggling. Do you think they will suddenly start to follow the rules they have ignored for over a decade? Get real. They are going to be dumping bleach into the aquifer if they haven't already (it's the only thing that will get rid of giardia) and will do whatever the hell they please having as many dogs as they can as they have been doing for years.

You are going against the will of all the neighbors up here so these guys can make money? When will you care about what we want? How much money do we have to pay you to shut them down? We bought up here because it was a peaceful residential neighborhood with NO BUSINESSES! I have another unpermitted business on the other side of me- Mesa Ranch. What is the point of having rules if you are unwilling to enforce them? Again I say this is corruption. I try to remain high minded and loving throughout all this. Odd as it may seem I send Joe and Randy love on a daily basis. It is the only way I can remain sane. I know they are in pain as human beings. You can't treat people like they do and not be.

I pray for the highest good of all concerned and an end to this toxic if stunningly beautiful unpermitted kennel.

DO NOT RENEW THIS CUP!!! If you do we will see you in court.

Catherine

[cmcclenahan@mac.com](mailto:cmcclenahan@mac.com)

**From:** [fran](#)  
**To:** [Travis Seawards](#)  
**Subject:** dog kennel Topanga  
**Date:** Wednesday, August 05, 2015 4:37:32 PM

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Travis,

I just wanted to let you know, so that it would be included in the official record, that the noise from the dog kennel last weekend was continual and annoying. Especially in the evenings when it would be nice to be able to sit outdoors and enjoy some peace and quiet the dogs have been fighting and howling and crying more than ever. Some of them sound in pain and some of the little ones are just plain crying continuously. This kennel is ruining the enjoyability of the neighborhood and if no one else is complaining then I sure am! Even though they seem to have fewer dogs now and there is less traffic, they seem to be containing or controlling the dogs less. Even the workers are shouting loudly at each other and the dogs more and more.

Have there been any surprise inspections by the county? More and more dog owner customers are complaining in written letters on NextDoor Topanga about the diseases that their dogs have come home with including parasites causing dysentery and also kennel cough that goes into pneumonia. I hope that Catherine McClennehan has sent you copies of these letters and that you are reading reviews on Yelp.

Do we really have to have more violations by the next hearing at the end of August in order to do something about this? Why are they still allowed to operate and rewarded with a new C.U.P. for all of the recorded violations that were never followed up?

Thank you,  
Fran Roberts-Stehelin

**From:** [REDACTED]  
**To:** [Travis Seawards](#)  
**Subject:** letters about Canyon View  
**Date:** Friday, August 07, 2015 5:59:20 PM

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Lila Grace from Topanga Canyon

22 Jul

Wow. I have a client who had the exact same experience with one of her dogs at this same location, around the end of June. Sounds like this kennel cough has been going around for a while at this kennel. Apparently, her vet bill came to about \$7500 and also says that she was not contacted by Canyon View Ranch about the dog's illness while she was traveling. Her dog was also near death from pneumonia and had to be carried out when she arrived.

**From:** [REDACTED]  
**To:** [Travis Seawards](#)  
**Subject:** letters about Canyon View  
**Date:** Friday, August 07, 2015 5:59:47 PM

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Okay...I wasn't going to.... but, I also have an experience to share...dating back to 18 years ago. My husband and I just bought a Flat Coated Retriever puppy (Bodhi). We were so impressed with their grounds (Disneyland for puppies!) that we were excited to leave her there for 3 days while we went out of town. I picked her up, brought her home and noticed a rip in her ear...not a scratch a 1" rip -- it was flapping and the blood was dry and scabbing -- which only led me to believe it must have happened within the first day or so and they didn't even notice. I drove back up there and showed them. They apologized, appeared to feel bad but not really too phased and said "well, this type of thing happens when they are playing". She was a 4 month old puppy? Did they have her playing with older, bigger dogs? Again, a 1" rip, not a little scratch and I am not one to exaggerate. I have a daughter ...I've left her in daycare and she has been in school now for the last 16 years, and yes, she has caught many a cold and flu along the way and that happens. I get that kids don't play rough like dogs do at school and things out of our control can happen. I can see both sides. But when we leave our loved ones in somebody else's care and we are paying them a considerable amount of money to stay in a resort-type atmosphere, I would think it's safe to assume more courtesy when things do go wrong...and it shouldn't take a bad post to get their attention to offer to do the right thing. I'm happy to hear you are now communicating and getting some real concern and care. Good luck to you!

**From:** [REDACTED]  
**To:** [Travis Seawards](#)  
**Subject:** canyon view  
**Date:** Thursday, August 20, 2015 9:10:05 AM

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I also have an experience to share...dating back to 17 years ago. My husband and I just bought a Flat Coated Retriever puppy (Bodhi). We were so impressed with their grounds (Disneyland for puppies!) that we were excited to leave her there for 3 days while we went out of town. I picked her up, brought her home and noticed a rip in her ear...not a scratch a 1" rip -- it was flapping and the blood was dry and scabbing -- which only led me to believe it must have happened within the first day or so and they didn't even notice. I drove back up there and showed them. They apologized, appeared to feel bad but not really too phased and said "well, this type of thing happens when they are playing". She was a 4 month old puppy? Did they have her playing with older, bigger dogs? Again, a 1" rip, not a little scratch and I am not one to exaggerate. I have a daughter ...I've left her in daycare and she has been in school now for the last 16 years, and yes, she has caught many a cold and flu along the way and that happens. I get that kids don't play rough like dogs do at school and things out of our control can happen. I can see both sides. But when we leave our loved ones in somebody else's care and we are paying them a considerable amount of money to stay in a resort-type atmosphere, I would think it's safe to assume more courtesy when things do go wrong...and it shouldn't take a bad post to get their attention to offer to do the right thing.

**From:** [REDACTED]  
**To:** [Travis Seawards](#)  
**Subject:** canyon view opposition  
**Date:** Thursday, August 20, 2015 9:05:45 AM

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I left my dog there for 5 days and when I returned she had diarrhea so bad that she had to be put on IV. She was so sick she nearly died. She hasn't been the same since we took her there in May. I had a feeling something funny was going on over there. I know others have dealt with the same thing. Poor pups!

**From:** [REDACTED]  
**To:** [Travis Seawards](#)  
**Subject:** Canyon view opposition  
**Date:** Thursday, August 20, 2015 9:04:43 AM

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Wow! I was unaware just how widespread the damage done by this place. We also had an awful experience with Canyon View Ranch. We brought our young Mastiff to be trained by them and when she came back, she was a mess...afraid of people, a bit aggressive and very shy. We knew she had been abused while she was there, but never pursued it. Now, it looks like we'll have the chance. Would love to join you in the fight.

**From:** [REDACTED]  
**To:** [Travis Seawards](#)  
**Subject:** Canyon View opposition  
**Date:** Thursday, August 20, 2015 9:02:27 AM

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I would ABSOLUTELY like to add my experience with canyon View Ranch into the mix. Sadly, three of my dogs attended the, "training program". One of them came home and began biting adults, children and going as far as chasing bicycle riders and attacking them. He was the sweetest dog before his stay and never had ANY issues EVER before that experience biting or chasing anybody. Because of that, I even had someone file a lawsuit against me. It cost me a couple thousand dollars. Nice. The other dog I sent to be, "trained", came back a completely different dog. She was no longer outgoing. She was a cowering mess. She was depressed. It literally took me years to undo the damage done by Canyon View Ranch. The third dog had the same problem as the second dog but to a lesser degree. Since that time several years ago, I have tried to warn anyone and everyone to STAY AWAY. These people are horrible and should be shut down years ago!!!!

Dinah Englund

**From:** Michele and Gary Johnson  
**To:** Travis Seawards  
**Subject:** CUP for Canyon View Ranch In Topanga  
**Date:** Monday, August 17, 2015 3:01:09 PM

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I wish to speak up in support of Canyon View Ranch in Topanga. They have been good neighbors for years, supplying a very needed service for our community. Those who have used their services, have great things to say about them, and the Canyon would be a poorer place without them. Please approve the extension of their CUP.

Michele Johnson  
310-455-1319

**From:** Eileen & Dan  
**To:** Travis Seawards  
**Subject:** CUP No. 201300135  
**Date:** Tuesday, August 18, 2015 7:59:07 PM

---

Mr. Seawards,

I am in favor of Conditional Use Permit 2013-00135. There's no better place than Topanga to have a dog kennel. Although I live closer to the other dog kennel in Topanga, Topanga Pet Resort, it is a benefit for the neighborhood. Neighbors are able to board their dogs close to home when needed. They get the benefit of a professional dog trainer close to home.

Increasing the number of dogs by 15 on certain holiday weekends is a small thing compared to the benefit afforded by the Kennel to both those living in the area and others.

Additionally, the owners of the kennel are upstanding citizens of the community. They are involved with our community. They deserve to be permitted to increase their dog population by 30% on certain holidays. It's good for the neighborhood, and their business.

Eileen Haworth  
2619 Topanga Skyline Dr

Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

To: Regional Planning Commissioners  
Re: Canyon View Ranch – CUP No. R2013-02633

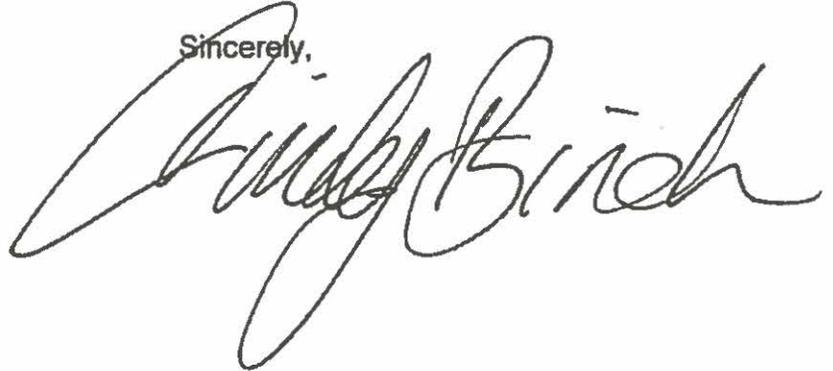
Dear Commissioners:

I write this note to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

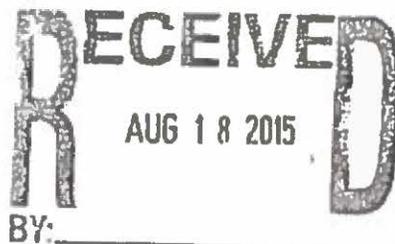
Canyon View Ranch has been an important asset to me and to my dog. The tranquility of the Ranch and its location in the Santa Monica Mountains makes Canyon View one of the most unique boarding and training facilities in Southern California, and the socialization that the dogs get from interacting together is invaluable.

I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A large, stylized handwritten signature in black ink, reading "Andy Birch". The signature is written in a cursive style with large, sweeping loops.

cc: Travis Seawards





Cox, Castle & Nicholson LLP  
2029 Century Park East, Suite 2100  
Los Angeles, California 90067-3284  
P: 310.284.2200 F: 310.284.2100

Charles J. Moore  
310.284.2286  
cmoore@coxcastle.com

File No. 36009

August 19, 2015

**BY HAND DELIVERY**

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street, Room 150  
Los Angeles, CA 90012

**Re: Canyon View Boarding and Training Ranch for Dogs,  
1558 Will Geer Road, Topanga; Renewal of Conditional Use Permit; Case  
Number R2013-02633-(3); Hearing Date: August 26, 2015**

Dear Commissioners:

We represent Randall Neece and Joseph Timko, the applicants for the above-referenced request to renew a conditional use permit for their existing dog training and boarding facility (dog ranch) in Topanga.

This is the fourth letter we have delivered to the planning commission in support of our client's exceptional dog training and boarding facility. Three previous letters are already on file for the commission's convenience, after the three month continuance of the public hearing.

The dog ranch has operated successfully for fifteen years on five acres in rural Topanga and this proceeding involves a request to renew the prior conditional use permit and continue operating the dog ranch.

The planning department is recommending that you renew the conditional use permit authorizing the dog ranch. The department recommends a maximum boarding capacity of sixty dogs, but only during peak periods. During off-season times, the department recommends that you limit the capacity to forty five dogs.

We believe that these limits have no relationship to either meaningful operating standards or necessary mitigation.

We are asking to maintain an annual average of sixty dogs daily, with seasonal fluctuations, as previously explained in our letter of August 13, 2015.

The purpose of this letter is to submit the traffic assessment recently prepared by Linscott, Law & Greenspan Engineers in order to demonstrate effective traffic control at the dog ranch, while boarding sixty dogs daily this summer.

Additionally, we are pleased to submit support from the Resource Conservation District of the Santa Monica Mountains.

### **TRAFFIC COMPLAINTS ABOUT THE DOG RANCH HAVE NO MERIT**

We are enclosing a recent traffic assessment just completed by our expert traffic engineers. See Tab 1. The assessment was also filed with the Traffic and Lighting Division of County Department of Public Works.

It was always impossible to present accurate data on the range of dog capacities, client trips, and shuttle services, if the dog ranch was not allowed to demonstrate the effects by operating at those numbers. It is a Catch 22, and has been since the inception of the business.

This is often the case when something that has never been tried before starts to become a reality, and the business model begins to take shape. But success for any business can only be achieved if there is some efficient method of adjusting the conditions to satisfy the public's need for its services.

The assessment explains in great detail that the dog ranch, while boarding sixty dogs, contributes an insignificant level of overall traffic on Hillside Drive. Furthermore, the overall amount of traffic using Hillside Drive for all properties is low, generally averaging one car per minute during the peak hours. (Hillside Drive is the exclusive vehicular access route to the dog ranch, nearby residences and other agricultural property on the private road.)

Note also that the recent traffic assessment reveals that construction-related vehicles are included in the traffic count data, so that current traffic amounts likely overstate the typical condition on Hillside Drive.

We described previously the successful shuttle van program at the dog ranch for pickup and delivery of dogs. This service effectively keeps most clients from driving to the dog ranch or contributing to traffic on Hillside Drive.

The latest traffic assessment now confirms our own prior reports and discloses the inaccuracies of interested persons attempting to justify their opposition to the dog ranch.

### **THE RESOURCE CONSERVATION DISTRICT OF THE SANTA MONICA MOUNTAINS SUPPORTS THE DOG RANCH**

The Resource Conservation District of the Santa Monica Mountains (RCDSMM) is governed by a board of directors that is appointed by the Los Angeles County Board of Supervisors, and it has provided leadership to the community on conservation issues in Topanga for fifty years. RCDSMM works closely with federal, state, regional and local

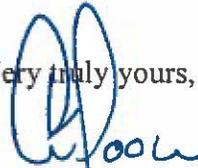
Regional Planning Commission  
August 19, 2015  
Page 3

agencies. Attached is a recent letter signed by its executive officer supporting the renewal of the conditional use permit authorizing our important facility for dogs. See Tab 2.

### CONCLUSION

We hope that the preceding points, and the accompanying information, will be helpful in your discussion of this important facility. We look forward to appearing at the upcoming hearing to answer any questions that you may have.

Very truly yours,



Charles J. Moore

CJM/klp

36009/7101665v1

cc: Each Commissioner  
Sorin Alexanian  
Mi Kim  
Travis Seawards

## MEMORANDUM

To: L.A. County Department of Public Works Traffic and Lighting Division Date: August 14, 2015

From: David S. Shender, P.E. LLG Ref: 5-15-0190-1  
Tin T. Nguyen  
Linscott, Law & Greenspan, Engineers

Subject: Canyon View Ranch – Traffic Assessment

Engineers & Planners  
Traffic  
Transportation  
Parking

Linscott, Law &  
Greenspan, Engineers  
20931 Burbank Boulevard  
Suite C  
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This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to summarize a traffic assessment prepared for the Canyon View Ranch dog training and boarding facility (“the Ranch”) located at 1558 Will Geer Road in the Topanga area of unincorporated Los Angeles County. Primary vehicular access to the Ranch is provided via Hillside Drive, west of Topanga Canyon Boulevard. The assessment has been prepared in response to questions and issues raised at a recent Regional Planning Commission hearing conducted for the Ranch, as well as follow-up discussions with the Los Angeles County Department of Public Works Traffic and Lighting Division.

This memorandum has been prepared for the Ranch to provide the following information:

- Determination of the relative contribution of existing traffic generated by the Ranch onto Hillside Drive;
- Evaluation of overall traffic operations on Hillside Drive; and
- Evaluation of current operations at the Topanga Canyon Blvd/Hillside Drive intersection during peak hours.

Based on the traffic assessment contained herein, the conclusions are as follows:

- The Ranch currently contributes to a relatively low percentage of overall traffic on Hillside Drive during the weekday AM and PM peak hours, as well as throughout a typical weekday.
- Existing traffic volumes on Hillside Drive are within acceptable ranges for a two-lane roadway based on County guidelines.
- The intersection of Topanga Canyon Boulevard and Hillside Drive operates acceptably during commuter peak hours.

Based on the above, no traffic mitigation measures are recommended related to the continued operation of the Canyon View Ranch dog training and boarding facility.

### Existing Setting

The Canyon View Ranch entails the operation of a dog training and boarding facility. Vehicle trips generated by the Ranch are primarily related to Clients utilizing services at the site, as well as employees traveling to and from the Ranch. Clients generally arrive at scheduled appointments during the day. Employee trips consist of shuttle vans operated by the Ranch to transport dogs to and from the Ranch, in addition to the property owners and working staff. The site location and general vicinity are shown in *Figure 1*.

The main vehicular access to the Ranch is provided via the Topanga Canyon Boulevard/Hillside Drive intersection, which is about 1.25 miles from the site. The T-intersection of Topanga Canyon Boulevard and Hillside Drive is stop-controlled on Hillside Drive. Topanga Canyon Boulevard is a two lane highway providing access through the Santa Monica Mountains between the San Fernando Valley to the north and Pacific Coast Highway to the south. Hillside Drive is a two-way roadway primarily providing access to properties located west of Topanga Canyon Boulevard.

### Existing Traffic Counts

At the recent Regional Planning Commission hearing conducted for the Ranch, it was requested that additional information be provided regarding current traffic utilizing Hillside Drive west of Topanga Canyon Boulevard, as well as the relative contribution of vehicle traffic generated by the Ranch that utilizes Hillside Drive. Accordingly, two days of 24-hour traffic counts were conducted in July 2015 (Thursday July 16 and Friday, July 17) on Hillside Drive west of Topanga Canyon Boulevard, and at the Ranch site driveway.

In addition, manual traffic counts of vehicular turning movements were conducted during the Thursday survey day at the intersection of Hillside Drive at Topanga Canyon Boulevard. The intersection counts were conducted during the weekday morning and afternoon commuter periods to determine the peak hour traffic volumes. The manual traffic counts at the study intersections were conducted from 7:00 AM to 9:00 AM to determine the AM peak hour and from 4:00 PM to 6:00 PM to determine the PM peak hour.

The summary data worksheets of the traffic counts at the study intersection and segment are provided in *Appendix A* attached to this memorandum.

**Traffic Assessment**

Traffic Volumes

A summary of the traffic count data for Hillside Drive (measured immediately west of Topanga Canyon Boulevard) and the Canyon View Ranch is provided in *Table 1* below.

Table 1 TRAFFIC COUNT SUMMARY [1]						
Count Period	Hillside Drive Traffic Volumes		Canyon View Ranch Generated Traffic		% Contribution of Canyon View Ranch Traffic to Hillside Dr	
	Thur	Fri	Thur	Fri	Thur	Fri
24-Hour Total	592	616	22	26	3.7%	4.2%
AM Peak Hour (9:00 to 10:00 AM)	56	50	0	5	0.0%	10.0%
PM Peak Hour (3:00 to 4:00 PM)	60	54	2	1	3.3%	1.9%

[1] Counts by National Data & Surveying Services.

As shown in *Table 1*, during the Thursday survey day, the Ranch contributed approximately 3.7% of the total vehicle traffic counted on Hillside Drive over a 24-hour period. During the AM peak hour (9:00 to 10:00 AM), the Ranch did not add any traffic to Hillside Drive. During the PM peak hour (3:00 to 4:00 PM), the Ranch contributed approximately 3.3% (i.e., two vehicles) of the total traffic on Hillside Drive.

During the Friday survey day, *Table 1* shows that the Ranch contributed approximately 4.2% of the total traffic counted on Hillside Drive. During the AM peak hour, the Ranch contributed approximately 10.0% (i.e., 5 vehicles) of total traffic on Hillside Drive. During the PM peak hour, the Ranch contributed approximately 1.9% (i.e., one vehicle) of the total traffic on Hillside Drive.

The Canyon View Ranch operator estimates that during the Thursday survey day, approximately eight (8) of the 22 total vehicle trips were generated by Clients (i.e., four Clients arriving and departing). During the Friday survey day, approximately 14 of the 26 total vehicles trips were generated by Clients (i.e., seven Clients arriving and departing). Other trips generated during the day were related to staff arriving and departing the Ranch, shuttle trips, and vehicle trips generated by residents of the Ranch.

Overall, the Ranch currently contributes to a relatively low percentage of overall vehicle traffic on Hillside Drive during the AM and PM peak hours, as well as over a 24-hour period during typical weekdays. Further, the overall amount of traffic using Hillside Drive is relatively low, generally averaging one vehicle per minute during the peak hours.

It is noted that during the two survey days, construction-related vehicles were observed to utilize Hillside Drive related to residences in the area undergoing construction/remodel, including the delivery of a water tank to one of the properties. The construction-related vehicles are included within the traffic count data reported in *Table 1*. Therefore, the amount of traffic shown for Hillside Drive on *Table 1* (both on a 24-hour basis, as well as during the AM and PM peak hours) likely overstates the "typical" condition.

#### Roadway Levels of Service

An assessment was prepared to determine the current operations of Hillside Drive west of Topanga Canyon Boulevard. The County of Los Angeles' *Traffic Impact Analysis Report Guidelines*, January 1, 1997 sets forth traffic volume design guidelines for two-lane roadways. *Table 2* provides the assumed capacity of two-lane roadway segments based on the County guidelines.

<b>Directional Traffic Volume Split (%)</b>	<b>Total Capacity (Passenger Cars Per Hour)</b>
50/50	2,800
60/40	2,650
70/30	2,500
80/20	2,300
90/10	2,100
100/0	2,000

As shown in *Table 1*, Hillside Drive currently accommodates approximately 50 to 60 vehicles per hour during the peak AM and PM peak hours. Even using the lowest capacity in *Table 2* above (2,000 vehicles per hour), the amount of traffic on Hillside Drive is approximately 3% of its theoretical capacity. As previously noted, the overall amount of traffic using Hillside Drive generally averages about one vehicle (in either direction) per minute during the peak hours. As it is recognized that Hillside Drive is narrow in portions whereas two on-coming vehicles must slow considerably to safely pass each other, the volume of counted traffic indicates that such instances are highly infrequent.

#### Intersection Levels of Service

The final element of this assessment consists of the evaluation of current traffic operations at the Topanga Canyon Boulevard/Hillside Drive intersection. As previously noted, the intersection is controlled by a stop sign facing eastbound Hillside Drive traffic.

The intersection was evaluated using the Highway Capacity Manual (HCM) methodology which estimates the average control delay for each of the subject movements and determines the Level of Service (LOS) for each constrained movement. The HCM worksheet for the study intersection is contained in *Appendix B* attached to this memorandum. *Table 3* provides a summary of the LOS calculations for the Topanga Canyon Boulevard/Hillside Drive intersection during the weekday AM and PM peak hours.

<b>Scenario</b>	<b>LOS</b>	<b>Approach Delay (s/veh)</b>
Weekday AM Peak Hour	C	22.1
Weekday PM Peak Hour	C	21.0

As shown in *Table 3*, the Topanga Canyon Boulevard/Hillside Drive intersection is calculated to operate at an acceptable LOS C in both the AM and PM peak hours. LOS C is generally considered an acceptable service level, including in rural areas. Therefore motorists turning to and from Hillside Drive at its intersection with Topanga Canyon Boulevard do not experience a substantial level of delay.

*Table 3* indicates that the average approach delay (which relates to motorists on eastbound Hillside Drive waiting at the Topanga Canyon Boulevard intersection) is approximately 21-22 seconds during the AM and PM peak hours. As previously noted, the amount of traffic on Hillside Drive generally averages less than one car per minute during the peak hours. Thus, it is likely that the maximum queue of vehicles waiting on Hillside Drive to turn onto Topanga Canyon Boulevard is no more than one to two cars during the peak hours. This assessment is reaffirmed by the calculation of the 95<sup>th</sup> percentile vehicle queue calculations provided on the HCM data sheets contained in *Appendix B*, which indicated that the maximum queue is less than one vehicle.

cc: File



**APPENDIX A**  
**TRAFFIC COUNT DATA**

# ITM Peak Hour Summary

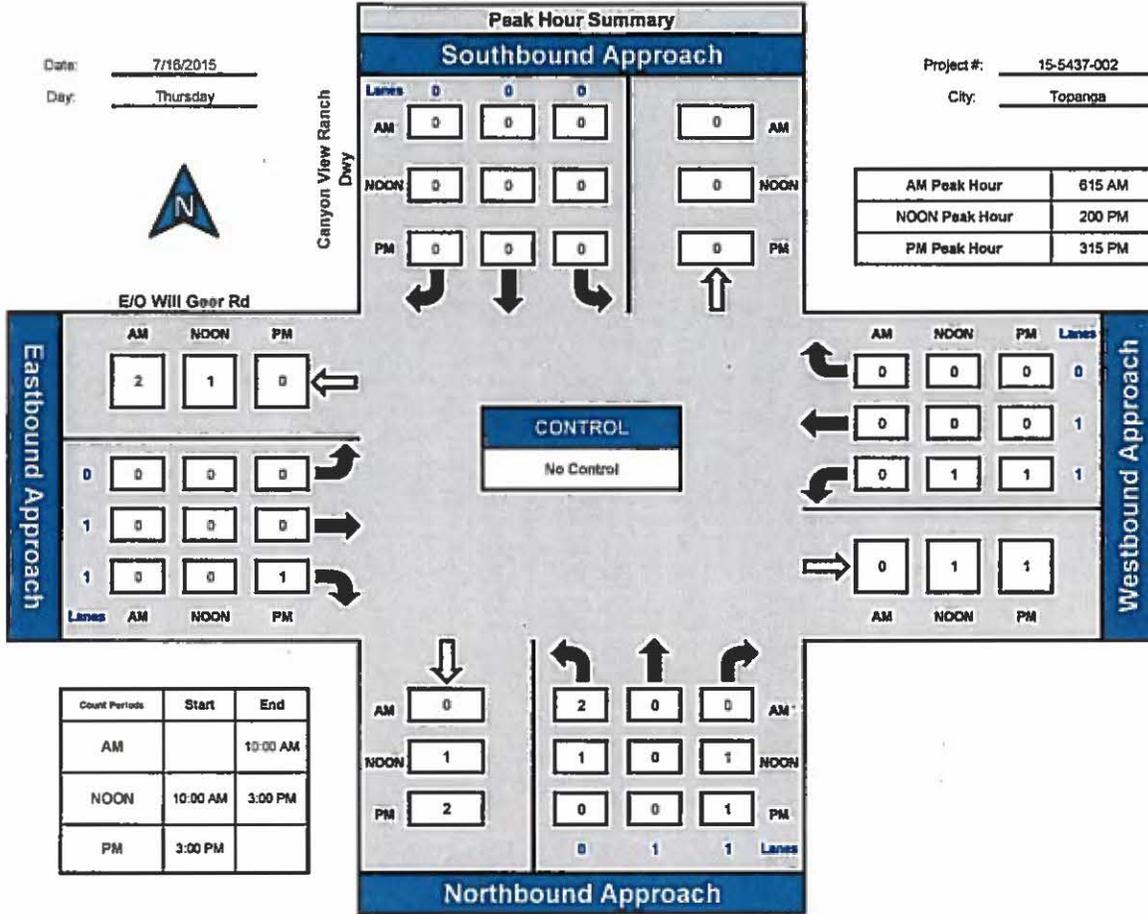
Prepared by:  
**NDS**

National Data & Surveying Services

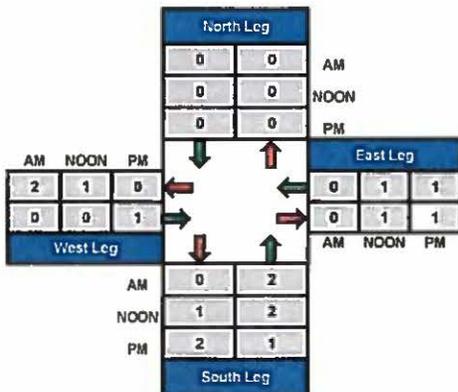
## Canyon View Ranch Dwy and E/O Will Geer Rd, Topanga

Date: 7/18/2015  
Day: Thursday

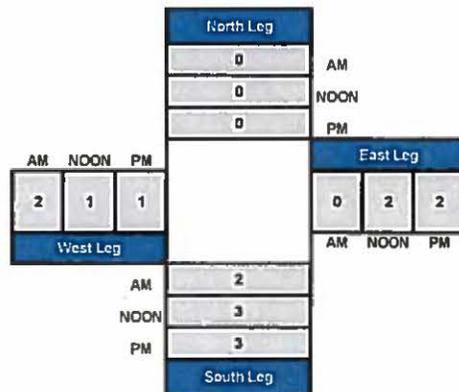
Project #: 15-5437-002  
City: Topanga



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-002

Day: Thursday

City: Topanga

AM

Date: 7/16/2015

NS/EW Street:	Canyon View Ranch Dwy			Canyon View Ranch Dwy			E/O Will Geer Rd			E/O Will Geer Rd			TOTAL
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 0	NT 1	NR 1	SL 0	ST 0	SR 0	EL 0	ET 1	ER 1	WL 1	WT 1	WR 0	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	2	0	0	0	0	0	0	0	0	0	0	0	2
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	1	0	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

UTURNS			
NB	SB	EB	WB

TOTAL VOLUMES :	NL 3	NT 0	NR 0	SL 0	ST 0	SR 0	EL 0	ET 0	ER 0	WL 0	WT 0	WR 0	TOTAL 3
APPROACH %'s :	100.00%	0.00%	0.00%	#DIV/0!									
PEAK HR START TIME :	5:15 AM												
PEAK HR VOL :	2	0	0	0	0	0	0	0	0	0	0	0	TOTAL 2
PEAK HR FACTOR :	0.250		0.000			0.000			0.000			0.250	

NB	SB	EB	WB
0	0	0	0

CONTROL : No Control

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-002

Day: Thursday

City: Topanga

Date: 7/16/2015

PM

NS/EW Streets:	Canyon View Ranch Dwy			Canyon View Ranch Dwy			E/O Will Geer Rd			E/O Will Geer Rd			TOTAL
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	1	0	0	0	0	0	0	1	0	0	2
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	1	0	0	0	1
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	1
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	1
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	1
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	1	0	0	0	0	0	0	0	1	0	0	0	1
11:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	1

UTURNS			
NB	SB	EB	WB

TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
APPROACH %s :	1	0	2	0	0	0	0	0	4	2	0	0	9
	33.33%	0.00%	66.67%	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	

NB	SB	EB	WB
0	0	0	0

PEAK HR START TIME :	3:15 PM												TOTAL
PEAK HR VOL :	0	0	1	0	0	0	0	0	1	1	0	0	3
PEAK HR FACTOR :	0.250			0.000			0.250			0.250			0.375

CONTROL : No Control

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-002

Day: Thursday

City: Topanga

NOON

Date: 7/16/2015

NS/EW Streets:	Canyon View Ranch Dwy			Canyon View Ranch Dwy			E/O Will Geer Rd			E/O Will Geer Rd			TOTAL
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
10:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	1
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	1	0	0	0	0	0	1	0	0	0	2
12:30 PM	0	0	0	0	0	0	0	0	0	1	0	0	1
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	1
2:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	1
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	1	0	0	0	0	0	0	0	0	0	0	0	1

UTURNS			
NB	SB	EB	WB

	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	2	0	2	0	0	0	0	0	1	2	0	0	7
APPROACH % :	50.00%	0.00%	50.00%	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	

NB	SB	EB	WB
0	0	0	0

PEAK HR START TIME :	2:00 PM												TOTAL
PEAK HR VOL :	1	0	1	0	0	0	0	0	0	1	0	0	3
PEAK HR FACTOR :	0.500			0.000			0.000			0.250			0.750

CONTROL 1 No Control

# ITM Peak Hour Summary

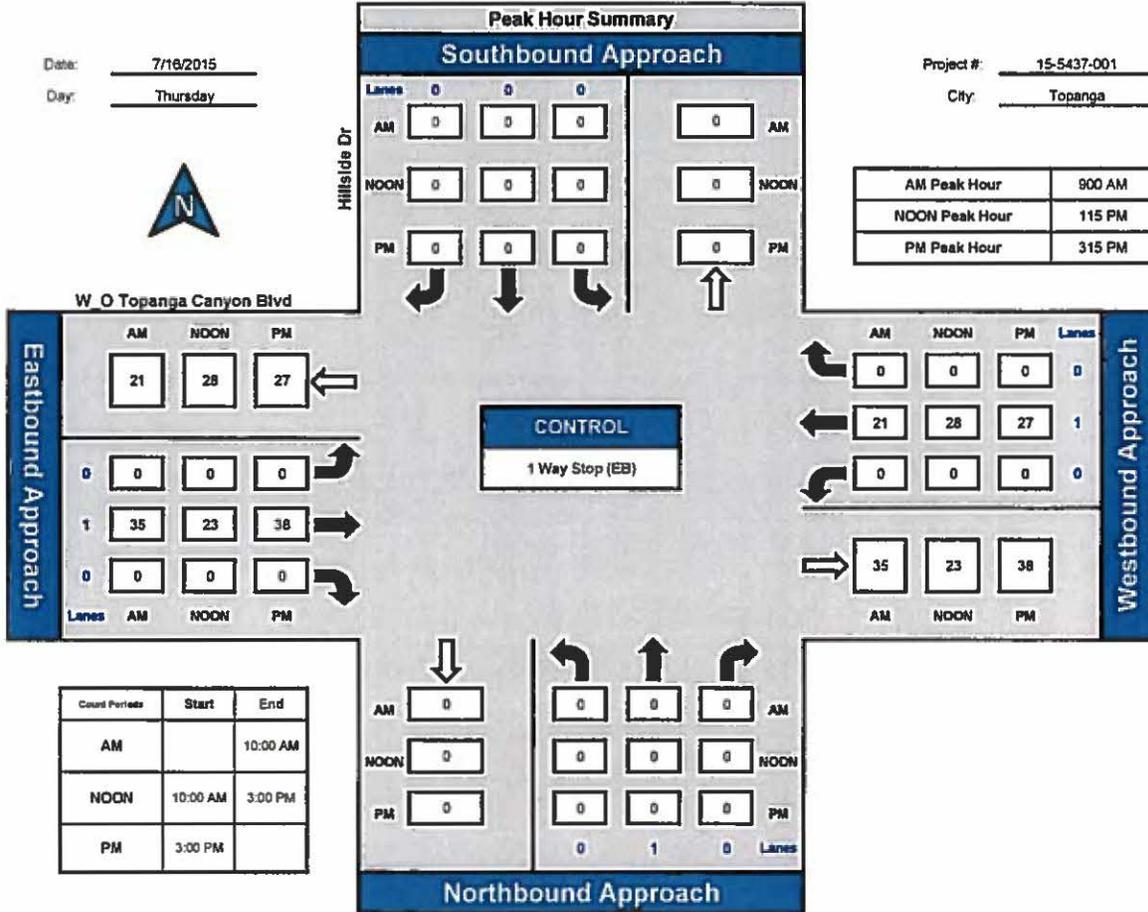


National Data & Surveying Services

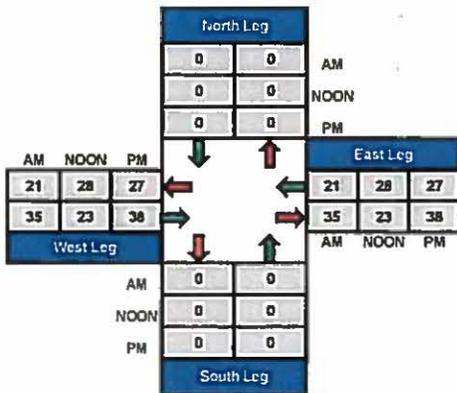
## Hillside Dr and W O Topanga Canyon Blvd, Topanga

Date: 7/16/2015  
Day: Thursday

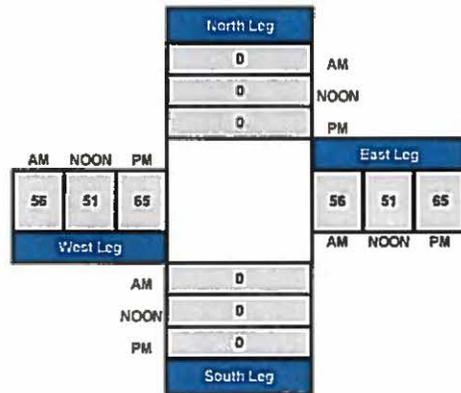
Project #: 15-5437-001  
City: Topanga



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-001

Day: Thursday

City: Topanga

**TOTALS**

Date: 7/16/2015

NS/EW Streets:	AM												TOTAL
	Hillside Dr			Hillside Dr			W_O Topanga Canyon Blvd			W_O Topanga Canyon Blvd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
	0	1	0	0	0	0	0	1	0	0	1	0	
12:00 AM	0	0	0	0	0	0	0	2	0	0	0	0	2
12:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
12:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
12:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	1
1:00 AM	0	0	0	0	0	0	0	0	0	0	3	0	3
1:15 AM	0	0	0	0	0	0	0	5	0	0	1	0	6
1:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	1	0	0	0	0	1
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	2	0	0	1	0	3
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	2	0	0	0	0	2
5:30 AM	0	0	0	0	0	0	0	1	0	0	1	0	2
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
6:15 AM	0	0	0	0	0	0	0	3	0	0	5	0	8
6:30 AM	0	0	0	0	0	0	0	3	0	0	4	0	7
6:45 AM	0	0	0	0	0	0	0	4	0	0	2	0	6
7:00 AM	0	0	0	0	0	0	0	1	0	0	2	0	3
7:15 AM	0	0	0	0	0	0	0	3	0	0	1	0	4
7:30 AM	0	0	0	0	0	0	0	3	0	0	4	0	7
7:45 AM	0	0	0	0	0	0	0	1	0	0	6	0	7
8:00 AM	0	0	0	0	0	0	0	4	0	0	2	0	6
8:15 AM	0	0	0	0	0	0	0	2	0	0	8	0	10
8:30 AM	0	0	0	0	0	0	0	6	0	0	7	0	13
8:45 AM	0	0	0	0	0	0	0	4	0	0	6	0	10
9:00 AM	0	0	0	0	0	0	0	10	0	0	9	0	19
9:15 AM	0	0	0	0	0	0	0	6	0	0	5	0	11
9:30 AM	0	0	0	0	0	0	0	10	0	0	2	0	12
9:45 AM	0	0	0	0	0	0	0	9	0	0	5	0	14

UTURNS			
NB	SB	EB	WB

<b>TOTAL VOLUMES :</b>	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
<b>APPROACH %'s :</b>	0	0	0	0	0	0	0	83	0	0	78	0	161
	#DIV/DI	#DIV/DI	#DIV/DI	#DIV/DI	#DIV/DI	#DIV/DI	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
<b>PEAK HR START TIME :</b>	9:00 AM												
<b>PEAK HR VOL :</b>	0	0	0	0	0	0	0	36	0	0	21	0	56
<b>PEAK HR FACTOR :</b>	0.000			0.000			0.875			0.583			0.737

NB	SB	EB	WB
0	0	0	0

CONTROL : 1 Way Stop (EB)

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-001

Day: Thursday

City: Topanga

TOTALS

Date: 7/16/2015

NS/EW Streets:	PM												TOTAL
	Hibside Dr			Hibside Dr			W_O Topanga Canyon Blvd			W_O Topanga Canyon Blvd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
	0	1	0	0	0	0	0	1	0	0	1	0	
3:00 PM	0	0	0	0	0	0	0	9	0	0	2	0	11
3:15 PM	0	0	0	0	0	0	0	8	0	0	8	0	16
3:30 PM	0	0	0	0	0	0	0	9	0	0	6	0	15
3:45 PM	0	0	0	0	0	0	0	11	0	0	7	0	18
4:00 PM	0	0	0	0	0	0	0	10	0	0	6	0	16
4:15 PM	0	0	0	0	0	0	0	4	0	0	3	0	7
4:30 PM	0	0	0	0	0	0	0	9	0	0	8	0	17
4:45 PM	0	0	0	0	0	0	0	9	0	0	3	0	12
5:00 PM	0	0	0	0	0	0	0	3	0	0	3	0	6
5:15 PM	0	0	0	0	0	0	0	2	0	0	5	0	7
5:30 PM	0	0	0	0	0	0	0	5	0	0	1	0	6
5:45 PM	0	0	0	0	0	0	0	7	0	0	2	0	9
6:00 PM	0	0	0	0	0	0	0	4	0	0	4	0	8
6:15 PM	0	0	0	0	0	0	0	4	0	0	2	0	6
6:30 PM	0	0	0	0	0	0	0	3	0	0	1	0	4
6:45 PM	0	0	0	0	0	0	2	0	0	0	5	0	7
7:00 PM	0	0	0	0	0	0	0	6	0	0	5	0	11
7:15 PM	0	0	0	0	0	0	0	2	0	0	7	0	9
7:30 PM	0	0	0	0	0	0	0	7	0	0	2	0	9
7:45 PM	0	0	0	0	0	0	0	1	0	0	5	0	6
8:00 PM	0	0	0	0	0	0	0	1	0	0	5	0	6
8:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	2
8:30 PM	0	0	0	0	0	0	0	1	0	0	4	0	4
8:45 PM	0	0	0	0	0	0	0	1	0	0	5	0	6
9:00 PM	0	0	0	0	0	0	0	2	0	0	2	0	4
9:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	3
9:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
9:45 PM	0	0	0	0	0	0	0	0	0	0	3	0	3
10:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	1
10:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	1
10:30 PM	0	0	0	0	0	0	0	0	0	0	3	0	3
10:45 PM	0	0	0	0	0	0	0	2	0	0	3	0	5
11:00 PM	0	0	0	0	0	0	0	2	0	0	2	0	4
11:15 PM	0	0	0	0	0	0	0	2	0	0	4	0	6
11:30 PM	0	0	0	0	0	0	0	1	0	0	3	0	4
11:45 PM	0	0	0	0	0	0	0	3	0	0	2	0	5

UTURNS			
NB	SB	EB	WB
0	0	0	0

TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
APPROACH % :	0	0	0	0	0	0	2	128	0	0	128	0	258
	#DIV/OI	#DIV/OI	#DIV/OI	#DIV/OI	#DIV/OI	#DIV/OI	1.54%	98.46%	0.00%	0.00%	100.00%	0.00%	
PEAK HR STAKE TIME :	3:15 PM												TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	38	0	0	27	0	65
PEAK HR FACTOR :	0.000			0.000			0.864			0.844			0.903

NB	SB	EB	WB
0	0	0	0

CONTROL : 1 Way Stop (EB)

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-001

Day: Thursday

City: Topanga

**TOTALS**

Date: 7/16/2015

NOON

NS/EW Streets:	Hillside Dr		Hillside Dr			W_O Topanga Canyon Blvd			W_O Topanga Canyon Blvd			TOTAL	
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT		WR
LANES:	0	1	0	0	0	0	0	1	0	0	1	0	
10:00 AM	0	0	0	0	0	0	0	3	0	0	3	0	
10:15 AM	0	0	0	0	0	0	0	3	0	0	2	0	
10:30 AM	0	0	0	0	0	0	0	1	0	0	2	0	
10:45 AM	0	0	0	0	0	0	0	7	0	0	1	0	
11:00 AM	0	0	0	0	0	0	0	0	0	0	2	0	
11:15 AM	0	0	0	0	0	0	0	3	0	0	6	0	
11:30 AM	0	0	0	0	0	0	0	9	0	0	1	0	
11:45 AM	0	0	0	0	0	0	0	4	0	0	4	0	
12:00 PM	0	0	0	0	0	0	0	4	0	0	3	0	
12:15 PM	0	0	0	0	0	0	0	3	0	0	5	0	
12:30 PM	0	0	0	0	0	0	0	5	0	0	3	0	
12:45 PM	0	0	0	0	0	0	0	2	0	0	4	0	
1:00 PM	0	0	0	0	0	0	0	3	0	0	6	0	
1:15 PM	0	0	0	0	0	0	0	4	0	0	9	0	
1:30 PM	0	0	0	0	0	0	0	5	0	0	3	0	
1:45 PM	0	0	0	0	0	0	0	6	0	0	7	0	
2:00 PM	0	0	0	0	0	0	0	8	0	0	9	0	
2:15 PM	0	0	0	0	0	0	0	6	0	0	6	0	
2:30 PM	0	0	0	0	0	0	0	4	0	0	3	0	
2:45 PM	0	0	0	0	0	0	0	4	0	0	10	0	
<b>TOTAL VOLUMES :</b>	0	0	0	0	0	0	0	84	0	0	89	0	
<b>APPROACH %'s :</b>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
<b>PEAK HR START TIME :</b>	1:15 PM											<b>TOTAL:</b>	
<b>PEAK HR VOL :</b>	0	0	0	0	0	0	0	23	0	0	28	0	
<b>PEAK HR FACTOR :</b>	0.000											0.750	

UTURNS			
NB	SB	EB	WB

NB	SB	EB	WB
0	0	0	0

CONTROL : 1 Way Stop (EB)

# ITM Peak Hour Summary

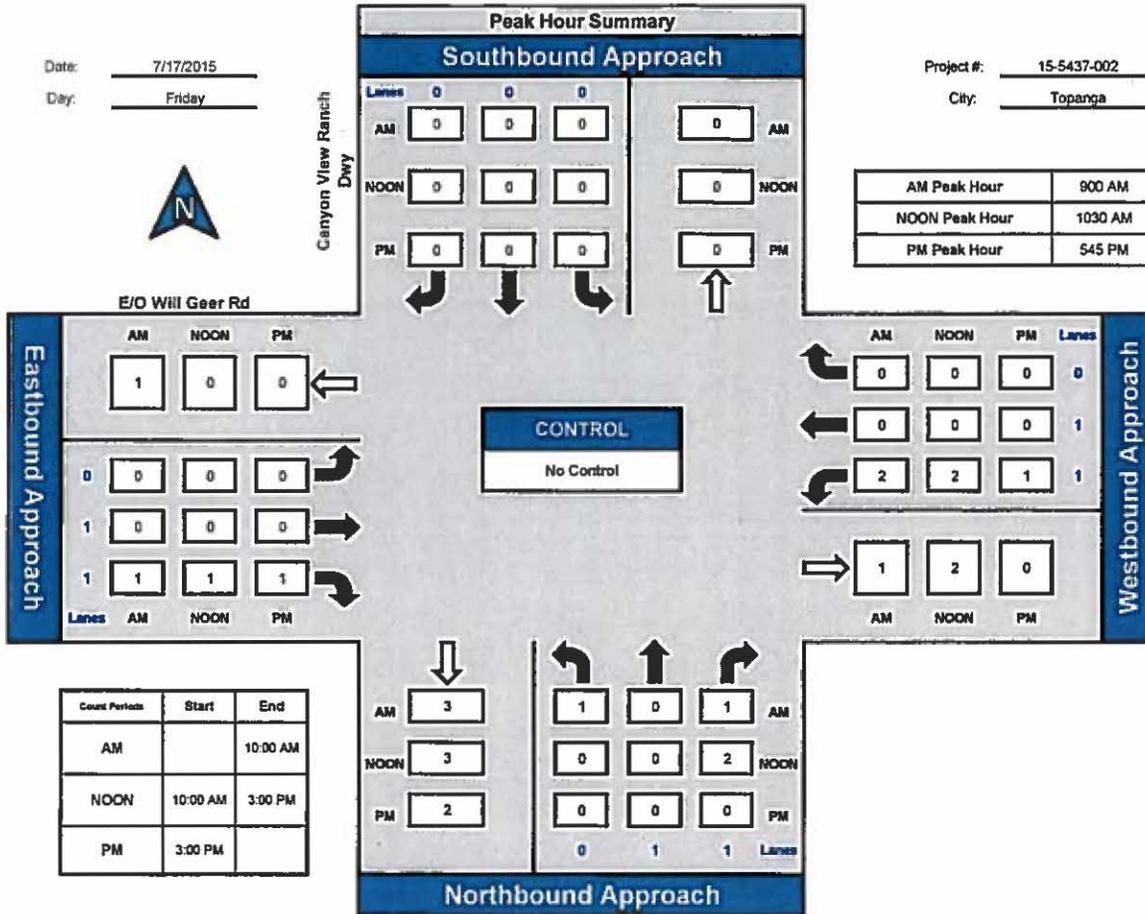


National Data & Surveying Services

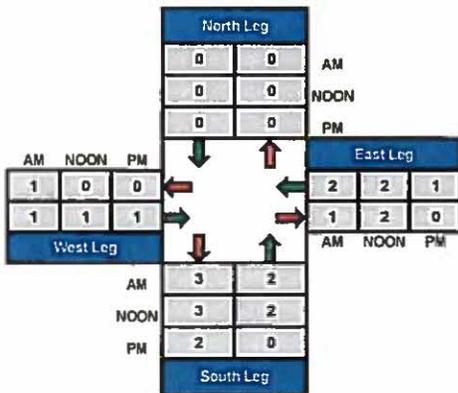
## Canyon View Ranch Dwy and E/O Will Geer Rd, Topanga

Date: 7/17/2015  
Day: Friday

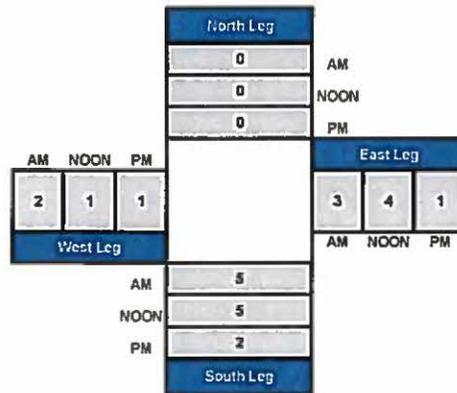
Project #: 15-5437-002  
City: Topanga



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-002

Day: Friday

City: Topanga

Date: 7/17/2015

NS/EW Streets:	AM												TOTAL	
	Canyon View Ranch Dwy			Canyon View Ranch Dwy			E/O Will Geer Rd			E/O Will Geer Rd				
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND				
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR		
	0	1	1	0	0	0	0	1	1	1	1	0	0	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	1
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	1
9:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	1
9:15 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	2
9:30 AM	1	0	0	0	0	0	0	0	1	0	0	0	0	1
9:45 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	1

UTURNS			
NB	SB	EB	WB
0	0	0	0

TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
APPROACH %'s :	50.00%	0.00%	50.00%	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	10
PEAK HR START TIME :	9:00 AM												
PEAK HR VOL :	1	0	1	0	0	0	0	0	1	2	0	0	5
PEAK HR FACTOR :	0.520		0.000		0.250		0.500		0.500		0.525		

NB	SB	EB	WB
0	0	0	0

CONTROL : No Control

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-002

Day: Friday

City: Topanga

Date: 7/17/2015

PM

NS/EW Streets:	Canyon View Ranch Dwy		Canyon View Ranch Dwy			E/O Will Geer Rd			E/O Will Geer Rd			TOTAL	
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	1	0	0	0	0	0	0	0	0	0	0	0	1
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	1	1	0	0	2
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	1
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

UTURNS			
NB	SB	EB	WB

TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
APPROACH % :	1	0	0	0	0	0	0	0	3	1	0	0	5
	100.00%	0.00%	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	

NB	SB	EB	WB
0	0	0	0

PEAK HR START TIME :	9:45 PM												TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	1	1	0	0	2
PEAK HR FACTOR :	0.000			0.000			0.250			0.250			0.250

CONTROL : No Control

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-002

Day: Friday

City: Topanga

Date: 7/17/2015

NS/EW Streets:	NOON												TOTAL
	Canyon View Ranch Dwy			Canyon View Ranch Dwy			E/O Will Geer Rd			E/O Will Geer Rd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	2	0	0	0	0	0	0	1	0	0	3
10:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	1
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	1
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	1
12:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	1
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	1	0	0	0	0	0	0	0	0	0	0	0	1
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	1	0	0	0	0	0	0	1	0	0	2
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

UTURNS			
NB	SB	EB	WB

TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
APPROACH % :	20.00%	0.00%	80.00%	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	10

NB	SB	EB	WB
0	0	0	0

PEAK HR START TIME :	7:30 AM												TOTAL
PEAK HR VOL :	0	0	2	0	0	0	0	0	1	2	0	0	5
PEAK HR FACTOR :	0.250			0.000			0.250			0.500			0.417

CONTROL : No Control

# ITM Peak Hour Summary

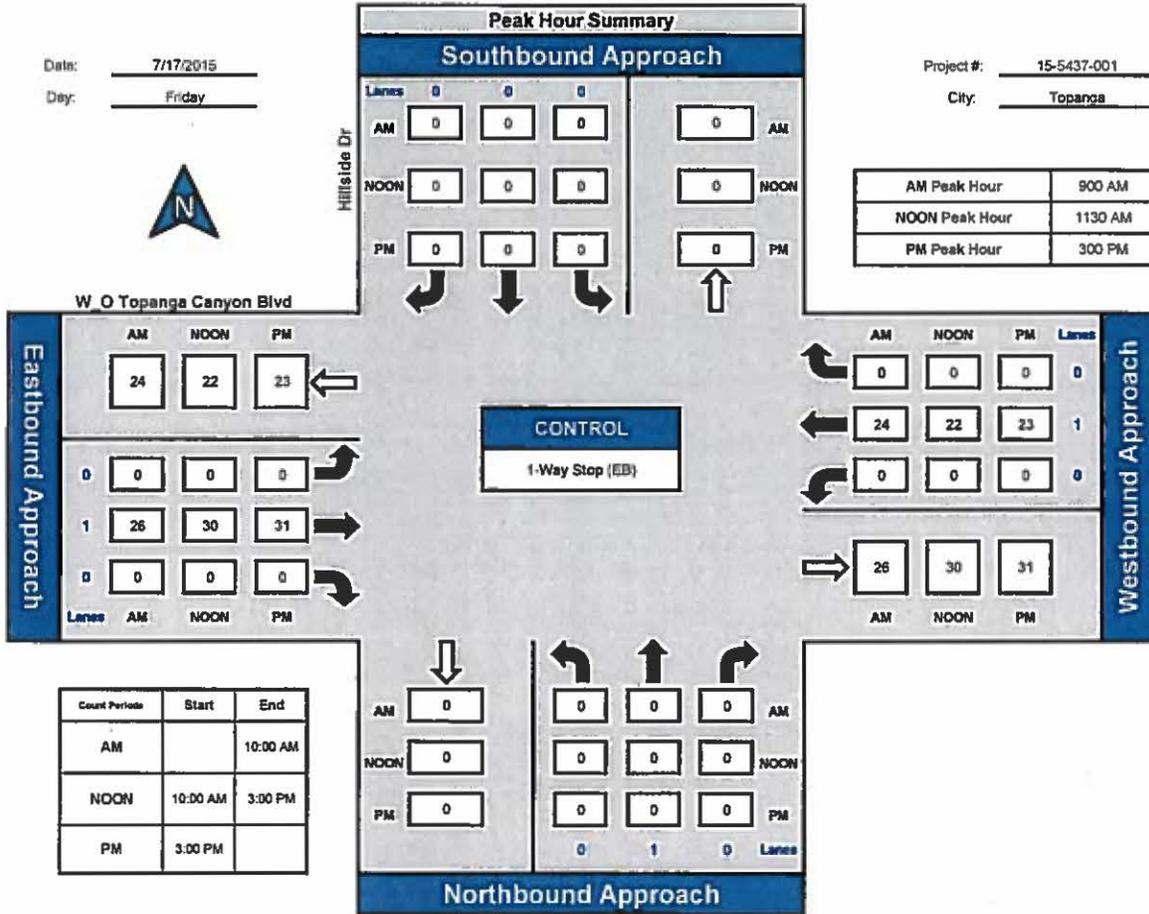
Prepared by:  
**NDS**

National Data & Surveying Services

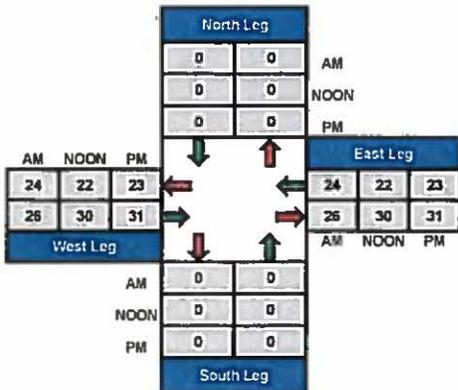
## Hillside Dr and W O Topanga Canyon Blvd, Topanga

Date: 7/17/2015  
Day: Friday

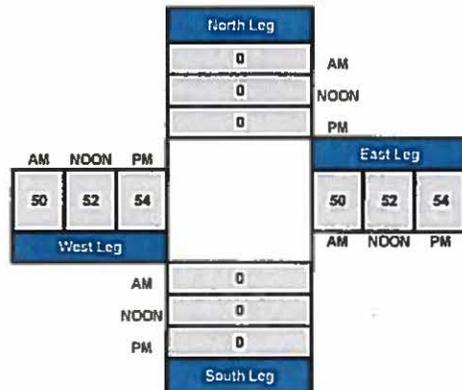
Project #: 15-5437-001  
City: Topanga



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-001

Days: Friday

City: Topanga

TOTALS

Date: 7/17/2015

NS/EW Streets:	AM												TOTAL
	Hillside Dr			Hillside Dr			W_O Topanga Canyon Blvd			W_O Topanga Canyon Blvd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 0	NT 1	NR 0	SL 0	ST 0	SR 0	EL 0	ET 1	ER 0	WL 0	WT 1	WR 0	
12:00 AM	0	0	0	0	0	0	0	1	0	0	2	0	3
12:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	2
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	1
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
4:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
4:45 AM	0	0	0	0	0	0	0	2	0	0	0	0	2
5:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	1
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
6:00 AM	0	0	0	0	0	0	0	2	0	0	0	0	2
6:15 AM	0	0	0	0	0	0	0	2	0	0	6	0	8
6:30 AM	0	0	0	0	0	0	0	4	0	0	4	0	8
6:45 AM	0	0	0	0	0	0	0	1	0	0	1	0	2
7:00 AM	0	0	0	0	0	0	0	2	0	0	6	0	8
7:15 AM	0	0	0	0	0	0	0	2	0	0	4	0	6
7:30 AM	0	0	0	0	0	0	0	3	0	0	4	0	7
7:45 AM	0	0	0	0	0	0	0	7	0	0	7	0	14
8:00 AM	0	0	0	0	0	0	0	3	0	0	8	0	11
8:15 AM	0	0	0	0	0	0	0	10	0	0	4	0	14
8:30 AM	0	0	0	0	0	0	0	5	0	0	5	0	10
8:45 AM	0	0	0	0	0	0	0	4	0	0	7	0	11
9:00 AM	0	0	0	0	0	0	0	7	0	0	6	0	13
9:15 AM	0	0	0	0	0	0	0	4	0	0	8	0	12
9:30 AM	0	0	0	0	0	0	0	6	0	0	4	0	10
9:45 AM	0	0	0	0	0	0	0	9	0	0	6	0	15

UTURNS			
NB	SB	EB	WB

TOTAL VOLUMES :	NL 0	NT 0	NR 0	SL 0	ST 0	SR 0	EL 0	ET 76	ER 0	WL 0	WT 89	WR 0	TOTAL 165
APPROACH %'s :	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	9:00 AM												
PEAK HR VOL :	0	0	0	0	0	0	0	26	0	0	24	0	50
PEAK HR FACTOR :	0.700			0.000			0.722			0.750			0.833

NB	SB	EB	WB
0	0	0	0

CONTROL : 1-Way Stop (EB)

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-001

Day: Friday

City: Topanga

TOTALS

Date: 7/17/2015

PM

NS/EW Streets:	Hillside Dr		Hillside Dr			W. O Topanga Canyon Blvd			W. O Topanga Canyon Blvd			TOTAL	
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT		WR
LANES:	0	1	0	0	0	0	0	1	0	0	1	0	
3:00 PM	0	0	0	0	0	0	0	13	0	0	5	0	18
3:15 PM	0	0	0	0	0	0	0	4	0	0	5	0	9
3:30 PM	0	0	0	0	0	0	0	8	0	0	5	0	13
3:45 PM	0	0	0	0	0	0	0	6	0	0	8	0	14
4:00 PM	0	0	0	0	0	0	0	8	0	0	3	0	11
4:15 PM	0	0	0	0	0	0	0	5	0	0	6	0	11
4:30 PM	0	0	0	0	0	0	0	6	0	0	4	0	10
4:45 PM	0	0	0	0	0	0	0	9	0	0	0	0	9
5:00 PM	0	0	0	0	0	0	0	3	0	0	3	0	6
5:15 PM	0	0	0	0	0	0	0	4	0	0	1	0	5
5:30 PM	0	0	0	0	0	0	0	4	0	0	8	0	12
5:45 PM	0	0	0	0	0	0	0	2	0	0	5	0	7
6:00 PM	0	0	0	0	0	0	0	8	0	0	3	0	11
6:15 PM	0	0	0	0	0	0	0	3	0	0	3	0	6
6:30 PM	0	0	0	0	0	0	0	5	0	0	3	0	8
6:45 PM	0	0	0	0	0	0	0	2	0	0	5	0	7
7:00 PM	0	0	0	0	0	0	0	1	0	0	1	0	2
7:15 PM	0	0	0	0	0	0	0	1	0	0	5	0	6
7:30 PM	0	0	0	0	0	0	0	5	0	0	2	0	7
7:45 PM	0	0	0	0	0	0	0	1	0	0	2	0	3
8:00 PM	0	0	0	0	0	0	0	2	0	0	3	0	5
8:15 PM	0	0	0	0	0	0	0	3	0	0	4	0	7
8:30 PM	0	0	0	0	0	0	0	1	0	0	2	0	3
8:45 PM	0	0	0	0	0	0	0	4	0	0	0	0	4
9:00 PM	0	0	0	0	0	0	0	2	0	0	1	0	3
9:15 PM	0	0	0	0	0	0	0	6	0	0	2	0	8
9:30 PM	0	0	0	0	0	0	0	5	0	0	1	0	6
9:45 PM	0	0	0	0	0	0	0	1	0	0	4	0	5
10:00 PM	0	0	0	0	0	0	0	4	0	0	3	0	7
10:15 PM	0	0	0	0	0	0	0	3	0	0	1	0	4
10:30 PM	0	0	0	0	0	0	0	4	0	0	1	0	5
10:45 PM	0	0	0	0	0	0	0	4	0	0	4	0	8
11:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
11:15 PM	0	0	0	0	0	0	0	2	0	0	2	0	4
11:30 PM	0	0	0	0	0	0	0	2	0	0	0	0	2
11:45 PM	0	0	0	0	0	0	0	1	0	0	0	0	1

UTURNS			
NB	SB	EB	WB
0	0	0	0

TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
APPROACH % :	0	0	0	0	0	0	0	143	0	0	105	0	248
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
PEAK NR START TIME :	3:00 PM												
PEAK NR VOL :	0	0	0	0	0	0	0	31	0	0	23	0	54
PEAK NR FACTOR :	0.000			0.000			0.596			0.719			0.750

NB	SB	EB	WB
0	0	0	0

CONTROL : 1-Way Stop (EB)

# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5437-001

Day: Friday

City: Topanga

TOTALS

Date: 7/17/2015

NOON

NS/EW Streets:	Hillside Dr			Hillside Dr			W_O Topanga Canyon Blvd			W_O Topanga Canyon Blvd			TOTAL
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 0	NT 1	NR 0	SL 0	ST 0	SR 0	EL 0	ET 1	ER 0	WL 0	WT 1	WR 0	
10:00 AM	0	0	0	0	0	0	0	5	0	0	4	0	9
10:15 AM	0	0	0	0	0	0	0	5	0	0	3	0	8
10:30 AM	0	0	0	0	0	0	0	4	0	0	8	0	12
10:45 AM	0	0	0	0	0	0	0	5	0	0	2	0	7
11:00 AM	0	0	0	0	0	0	0	5	0	0	3	0	8
11:15 AM	0	0	0	0	0	0	0	7	0	0	5	0	12
11:30 AM	0	0	0	0	0	0	0	7	0	0	4	0	11
11:45 AM	0	0	0	0	0	0	0	8	0	0	7	0	15
12:00 PM	0	0	0	0	0	0	0	7	0	0	5	0	12
12:15 PM	0	0	0	0	0	0	0	8	0	0	6	0	14
12:30 PM	0	0	0	0	0	0	0	5	0	0	4	0	9
12:45 PM	0	0	0	0	0	0	0	7	0	0	1	0	8
1:00 PM	0	0	0	0	0	0	0	6	0	0	3	0	9
1:15 PM	0	0	0	0	0	0	0	2	0	0	3	0	5
1:30 PM	0	0	0	0	0	0	0	1	0	0	7	0	8
1:45 PM	0	0	0	0	0	0	0	3	0	0	7	0	10
2:00 PM	0	0	0	0	0	0	0	6	0	0	4	0	10
2:15 PM	0	0	0	0	0	0	0	4	0	0	6	0	10
2:30 PM	0	0	0	0	0	0	0	8	0	0	5	0	13
2:45 PM	0	0	0	0	0	0	0	6	0	0	7	0	13

UTURNS			
NB	SB	EB	WB

TOTAL VOLUMES :	NL 0	NT 0	NR 0	SL 0	ST 0	SR 0	EL 0	ET 109	ER 0	WL 0	WT 94	WR 0	TOTAL 203
APPROACH %'s :	#DIV/OI	#DIV/OI	#DIV/OI	#DIV/OI	#DIV/OI	#DIV/OI	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	11:30 AM												TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	30	0	0	22	0	52
PEAK HR FACTOR :	0.000			0.000			0.938			0.786			0.857

NB	SB	EB	WB
0	0	0	0

CONTROL : 1-Way Stop (EB)

# ITM Peak Hour Summary

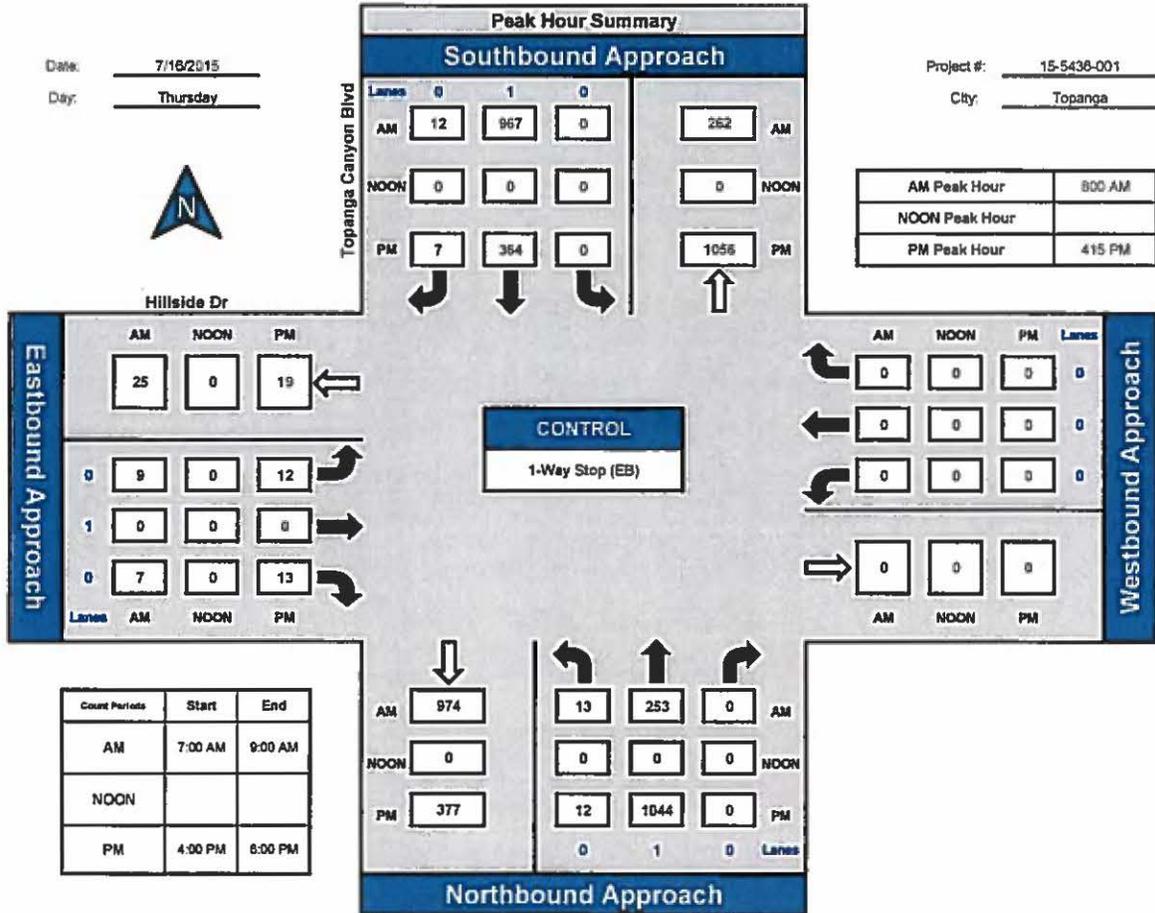
Prepared by:  
**NDS**

National Data & Surveying Services

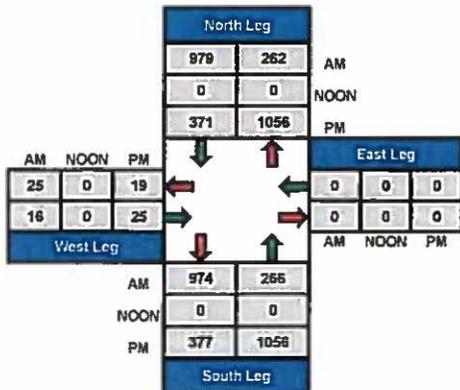
## Topanga Canyon Blvd and Hillside Dr, Topanga

Date: 7/16/2015  
Day: Thursday

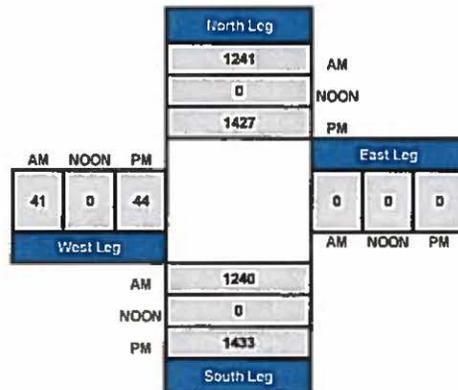
Project #: 15-5436-001  
City: Topanga



### Total Ins & Outs



### Total Volume Per Leg





# Intersection Turning Movement

Prepared by:  
National Data & Surveying Services

Project ID: 15-5436-001

Day: Thursday

City: Topanga

TOTALS

Date: 7/16/2015

NS/EW Streets:	PM												TOTAL
	Topanga Canyon Blvd			Topanga Canyon Blvd			Hillside Dr			Hillside Dr			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 0	NT 1	NR 0	SL 0	ST 1	SR 0	EL 0	ET 1	ER 0	WL 0	WT 0	WR 0	TOTAL
4:00 PM	1	252	0	0	76	6	5	0	5	0	0	0	345
4:15 PM	2	260	0	0	100	1	2	0	2	0	0	0	367
4:30 PM	4	260	0	0	90	4	3	0	6	0	0	0	367
4:45 PM	3	254	0	0	85	1	6	0	3	0	0	0	352
5:00 PM	3	270	0	0	89	1	1	0	2	0	0	0	366
5:15 PM	1	248	0	0	83	4	1	0	1	0	0	0	338
5:30 PM	0	267	0	0	88	1	2	0	3	0	0	0	361
5:45 PM	0	213	0	0	101	2	2	0	5	0	0	0	323
<b>TOTAL VOLUMES :</b>	NL 14	NT 2024	NR 0	SL 0	ST 712	SR 20	EL 22	ET 0	ER 27	WL 0	WT 0	WR 0	TOTAL 2819
<b>APPROACH %'s :</b>	0.69%	99.31%	0.00%	0.00%	97.27%	2.73%	44.90%	0.00%	55.10%	#DIV/0!	#DIV/0!	#DIV/0!	
<b>PEAK HR START TIME :</b>	4:15 PM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	12	1044	0	0	364	7	12	0	13	0	0	0	1452
<b>PEAK HR FACTOR :</b>	0.967		0.918			0.694			0.000			0.989	

CONTROL : 1-Way Stop (EB)

UTURNS			
NB	SB	EB	WB
0	0	0	0
1	0	0	0
0	0	0	0
1	0	0	0
1	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
3	0	0	0

**APPENDIX B**

**HCM AND LEVEL OF SERVICE EXPLANATION  
HCM DATA WORKSHEETS –  
WEEKDAY AM AND PM PEAK HOURS**

## LEVEL OF SERVICE FOR UNSIGNALIZED INTERSECTIONS

In the *Highway Capacity Manual (HCM)*, published by the Transportation Research Board, 2010, level of service for unsignalized intersections is defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. The delay experienced by a motorist is made up of a number of factors that relate to control, geometrics, traffic, and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during base conditions, in the absence of incidents, control, traffic, or geometric delay. Only the portion of total delay attributed to the traffic control measures, either traffic signals or stop signs, is quantified. This delay is called *control delay*. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

Level of Service criteria for unsignalized intersections are stated in terms of the average control delay per vehicle. The level of service is determined by the computed or measured control delay and is defined for each minor movement. Average control delay for any particular minor movement is a function of the service time for the approach and the degree of utilization. (Level of service is not defined for the intersection as a whole for two-way stop controlled intersections.)

Level of Service Criteria for TWSC/AWSC Intersections	
Level of Service	Average Control Delay (Sec/Veh)
A	$\leq 10$
B	$> 10$ and $\leq 15$
C	$> 15$ and $\leq 25$
D	$> 25$ and $\leq 35$
E	$> 35$ and $\leq 50$
F	$> 50$

Level of Service (LOS) values are used to describe intersection operations with service levels varying from LOS A (free flow) to LOS F (jammed condition). The following descriptions summarize *HCM* criteria for each level of service:

LOS A describes operations with very low control delay, up to 10 seconds per vehicle.

LOS B describes operations with control delay greater than 10 and up to 15 seconds per vehicle.

LOS C describes operations with control delay greater than 15 and up to 25 seconds per vehicle.

LOS D describes operations with control delay greater than 25 and up to 35 seconds per vehicle.

LOS E describes operations with control delay greater than 35 and up to 50 seconds per vehicle.

LOS F describes operations with control delay in excess of 50 seconds per vehicle. For two-way stop controlled intersections, LOS F exists when there are insufficient gaps of suitable size to allow side-street demand to safely cross through a major-street traffic stream. This level of service is generally evident from extremely long control delays experienced by side-street traffic and by queuing on the minor-street approaches.

## TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information					
Analyst	TN		Intersection	1				
Agency/Co.	LACDPW TLD		Jurisdiction	LA County				
Date Performed	7/24/2015		Analysis Year	2015				
Analysis Time Period	AM Peak Hour							
Project Description 5-15-0190 Canyon View Ranch								
East/West Street: Hillside Drive			North/South Street: Topanga Canyon Boulevard					
Intersection Orientation: North-South			Study Period (hrs): 0.25					
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	13	253			967	12		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	13	253	0	0	967	12		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT					TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	9		7					
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	9	0	7	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration		LR						
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	13						16	
C (m) (veh/h)	713						227	
v/c	0.02						0.07	
95% queue length	0.06						0.23	
Control Delay (s/veh)	10.1						22.1	
LOS	B						C	
Approach Delay (s/veh)	--	--					22.1	
Approach LOS	--	--					C	

## TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information					
Analyst	TN		Intersection	1				
Agency/Co.	LACDPW TLD		Jurisdiction	LA County				
Date Performed	7/24/2015		Analysis Year	2015				
Analysis Time Period								
Project Description: 5-15-0190 Canyon View Ranch								
East/West Street: Hillside Drive			North/South Street: Topanga Canyon Boulevard					
Intersection Orientation: North-South			Study Period (hrs): 0.25					
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	12	1044			364	7		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	12	1044	0	0	364	7		
Percent Heavy Vehicles	0	-	-	0	-	-		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT					TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	12		13					
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	12	0	13	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration		LR						
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	12						25	
C (m) (veh/h)	1199						250	
v/c	0.01						0.10	
95% queue length	0.03						0.33	
Control Delay (s/veh)	8.0						21.0	
LOS	A						C	
Approach Delay (s/veh)	--	--					21.0	
Approach LOS	--	--					C	