



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 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: May 13, 2015 - Agenda Item: 8

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 May 7, 2015. The package contains 130 letters in opposition to the project, 124 of which are petition cards, and 14 letters of support, 3 of which are petition cards.

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 (130) and Support (14)

Travis Seawards

From: [REDACTED]
Sent: Tuesday, May 12, 2015 10:25 PM
To: Travis Seawards
Subject: just got this- she wanted me to forward

May 12, 2015 Re: Conditional Use Permit No. 201300135 Dear Regional Planning Commission, I support having the least number of dogs as possible to be commercially boarded at this property. Topanga Canyon Boulevard / Highway 27 already has far too many accidents and a high traffic volume with many issues. I would prefer that a business which is drawing customers from out of the area in a residential neighborhood where there are noise and other impacts not be continued at a large scale. If a condition could be placed that customers only be from Topanga, it would be ideal to minimize added trips to our area, but I can understand there may be practical problems with such a measure. Also, any consideration of continuation of a number of dogs being allowed at the facility should be subject to a detailed feasible fire or other emergency preparation plans for either evacuation or effective shelter in place. If evacuation is chosen, the number of dogs needing evacuation should be minimal, so as not to impact the ability of Topanga residents to also be able to evacuate in a timely manner. Sincerely, Heather Widen, AICP Concerned Topanga Resident
American Institute of Certified Planners Member #017567
Heather Widen letter re CUP.docx

Travis Seawards

From: [REDACTED]
Sent: Tuesday, May 12, 2015 4:17 PM
To: Travis Seawards
Subject: Dog facility hearing. CUP # 201300135

Mr. Seaward,

Thanks for answering my questions about the hearing scheduled for tomorrow.

Here are my concerns:

I am surprised that a request for an extension is to be heard, since the original conditions were not met.

I believe that the original conditional use permit was supported/tolerated by many of the neighbors, understanding that the owners of the 'mom and pop' business were earnest in their intent, and understanding of the terms of the permit.

Though there are shuttles provided by the business, there are also numerous vehicles daily, traveling to the business up the narrow, winding Hillside Drive.

It is an especially tricky drive for visitors unaccustomed to these sorts of roads, and the etiquette/safety considerations are frequently ignored by the white-knuckled drivers with dogs hanging out of windows!

There is a serious concern about water availability, particularly since those of us living on the Mesa are all dependent upon wells.

While many of us are incorporating water conservation methods of landscaping and personal use, it is difficult to reconcile lavish use.

While adherence to, and enforcement of, the original conditions of the permit might be reasonable to extend, it would seem excessive to add to the capacity of the facility.

Due to the highly antagonistic nature of the communications between the parties involved, I would prefer not to be named.

I think you referred to my information being 'redacted'

Many thanks,

[REDACTED]
[REDACTED]
[REDACTED]

Travis Seawards
320 W. Temple Street
13th Floor
Los Angeles, CA 90012

RE: Opposition to Project No. 2013-02633-(3), CUP No. 210300135

Dear Mr. Seawards,

Topanga is no place for an industrial scale dog kennel in the middle of its residential neighborhood. I have put together pieces of my own personal experiences, along with the plights of others involved, who have placed their animals in the care of this dog ranch for boarding or training, and the end result of their experiences has been extremely negative, if not disastrous, to their animals' overall health and well being.

A past employee at the dog ranch on Will Geer Road has brought to the forefront his experiences while working at the business:

- (i) Mentioned, was the intense use of bleach on areas where dogs were stationed, which not only has environmental repercussions, as it drains into the watershed; but is harmful if constantly in contact with animals' skin and paws.
- (ii) Employees also, were subjected to extended lengths of time breathing these bleach fumes, which has an ill-effect on the human respiratory system. Additional abuse, such as throwing trash cans and lids at the boarded dogs, caused them, according to this employee, to yelp and cry in defense.

I was also made aware from this individual that the amount of dogs being boarded, was far more than the limit of the conditional use permit. There are overcrowding conditions amidst understaffing. The owners were consistently negligent to the request of this employee to look into and rectify these conditions. It is a well-known fact to the landowners on 1558 Will Geer road that their extreme over water usage has caused other person's wells on the same road and water allowances to be in jeopardy. Such a self-serving situation in a residential neighborhood is the result of a business that has an industrial implication among a socially conscious residential neighborhood.

This access road to this business is a very narrow residential street, and, the limit set by the county for this business was for thirty (30) dogs maximum. Their negligence of boarding, sometimes 150 dogs (according to this employee), makes for unreasonable added traffic, along with the unlikelihood of proper evacuation in case of a fire near this area in Topanga.

My own personal experience with my 6-yr old dog, involved taking him to this dog kennel for social training. It ended in my pet returning more frightened and cowering than prior to being left in their care. We also did not see a change in his disposition or social adaptation. I did not have knowledge of the bleach being poured on the turf where the dogs were playing and were stationed. I also was not informed that dogs at the kennel were often placed in solitary confinement because of certain social

behavior, which is anything but what I would have agreed to. Our animals are treated in the most organic manner. The following year our dog was diagnosed with bladder cancer, to which our veterinarian divulged may have been caused by toxins absorbed through the paws; toxins similar to those used on the dog runs and play areas at the aforementioned dog kennel. This pet was at the Dog Ranch for at least 3 weeks. Our animals are only walked in totally organic, non-toxic places, and given the finest organic care.

I am sending this letter anonymously, because of the actions taken on the part of this dog kennel on those who have spoken out against their negligences. Community members have been harassed and are fearful of their repercussions.

Thank you very much for your attention to this matter. I am grateful.

—Anonymous

Travis Seawards

From: [REDACTED]
Sent: Monday, May 11, 2015 10:01 AM
To: Travis Seawards
Subject: Canyon View Dogs

PLEASE REDACT NAME AND EMAIL ADDRESS

I am a neighbor, unlike many of the support letters I have read on the County's webpage regarding this matter.

- The original CUP is a set of conditions to allow use. If these conditions were knowingly violated then the County should seriously consider not renewing. This is not a commercial zone and the automatic renewal should not be the default.
- If renewal is recommended then it should be at the original 30 dogs. There is no justification for an increase in use.
- Emails from neighbors in response to an Anna Morrow email back in June 2013 should not be considered. We did not know the full context of what the dog ranch wanted at that time and since then a lot more information has been provided to the neighborhood to help us form an opinion.

Regards

Travis Seawards

From: Topanga Creek Watershed Committee [topanga.tcwc@gmail.com]
Sent: Monday, May 11, 2015 11:50 AM
To: Travis Seawards
Cc: Lippman, Timothy; nenglund@bos.lacounty.gov
Subject: Canyon View Dog Ranch CUP hearing
Attachments: emails of May 9 from Canyon View Dog Ranch.docx; email conversation with Susan Nissman.docx

Travis,

It is my opinion that the County government and the citizens of Topanga would be best served if (1) the recommendations made by the planning department in regard to the CUP application for the Canyon View Dog Ranch are thrown out, and (2) the matter is re-considered, including staff recommendations and public hearing, without any input from current or former staff or appointees from the Third Supervisorial District. Here is why:

- 1) The CUP applicants hosted a fundraiser for Supervisor Kuehl when she was running for office. I have the utmost respect for the integrity of Supervisor Kuehl, and for her predecessor as well, and I suspect that she probably did not even know that her hosts had a matter that was or would be pending before the County when she agreed to have a fundraiser at their home. Nevertheless this connection does create at least the appearance of possible inappropriate influence by the applicants upon Supervisor Kuehl in regard to this CUP issue.
- 2) I believe the applicants also hosted a party honoring the retirement of Susan Nissman from the Supervisor's office. Ms. Nissman served under the prior Supervisor and for several months under Supervisor Kuehl as well. See #1 above in regard to (at least) the appearance of inappropriate influence.
- 3) I received hostile and threatening email correspondence yesterday from the proprietors of the Canyon View Dog Ranch. I have attached it to this email. Among other attempts at intimidation, the authors threatened to sue me because I made comments (in my role as Chair of the Topanga Creek Watershed Committee) in regard to their CUP application.
- 4) I also received messages from Susan Nissman, I believe while she was still employed by the office of Supervisor Sheila Kuehl, which included inaccurate accusations against me, and in which she criticized me for the comments I made to the planning department in regard to the Canyon View Dog Ranch CUP application. (The same comments just referenced in #3 above, made as Chair of the TCWC.)

In the interest of maintaining the public's confidence in the integrity of the Planning Department and the Supervisor's office, you may wish to get County Council's opinion on whether or not the hearing should go forward, and whether or not consideration should be given to the prior Supervisor and his staff's recommendations in in this matter.

Thank you,

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

From: Randall Neece <randallneece@gmail.com>
Date: Sat, May 9, 2015 at 7:00 AM
Subject: Filing suit
To: Ben Allanoff <ben.allanoff@gmail.com>

Dear Ben and Roger

Since you both choose not to retract your despicable and ill-informed letters about Canyon View Ranch, we have decided our best course of action is to file a defamation lawsuit against you and Roger and your organizations for libel. Once the hearing is over, you will be served and we suggest you get yourselves a really good lawyers and save up lots of money for the settlement.

Additionally, we have been asked to do a number of interviews for the media when the hearing is over, and you can bet we'll be speaking our minds. We will include specifics about you two and your "vetting" of information – or shall we say your pathetic lack thereof.

It's time the community learn what scam artists you both are, and of your intent to disparage and destroy our business with lies and distortions. See you both in court.

RANDY NEECE and JOE TIMKO
Canyon View Ranch

From: Randall Neece <randallneece@gmail.com>
Date: Sat, May 9, 2015 at 12:07 PM
Subject: Re: Filing suit
To: Ben Allanoff <ben.allanoff@gmail.com>

I just read Roger's letter and you can let him know he's off the hook. He's free to express his opinion about traffic in Topanga, and in fact, I happen to agree with him. I just don't agree that we're part of the problem. At least he stuck with expressing an opinion and not passing along gossip and hearsay as if it were some kind of truth.

You take malicious, distorted and manufactured "evidence" from Jake Stehelin, and without vetting it, you pass along this nonsense to the county. They then cite it in several of their reports as fact.

You never bothered to check to see if any photos were actual or where they came from, or what the motivation would be for all his attacks. And as a realtor, I find your conflict of interest in siding with a developer building 5 large homes rather revealing.

Fortunately, the county has heard from hundreds of supporters, MANY of them Topanga residents, and quite a few from Watershed and T.A.S.C. They aren't happy at all with Jake's vicious attacks and phony Association, and scams like that are only backfiring on him. It's also revealed the true Jake, and now people know what we've had to deal with all these years. So we're not worried. You are both on the

wrong side of this battle and of history, and the tremendous outpouring of support has only shown us a contract is the good people in Topanga verses those who just want to stir shit up.

You're not worth our effort from a legal point of view, but we will make our experience with you known to the community.

RANDY and JOE

- Susan Nissman both businesses? With new occupants coming and going? Parking and access ways that will probably create even more non-permeable surfaces than the homes? Up against Edelman Park? Fences cutting off wildlife corridors? And, you and your committee have come out against renewal of Canyon View Ranches' CUP? Owned by 2 people who have given more to helping this community (Years of volunteer service w T-CEP, neighborhood network, and not to mention their work with rescue dogs.) And, thus, by default, supporting one of the worst spec developers on Will Geer Road, Jake, who has recently put 3 mansions up there that are even bigger? And who has spent 15 years spreading lies about Randy and Joe, including poring bleach into every nook and cranny of the Mesa? what am I missing, Ben?

I have no problem w the Carrie's B&B; good luck to them. My problem is w selective endorsements that kind of reek of duplicity. 21 Apr

- Susan Nissman And, wouldn't full disclosure to the group you are lauding their "character" to (as if that should have anything to do w a development project's impacts), involve you maybe letting your neighbors know you have been their realtor for 3+ years? Just saying. • Ben Allanoff I have never been their realtor. I did not endorse their project. You don;t know what you are talking about and you are not making sense. 21 Apr

Ben Allanoff I have never been their realtor. I did not endorse their project. You don;t know what you are talking about and you are not making sense. 21 Apr

- Susan Nissman When Carrie came to the canyon and you brought her to the TCBRC, she or you said you were helping them find a home in Topanga? I interpreted that as you being their agent. Sorry if that was an assumption. Secondly, public comment letters on items coming before the Regional Planning Commission are a matter of public record, and the renewal of Canyon View Ranch's CUP included your opposition a month or so ago, or did you withdraw that? I haven't had to pay attention to that lately since new staff/planning deputy is now fully on board and my job of helping transition and familiarize new staff is almost complete! Yay!

DONIGER & FETTER
3713 Lowry Road
Los Angeles, CA 90027
(213) 675-1880
tom@donigerandfetter.com



Thomas Doniger

Henry D. Fetter
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, 13th 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. 4th

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

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Cal.Rptr.2d 455 and *City Department of Regional Planning & 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.

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Respectfully submitted,

Thomas Doniger

cc:

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

Travis Seawards

From: clew26109@mypacks.net
Sent: Friday, May 08, 2015 5:29 PM
To: Travis Seawards
Cc: clew26109@mypacks.net
Subject: Hearing Project R2013-02633-(3), CUP 201300135

Dear Mr Sowards,

I am writing to support the continuation of Canyon View Ranch Kennel in Topanga Canyon. I have been a resident in Topanga for 49 years and I have boarded my dog at this kennel. They have always been observant of the needs of neighbors and our community. They are good people and take good care of our dogs. They provide an important service and are good neighbors. I respectfully request that they be allowed to continue their important function as a boarding kennel in our community.

Sincerely,

Gail R Yardley, Ph.D
730 N Topanga Canyon Blvd
PO Box 1006
Topanga CA 90290

Travis Seawards

From: pebblesclothing@gmail.com
Sent: Thursday, May 07, 2015 1:40 PM
To: Travis Seawards
Cc: Vince (My Lover)
Subject: Regarding canton view dog ranch tooanga ca

Project no .R2013-02633-(3),CUP no.201300135 Travis ..my name is Ann Lombardo and I live on hillside drive in Topanga just down the street from the ranch and have NEVER had any issue with them...They are such lovely guys respectful, and keep there home and there business absolutely perfect..there employees are gracious and respectful to everyone around them..I am soo sad this is going on with the ranch....the people involved in creating this drama Fran and Jake owners of several properties next to them are doing this in a self serving manner so they can get more money for there homes they built...they are using Facebook and mailers to draw attention and are slandering the owners of the dog ranch ..ps what about Jake in his big red truck barreling down the hill all the time without regards to others passing ..and all his construction crew that use our road ...I hope you take all this into consideration ..because Randy and Joe the owners of ranch don't deserve any of this ..Thx Ann Lombardo
21324 hillside dr
Tooanga ca 90290

Sent from my iPhone

Travis Seawards

From: Marvin A. Gluck [magluck@verizon.net]
Sent: Friday, May 08, 2015 3:51 PM
To: Travis Seawards
Subject: Canyon View Ranch

May 8, 2015

Travis Seawards
Los Angeles County DRP
320 W. Temple St.
Los Angeles, CA 90012

Dear Mr. Seawards:

We have been homeowners in Topanga for over fifty years and have regularly boarded dogs at Canyon View Ranch since its opening about fifteen years ago. We also were founding members of the Topanga Association for a Scenic Community and were active for a long time in its efforts to preserve the natural beauty of the Canyon.

Last week, we returned from a long trip to our home in the Fernwood area. After picking up our dog at Canyon View we stopped at the Post Office. We were dismayed to find in our held mail a bulk mailing from "T.A.R.T.A. N." attacking Canyon View Ranch and calling for its closure. We had never heard of this organization and could find no evidence of its existence on the internet.

For both personal and community reasons we strongly condemn this effort to force the closure of a valuable community asset. Canyon View owners Randy Neece and Joe Timko have made it possible for hundreds of Topanga residents go on vacations, business trips and family visits without having to worry about their pets' welfare in their absence. They have provided this service in a beautifully landscaped site, by a competent and well-trained staff. They manage to do this not only with a sincere concern for the dogs but with a keen awareness of their environmental responsibilities as Topanga landowners. For example, unlike many Topanga real estate speculators, Canyon View planted hundreds of trees rather than cutting down or bulldozing existing trees.

Aside from vacations and professional trips, Canyon View has, on more than one occasion, made it possible for us, to make trips on short notice related to family illnesses or unexpected crises. We will always be grateful to Randy and Joe for making these occasions a little less stressful because we could be certain that our dog was in good hands.

We sincerely hope you can help prevent this destructive attack on Canyon View Ranch's ability to survive in Topanga.

Sincerely, Marvin and Sherna Gluck
(310)455-1283



RESOURCE
 CONSERVATION DISTRICT
 OF THE
 SANTA MONICA MOUNTAINS

818.597.8627 | phone
 818.597.8630 | fax
 info@rcdsmm.org

540 S. Topanga Canyon Blvd., Topanga, CA 90290

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12 May 2015

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Regional Planning Commissioners
 Los Angeles County
 c/o Travis Seawards
 320 W. Temple Street
 Los Angeles, CA 90012

EXECUTIVE OFFICER
 Clark Stevens

Re: Canyon View Boarding and Training Ranch for Dogs
 1558 Will Geer Road, Topanga

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.

We support the proposed CUP for up to 100 dogs at this facility, based on the 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. Additionally, 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 did not find evidence of barking dogs, nor were there any complaints from adjacent neighbors regarding that issue. Staff also found that the premises were well-maintained and did not have any evidence of odors from bleach or otherwise.

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.

Thank you for your consideration.

Sincerely,

Rosi Dagit
 Senior Conservation Biologist

RECEIVED
MAY 12
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 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,

All the B

cc: Travis Seawards

Lance Roberts - FRODOY'S -

Rick Wilson - Resident

Jay P. Smith - Resident

Gary Gungor - Resident

Barbara Clesse - Topanga Homeowner

5/8/15

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,

Juki Seelick

cc: Travis Seawards

I have been taking my dogs to Canyon View since they started the facility. They have enlarged their property yet have maintained a humble presence on this private road. Care is taken to protect the neighbors from disturbances and through the tasteful upgrades shown respect to our environment.

In addition, Canyon View offers an important service to dog owners - training and socialization. Thank you, Juki Seelick

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 "Sarah Meyers". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

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,

Thomas Blunt
216 S. Canyon Blvd.
LA, CA 90004

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

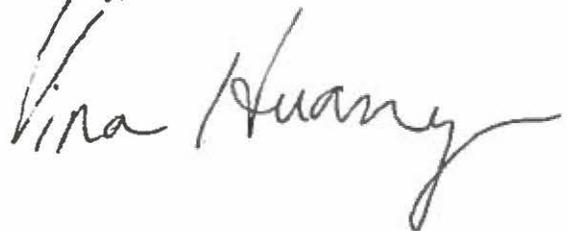
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink, appearing to read "Vina Huang". The signature is written in a cursive style with a long, sweeping tail on the "y".

cc: Travis Seawards



TOPANGA TOWN COUNCIL

P.O. BOX 1085 ♦ TOPANGA, CA 90290 ♦ 310.455.3001 ♦ WWW.TOPANGATOWNCOUNCIL.ORG

STACY SLEDGE
PRESIDENT

REBECCA GOLDFARB
VICE PRESIDENT

TANYA STARCEVICH
SECRETARY/TREASURER

LINDSAY ZOOK
CHAIR, ACCESS CARDS

TAM TALYOR
CHAIR, TTC EVENTS

JACQUI BENSON
ADVISOR

MOHAN JOSHI
ADVISOR

ANTHONY HALL
ADVISOR

OLIVER DUGGAL
ADVISOR

May 13, 2015

Re: Project #R2013-02633-(3)
CUP Permit #201300135

Dear Commissioners,

Thank you for the opportunity to speak today. I am Stacy Sledge, a long-time Topanga resident and a 15-year member of the Topanga Town Council, currently serving as President. I am an active member to eight other community organizations, many dealing with emergency preparedness, Topanga's watershed and animal causes.

The Town Council has served on several County appointed committees, including: Water District 29's Master Plan Task Force, the Topanga Traffic Committee, the Topanga Canyon Boulevard Roadside Committee, the Topanga Emergency Management Task Force, and Topanga's small business alliance. The Town Council also helped lead Topanga's effort for the passing of the LCP, which among other things, limits developers from destroying the Santa Monica Mountains and protects our precious watershed and wildlife.

Even though the Town Council is not a governing body—residents, businesses and local organizations contact us on all types of concerns; hence, giving the Council the unique position of understanding Topangans' opinions on certain matters and how decisions impact the community from all points of view and perspectives. One of our main responsibilities is to see that correct information and appropriate contacts are brought to the community so that citizens are better served and informed. Over the past three weeks, the Town Council has been approached or has witnessed public exchanges regarding the CUP renewal for Canyon View Ranch. Today, we are addressing a couple points of contention and offer clarification from the Town Council's experience, knowledge and review.

MISNOMER #1: TOPANGA SHOULD GET RID OF SPOT ZONING

To address a local direct mailer that went to all of Topanga, including the Town Council about this specific CUP renewal, it suggests to get rid of spot zoning in surrounding neighborhoods. If this were universally applied to all of Topanga, we would not have Topanga Elementary at its present location, nor the Topanga Community House, nor would many of Topanga businesses be able to operate out of their homes.

MISNOMER #2: THIS CUP EFFECTS TOPANGA'S TRAFFIC.

In the past five months, residents and businesses have contacted the Town Council about traffic concerns plaguing Topanga. The Council recently entertained two community meetings to address these concerns. We invited a panel of traffic experts, along with County and State representatives to address this issue. Senator Pavley's office submitted a Hwy 27 (TCB) Daily Traffic Count Report performed by the Dept. of Transportation (DOT) that shows from 2008 to 2013, there was no significant increase in the number of vehicles traversing our main canyon road. Caltrans, DOT and CHP concurred that TCB is being used as a commuter route because of LA's increased population and recent re-directed road projects.

CHP offered that cell phone traffic applications like WAZE, is putting Topanga on the map as an alternate route to the freeway system. No traffic issues were ever attributed to any business operating in Topanga canyon.

MISNOMER #3: APPROVAL OF THIS CUP WILL POLLUTE & STRESS THE WATERSHED.

For decades, the Town Council has served in conjunction with other Topanga volunteer organizations such as the Topanga Creek Watershed Committee, the Topanga Association for a Scenic Community, the Topanga Chamber of Commerce, Topanga Coalition for Emergency Preparedness and the North Topanga Canyon Fire Safe Alliance—all of whom are concerned about Topanga's environment, the watershed and safety. Many times, we serve alongside the County Supervisor's Office, the Senator's Office, Caltrans, the Fire Department and the Resource Conservation District to find non-toxic solutions and best management practices to protect our environment and watershed. The Town Council asked several knowledgeable and respected members who serve on some of these organizations about a disinfectant product used by Canyon View Ranch, called Accel, which is an EPA Category IV approved product. They said that a product that is a 'oxygenating bleach' with a Category IV rating is safest measure available for the environment and animals. The Council then confirmed that Los Angeles County Animal Care & Control uses the same disinfectant product and biodegradable cleaning product as Canyon View Ranch.

Addressing the drought and water usage: The Town Council encourages residents and businesses alike to recycle, reuse and reclaim water on their properties. We work with Topangans to take advantage of green initiatives and County programs that help our drought crisis. Along with other local pro-environment organizations, the Town Council commends and supports businesses and residents who use alternative and low-water use landscaping, sustainable water purification systems, recharged irrigation systems, and on-site drainage fields that do not discharge directly into the aquifers or neighboring properties. It is our understanding that Canyon View Ranch uses many of these measures and has passed all County inspections.

MISNOMER #4: DOGS NOISE COMPLAINTS ON WILL GEER ROAD SHOULD BE A CANYON-WIDE ISSUE.

While the Town Council cannot comment on dog noise issues in each neighborhood, it has been the accepted policy that neighbors should resolve any localized issues with each other. Each year, the Council receives numerous complaints of dog barking, dog attacks, off-leash dogs, and animal defecation on streets and park paths; which we then refer complainants to Animal Care and Control or the Sheriff's Department. According to Town Council's records, there have been no dog-related complaints charged against any Topanga business, but there have been too many to individual homeowners. With 8,250 residents living in our canyon, it is suspected that 70% of our households have pets—and a great number have dogs.

MISNOMER #5: KENNELS ARE BAD FOR TOPANGA.

Apparently, there is a need for dog care in Topanga. In our small community, there are over a dozen dog-walking businesses, dozens of dog-sitting services, three Topanga area dog-boarding facilities, several dog training businesses, a local vet office, one animal rescue, one wild-animal rescue, and at least two animal placement groups in the canyon. Based on many citizen animal complaints and concerns, the Town Council found a need to have an education program addressing animal ownership, responsibilities and tips. We co-opted with Canyon View Ranch, who provides dog training, to provide a series of articles for OneTopanga.com, our community website. These articles include: biting dogs and the potential legal consequences, holiday and vacation stress on dogs, fireworks can backfire on your animal, barking issues make bad neighbors, how to protect you and your dog on the trails, snake-avoidance training, and potty training.

MISNOMER #6: DOG KENNELS WILL DELAY EMERGENCY RESPONSE TIMES

Annually, the Los Angeles County Fire Department identifies problem areas and situations in our canyon that may hinder emergency response time. It's common knowledge, that all of Topanga is challenged in this regard, and that emergency response issues are not isolated to any particular neighborhood or operation. To address emergency issues, the County created the Topanga Emergency Management Task Force, which produced the Topanga Survival Guide. It gives information on how best to survive a disaster. Most years, the Fire Department and local organizations have an evacuation drill or exercise that many times requests the public's participation.

The County encourages all residents and businesses to have an emergency plan and to practice it. The County offers special information on evacuating small and large animals, including free trailer inspections for horse owners.

Annually, the Fire Department performs residential and commercial inspections in the canyon, and makes necessary recommendations and compliance requests. Anyone not in compliance, will be issued at 410 notice to correct any issues. A follow up inspection will take place within two weeks. If a life hazard is not corrected within a reasonable time, the matter is referred to the Los Angeles District Attorney. According to County records, Canyon View Ranch is compliant.

REGARDING TOPANGA BUSINESSES.

The Town Council proudly supports our business community, and commends those who work hand-in-hand with the community. The Town Council has partnered with the Topanga Chamber of Commerce and the County Supervisor's Office to help build a foundation for a strong local Topanga economy. We have launched cooperative campaigns to get Topangans, and those traveling through Topanga, to 'shop local'. The County, realizing how difficult it is to successfully operate a business in the canyon, has offered assistance to local businesses through its small business alliance, in an effort to help stimulate the local economy and to help businesses with their concerns of high-cost operations in an geographically isolated community. The Town Council supports all of our local businesses, and offers a free business listing on its community website.

I will conclude by saying that Topanga is a very unique community; unlike any you've ever known. Historically, nature has been and is the anchor to the Santa Monica Mountains. Both wild and domestic animals are a part of Topanga's natural fabric. People move to Topanga to live the 'non-city' life and to commune with nature and animals. We have a very strong sense of the creative spirit, the environment, animals, wildlife, our ecological footprint, and each other. Our commitment to helping each other is vital to our everyday existence.

The Town Council asks that you not unravel the threads that bind us together as a community. The Town Council is proud to support community programs and services that help protect and serve Topanga's residents, wildlife, environment and businesses---all of which makes Topanga a better place to call home.

We ask you support the proposed CUP for up to 100 dogs at this facility, based on the 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.

Thank you for your consideration.

Sincerely,



Stacy Sledge
President, Topanga Town Council

May 12, 2015

Regional Planning Commission
County of Los Angeles
320 West Temple Street, Room 150
Los Angeles CA 90012

Re: Canyon View Boarding & Training Ranch for Dogs,
1558 Will Geer Rd., Topanga; Renewal of CUP
Project # R2013-02633-(3), CUP # 201300135

Dear Commissioners:

I am writing in full support of Canyon View Ranch and the applicant-requested 75-100-dog maximum, as allowed, permitted and recommended by LA County Animal Care & Control.

When I moved to Topanga 40 years ago, with 4 dogs and 3 cats, the neighborly "welcome wagon" included every neighbors' dog greeting us, as well. Man's best friend has always been Topanga's best friend: The Topanga Community House dog attended all weddings, bar and bas mitzvah's, reunions, and rumor has it may have even coached the first Little League games on their newly restored ball field in 2004! Everyone in Topanga has dogs, had dogs, loves their dogs, hikes with their dogs, a dog was even the Grand Marshall of the Topanga Days Parade in 2001. They have been written about and featured in the local newspaper, the Topanga history book, fables, songs, and stories galore all reflecting their importance in our lives and the Topanga cultural narrative.

Up until 2002, when Canyon View Ranch was approved and came into operation up on the Mesa, local dog owners didn't have a choice in terms of boarding their dogs. The closest kennels were 20+ miles away and consisted of rows of wired cages, a narrow, fenced dog run or two, and while the owners and caretakers were good and sincere people, it wasn't a really fun place to leave your dog. Ours always resisted going on the few occasions, including emergency situations, we were out of town and couldn't bring them with us.

Approximately 20 years ago, after the passing of our older, family mutt, I took our son, Max, then 10 years old, to the County's Agoura Hills Animal Shelter to find a new dog. Sandy the Bassett Hound won his heart, and we took her home. When Sandy passed, we turned to Bassett Rescue to find another hound that needed a home and found Bridget. She had been given up by a family with a newborn, and a six-month-old Bassett Hound puppy wasn't their idea of having twins. The first thing we did was take her up to Canyon View Ranch so both she and I could get trained. You may have all the right intentions with a rescue dog, but you don't know what their experience has really been, so finding Joe and Randy, and gaining an understanding of how to keep both dog and human on their best behavior, was a blessing for our family. Bridget loved going to the Ranch; she could run and play, and experience unleashed-freedom. She was always

happy and healthy, if not a bit exhausted from so much good exercise when she was brought home.

The atmosphere of the Ranch is serene, yet adventuresome; the dogs are happy and receptive to learning good habits and getting rid of bad ones. The trainers are kind, sensitive, and expert in working with dogs from all backgrounds. I've become involved with the Bassett Rescue organization and go out when asked to interview a prospective adopter. With a better understanding of the breed through training at the Ranch and living with rescued dogs for almost 2 decades now, I think I help the organization make the right decisions on what are good matches and maybe not so good.

We rescued and adopted Hunter the Bassett Hound just 5 years ago; he had been abandoned on the streets during the recession; speculation was that families were having to move out of their homes into apartments where dogs were not allowed. He was estimated to be around two years old, was in good health, seemed to have had some training, but still a puppy. Up to the Ranch we went. Last year Hunter suddenly started gnawing on books in the library, he liked the old, hard-bound rare books. I called Joe and Randy, took him to the Ranch, brought the munched books: they became the prop Hunter was taught to avoid; they became "bad books", not "bad dog". Brilliant. But, why was he eating up rare books? Well, maybe he was bored, trying to get attention. OK. OK. Yes, I had stopped taking him for his daily, morning walk around Serrania Dog Park during the winter, but, really? Was it really as simple as that: walk the dog more? Socialize him? Yes, and once again, I was trained, too, to do the right thing. Training the owner, along with the dog, is a concept well-worth acknowledging, and a talent Joe and Randy and their staff exhibit to the highest professional levels.

On behalf of my family, thank you for this opportunity to comment and give you a bit of our family's experience with Canyon View Ranch. We value this resource very much and, again, encourage you to adopt in full a CUP that allows this service to remain where it is, operating with the ability to successfully sustain itself and its remarkable staff with between 75 and 100 dogs maximum allowed. We concur with all four county departments --- Public Health, Animal Care & Control, Public Works, and the Fire Department, --- in their expert findings and recommendations for the adoption as the applicant requests.

Sincerely,

Arthur H. Nissman
Topanga Resident, Forty Years
P.O. Box 1510
Topanga, CA 90290
310-455-2813

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

Re: CUP Application RCUP 2013-00135, Dog Kennel

Dear Travis,

Attached are reply cards that a group of us called TARTAN received back from a recent mailing.

There are 124 cards in opposition to the kennel, 111 of which came from Topanga. Of the ones from Topanga, 13 are from West Hillside, Summit and Will Geer, which are the folks that will be impacted most if this CUP is granted.

There are 3 cards in support of the kennel, all from Topanga, and there are 3 cards that are open for interpretation, but I wanted to send everything that we received. These are the last 2 sheets in this transmittal.

Our position is that opinions from Topanga both for and against the kennel should carry more weight than anonymous support from who knows where.

Even though the notice is clear that all submissions become public record, if there is any way that you can prevent the applicants from seeing the names on this list I would really appreciate it. In the process of gathering signatures, I personally spoke to several people that didn't even want their name mentioned for fear of retaliation. The most common threat that has been used by the applicants, and they have used it on me, is that they will call Building and Safety.

I see no problem in the list being shown to their attorneys if they want to verify the count.

Please add this transmittal to your packages for the Commissioners for the hearing tomorrow.

Thank you,



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

Cc: Nicole Englund fax 213-625-7360

46 TOTAL PAGE COUNT

To: L.A. County Regional Planners
I, Jake Stehelin oppose C.U.P. 2013-00135.

My address is: 1630 Will Geer Rd., Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
- Restore the zoning of 1558 Will Geer Rd. To A-1-1 so that it is the same as the surrounding properties.
GET RID OF THIS SPOT ZONING.
- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: _____

To: L.A. County Regional Planners
I, Thomas Davis oppose C.U.P. 2013-00135.

My address is: 1370 Will Geer Rd

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: _____

To: L.A. County Regional Planners
I, Catherine McClellan oppose C.U.P. 2013-00135.

My address is: 1500 Will Geer Rd Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____

I, Seth Leib oppose C.U.P. 2013-00135.

My address is: 21177 Summit Rd, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Signature]

To: L.A. County Regional Planners

I, KEVIN WHEELAND oppose C.U.P. 2013-00135.

My address is: 21026 HILLSIDE DR TOPANGA CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Signature]

To: L.A. County Regional Planners

I, RICHARD J. NORTON oppose C.U.P. 2013-00135.

My address is: 21290 HILLSIDE DRIVE, TOPANGA. CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Signature]

I, Marie Towler oppose C.U.P. 2013-00135.

My address is: 21065 Hillside DR, Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Marie Towler

To: L.A. County Regional Planners

I, Sue Schmitt oppose C.U.P. 2013-00135.

My address is: 1291 Will Geer

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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: [Signature]

150 dogs excessive big for our one lane road. Shuttle not wanted for all dogs & increase in employees & supply trucks too much.

To: L.A. County Regional Planners

I, PAUL ROSENBERG M.D. oppose C.U.P. 2013-00135.

My address is: 21122 HILLSIDE DR TOPANGA CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Paul Rosenberg, M.D.

I, Joyce Wisdom & family oppose C.U.P. 2013-00135.

My address is: 21144 Hillside Dr. Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Joyce Wisdom

To: L.A. County Regional Planners

I, Nicole Goodman oppose C.U.P. 2013-00135.

My address is: 1410 Will Geer rd

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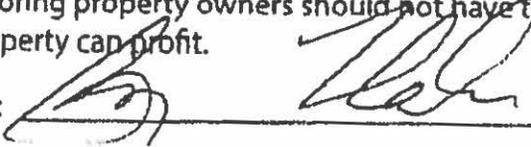
Signature: [Signature]

I, Grieg Meade oppose C.U.P. 2013-00135.

My address is: 1410 Will Geer rd.

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____



To: L.A. County Regional Planners

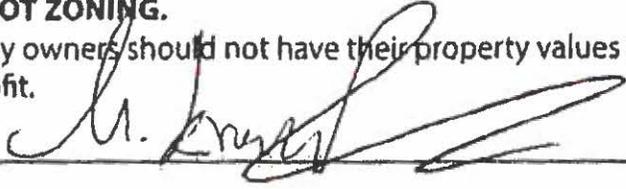
I, MOSHE KRONENFELD oppose C.U.P. 2013-00135.

5/2/15

My address is: 21300 HILL SIDE DRIVE

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: _____



I, Beth Renee Davis oppose C.U.P. 2013-00135.

My address is: 1211 North Topanga Canyon Blvd - Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
 - The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: Beth Renee Davis

To: L.A. County Regional Planners

WE, LORI & DAVID CALLAHAN oppose C.U.P. 2013-00135.

My address is: 20711 Hillside Drive, Topanga, CA 90290-3616

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
 - The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: Lori Callahan and David Callahan

To: L.A. County Regional Planners

I, ANDREA MAKSHANOFF oppose C.U.P. 2013-00135.

My address is: 2041 TUNA CANYON ROAD TOPANGA CA 90290

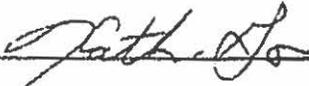
- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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 - Restore the zoning of 1558 Will Geer Rd. To A-1-1 so that it is the same as the surrounding properties.
- GET RID OF THIS SPOT ZONING.**
- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: Andrea Makshano

I, Katherine Go oppose C.U.P. 2013-00135.

My address is: 21312 Lighthill Dr. Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

To: L.A. County Regional Planners

I, Nicole Yablonski oppose C.U.P. 2013-00135.

My address is: 2627 Hodgson Circle Drive, Topanga CA 90296

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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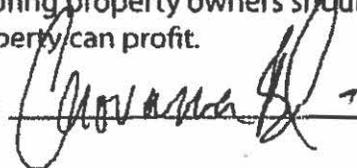
Signature: 

To: L.A. County Regional Planners

I, Gio Brandi oppose C.U.P. 2013-00135.

My address is: 21670 Encina, Topanga, Ca 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: 

To: L.A. County Regional Planners

I, Carolyn Brandon Charles Culp oppose C.U.P. 2013-00135.

My address is: 3280 Van Allen Place Topanga Ca 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: Carolyn Brandon + Charles Culp

To: L.A. County Regional Planners

I, Keith Basart oppose C.U.P. 2013-00135.

My address is: 1667 Junco Dr. 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Keith Basart

To: L.A. County Regional Planners

I, Suzanne Sulam oppose C.U.P. 2013-00135.

My address is: 20265 Cleoydon Lane

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Suzanne Sulam

To: L.A. County Regional Planners

1, Julie Rosendo oppose C.U.P. 2013-00135.

My address is: 530 Plain Trail, Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: _____

Julie Rosendo

To: L.A. County Regional Planners

^{WE} DAVID & SYLVIA WEISNAAR oppose C.U.P. 2013-00135.

^{OUT} My address is: 1521 TOPANGA SKYLINE DR., TOPANGA, 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____

David & Sylvia Weisnaar

To: L.A. County Regional Planners

1, C. Adolfo Benas oppose C.U.P. 2013-00135.

My address is: 1516 Topanga Skyline Dr., Topanga, Ca 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____

To: L.A. County Regional Planners

I, M. R. Larizadeh oppose C.U.P. 2013-00135.

My address is: 3220 Canan Pl.

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: M. R. Larizadeh

To: L.A. County Regional Planners

I, Samantha Cisneros oppose C.U.P. 2013-00135.

My address is: 1164 Builth Drive Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

To: L.A. County Regional Planners

I, SUZANNE ADAMS oppose C.U.P. 2013-00135.

My address is: 21853 Saddle Peak Rd Topanga

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

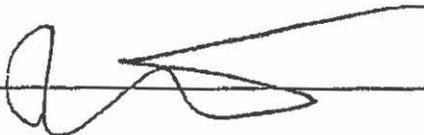
To: L.A. County Regional Planners

I, The Bronstein Family oppose C.U.P. 2013-00135.

My address is: 19961 Grand View Dr. Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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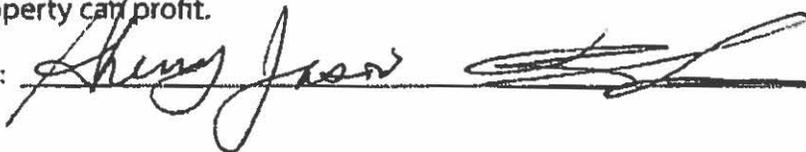
To: L.A. County Regional Planners

I, SHERRY & BOB JASON oppose C.U.P. 2013-00135.

My address is: P.O. Box 1314, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____



To: L.A. County Regional Planners

I, T Halper oppose C.U.P. 2013-00135.

My address is: PO Box 299, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____



To: L.A. County Regional Planners

I, Mary Ellen McNeil oppose C.U.P. 2013-00135.

My address is: 21621 W Circle Trail Topanga

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Mary Ellen McNeil

To: L.A. County Regional Planners

I, RICK & CALLIE MOOS oppose C.U.P. 2013-00135.

My address is: 21410 W. COLINA DR. - TOPANGA CYN. CA. 90296

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Rick Moos CALLIE MOOS

To: L.A. County Regional Planners

I, CLIFF MARTINEZ oppose C.U.P. 2013-00135.

My address is: 3504 OLD TOPANGA CYN RD

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: Cliff Martinez

To: L.A. County Regional Planners

I, MICHAEL MILES oppose C.U.P. 2013-00135.

My address is: 2774 MARQUETTE DR. TOPANGA, CALIF 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Michael Miles

To: L.A. County Regional Planners

I, Kathy Stichel oppose C.U.P. 2013-00135.

My address is: 21161 Colina Dr. Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: K Stichel

To: L.A. County Regional Planners

I, Beth Burnam oppose C.U.P. 2013-00135.

My address is: 2662 Santa Maria Rd, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Beth Burnam

• They have been in non-compliance with their existing CUP and should be denied an expanded scope CUP.

I, Denise Calfo oppose C.U.P. 2013-00135.

My address is: 178 Comanche, Topanga CA

- ~~Topanga is no place for an industrial scale dog kennel, and~~ no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: *Denise Calfo*

To: L.A. County Regional Planners

I, Nicole Cramer oppose C.U.P. 2013-00135.

My address is: 3302 Van Allen Place, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: *Nicole Cramer*

To: L.A. County Regional Planners

I, David Lynch oppose C.U.P. 2013-00135.

My address is: 22914 Portage Circle Dr

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: *David Lynch*

I, Amy New oppose C.U.P. 2013-00135.

My address is: 1290 Oakwood Dr., Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Amy New

To: L.A. County Regional Planners

I, Alison Scott Salas oppose C.U.P. 2013-00135.

My address is: 1150 Greenleaf Canyon Rd, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: AS Salas

To: L.A. County Regional Planners

I, Tom Vogel oppose C.U.P. 2013-00135.

My address is: 21344 Cotina Dr. Topanga CA 90290

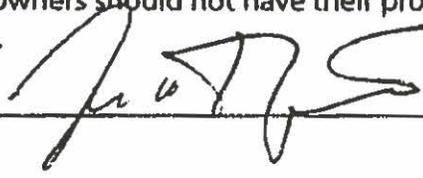
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Signature: Tom Vogel

I, Jack Trompeter oppose C.U.P. 2013-00135.

My address is: 3442 Dorothy Rd. Topanga CA 90790

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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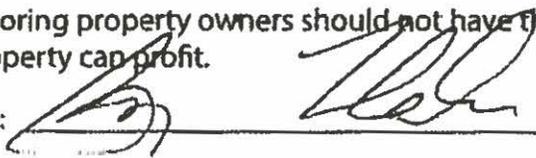
Signature: 

To: L.A. County Regional Planners

I, Grieg Meade oppose C.U.P. 2013-00135.

My address is: 1410 Will Geer rd.

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

To: L.A. County Regional Planners

I, Caara Shayne oppose C.U.P. 2013-00135.

My address is: 21415 Encina Rd, Topanga

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

I, Dara Parsavand oppose C.U.P. 2013-00135.

My address is: 1263 Fernwood Pacific Dr., Topanga, CA 90290

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Signature: Dara Parsavand

• I'm not too keen on Harleys or Roosters either.

To: L.A. County Regional Planners

I, Kate AND Brad Bovee oppose C.U.P. 2013-00135.

My address is: 1314 Old Topanga Cyn Rd Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Kate Bovee Brad Bovee

To: L.A. County Regional Planners

I, RANDI JOHNSON oppose C.U.P. 2013-00135.

My address is: 1075 Henry Ridge Mtwy, Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Randi Johnson

1. BARBARA M. SHORE oppose C.U.P. 2013-00135.

My address is: 20664 CALLON DR TOPANGA CA 90290

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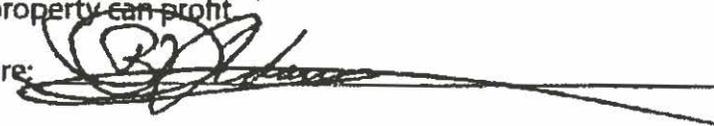
Signature: Barbara M. Shore 5-4-2015

To: L.A. County Regional Planners

1. Blake Dustin Adams oppose C.U.P. 2013-00135.

My address is: 25040 Wedsey Canyon Rd, Canoga Park, CA 91304

- Topanga is no place for an Industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

To: L.A. County Regional Planners

1. Karen Rose oppose C.U.P. 2013-00135.

My address is: 1200 Sapi Topanga, 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and there are already kennels in the city on property that is properly zoned.
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I, Tarynn Dickerson oppose C.U.P. 2013-00135.

My address is: 11822 Archwood st

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To: L.A. County Regional Planners

I, Shelly Bihan oppose C.U.P. 2013-00135.

My address is: 51531 Sumant Tr

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Signature: Shelly Bihan

To: L.A. County Regional Planners

I, LISA BIALAC-JEHLE oppose C.U.P. 2013-00135.

My address is: 567 CAÑON VIEW TRAIL TOPANGA, CA 90290

- I LIVE ON AN ADJACENT STREET. FIVE YEARS CUSTOMERS OF THIS KENNEL HAVE MISTAKENLY COME TO
- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: J M J *four long, steep narrow one lane road impacting TRAFFIC & OUR LIVES WHEN THEY GET STUCK ON OUR ROAD!*

I, Igor Bol oppose C.U.P. 2013-00135.

My address is: 2110 Brunell Court, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: [Handwritten Signature]

To: L.A. County Regional Planners

I, Mimi Williams oppose C.U.P. 2013-00135.

My address is: 1940 W. TOPANGA CANYON. TOPANGA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

To: L.A. County Regional Planners

I, Sharon Farrell Trevillion oppose C.U.P. 2013-00135.

My address is: 1619 OAK Drive

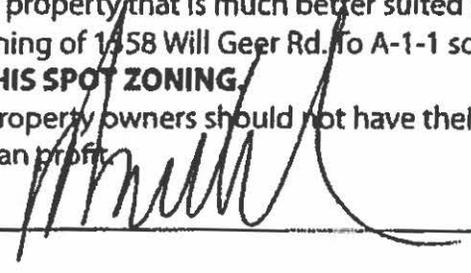
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Signature: [Handwritten Signature]

I, Mark Nygard oppose C.U.P. 2013-00135.

My address is: 1440 North Topanga Cyn Blvd.

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature:  President of the Topanga Community

To: L.A. County Regional Planners

I, Tom Mitchell oppose C.U.P. 2013-00135.

My address is: PO Box 361 Topanga Ca 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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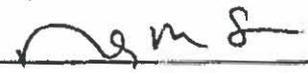
Signature: 

To: L.A. County Regional Planners

I, Nancy Shore oppose C.U.P. 2013-00135.

My address is: 20421 Cheney Drive Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: 

I, ANTHONY SELWAGE oppose C.U.P. 2013-00135.

My address is: 19804 GRAND VIEW DR TOPANGA CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood. **FYI: 60,000 CARS PER DAY PASS THROUGH TOPANGA**
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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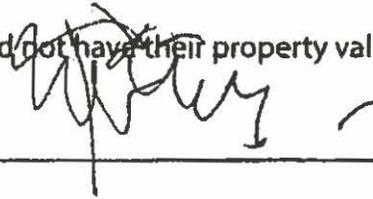
Signature: 

To: L.A. County Regional Planners

I, PAUL VESTER oppose C.U.P. 2013-00135.

My address is: 2002 TUNA CANYON RD

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

To: L.A. County Regional Planners

I, BENE KOTLARZ oppose C.U.P. 2013-00135.

My address is: 2002 TUNA CANYON ROAD TOPANGA CA 90290

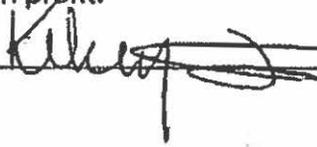
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Signature: 

To: L.A. County Regional Planners
1. Kelsey Stevens oppose C.U.P. 2013-00135.

My address is: 231 MAZUMA RD

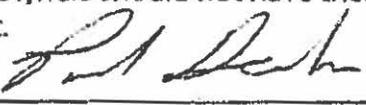
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Signature: 

To: L.A. County Regional Planners
1. Paul Gembus oppose C.U.P. 2013-00135.

My address is: 1114 Mohawk, Topanga CA 90290

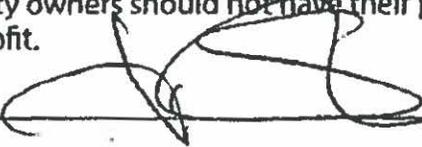
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Signature: 

To: L.A. County Regional Planners
1. Jody Bloom oppose C.U.P. 2013-00135.

My address is: 3250 VAN ALLEN PL, 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

To: L.A. County Regional Planners

1. UWE KARSENK oppose C.U.P. 2013-00135.

My address is: 3110 N SUMMIT POINTE DRIVE, 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____

To: L.A. County Regional Planners

1. Katherine Rosenberg oppose C.U.P. 2013-00135.

My address is: 3270 Van Allen Pl

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____

To: L.A. County Regional Planners

1. BRIAN CINADR oppose C.U.P. 2013-00135.

My address is: 19937 GRAND VIEW DR Topanga

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: _____

I, J.D. Doyle-Stavel oppose C.U.P. 2013-00135.

My address is: 20067 Stiles Drive Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: J.D. Doyle-Stavel

To: L.A. County Regional Planners

I, Kabell Barasch oppose C.U.P. 2013-00135.

My address is: 2321 Saddle Peak Road TOPANGA CA 9029

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: Kabell Barasch

To: L.A. County Regional Planners

we I, Charles R. Nance and oppose C.U.P. 2013-00135.
Vally M. Nance

My address is: 3215 Fermi Dr. Topanga, CA 90290

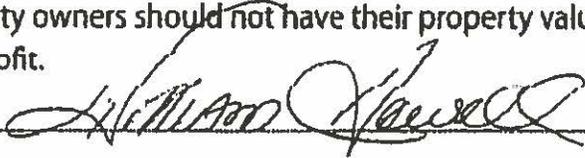
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Signature: Charles R. Nance Vally M. Nance

I, William Howell oppose C.U.P. 2013-00135.

My address is: 604 S. Topanga Canyon Blvd Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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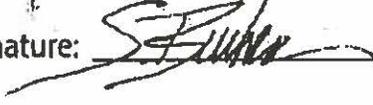
Signature:  4.28.15

To: L.A. County Regional Planners

I, Stehelin Burke oppose C.U.P. 2013-00135.

My address is: 637 Greenleaf ~~Atto~~ Canyon Rd. Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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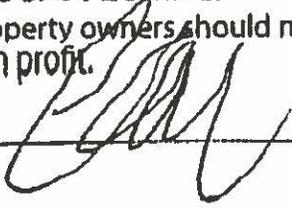
Signature: 

To: L.A. County Regional Planners

I, Nicole Goodman oppose C.U.P. 2013-00135.

My address is: 1410 Will Geer rd

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

To: L.A. County Regional Planners

I, Jennine B. Richards oppose C.U.P. 2013-00135.

My address is: 21048 Inverview Dr, Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: Jennine B. Richards

To: L.A. County Regional Planners

I, John Burke oppose C.U.P. 2013-00135.

My address is: P.O. Box 1407 Topanga, CA. 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood. *Don't reward their cheating!!!*
 - The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
 - Restore the zoning of 1558 Will Geer Rd. To A-1-1 so that it is the same as the surrounding properties.
- GET RID OF THIS SPOT ZONING. This operation is a nuisance to that neighbor.**
- Neighboring property owners should not have their property values reduced so that the owners of one property can profit. *Why are so many dogs being allowed?*

Signature: John Francis Burke resident of Topanga since 1967

To: L.A. County Regional Planners

I, Christine Tinberg oppose C.U.P. 2013-00135.

My address is: 21063 Winfield Road

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Christine Tinberg

I, Bonnie Zima oppose C.U.P. 2013-00135.

My address is: 20859 Cheney Dr Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Get rid of 6-bed group homes in residential area too!

Signature: *Bonnie Zima*

To: L.A. County Regional Planners

I, GREG J. BENNETT oppose C.U.P. 2013-00135.

My address is: 3118 HOLLER DRIVE, TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: *Greg Bennett*

To: L.A. County Regional Planners

I, MARK VAN HOEN oppose C.U.P. 2013-00135.

My address is: 159 MURPHY RD TOPANGA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: *Mark Van Hoen*

I, Susanna B. Hocht oppose C.U.P. 2013-00135.

My address is: 19994 Valley View, Topanga

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: S B. Hocht

To: L.A. County Regional Planners

I, BYRNE BOBBITT oppose C.U.P. 2013-00135.

My address is: 2345 TOPANGA SKYLINE DR, TOPANGA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: B Byrne Bobbitt

To: L.A. County Regional Planners

I, Alyssa Larson oppose C.U.P. 2013-00135.

My address is: 2177 Old Topanga Canyon, Topanga, CA 90290

A.L.
There

- ~~Topanga~~ is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Signature]

I, Jane Douberg oppose C.U.P. 2013-00135.

My address is: 3233 Tuna Canyon Rd, Topanga, Ca, 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Jane Douberg

To: L.A. County Regional Planners

I, Patricia Hernandez oppose C.U.P. 2013-00135.

My address is: 19890 Grand View Dr Topanga, Ca 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Patricia Hernandez
Philip VanDyke

To: L.A. County Regional Planners

I, Patricia Hernandez oppose C.U.P. 2013-00135.

My address is: 302 Popocatepetl Dr, Topanga, CA 90290

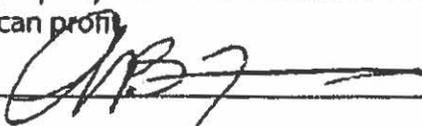
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Signature: Patricia Hernandez

I, ARTHUR B. ZENO oppose C.U.P. 2013-00135.

My address is: 20911 OZARK WALK, TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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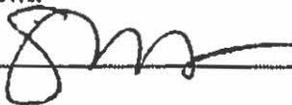
Signature: 

To: L.A. County Regional Planners

I, S. MIRAJU oppose C.U.P. 2013-00135.

My address is: 1156 Comanche Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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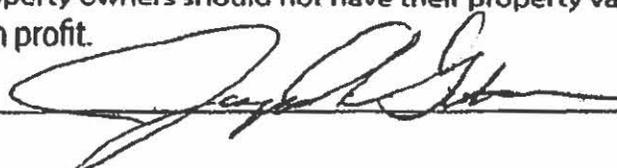
Signature: 

To: L.A. County Regional Planners

I, Joyce Gutesha oppose C.U.P. 2013-00135.

My address is: 1122 Mohawk Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

I, US: Toni Colvin oppose C.U.P. 2013-00135.

My address is: 20975 Waverly Drive, Topanga, Ca 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Toni Colvin

To: L.A. County Regional Planners

I, JOHN DUFF oppose C.U.P. 2013-00135.

My address is: 19627 Vision Dr Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
- Restore the zoning of 1558 Will Geer Rd. To A-1-1 so that it is the same as the surrounding properties. **GET RID OF THIS SPOT ZONING.**
- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: John Duff

To: L.A. County Regional Planners

We, William & Geraldine Flaxman oppose C.U.P. 2013-00135.

OUR address is: 548 PLAIN TRAIL, TOPANQA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: William & Geraldine Flaxman

I, Francesca Wagoner oppose C.U.P. 2013-00135.

My address is: 20032 Observation Dr. Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

To: L.A. County Regional Planners

I, JOHN YEDNOCK oppose C.U.P. 2013-00135.

My address is: 21050 WAVEVIEW DRIVE TOPANGA CA 902

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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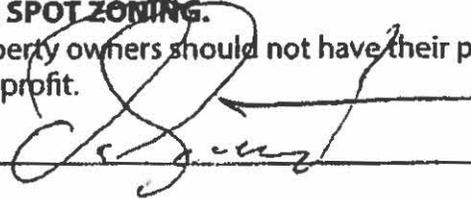
Signature: 

To: L.A. County Regional Planners

I, OLE GUNST oppose C.U.P. 2013-00135.

My address is: 19475 GRAND VIEW TOPANGA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

I, LISA CHURGIN oppose C.U.P. 2013-00135.

My address is: 20911 PARK WALK, TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

To: L.A. County Regional Planners

I, JENNIFER OFARRELL oppose C.U.P. 2013-00135.

My address is: 107 PARKER LN., TOPANGA, CA

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

To: L.A. County Regional Planners

I, Barbara Waldman oppose C.U.P. 2013-00135.

My address is: 241 Muesdaga Rd. Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

I, Gemaine Burke oppose C.U.P. 2013-00135.

My address is: PO Box 915 Topanga CA 90290

The kennel owners have NEVER respected the county rules. They should be shut down. Camp

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: _____

Gemaine Burke

Topanga resident for 50+ years

To: L.A. County Regional Planners

I, MYRA SCHEGLOFF oppose C.U.P. 2013-00135.

My address is: 20029 GRAND VIEW DR, TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: _____

Myra J. Schegloff

To: L.A. County Regional Planners

I, MERLENE M LEAR oppose C.U.P. 2013-00135.

My address is: 19555 GRAND VIEW DR TOPANGA CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: _____

Merlene M Lear

I, Chris H. Groer oppose C.U.P. 2013-00135.

My address is: 19847 HORSESHOE DRIVE, TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: 

To: L.A. County Regional Planners

I, Chantelle Landay oppose C.U.P. 2013-00135.

My address is: 19847 Horseshoe drive, Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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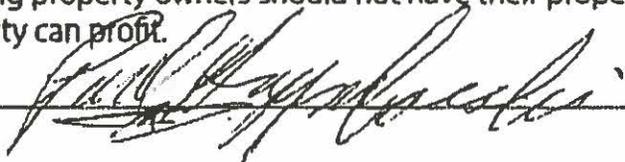
Signature: 

To: L.A. County Regional Planners

I, FALL GRZYMKOWSKI oppose C.U.P. 2013-00135.

My address is: 19847 HORSESHOE DR. TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

I, Joanna Gust oppose C.U.P. 2013-00135.

My address is: 19847 Hazzard Dr Topanga CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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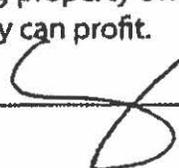
Signature: 

To: L.A. County Regional Planners

I, Corinne Gazy oppose C.U.P. 2013-00135.

My address is: 2727 HALSEY RD TOPANGA CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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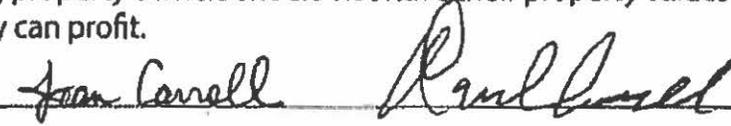
Signature: 

To: L.A. County Regional Planners

We, David and Jean Carroll oppose C.U.P. 2013-00135.

My address is: 21271 Entrada Rd Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

I, Terri Gray oppose C.U.P. 2013-00135.

My address is: 579 W Creek Road Topanga, CA 90292

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: Terri Gray

To: L.A. County Regional Planners

I, Gary & Judy Gunn oppose C.U.P. 2013-00135.

My address is: 1200 Old Topanga Rd. Topanga, Ca. 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Judy E. Gunn

To: L.A. County Regional Planners

I, Sherry Medell oppose C.U.P. 2013-00135.

My address is: 19735 Valley View Dr Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: Sherry Medell (Ph.D)

I, Marlene Frantz oppose C.U.P. 2013-00135.

My address is: 20659 Carbon Dr

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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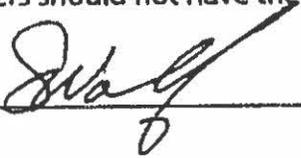
Signature: 

To: L.A. County Regional Planners

I, STEVE WOOD oppose C.U.P. 2013-00135.

My address is: 2752 Halsey Rd, Santa Monica, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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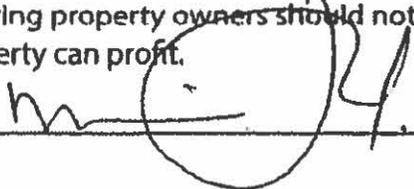
Signature: 

To: L.A. County Regional Planners

I, MINON MAYER oppose C.U.P. 2013-00135.

My address is: 21448 Sinterock Rd - Topanga, Ca 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: 

I, Jill Jones oppose C.U.P. 2013-00135.

My address is: 21243 CHAGALL RD. TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

Signature: Jill Jones

To: L.A. County Regional Planners

I, Nanette Johns oppose C.U.P. 2013-00135.

My address is: 20367 Patton Dr. Topanga 90290 (Mailing: PO Box 1670)

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Nanette Johns

To: L.A. County Regional Planners

I, CHARLES & BARBARA BOYD oppose C.U.P. 2013-00135.

My address is: 3439 DOROTHY RD. TOPANGA, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Signature]

I, Lacey Brooks oppose C.U.P. 2013-00135.

My address is: 22745 Chantrea Lane Topanga, CA 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Lacey Brooks

To: L.A. County Regional Planners

I, Candace DePuy oppose C.U.P. 2013-00135.

My address is: 638 Trophy Trail, Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Candace DePuy

To: L.A. County Regional Planners

I, JENNIFER EDWARDS oppose C.U.P. 2013-00135.

My address is: 1164 PENILLA DR TOPANGA CA, 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: Jennifer Edwards

To: L.A. County Regional Planners

I, A.M. GREENE oppose C.U.P. 2013-00135.

My address is: 201 S. TOPANGA CY. BLD

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

To: L.A. County Regional Planners

I, T.J. Hayes oppose C.U.P. 2013-00135.

My address is: PO Box 125 Topanga, CA 91029

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Handwritten Signature]

To: L.A. County Regional Planners

1. A Topanga Neighbor

~~Strongly Support~~
A ~~oppose~~ C.U.P. 2013-00135.

My address is:

~~think this mailer is disgusting!~~

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature:

Boei Nissman, born and raised in Topanga

To: L.A. County Regional Planners

1. ARTHUR NISSMAN

~~Strongly Support~~
A ~~oppose~~ C.U.P. 2013-00135.

My address is:

P.O. Box 1510, Topanga, CA 90290

- Topanga is ~~no place~~ ^{not a} place for an industrial scale dog kennel, and ~~no~~ ^a dog kennel should be in the middle of a residential neighborhood, *just like horses and the other kennels here. ISN'T*
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use, *BUT NOT CLOSE BY.*
- Restore the zoning of 1558 Will Geer Rd. To A-1-1 so that it is the same as the surrounding properties. **GET RID OF THIS SPOT ZONING.**
- Neighboring property owners should ~~not~~ ^{HAD} have their property values ~~reduced so that the owners of one property can profit.~~ *improved since the dog ranch came into being.*

Signature:

Arthur Nissman

* Copied & sent to Regional Planners

To: L.A. County Regional Planners

1. Barry Blau

Do Not oppose C.U.P. 2013-00135.

My address is:

1703 West Trail Topanga 90290

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature:

Barry Blau

I, _____ oppose C.U.P. 2013-00135.

My address is: _____

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Signature: What an angry, obnoxious waste of paper, and energy.

To: L.A. County Regional Planners

WHY DONT YOU SPEND YOUR \$\$\$ ON A CHARITY INSTEAD??!

I, _____ oppose C.U.P. 2013-00135.

My address is: _____

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: What a STUPID waste of paper!
Its JUST DOGS = Get over it!!!

To: L.A. County Regional Planners

I, Angry MAN, Junior oppose C.U.P. 2013-00135.

My address is: NON-EXISTENT, I don't live here... I like dogs.

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and unnecessary. There are already many kennels in the County on property that is much better suited for this use.
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Signature: _____

Its all about TRAFFIC? Really?

3 Pages total

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

Re: CUP Application RCUP 2013-00135, Dog Kennel

Dear Travis,

I am writing you because I have concerns about misstatements in the Staff Analysis related to this CUP application. I also want to express my opinion about some of your findings, as well as one of your conclusions.

The Analysis states that "...Regional Planning has not received any complaints from neighbors about barking dogs."

This is a false and misleading statement. In my letter dated October 1, 2014, I stated "Barking can go on at all hours of the day and night." I have been awakened many, many times, at every hour of the night. During the day, barking can start at any time. In both cases, it can be just a few barks, or it can go on for hours. I also complained verbally about the barking to both you at your office, and Phil Chung when I met with him. Additionally, I have made complaints to Richard Bruckner as early as 2010. In order of importance to me, the issues have always been the noise, the smells, and the traffic on Hillside and Will Geer.

Finding 16. "The dog training and boarding facility is a local serving commercial use..."

Certainly, of the letters of support, only a handful was from Topanga. Some were from as far away as New York and Hawaii. More than 200 of the letters were essentially anonymous, so there is no way of knowing where they came from. I think more weight should be given to the opinions of those who are most directly affected by the kennel.

Finding 17. "...the project is consistent with...the A-2 Zone."

The zoning should not have been changed in the first place.

Findings 19. The earlier limit of 30 dogs max. was more compatible with low density development.

The question to this one is "What has changed to now warrant an increase of 50% to, at times, 100%?"

Finding 20. "...only an incremental increase to 45 dogs..." "...the facility often housed more than 30 dogs..."

Why would the County reward the kennel operators for 17 years of violations by allowing the kennel to operate at all? The facility didn't just often house more than 30 dogs. They often housed more than 100 dogs.

Finding 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.

It is unclear to me how an unlimited number of shuttle trips will lead to a reduction of traffic up and down Hillside and Will Geer. In order for this plan to work, there would have to be a minimum number of dogs transported on each trip.

Finding 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.* Therefore staff is recommending a condition of approval that the applicant use non-toxic, biodegradable cleaning products.

This is another misstatement. The rank smell of dog waste travels over 300 feet onto my property. There are times that the smell is so strong that I hold my breath while I pass the main kennel building, which is about 5 feet from the property line. Only when they begin washing down their dog runs is that smell replaced by the smell of chlorine.

Finding 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.

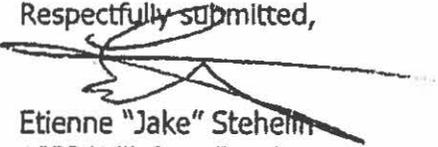
If the County has not been able to enforce their conditions for the last 14 years, why would any reasonable person believe that they will be able to enforce them in the future?

Conclusion 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.

The idea that this kennel has not and will not affect the health, peace, comfort and welfare of neighbors, and will not be materially detrimental to the use, enjoyment or valuation of property of neighbors is ridiculous. Attached is an opinion letter from a local realtor regarding valuation.

I know we are down to the wire, but please ensure that this letter gets to the Commissioners in time for the hearing tomorrow.

Respectfully submitted,



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

Cc: Nicole Englund fax 213-625-7360

Attachment: 1 page

Sotheby's
INTERNATIONAL REALTY

369 S. Topanga Canyon Blvd.
Topanga, CA 90290
T 310.457.1753
F 310.589.0887

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

Lisa and Jon Saver
www.JonSaver.com

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

Re: CUP Application RCUP 2013-00135, Dog Kennel

Dear Travis,

In my haste, I failed to include copies of the 13 cards that came from outside of Topanga.

Please add these to the ones I faxed earlier.

Thank you



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

6 PAGES TOTAL

I, Liz Peña oppose C.U.P. 2013-00135.

My address is: 19126 Haynes St. Reseda. Ca. 91335

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
- The additional traffic in Topanga is unwanted and there are already kennels in the city on property that is properly zoned.
- Restore the zoning of 1558 Will Geer Rd. To A-1-1 so that it is the same as the surrounding properties. **GET RID OF THIS SPOT ZONING.**
- Neighboring property owners should not have their property values reduced so that the owners of one property can profit.

To: L.A. County Regional Planners

I, ERIK LOPEZ oppose C.U.P. 2013-00135.

My address is: 3621 ST. ANDREWS PL LA CA 89001

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To: L.A. County Regional Planners

I, Luis Gutierrez oppose C.U.P. 2013-00135.

My address is: 1184 W madison ave #207 Van Co 90049

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I, MICHAEL DENNIS oppose C.U.P. 2013-00135.

My address is: 2301 POINTSETTIA MANHATTAN BEACH 90266

- Topanga is no place for an industrial scale dog kennel, and no dog kennel should be in the middle of a residential neighborhood.
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Signature: [Signature] 5 MAY 2015

To: LA. County Regional Planners

I, WENDY PARKS oppose C.U.P. 2013-00135.

My address is: 4241 BALDWIN AVE CULVER CITY CA 90232

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Signature: [Signature]

To: LA. County Regional Planners

I, COREY KENNEDY oppose C.U.P. 2013-00135.

My address is: 21501 Roscoe Blvd, Canoga Park

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Signature: [Signature]

I, Helen Mehan oppose C.U.P. 2013-00135.

My address is: 21200 Ventura Blvd #135 Woodland Hills 91364

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Signature: Helen B Mehan

To: L.A. County Regional Planners

I, Michelle Manzatt oppose C.U.P. 2013-00135.

My address is: 4849 Alatar Drive WH, CA 91364

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Signature: Michelle Manzatt

To: L.A. County Regional Planners

I, Joseph Adams oppose C.U.P. 2013-00135.

My address is: 20540 Woolsey Cyn. Road West Hills, 9131

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Signature: Joseph Adams

I, SAM WU oppose C.U.P. 2013-00135.

My address is: 11822 ARCHWOOD ST N. HOLLYWOOD CA 91606

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To: L.A. County Regional Planners

I, Kirby Ingram oppose C.U.P. 2013-00135.

My address is: 28970 Oak Creek Ln. #1712, Agoura Hills CA 91301

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Signature: Kirby Ingram

To: L.A. County Regional Planners

I, TUCK REILLY oppose C.U.P. 2013-00135.

My address is: 12466 MONTECITO RD SEAL BEACH CA 90740

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To: L.A. County Regional Planners

I, Michael Quezambra oppose C.U.P. 2013-00135.

My address is: 1512 Palos Verdes Dr West Palos Verdes EST 902-

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Signature: 