



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 7, 2015

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

FROM: Travis Seawards 
Zoning Permits West Section

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

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

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

MKK:TSS

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

Travis Seawards

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

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

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

Dear Commissioners:

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

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

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

Sincerely,

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

Resident since 1968

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

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

Commissioners

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

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

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

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

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

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

Board of Directors
The Topanga Association for a Scenic Community

Travis Seawards

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

>> Dear Mr. Seawards.

>>

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

>>

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

>>

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

>>

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

>>

>> Thank you.

>>

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

Travis Seawards

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

Hello Mr. Seawards:

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

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

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

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

Thank you for your attention to this matter.

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

Travis Seawards

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

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

Dear Travis~

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

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

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

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

Thank you~

Kelly Brumfield-Woods

Kelly Brumfield-Woods
20715 Hillside Drive, Topanga, CA 90290
310-883-3982
kbwoods@mac.com

Travis Seawards

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

Dear Mr. Seawards,

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

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

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

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

April and Adam Yoser
Pacific Palisades, CA 90272
aprilbyoser@msn.com

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

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

Dear Commissioners:

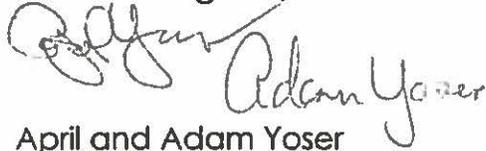
I'd like to express my support for Canyon View Ranch and the renewal of their Conditional Use Permit.

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

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

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

Warmest Regards,


April and Adam Yoser

Cc: Travis Seawards

Travis Seawards

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

Dear Mr Seawards,

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

Sincerely,

Margo G Walker
West Island
Glen Cove
NY 11542

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

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

Dear Commissioners:

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

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

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

Sincerely,

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

cc: Travis Seawards

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

Very much a supporter!

Thanks TSS

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

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

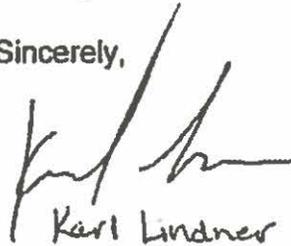
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,



Karl Lindner

cc: Travis Seawards

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

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

Sincerely,



cc: Travis Seawards

MADOKA CARDENAS
Michael CARDENAS,

4/23/2014

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

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

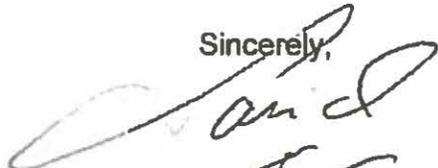
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

 and
Eric Heins

cc: Travis Seawards

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

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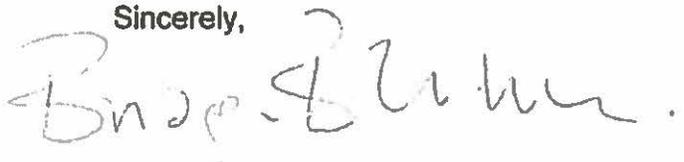
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

A handwritten signature in black ink that reads "Brian S. Baker". The signature is written in a cursive style with a large initial "B".

cc: Travis Seawards

21487 ENCINA ROAD
TOPANGA CA 90290

Department of Regional Planning
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I wholeheartedly ask that you continue to support Canyon View Ranch.

Sincerely,

Jilly Nadeau
(818) 912-6718

cc: Travis Seawards

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

Sincerely,

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

cc: Travis Seawards

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

Sincerely,

Otto & Bethua Briggs

cc: Travis Seawards

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

Sincerely,

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

cc: Travis Seawards