



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: February 5, 2015

TO: Planning Commission

APPLICANT: Tracie Sorrentini
5003 Medina Road
Woodland Hills, CA 91364

CASE NO.: CUP-01025-2014

LOCATION: 30601 Canwood Street

REQUEST: Request for approval of a Conditional Use Permit to allow a daytime pet care and overnight boarding facility, in an existing commercial building with minor exterior entry alterations, and making the finding of exemption under the California Environmental Quality Act.

ENVIRONMENTAL DETERMINATION: Exempt from California Environmental Quality Act (CEQA) under Section 15301(a) of the CEQA Guidelines

RECOMMENDATION: Staff recommends the Planning Commission approve Case No. CUP-01025-2014, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: CRS-FC (Commercial Retail Service – Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: Commercial Retail Service (CRS)

I. BACKGROUND

On October 16, 2014, the Planning Commission held a public hearing and recommended approval of Tracie Sorrentini's request for a Zoning Ordinance Amendment to allow commercial daytime pet care, with overnight boarding as a conditionally permitted use in the Commercial Retail Service (CRS) zoning district. The City Council held a public hearing on November 12, 2014, to consider the request and approved Case No. 14-ZOA-004 by adopting Ordinance No. 14-412 on January 14, 2015.

Ms. Sorrentini is now requesting the Planning Commission's approval of a Conditional Use Permit to operate a daytime pet care facility (Paw Hills Pet Hotel and Day Spa), with overnight boarding on a commercially developed parcel located at 30601 Canwood Street, at the northwest corner of Lake Lindero Drive and Canwood Street. The parcel is also in the Freeway Corridor Overlay (FC) zoning district. The applicant's project description, which includes pet care for dog and cats, retail and grooming services, and pet adoption, is attached for reference.

The parcel is bordered to the west by an appliance store and single-family homes; to the east by a condominium complex; to the north by Lake Lindero; and the south by Canwood Street and the Freeway. The applicant intends to occupy the 17,000 square foot building on the one-acre lot that was formerly occupied by Thomasville furniture store. The property includes parking in the front and rear of the building. The building can be accessed from Lake Lindero Drive by two driveways and from Canwood Street by a driveway shared with the appliance store.

The Conditional Use Permit includes the proposed use and a minor modification to the front entry, on the south elevation of the building. No other exterior work is proposed. The Conditional Use Permit review process allows the Planning Commission to review the specific request to ensure compatibility with neighboring uses and to impose reasonable conditions to the project and business operation.

II. STAFF ANALYSIS

In addition to boarding and caring for dogs, the facility would extend its services to other small animals including cats. The business would also provide training and CPR classes for pet owners. Also included in the business plan are pet adoption events for the community. The proposed floor plan includes a 4,744 square-foot boarding area (28%), a 4,693 square-foot daytime care area (28%), a 1,105 square-foot retail/reception area (6%), a 1,024 square-foot adoption area (6%), and a 300 square-foot grooming area (2%) with the remaining 5,084 square-feet used for service areas including kitchen, bathroom, laundry, deliveries and hallways (30%).

While the boarding facility will remain under staff's watch 24 hours each day, the facility is proposed to be open to the public 7:00 a.m. to 7:00 p.m. each day of the week. The facility is expected to employ 15 to 30 part-time and full-time employees, depending on the demand. Staff would be present at night, but customers would not be able to retrieve their pets after business hours. The applicant is prepared to accept 50 to 60 dogs and 15 to 20 cats. The pets will be able to interact with other pets and be supervised by trained staff in a climate-controlled environment. The applicant would not allow the employees to walk the dogs off-site. Rather, dogs would be walked outside for exercise only. A condition of approval was added to address outdoor activities.

The project provides 53 parking spaces for the use, which is in excess of the requirement. Kennels require 1 parking space for every 500 square feet of gross floor area or 34 parking spaces for this use. The retail uses and grooming uses are considered accessory to the pet care and boarding and do not require additional on-site parking. The traffic volume in-and-out of the site is expected to be insignificant and not expected to impact to the neighboring properties.

The applicant is proposing to modify the exterior of the building with a decorative new gabled entry feature constructed with wooden members for the roof, supported by wrought iron columns and a hanging sign over the front door. The one-story building currently provides glazing on the entire

front elevation and solid walls on the three other sides of the buildings with the roll-up doors in the rear for deliveries which would remain as existing. The interior partitioned areas area will be constructed with floor to ceiling walls for the boarding and/or with four-foot high fences for the day care areas. The applicant proposes to insulate the perimeter walls to dampen the noise generated inside. No changes to the on-site landscaping are proposed as no outdoor area for the animals is being created.

The proposed use is consistent with the goals, objectives and policies of the General Plan. The proposed use meets Goal No. LU-2 of the General Plan Land Use and Community Form Element, which is to provide for a mix of land uses that meet the diverse needs of the Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

The project consists of minor alterations within an existing building for the conversion of a commercial use and no expansion of the size of the existing building is proposed. As such, the project is exempt from the California Environmental Quality Act, as defined in CEQA Guidelines Section 15301 and does not require the adoption of an environmental impact report or negative declaration. The project consists of remodeling an existing tenant space in a commercial building.

Staff finds the proposed use to be conditionally allowed in the CRS zone, the purpose of which is to provide areas for a diversity of general commercial, retail, and service uses, and provide for the needs of the residents of the City and surrounding area. In addition, staff finds the proposed use to be compatible with the existing mix of developed property in the neighborhood and with other allowable uses in the CRS zone. Overall, staff finds the project to be an improvement to the otherwise vacant commercial site, and the proposed renovations to the existing building to be compatible with the surrounding development.

The public hearing item was noticed in the local newspaper, posted on the subject property, and mailed to residents within a 750-foot radius of the subject property at least 10 days prior to the hearing date.

III. RECOMMENDATION

Based on the foregoing review and analysis, staff recommends that the Planning Commission approve Conditional Use Permit, Case No. CUP-01025-2014, and adopt the attached draft resolution and conditions of approval.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval for the CUP
- Exhibit A: Applicant's Description of the Business/Burden of Proof
- Exhibit B: Notice of Exemption
- Exhibit C: Vicinity/Zoning Map
- Exhibit D: Reduced Copy of the Site and Floor Plans
- Exhibit E: Photographs of the Site

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01025-2014 TO ALLOW A DAYTIME PET CARE AND OVERNIGHT BOARDING FACILITY; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Tracie Sorrentini, with respect to the real property located at 30601 Canwood Street, Assessor's Parcel Number 2054-005-011 requesting approval of a daytime pet care and overnight boarding facility. A public hearing to consider Case No. CUP-01025-2014 was duly held on February 5, 2015 at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid meeting was duly given and published as required by state law.

Section 2. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and was considered by the Planning Commission at the aforesaid public hearing.

Section 3. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section No. 9673.2.E of the Agoura Hills Zoning Ordinance that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed, conditionally permitted use, will be located within an existing building and meets one of the purposes of the Commercial Retail Service (CRS) zoning district, which is to provide areas for a diversity of general commercial, retail and service uses intended for the needs of the residents of the City and surrounding areas. The use and building remodel also meet the development standards of the Freeway Corridor (FC) overlay district.

B. The proposed use, as conditioned, is compatible with the surrounding properties, and with the other uses in the retail center. The use will be located indoors and will provide for sufficient on-site parking without impacting neighboring commercial and residential development. The pet care facility and ancillary retail use will be compatible with neighboring commercial uses and the hours of operation will not negatively impact the operation of other surrounding businesses.

C. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare. The use will be

located indoors, within an existing building. All required tenant improvements will be subject to compliance with the City Building Code and development standards of the Zoning Ordinance.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. No building additions are proposed and parking will be provided on-site to accommodate the use.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Two other establishments are located 1.3 miles on Roadside Drive, and 2.7 miles on Chesebro Road as measured from the subject site on Canwood Street, which provide sufficient separation to maintain diversity of uses.

F. The proposed use is consistent with the goals, objectives and policies of the General Plan. The proposed use meets Goal No. LU-2 of the General Plan Land Use and Community Form Element, which is to provide for a mix of land uses that meet the diverse needs of the Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Section 4. The project consists of minor alterations within an existing building for the conversion of a commercial use and no expansion of the size of the existing building is proposed. As such, the project is exempt from the California Environmental Quality Act, as defined in CEQA Guidelines Section 15301 and does not require the adoption of an environmental impact report or negative declaration. The project consists of remodeling an existing tenant space in a commercial building.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Case No. CUP-01025-2014, subject to the Conditions of Approval, which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 6. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 5th day of February, 2015, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

Draft Resolution No. ____

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Michael Justice, Chairperson

Doug Hooper, Secretary

DRAFT CONDITIONS OF APPROVAL

Case No. CUP-01025-2014

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of these Permits with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Architectural Plans.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has filed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
7. No occupancy shall be granted for any building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
8. Unless this permit is used within two (2) years from the date of City approval, Case No. CUP-01025-2014 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
9. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage and waste.
10. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
11. All tenant improvements shall comply with the requirements of the Building and Safety Department.
12. The applicant shall comply with any requirements of the Los Angeles County Fire Department prior to the issuance of a Building Permit.

13. The applicant shall obtain a business license from the City of Agoura Hills prior to issuance of a Building Permit and shall comply with all business license requirements.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

14. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
15. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
16. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

17. Prior to permitting, the applicant shall submit a title report not older than 30 days.
18. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
19. Prior to permitting, the applicant shall provide a copy of the proposed BMP Covenant to the City Engineer for review and approval.

20. Prior to permitting, applicant shall retrofit all existing drains on the site for pollutants identified by the City Engineer to comply with National Pollutant Discharge Elimination System (NPDES) requirements, submit a report indicating BMP practices to be used during normal operations (i.e., install, maintain/refill mutt mitt dispensers), and add signage about sensitivity of water quality and urge owners to pick up dog waste. The plans shall include details of sign to be installed for water quality by the creek.
21. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
22. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number 20, must be completed to the satisfaction of the City Engineer.
23. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.*
24. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

25. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the AHMC.
26. As part of the permitting process and prior to permit issuance, two (2) full sets of construction plans including, Structural and Energy calculations needs to be submitted to Building and Safety Department to be reviewed for compliance with the latest adopted codes.
27. Three (3) accessible parking stalls are required for 53 total parking spaces provided on site with minimum one Van Accessible Parking.
28. Adequate and correct accessible signage shall be provided throughout the site/building including but not limited to, accessible entrance sign, parking, exit, and other directional signage.

29. A compliant exit plan must be provided at the time of plan submittal to Building and Safety Department to identify the location, width, type, hardware, signage and swing of doors for the required exits.
30. Title 24 energy calculations for this project are required when submitting plans to Building and Safety Department for plan review.

SPECIAL CONDITIONS

31. Any proposed outdoor fencing shall be subject to the review and approval by the Planning Commission.
32. Any new outdoor lighting shall be subject to approval by the Planning Commission.
33. The existing on-site landscaping shall be maintained. Any modifications to the on-site landscaping shall be subject to approval by the Planning Commission.
34. No temporary or permanent structure is permitted to be erected on the property as part of this approval.
35. Off-site parking for this use is prohibited.
36. No pets shall be taken outside other than between the hours of 7:00 a.m. and 7:00 p.m. for exercise on the north side of the on-site building, within the property boundaries. The pet exercise activity shall not disturb neighboring property occupants. The business remove all exterior animal waste from property on a daily basis.
37. Permitted business hours are from 7:00 a.m. to 7:00 p.m. each day of the week. No pet is allowed to be retrieved after 7:00 p.m. unless for emergency care.
38. All new roof-top and ground-mounted equipment for this use shall be screened from public view from the adjacent roadways and surrounding properties to the satisfaction of the Director of the Planning and Community Development Department.
39. No signage is approved with this permit. Business signage shall be subject to the Planning Commission's approval of a Sign Permit.
40. A minimum of thirty-four (34) parking spaces shall be provided on-site and shall be pin-striped per City standards.
41. The applicant is required to obtain the necessary licenses from the Los Angeles County Animal Care and Control Department prior to operate the business.

END

Paw Hills Summary

Who We Are

Dogs are playing a larger role in our lives, and are considered "Man's Best Friend!" Dogs are now seen as members of the family and working people are choosing to provide them with a good life. Loving families with active dogs and an active conscience are in search of better lives for their dogs and peace of mind for themselves, causing busy dog lovers to flock to an ever-growing number of dog day care facilities across the nation.

Tracie Sorrentini, the owner, has worked in a high-paced, customer-service-oriented profession in several different industries for 15 years. Tracie's background includes training Dressage horses and then becoming a tennis pro at 16 years old and at 21 started and ran a successful tennis academy for children in Puerto Rico. She has earned the respect of her colleagues through hard work and dedication.

Paw Hills is a thriving, holistic, home-based animal care center that began as a part-time business about 3 years ago in Woodland Hills, CA. Owner, Tracie, loves animals so much that, several years ago, in her spare time after work in the evenings, she offered to walk a few of her busy neighbors' dogs. Tracie's neighbors discovered that their pets were always happier after they had been with Tracie, and they told their friends about Tracie's magic touch. Word of mouth spread like wildfire, so Tracie formed a sole proprietorship and within a year she had hired staff, expanded her operation to include dog boarding and offered services to other kinds of pets, including cats, rabbits and guinea pigs. Tracie already has over 300 clients in her existing client base.

Now, Paw Hills must expand again: the business has outgrown its home base and needs dedicated animal care facilities in order to continue providing its unique, outstanding services. During Christmas 2013, she set an all time high record of 55 dogs due to such high demand for pet care and all the local commercial facilities being full. From business colleagues to friends surveyed, Tracie has what it takes to make this animal care facility extremely successful. She will count on her reputation to exceed expectations while continuing to grow an already established and active client base.

Paw Hills Summary

Project Summary

Location: 30601 Canwood St. Agoura Hills, CA

Size: 16,950 SQF

Parcel Size: 52,531 SQF

Hours of Operation: 7a-7p, 7 days a week

The majority of the facility will be devoted to doggie day care guests with separate indoor play areas divided by young puppies, small dogs, big dogs, couch potatoes, high energy and a special center for senior/special needs. There will be an area dedicated to a dog training gymnasium and classes for Dog/Cat CPR classes. We will include cage free boarding arrangements from economy cabins up to luxury suites with real human beds/mattresses and even a separate senior living area for much older or disabled dogs needing a slower paced environment and special care. While dogs will be doing most of their relief indoors, we will include dog walks to the exterior of the building while staying on the property. This facility will also offer kitty condos and large cat suites. There will be a grooming salon and retail sold in the boutique. We will have space dedicated to our dog and cat adoptions complete with housing for them and a private lounge for clients to bond with their new potential family member.

**CONDITIONAL USE PERMIT
BURDEN OF PROOF FORM**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts;

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

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

.....
My proposed use is not in conflict with the above because I am requesting tenant improvements for an indoor pet hotel which includes day care, overnight care, adoptions, grooming, related retail sales. We are caring for dogs and cats. The nature of our business will not affect health, peace, comfort or welfare of residence nearby because we are indoors and keep a clean facility. Dogs are in training at all times so barking would not be an issue.
.....
.....
.....

C. That the proposed site is adequately served:

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

This site is adequately served by highways and streets with highway visibility and street access. The roadway provides that public or private service facilities sufficient use.

END

Notice of Exemption

To: [] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

From: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

[] County Clerk
County of Los Angeles
Los Angeles County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 905690

Project Title: A Conditional Use Permit to allow a commercial daytime pet care facility including overnight boarding in the Commercial Retail Service zone (CRS) – Case No. CUP-01025-2014.

Project Location-Specific: 30601 Canwood Street, Agoura Hills, CA 91301

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: There is a request to provide a daytime pet care facility including overnight boarding in the City of Agoura Hills. The private party is looking to occupy an existing one-story building on a commercially-zoned parcel. The use will only require minor interior and exterior alternations. The operation is contained within the building. The parcel provides adequate on-site parking and access in and out of the property. The business would serve the community residents and the community at large.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Exempt Status: (Check One)

- [] Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.);
- [] No Possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3));
- [] Ministerial (14 Cal Code of Regs. Sec. 15268);
- [] Declared Emergency (14 Cal Code of Regs. Sec. 15269(a));
- [] Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e));
- [X] Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15301(a)

Reasons why project is exempt: It is determined that the conditioned use has no likelihood of causing a significant effect on the environment. The project is exempt from the application of the California Environmental Quality Act (CEQA), pursuant to Section 15301(a) of the State CEQA Guidelines, which state as follows: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use

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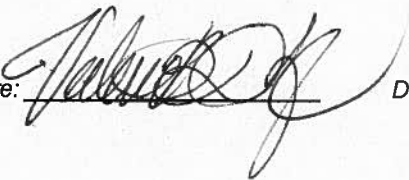
beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

The use is a permitted use in an existing structure and only requires minor alterations in order to comply with the operation's requirements and the City of Agoura Hills Municipal Code requirements.

Lead Agency Contact Person: Valerie Darbouze, Associate Planner

Area Code/Telephone/Extension: (818) 597-7328

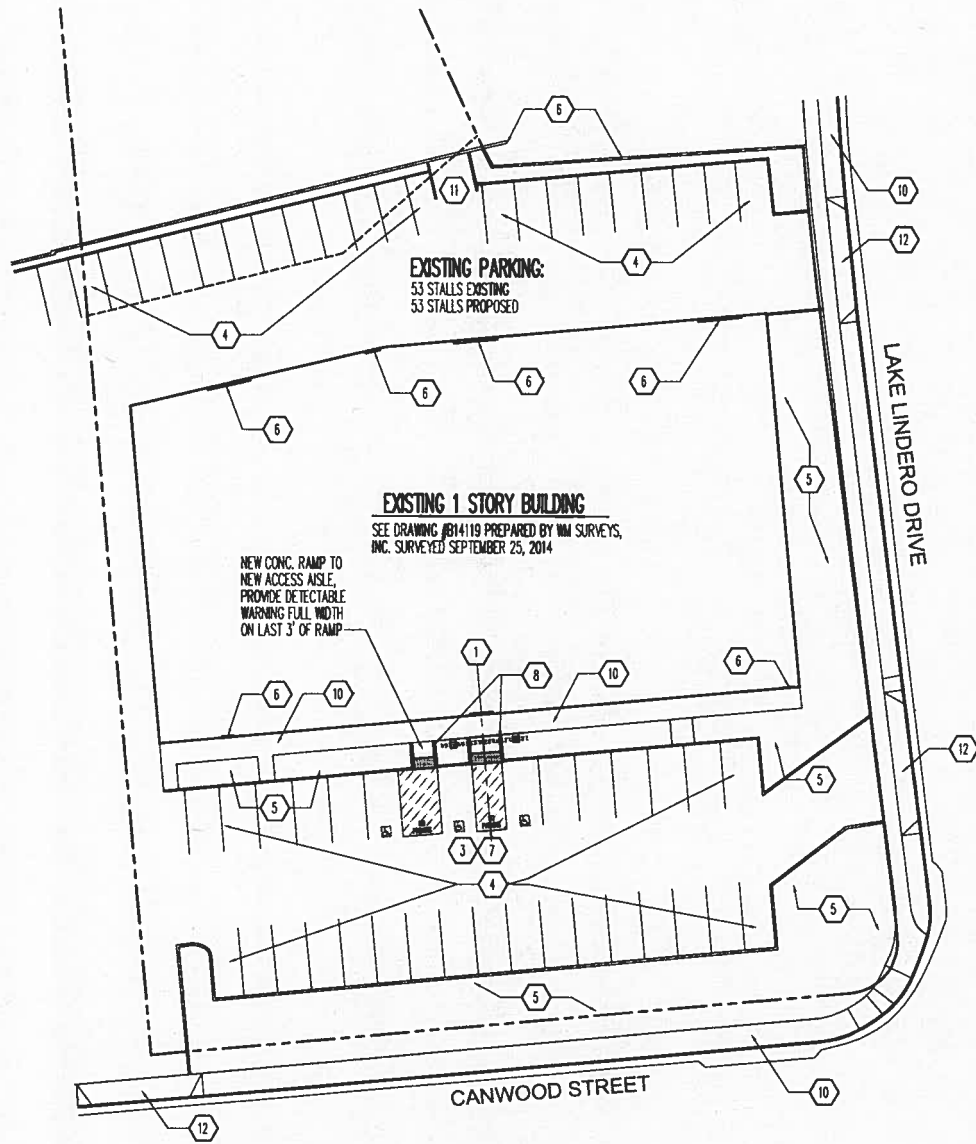
Signature:  Date: 1/29/2015 Title: Associate Planner

City of Agoura Hills

CONDITIONAL USE PERMIT CASE NO. CUP-01025-2014

Vicinity/Zoning Map





PARTIAL SITE PLAN
NOT TO SCALE

SLOPE LIMITATIONS, RAMPS:
RAMP "R": 8.33% / 1:12 MAX.
FLARE "F": 10% / 1:10 MAX

TRANSITIONS FROM RAMPS TO WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE. MAX. SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP AND/OR THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5% / 1:20 WITHIN 48" FROM BOTTOM OF THE CURB RAMP.

KEY TO PLANS

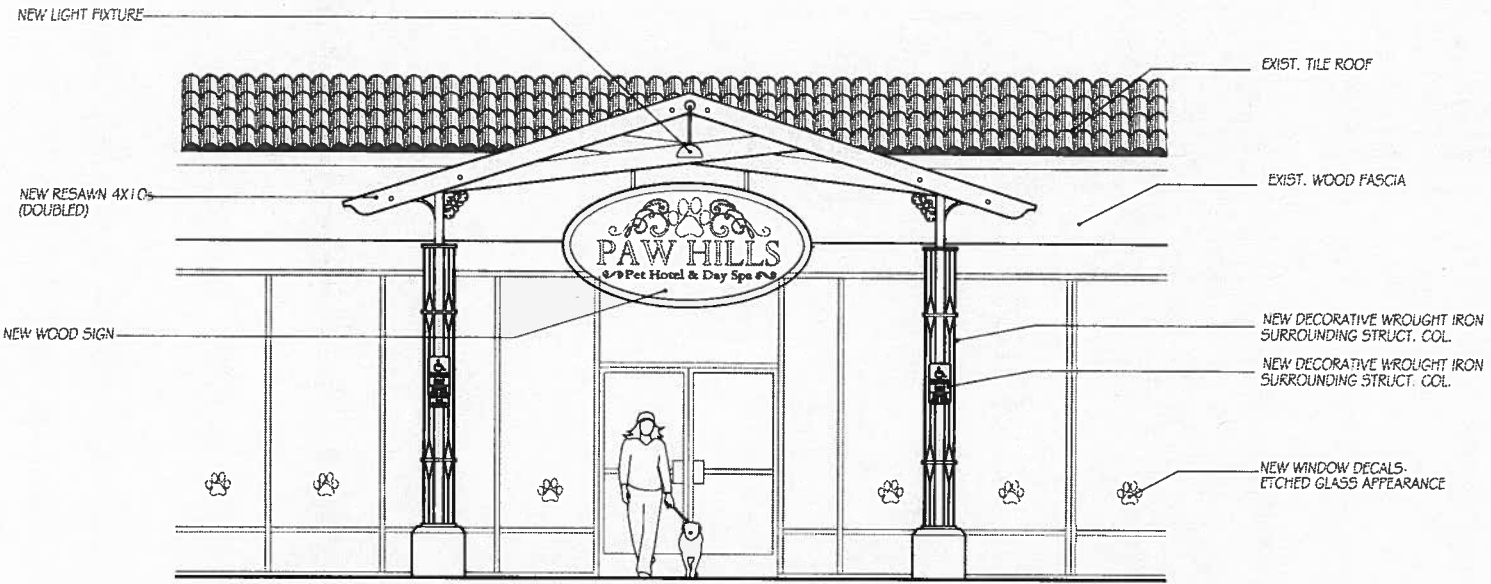
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|---|--|
| ① CL. OF EXISTING ENTRY IN EXISTING STOREFRONT | ⑦ RE-SEAL PAVING AND RE-STRIPES ALL EXISTING STALLS WITHIN THIS AREA |
| ② REMOVE EXISTING CONCRETE SLAB, REPLACE W/ NEW SLAB/CURB RAMP | ⑧ NEW CONCRETE CURB, PAINT CURB "SAFETY YELLOW" |
| ③ UPGRADE EXISTING DISABLED PARKING FOR CURRENT CODE COMPLIANCE | ⑨ DISABLED PARKING, SEE SHEET EX4 |
| ④ EXISTING PARKING TO REMAIN | ⑩ EXISTING SIDEWALK TO REMAIN |
| ⑤ EXISTING LANDSCAPING TO REMAIN | ⑪ EXISTING TRASH ENCLOSURE TO REMAIN |
| ⑥ EXISTING DOOR TO REMAIN | ⑫ EXISTING MASONRY WALL TO REMAIN |
| | ⑬ NEW ENTRY ARBOR, SEE SHEET EX3 |



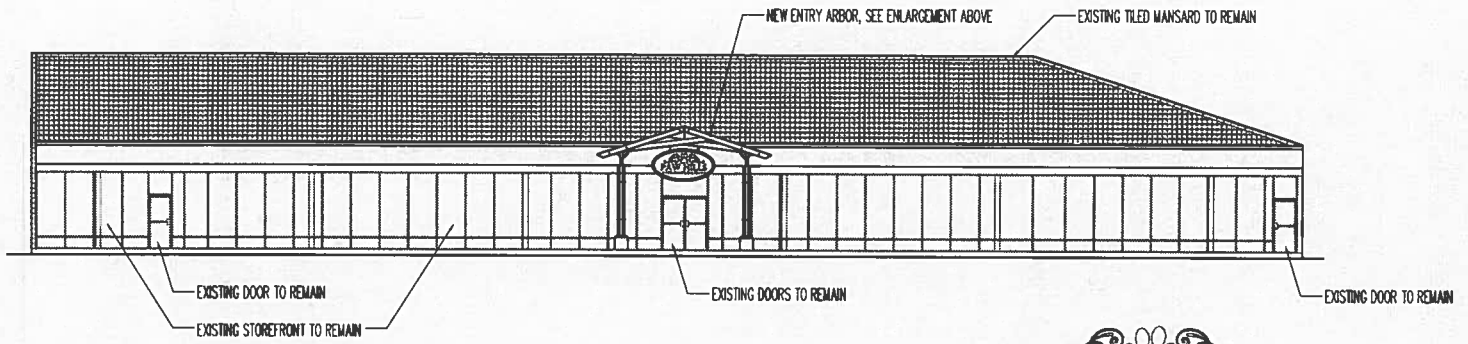
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30601 CANWOOD STREET AGOURA HILLS, CA

GARY KERR · ARCHITECT EX1
www.architectkerr.com 830-290-9823



ENTRY ARBOR ELEVATION
 1/4" = 1'-0"
















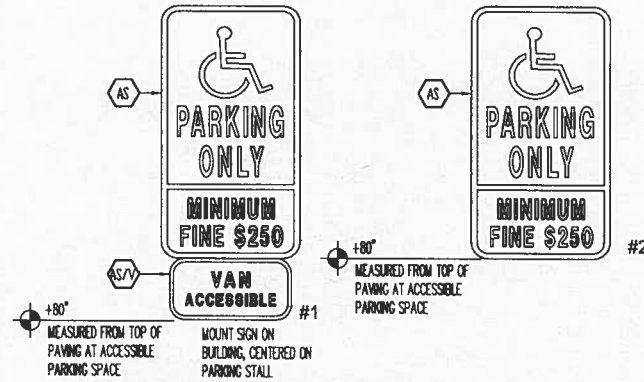

PAW HILLS
 Pet Hotel & Day Spa

11/16/14_1 01/15/15
 30601 CANWOOD STREET AGOURA HILLS, CA
GARY KERR • ARCHITECT
 www.architectkerr.com 630-290-9823

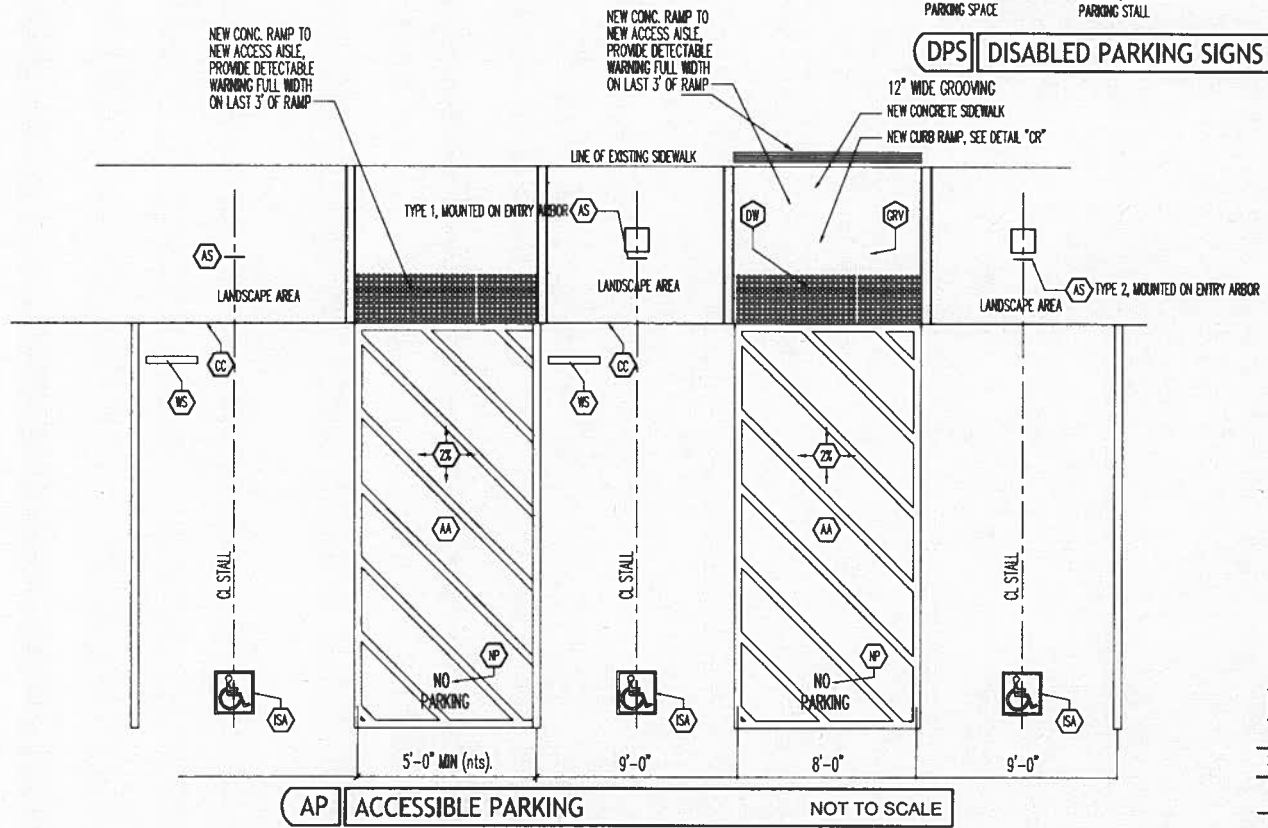
EX3

KEY TO PLAN/DETAILS

-  2% MAX. SLOPE EACH WAY AT LANDINGS, AT ACCESSIBLE PARKING STALL AND AT ADJACENT LOADING AISLE.
-  ACCESS AISLE LINES PAINTED ON PAVEMENT. 4" WIDE BOUNDARY, COLOR: BLUE. 4" WIDE HATCHED LINES WITHIN BOUNDARY. INTERIOR HATCHING AT 36" O/C COLOR: BLUE.
-  ACCESSIBLE SIGN # R-99C (CA) CENTERED ON STALL. CALIFORNIA DISABLED PARKING SIGN, MINIMUM FINE \$250
-  ACCESSIBLE SIGN # R-1100B (CA): ENFORCEMENT/TOWING SIGN. SEE SHEET SD2 FOR LOCATIONS. SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY.
-  ACCESSIBLE SIGN # R7-BB (CA) CENTERED ON STALL. CALIFORNIA DISABLED PARKING SIGN, VAN ACCESSIBLE.
-  CONCRETE CURB
-  CONCRETE SIDEWALK
-  NEW DETECTABLE WARNING SEE DETAIL DW/-
-  CONCRETE FOOTING FOR SIGN POST: 12" DIA. X 18" DEEP
-  INTERNATIONAL SYMBOL OF ACCESSIBILITY 36" X 36" (OUTSIDE BORDER DIMENSIONS). PAINT BORDER AND SYMBOL WHITE, PAINT BACKGROUND DARK BLUE.
-  "NO PARKING", LETTERS PAINTED ON PAVEMENT, 12" HIGH, COLOR: WHITE
-  POST FOR SIGN: GRAMMER 6T437 OR EQUAL GALV. STEEL U CHANNEL
-  4' LONG PRECAST CONCRETE WHEEL STOP- REMOVE EXISTING/REPLACE W/ NEW



DPS DISABLED PARKING SIGNS NTS



11/16/14_1 01/15/15
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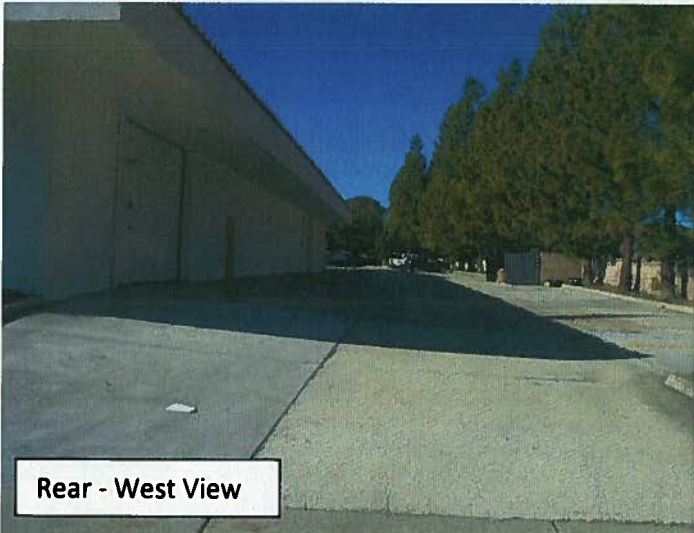
CONDITIONAL USE PERMIT – CASE NO. 01025-2014



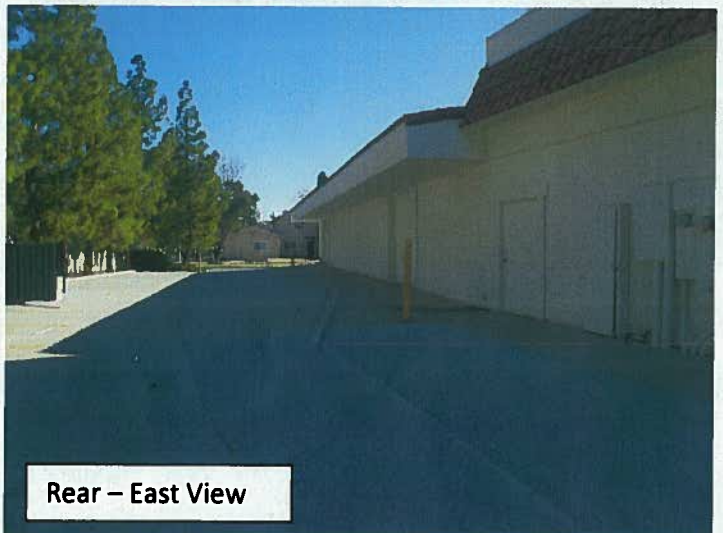
Front – East View



Front – West View



Rear - West View



Rear – East View