



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: April 16, 2009

TO: Planning Commission

APPLICANT: Paul Berkovitz
24400 Highlander Road
West Hills, CA 91307

CASE NO.: 09-ZOA-003

LOCATION: Citywide

REQUEST: Request for the Planning Commission to conduct a public hearing for a recommendation to the City Council to amend Zoning Ordinance Section 9312.2 (Commercial Use Table) to allow daytime dog care, including overnight care, in the Business-Park -Manufacturing zone (BP-M), subject to the issuance of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA under Section 15061.B.3

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to approve a Resolution, recommending that the City Council adopt the Draft Ordinance

I. BACKGROUND

Mr. Paul Berkovitz is requesting a Zoning Ordinance Amendment to allow a commercial daytime (Monday through Friday) and overnight dog care (Monday through Sunday) business in the Business Park-Manufacturing (BP-M) zone. The Planning Commission initiated the Zoning Ordinance Amendment at its meeting on April 2, 2009. The applicant is interested in opening the business in a tenant space within an existing building located at 28348 Roadside Drive. The site is occupied by a recently constructed, 11,600 square-foot, single-story industrial/retail building divided amongst three tenant spaces. The lot is located between a car-wash/lube services facility and the Fence Factory, and is within the Business Park-Manufacturing (BP-M) and the Freeway Corridor Overlay (FC) zones. The proposed dog care business would allow dog owners to bring their dogs to the facility for care and indoor recreation during daytime hours and overnight stay while the owners are away. The attached exhibit shows the location of the BP-M-zoned parcels.

As currently written, the Zoning Ordinance regulates similar uses such as animal hospitals, veterinarians, pet stores and dog grooming businesses but is silent regarding daytime dog care. The zoning ordinance currently does not allow for the overnight care of dogs other than for medical reasons, grooming or sales of pets. Two veterinary and grooming businesses currently operate in the City. These uses are located in the Commercial Retail Service (CRS) zone and allowed by right. The Zoning Ordinance does not allow kennels anywhere in the City. The closest use to the request would be the animal shelter use, on Agoura Road, which is owned and operated by the County of Los Angeles.

In order for the daytime and overnight dog care request to move forward, a zoning ordinance amendment would be necessary to allow such use in a specific zone. This action would allow staff to amend the Commercial Land Use Table to add "Dog day care, including overnight care" to the list of commercial uses.

II. STAFF ANALYSIS

The BP-M zone is the most intensive land use zone in the City in that it allows for industrial-type uses such as wholesale distribution facilities, light manufacturing and assembly, and auto repair. The structures found in that zone are typically larger with ample interior space. The amount of traffic that would be generated from the dog day care facility would be minimal and surrounding uses would not be as noise sensitive. Compatibility of uses would be most successfully accomplished by locating these types of use in an industrial zone.

Staff proposes that the use be allowed in the Business Park-Manufacturing zone south of the 101 Freeway, and be excluded from the BP-M zoned parcels located north of the freeway, given the overnight kenneling aspect and its proximity to the residentially zoned neighborhood. If the Planning Commission finds it necessary to further restrict the boundaries of this type of use, their recommendation will be forwarded to the City Council for consideration.

Staff proposes that the Commercial Land Use table Section 9312.2. and Special conditions Section 9312.3 be amended as follows:

“

	USE,SERVICE OR FACILITY	COMMERCIAL			BUSINESS PARK	
		<i>CS</i>	<i>CRS</i>	<i>CR</i>	<i>BP-OR</i>	<i>BP-M</i>
	Unless otherwise indicated, listings denote retail sales operations					
D.						
6.	Disinfecting/fumigating service					X
7.	<u>Dog day care, including overnight care</u>					<u>DD</u>
7. 8.	Drafting service including incidental white-printing	X	X	X	X	X
8. 9.	Dressmaker	X	X		G,U	G
9. 10.	Drive-in café	X	X			
10. 11.	Drive-in dairy, excluding creamery	X	X			
11. 12.	Drive-in food market	X	X			
12. 13.	Driving school	J	J		J,U	J
13. 14.	Drugstore	X	X		E,U	

DD: A permitted use in the BP-M zone for parcels located south of the 101 Freeway, subject to the issuance of a Conditional Use Permit by the Planning Commission.”

A Conditional Use Permit would allow the Planning Commission to review the requests on a case-by-case basis to ensure compatibility with neighboring uses and to impose reasonable conditions. As such, the request would be compatible with the General Plan Land Use Element Goal No. 1 by providing a mix of land uses which meets the diverse needs of the Agoura Hills residents, offers a variety of employment opportunities, and allows for capture of regional growth. Staff also recommends that the use be defined as “dog day care including overnight care.” The number of dogs allowed for each daytime and overnight care would be at the discretion of the Planning Commission as part of each Conditional Use Permit application.

Staff reviewed the draft Ordinance and determined that it has no likelihood of causing a significant effect on the environment, nor would its effects from adoption. Staff concludes that the proposed Ordinance is exempt from the application of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the State CEQA Guidelines, which

state as follows: "A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." This finding is premised on the fact that the adoption of the Ordinance will maintain the current environmental conditions arising from the current land use regulatory structure as adopted by the City without change or alteration.

The Planning Commission is asked to make a recommendation of approval to the City Council on the draft Ordinance. Final action on the Ordinance will be taken by the City Council at a public hearing. If the Ordinance is approved by the City Council, the applicant may then apply for a Conditional Use Permit for his proposed use which would be considered by the Planning Commission at a public hearing

III. RECOMMENDATION

Based on the foregoing review and analysis, it is recommended that the Planning Commission adopt the attached Resolution, recommending the City Council approve Zoning Ordinance Amendment Case No. 09-ZOA-003

IV. ATTACHMENTS

- Draft Resolution
- Draft Ordinance
- Notice of CEQA Exemption
- Exhibit A: Applicant's Description of the Business
- Exhibit B: Notice of Exemption
- Exhibit C: Map of Parcels currently zoned BP-M
- Exhibit D: Map of Parcels zoned BP-M where dog care would be allowed

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. ____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
RECOMMENDING APPROVAL OF A ZONING ORDINANCE AMENDMENT
ALLOWING DAYTIME DOG CARE, INCLUDING OVERNIGHT CARE, IN THE BP-M
ZONE SUBJECT TO THE ISSUANCE OF A CONDITIONAL USE PERMIT
(CASE NO. 09-ZOA-003)**

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

WHEREAS, the Planning Commission has considered from Paul Berkovitz an amendment to the Zoning Ordinance Article IX, Chapter 3, Part 2, Section 9312.2, of the Agoura Hills Municipal Code to allow daytime dog care including overnight care, in the BP-M zone. A public hearing was duly held on April 16, 2009, in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of public hearing was duly given;

WHEREAS, the request complies with the General Plan Land Use Element by providing a mix of uses to the community, providing employment opportunities and encouraging non-residents to buy goods and services;

WHEREAS, the proposed Ordinance has no likelihood of causing a significant negative effect on the environment and the effects derivative from the adoption of the Ordinance are found to be exempt from the application of the California Environmental Quality Act of 1970, as amended, pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Title 14 CCR. 15061(b)(3).) This adoption of this Ordinance will maintain the current environmental conditions arising from the current land use regulatory structure as adopted by the City without change or alteration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Agoura Hills recommends the City Council adopt the attached amendment (addition) to Article IX, Chapter 3, Part 2, Section 9312.2 of the Agoura Hills Municipal Code to allow daytime dog care, including overnight care, in the BP-M zone, subject to the issuance of a Conditional Use Permit.

PASSED, APPROVED, and ADOPTED this 16th day of April, 2009 by the following vote to wit:

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

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

DRAFT ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING ZONING ORDINANCE SECTIONS 9312.2 AND 9312.3 (COMMERCIAL LAND USE TABLE) (CASE NO. 09-ZOA-003)

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Sections 9312.2, and 9312.3, Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby amended to read (new text underlined):

“9312.2. Commercial use table I.
The following shall be commercial use table I.

	USE,SERVICE OR FACILITY	COMMERCIAL			BUSINESS PARK	
		<i>CS</i>	<i>CRS</i>	<i>CR</i>	<i>BP-OR</i>	<i>BP-M</i>
	Unless otherwise indicated, listings denote retail sales operations					
D.						
6.	Disinfecting/fumigating service					X
<u>7.</u>	<u>Daytime dog care, including overnight care</u>					<u>DD</u>
7. 8.	Drafting service including incidental white-printing	X	X	X	X	X
8. 9.	Dressmaker	X	X		G,U	G
9. 10.	Drive-in café	X	X			
10. 11.	Drive-in dairy, excluding creamery	X	X			
11. 12.	Drive-in food market	X	X			
12. 13.	Driving school	J	J		J,U	J
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9312.3 Special conditions.

DD: A permitted use in the BP-M zone for parcels located south of the 101 Freeway, subject to the issuance of a Conditional Use Permit by the Planning Commission”.

Section 2. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this Ordinance are declared to be severable. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

Section 3. The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and said Ordinance shall become effective 30 days after its passage.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2009, by the following vote to wit:

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

BY:

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

Craig A. Steele, City Attorney

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Case Planner: Valerie Darbouze, Associate Planner



ZONING ORDINANCE AMENDMENT

09-ZOA-003

**EXHIBIT A: APPLICANT'S DESCRIPTION
OF THE BUSINESS**

Premier Doggy Day and Overnight Camp



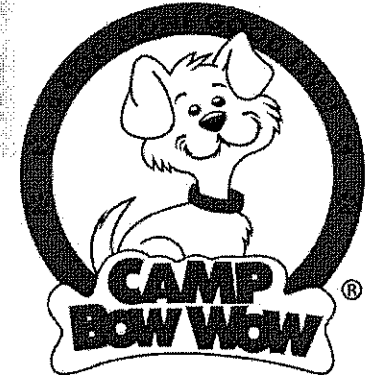
Camp Bow Wow®

**North America's 1st
Dog Care Franchise!**

***Safety, Success, and
Service in the local
community.***



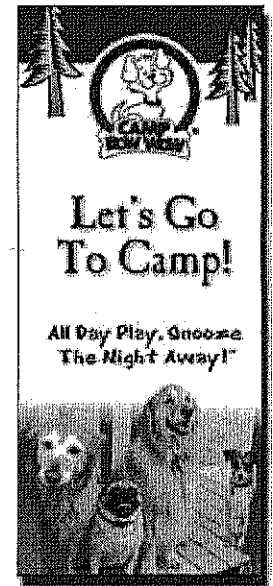
Premier Doggy Day and Overnight Camp



Why the interest?

Camp Bow Wow® was successfully developed to provide a fun, safe, and upscale environment for dogs to play, romp, and receive lots of love and attention!

- 63% of U.S. Households Own a Pet –APPMA 2007/2008 Survey
- \$40 Billion Spent on Pets in 2007 -APPMA 2007/2008 Survey
- Nationally, The Average Dog Owner Spends \$2,100 Annually
- Pet Services and Supplies Sales Reached \$23 Billion in 2008
- Pet Industry is now the 7th Largest Retail Segment in the Country – U.S. Census Bureau
- 83% Refer to themselves as Mom and Dad to their dogs
- 67% Feel guilty when leaving their pets alone



Premier Doggy Day and Overnight Camp



Camp Bow Wow® Building a Successful Brand One Store at a Time

**92 National Open Campsites as of
March, 2009**

**200+ Franchise Territories Awarded
Nationwide in total!**

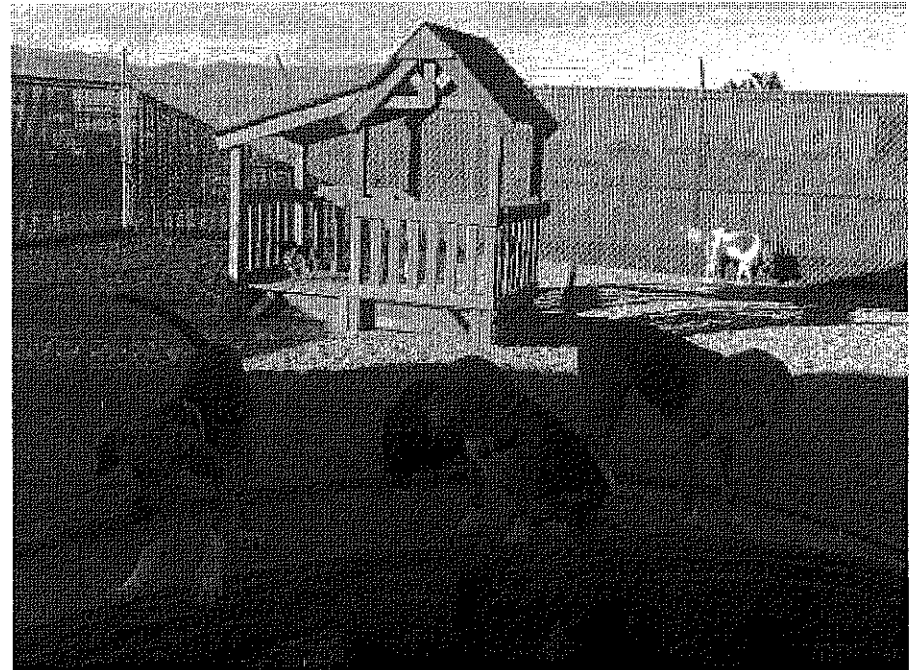


Premier Doggy Day and Overnight Camp



Camp Bow Wow® Competitive Advantages...

- All Day Play Environment
- Live Web Cams
- Certified Camp Counselors
- Indoor/Outdoor Play Yards
- Camp Feel and Décor
- Proven Neighborhood Compatibility





Camp Bow Wow® Site Criteria

- **Typical Appropriate Zoning Areas:**
 - Light Industrial, Commercial, Manufacturing, Retail Stand Alone Buildings, Business Districts
- **Building Search Parameters:**
 - Zoning Codes & Desired Geographic Area
 - 4,000-8,000 square feet
 - Warehouse area – as wide open as possible – minimal existing office space
 - Concrete floors are ideal
 - Outside Secured Yard Area (desire 500 sq ft per play yard, minimum of three)
 - Easy in/out for drop-off and pick-up.
 - Climate control mandatory – air conditioning and heat
 - One Customer ADA compliant washroom and Small Office Required
 - Appropriate Neighbors if Multi-Tenant Facility



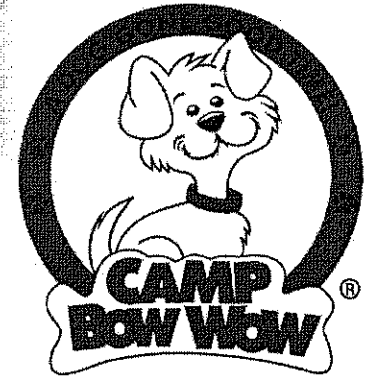
Premier Doggy Day and Overnight Camp



Camp Bow Wow® General Operations Information

- Service staff is on site 7:00 AM to 7:00 PM. One staff per 15 dogs minimum.
- Daycare is offered weekdays and all dogs that are boarded are housed in individual indoor secured kennels (cabins) when staff is not present. CBW does not have indoor/outdoor runs and all overnight boarding is within an enclosed building.
- The video cameras are on 24 hours a day and monitored by staff at night or can be accessed by dog owners on the web to look in on their pet.
- All facilities have fire and security systems connected directly to the fire and police department for monitoring. The temperature is climate controlled and maintained at a constant 64-78 degrees year round.
- The outdoor area is used sporadically for relief and fresh air. Staff is present at all times when outside and utilize specific training to keep noise to a minimum.
- General grooming services are offered on site.
- Some related retail products and other pet supplies are available for purchase.
- Dog waste is immediately and continually cleaned up as it occurs.





Won't the dogs bark?

- Barking is not an issue as our staff is well trained and constantly monitors the dogs inside and out in the yard areas.
- We use specialized group and individual behavior training techniques to keep barking to an absolute minimum. If necessary, overly disruptive campers will be placed in a cabin and the guardian will be called to pick them up.
- The dogs are kept inside with only brief, monitored time periods outside.
- The outside break yard is constructed with solid vinyl fencing or chain link with privacy slats to act as a noise buffer. Fence height is a mandatory 8 feet to insure dog and neighborhood safety.
- We utilize special landscape and layout techniques to address noise issues where needed.
- The yard is situated at each site on the back or side of the property away from any residential properties, using the building as a buffer.





Won't smell or waste be an issue?

- We utilize specialized bio-degradable cleaners and disinfectants – the same that are used in hospitals, childcare centers, and gyms these products keep our facilities, indoor and out smelling fresh and clean year-round.
- CBW provides all franchisees set cleaning schedules and franchisor site evaluations are conducted year round to insure proper maintenance of the CBW facilities.
- We target a very upscale clientele that requires our facilities are kept spotless.
- The Camp Bow Wow® waste removal routine includes constant play area patrol so that waste is picked up and deposited in a galvanized steel trash can with lid and a 2-3 mil trash can liner. The liner is removed, sealed and deposited in the facility dumpster at minimum twice a day. The dumpster is picked-up twice per week. A typical CBW produces approximately the equivalent to one large lawn/leaf garbage bag of waste per day. Dumpster pick-up is scheduled for twice a week.





Won't drainage be an issue?

- In our facilities we never spray anything down to clean it – we use a light misting device and specialized squeegees to assist us in cleaning the equipment.
- We use a professional auto-scrubber to clean the floors which intakes any excess water into the machine, minimizing water consumption as well as maximizing cleanliness.
- When cleaning the yards daily, the amount of water used is the equivalent to a 5 minute human shower.
- Our disinfectants are environmentally friendly and do not require rinsing.





Protecting our Properties – Adding value!

Floor Care

- CBW has strict flooring specifications that require each franchisee to prepare and seal concrete floors with an approved sealant product. Proper floor care and on-going maintenance is regulated by the Franchisor and mandatory on-site evaluations are conducted quarterly

Wall Care

- CBW's Wall protection and specification manual requires cove base and 48" FRP (Fire Retardant Plastic) on all drywall within the facility and epoxy paint on all warehouse walls to protect the surfaces.

Noise/Insulation

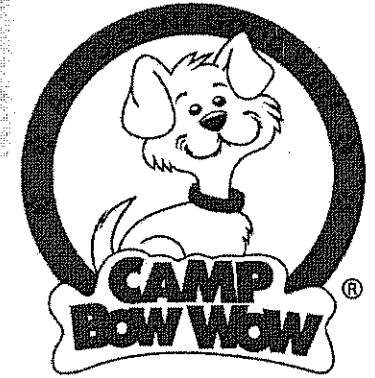
- We will work with the Tenant and the Landlord to devise a mutually acceptable noise buffering plan for the facility depending on the current insulation/sound abatement available on-site.

Climate Control

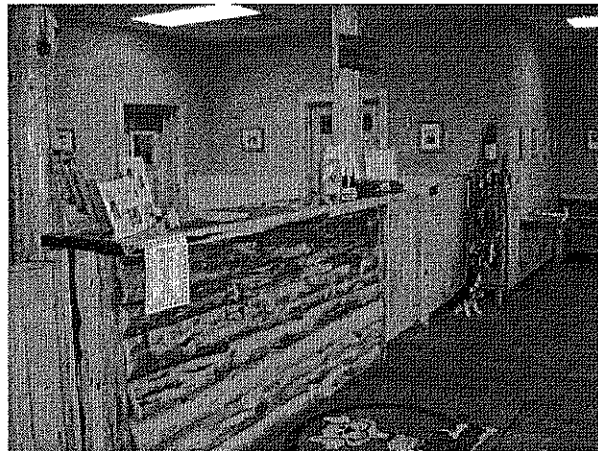
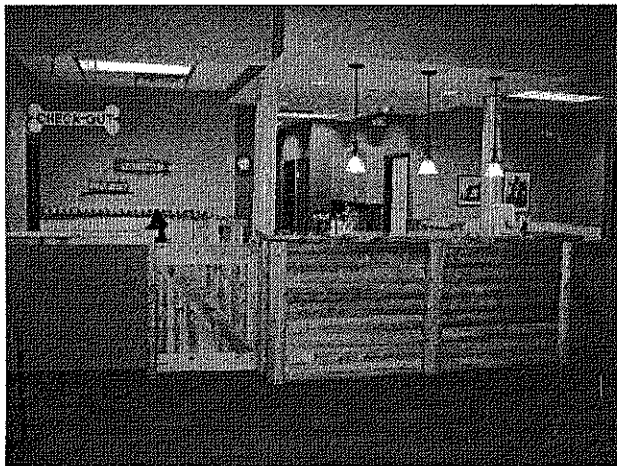
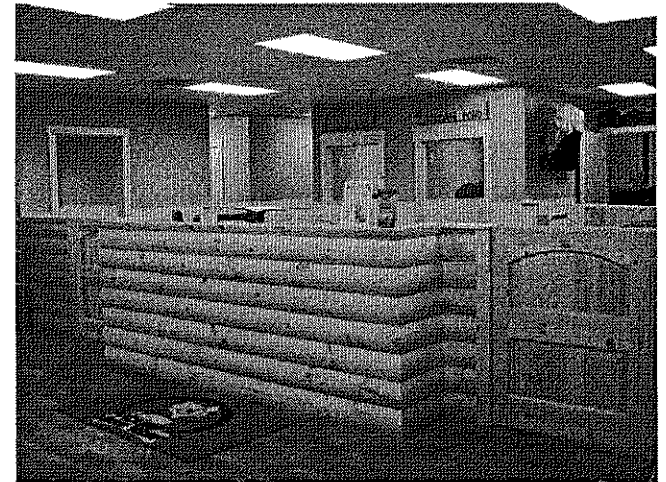
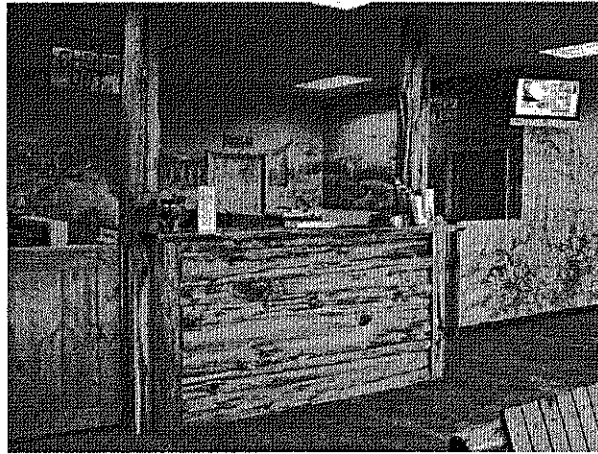
- CBW requires our facilities to maintain an ambient temperature range year-round of 64-78 degrees Fahrenheit. Franchisee must have a mandatory temperature control device tied into their alarm system along with full wiring of all windows/doors and a combination of both heat and smoke detectors.



Premier Doggy Day and Overnight Camp



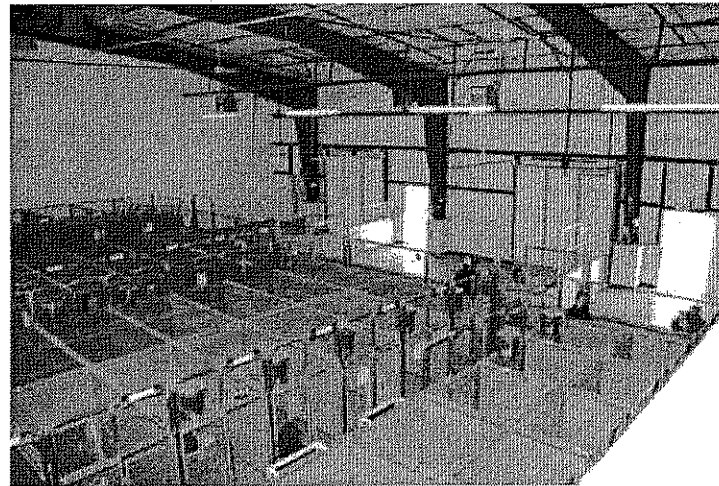
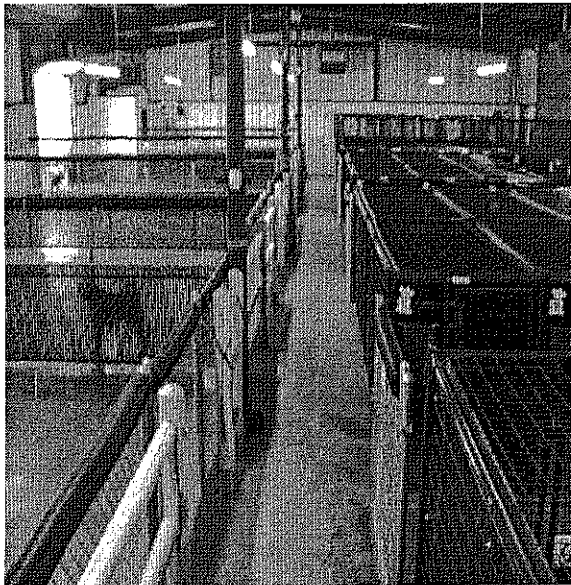
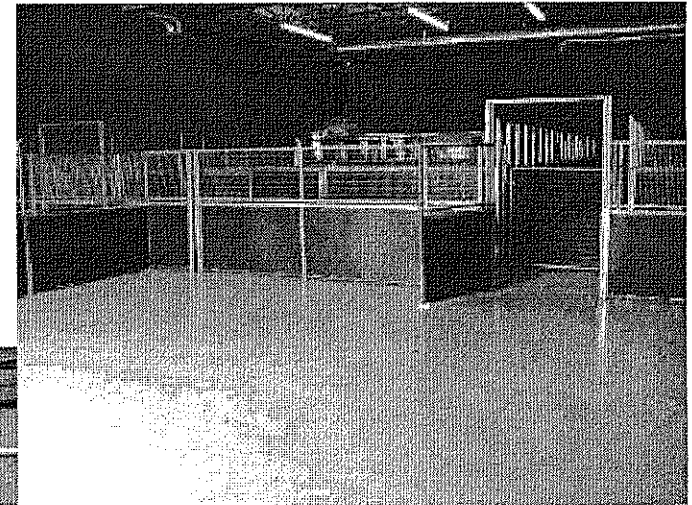
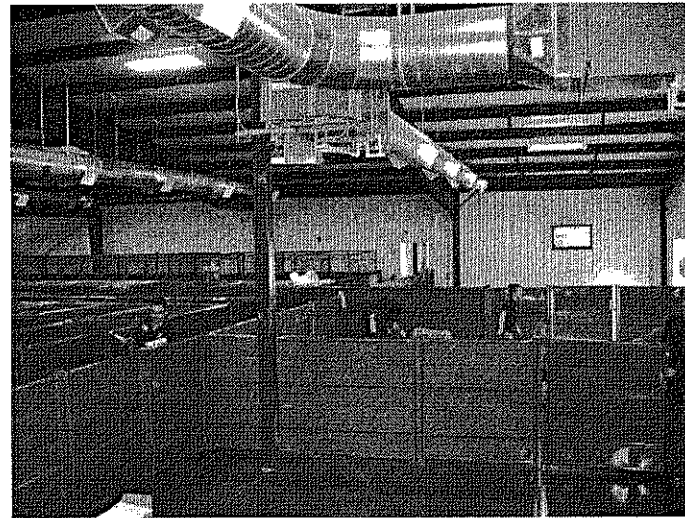
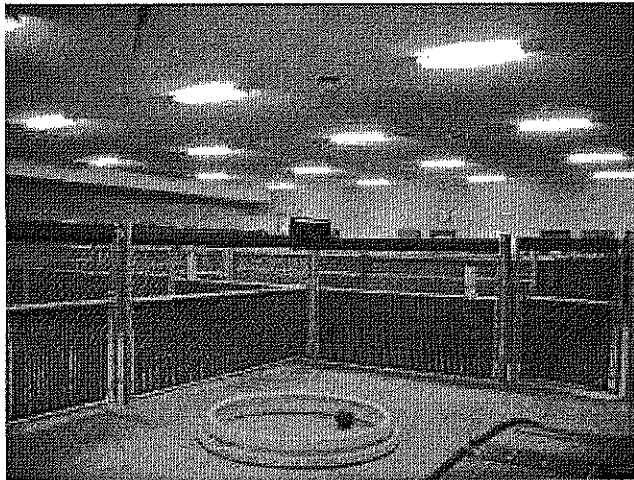
Camp Lobby Pictures



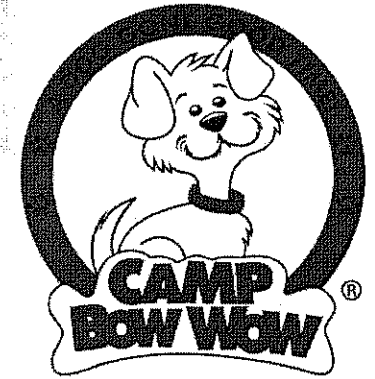
Premier Doggy Day and Overnight Camp



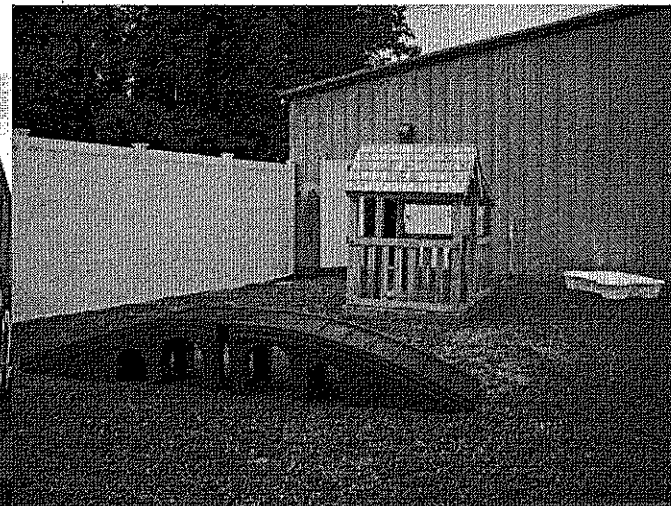
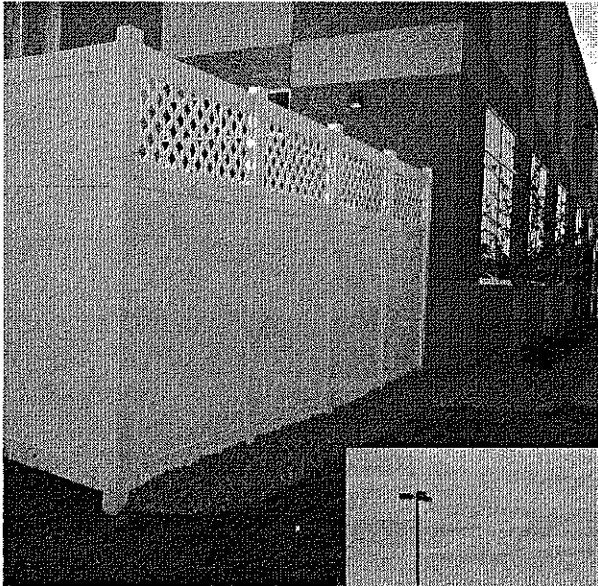
Camp Interior Play Areas and Cabins



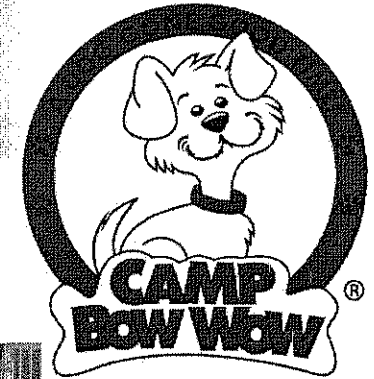
Premier Doggy Day and Overnight Camp



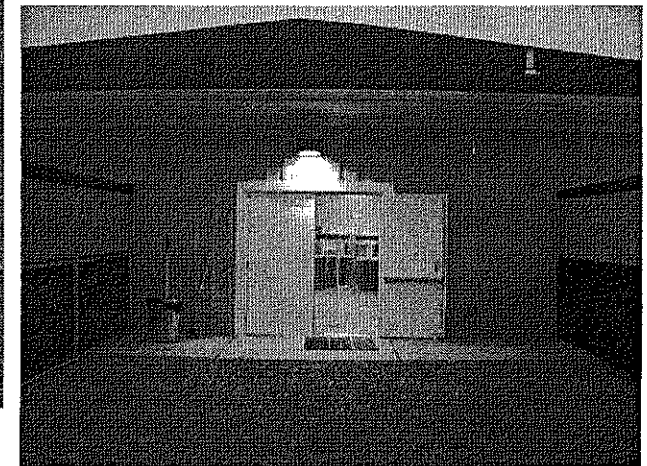
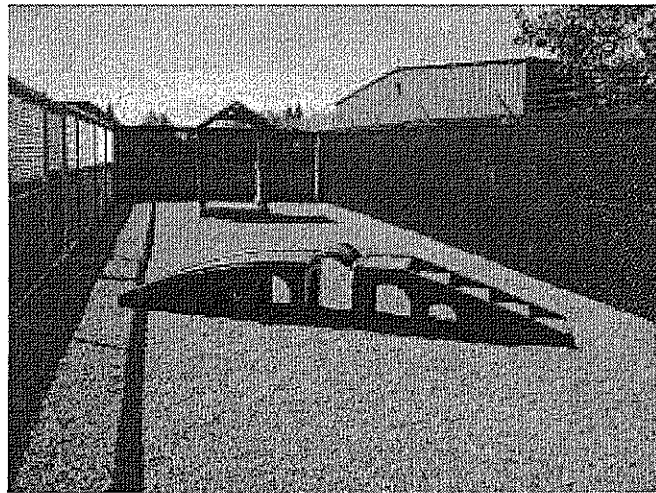
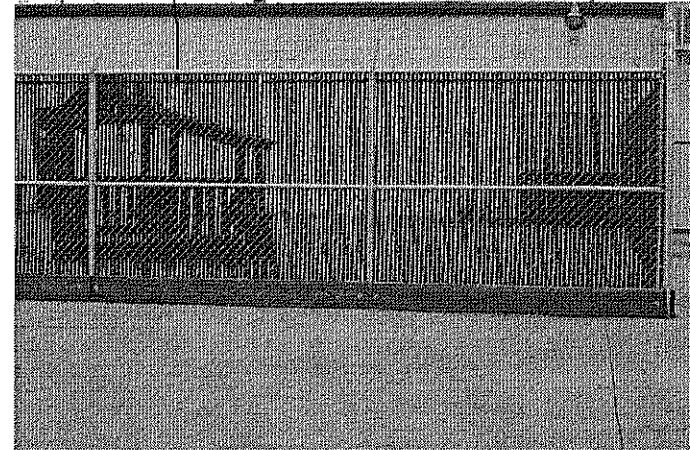
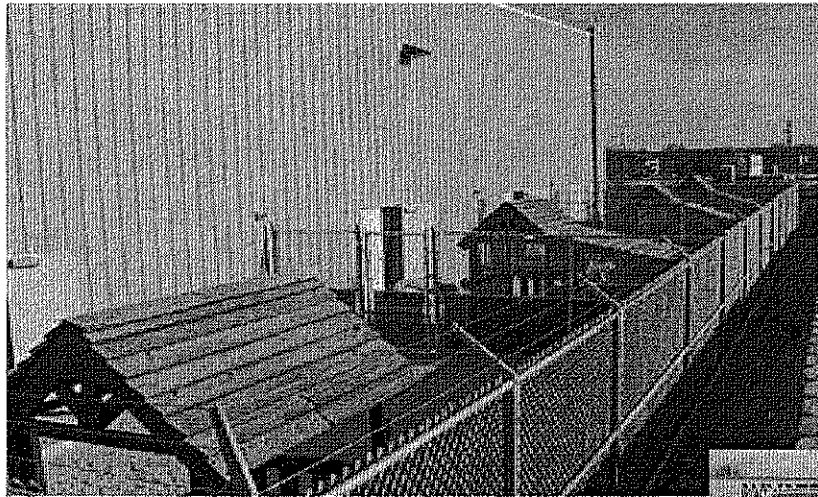
Camp Exterior Break Areas- Vinyl Fencing



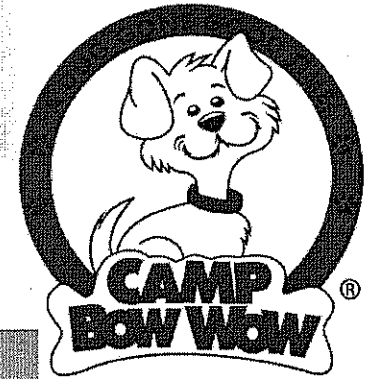
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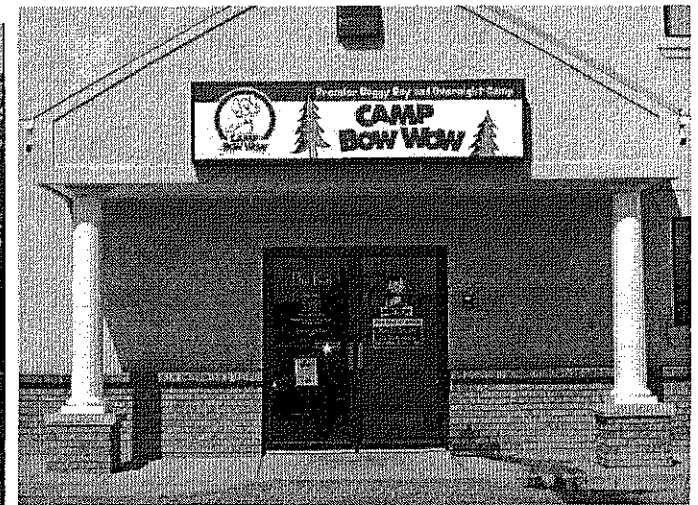
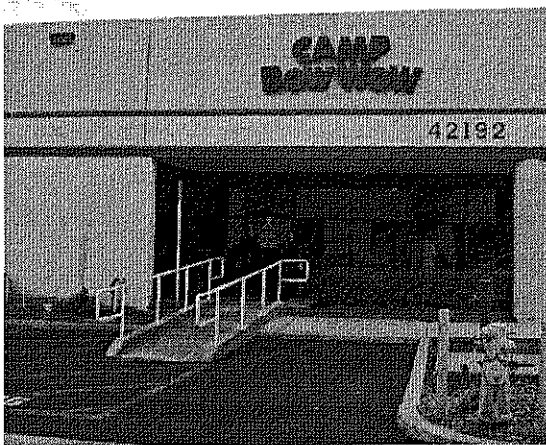
Camp Exterior Break Areas – Privacy Chain Link



Premier Doggy Day and Overnight Camp



Camp Exteriors and Signage

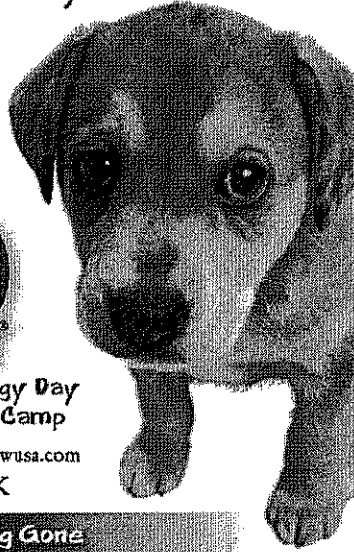



Premier Doggy Day and Overnight Camp



National Advertising Samples


When you're away,
where does your
pup stay?

Premier Doggy Day
& Overnight Camp
www.campbowwowusa.com
(877) 700-BARK

**The Best Dog Gone
Idea in Franchising!**

Frosty The Hound




Optional text. Bring 'em in from the cold for their first day FREE.

- Large indoor/outdoor play areas
- Camper Cams (watch your pup on the internet)
- Comfy overnight cabins

Premier Doggy Day
& Overnight Camp
www.campbowwowusa.com
(877) 700-BARK

Camp Bow Wow Campname

(999) 999-9999 1234 Any Street, Yourtown, CO 92999
Optional location direction
campname@campbowwowusa.com
www.mycbw.com/campname



National Travel Advertisements
United and Delta Flight Magazines, and
Numerous Trade Magazines

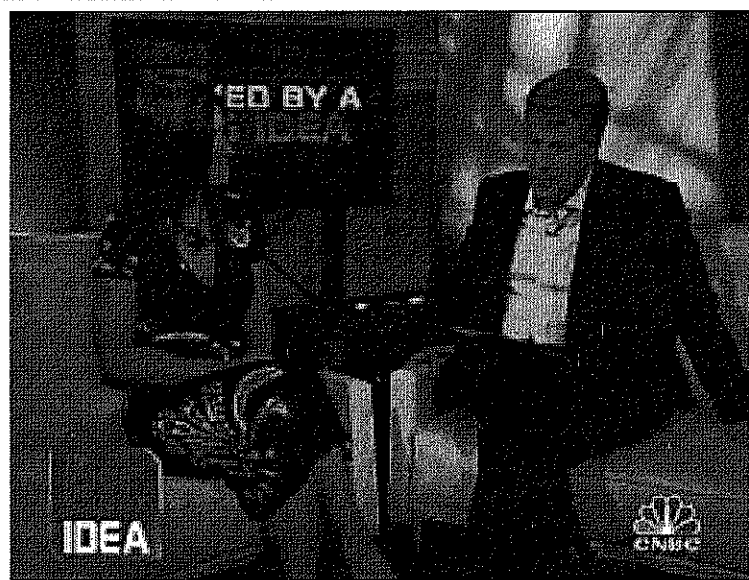
COMING SOON APRIL 2009
PEOPLE MAGAZINE
WWW.PEOPLEPETS.COM



Premier Doggy Day and Overnight Camp



National Press Samples



Heidi Flammang, the CEO and Founder of Camp Bow Wow® talks about her "Big Idea" with Donny Deutsch on *CNBC'S THE BIG IDEA*

To see the replay of her interview and learn about the inception of the CBW brand: go to <http://www.campbowwowusa.com/news.htm>



Premier Doggy Day and Overnight Camp



National Press Samples

MONDAY, JANUARY 29, 2007 Back to Front Page 1C

WALL STREET WEST



Holden Heston, 11, founder of Camp Bow Wow, sits in the snow at the camp facility. Above the first camp opened in Denver in 2003.

Wind turbine facility planned

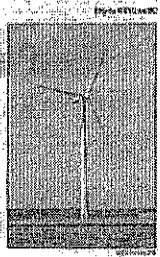
Plant near Windsor would create 400 jobs

By John K. Beck

Canadian-based Wind Energy is planning to build a 400-megawatt wind turbine plant near Windsor, Ontario, that would create 400 jobs.

The plant would be a public-private partnership with the Ontario government. The plant would be a public-private partnership with the Ontario government. The plant would be a public-private partnership with the Ontario government.

The plant would be a public-private partnership with the Ontario government. The plant would be a public-private partnership with the Ontario government. The plant would be a public-private partnership with the Ontario government.



A 100-foot tower will be built near Windsor.

Dog-sitting grows up

A job once done by kids now a lucrative franchised business

By John K. Beck

It used to be a job done by kids, but now it's a lucrative franchised business. Camp Bow Wow, a dog-sitting and overnight camp, has expanded its footprint across the United States.

The company, founded by Holden Heston, a 11-year-old boy, has grown from a single location in Denver to over 100 franchises in 15 states.

Financial requirements to buy a Camp Bow Wow franchise			
• Franchise fee: \$25,000	• Initial investment: \$100,000 - \$200,000	• Total investment: \$125,000 - \$225,000	• Working capital: \$10,000 - \$20,000
• Royalty fee: 5%	• Franchise fee: \$25,000	• Total investment: \$125,000 - \$225,000	• Working capital: \$10,000 - \$20,000
• Franchise fee: \$25,000	• Initial investment: \$100,000 - \$200,000	• Total investment: \$125,000 - \$225,000	• Working capital: \$10,000 - \$20,000

Rocky Mountain News

Jan 2007 -

Front Page Business Section

World-Class Franchise

The most prestigious award in Franchising!

World-Class Franchise™

Look for this seal before you INVEST!

World-Class Franchise™ companies are the best opportunities because they have mastered both the art and science of franchising. Franchiseur™ pioneered a system that measures franchisee satisfaction through confidential surveys of a high percentage of existing franchise owners.

High franchisee satisfaction is directly linked to terrific franchise opportunities!

Franchiseur™ congratulates the following World-Class Franchise™ companies:

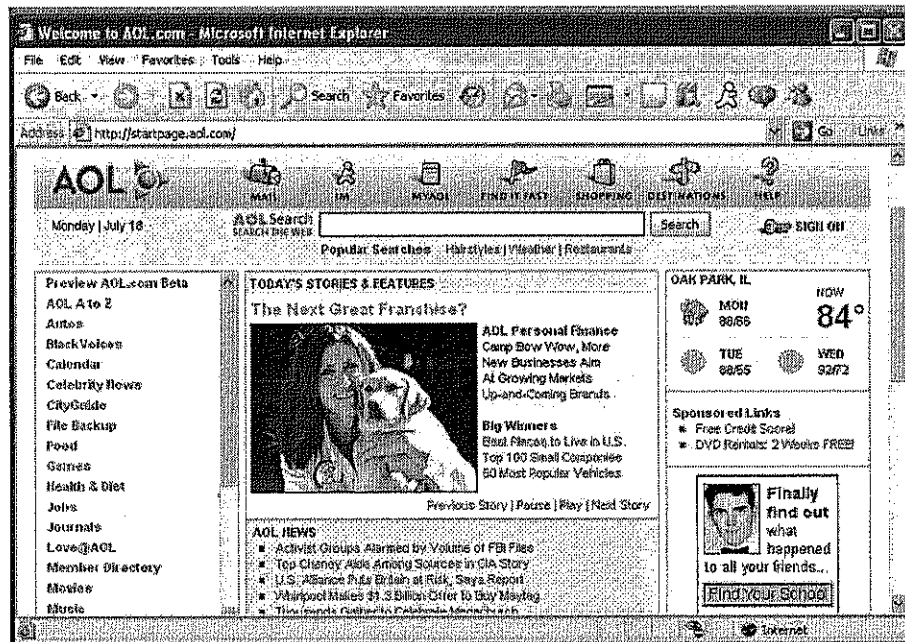
One of the highest ratings in the franchise industry by franchisees!



Premier Doggy Day and Overnight Camp



National Press Samples



AOL Front Page, Entrepreneur



A DAY IN THE LIFE



TAG ALONG WITH THESE
3 FRANCHISEES FOR
A DAY, AND SEE WHAT
IT'S REALLY LIKE TO
OWN A FRANCHISE.
BY APRIL Y. PENNINGTON

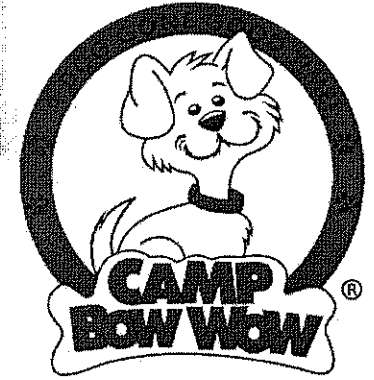
You may have watched the iconic *24* game of reality stars following the lives of certain celebrities or people with particularly interesting jobs. At the camera lens, the plus and glamour is pushed aside to reveal a more realistic view of who life is like for the subject. And more often than not, you see a hard-luck work, self-discipline and an organized schedule to be successful.

Before investing in a franchise, don't you wish you could know what it's really like to oversee an operation beyond the franchise, program and franchisee level, so one can capture what it's like to run a franchise like a franchise? We found three franchise owners who were kind enough to pull back their franchise curtain to give you a peek into what a day in the life of owning their franchise entails. Roll up!

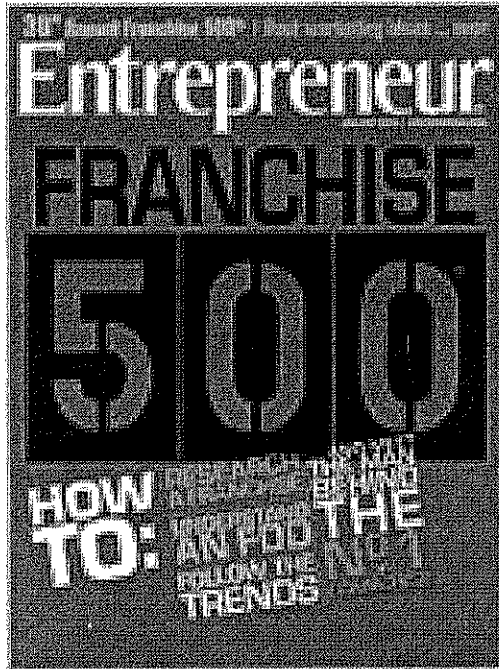
SET PROJECT
Tinae Nancy Ruddy, owner of Camp Bow Wow in Castle Rock, Colorado, lets her staff of the 6:30 a.m. kick-off of the dog training and day-camp franchise, when the dog trainers are let into the outdoor areas of the 10,000-square-foot building to begin. The trainers are allowed to take the dogs to the "potty area" on the day-care dogs start at



Premier Doggy Day and Overnight Camp



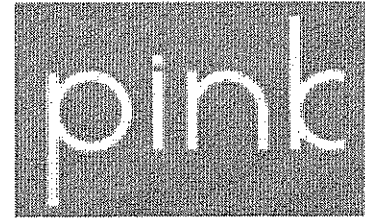
National Press Samples



January 14, 2009 – Boulder, CO –

Camp Bow Wow, the leading franchisor of dog day care and boarding facilities, today announced that it has been ranked #88 on the list of the 105 Fastest-Growing Franchises in North America.

Under the leadership of founder and CEO Heidi Flammang, Camp Bow Wow doubled its growth during 2008 to earn a spot on the annual list sponsored by *Entrepreneur*.



BUILD YOUR BUSINESS

FRANCHISE



Franchise Favorites (February/March 2007)

A Hairy Business
By Taylor Mallory

Camp Bow Wow® C.E.O. Heidi Flammang featured in Pink Magazine.



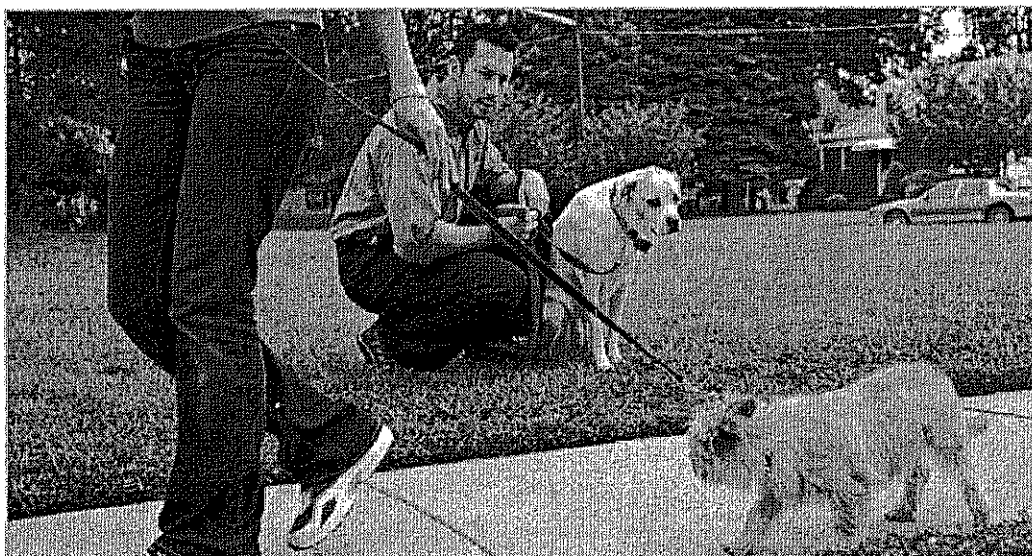
Premier Doggy Day and Overnight Camp



National Press Samples

The New York Times

Preferring the End of a Leash to Being Chained to a Desk

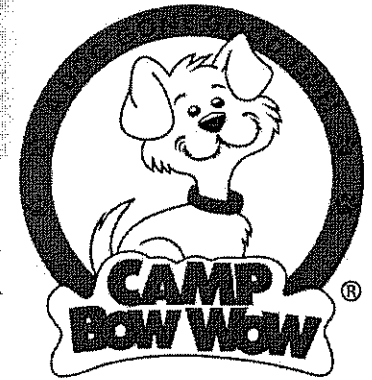


Emile Wamstecker for The New York Times

Camp Bow Wow®
Mentioned in
September 2006 issue of
New York Times

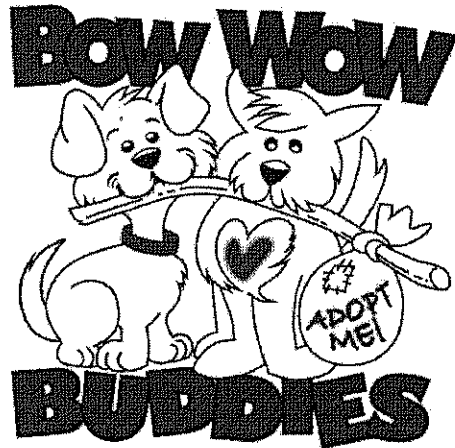
Among the more traditional pet enterprises is Camp Bow Wow dog day care and boarding houses. Each is designed with indoor and outdoor play areas, and has a live Camper Cam for pet owners to watch and piped-in classical music for overnight campers.



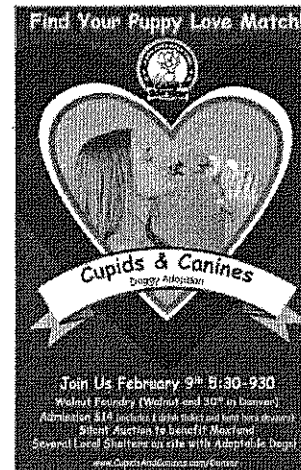
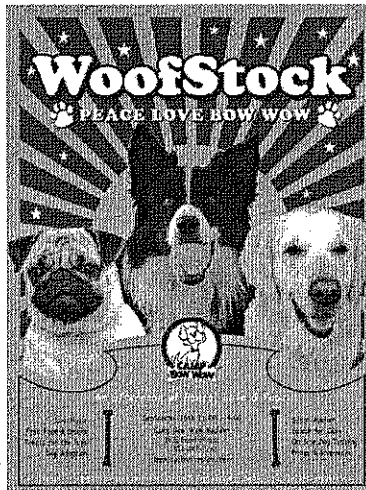


Community Partnership and Giving Back

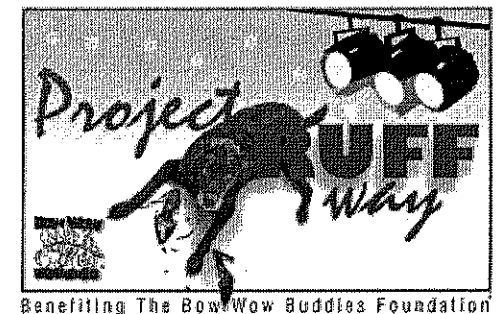
- **Camp Bow Wow® values the communities our camps are located in and since the campsites are run by local Owner/Operators and not the Franchisor there is a strong commitment to being a valued part of the community.**
- **Our camp owner network team up with local animal organizations to support them by fostering dogs, organizing charity events, and referring like services within the community. Camp Bow Wow franchisees have adopted 2500++ dogs nationally to date.**



**The Bow Wow Buddies®
Foundation (501 C3)**



You're Invited!



Bi-Annual National Charity Events





Landlord Reference Contact Information Available Upon Request

- Multi-Tenant References
- Multiple Landlord locations

**CBW is looking forward to building a long term,
mutually successful relationship with it's Landlords
and the surrounding community!**





ZONING ORDINANCE AMENDMENT

09-ZOA-003

EXHIBIT B: NOTICE OF EXEMPTION

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: Zoning Ordinance Amendment to allow commercial daytime dog day care including overnight care in the Business-Park -Manufacturing zone, subject to the issuance of a Conditional Use Permit.

Project Location-Specific: Citywide

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The Zoning Ordinance Amendment merely adds a use to the Zoning Ordinance Commercial Land Use Table. There is a request to provide a dog day care including overnight care in the City of Agoura Hills, a use that is not provided in the Land Use Table. The request is to locate the use in a Business Park Manufacturing zone, the most intense of all zones in the City. The operation does not require any particular utility services or interior improvements. The applicant is looking to occupy an existing building with a warehouse space. The business is opened not only to the community residents but to a community at large. This notice of exemption is submitted for the purpose of the legislative action not the entitlement required to review the use.

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));
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15301 (e) (2)

Reasons why project is exempt: It is determined that the Zoning Ordinance Amendment has no likelihood of causing a significant effect on the environment, nor would its effects from adoption. The use is considered to cause no significant impact as well as this request to amend the Code. The project is exempt from the application of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3) of the State CEQA Guidelines, which state as follows: "A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." This finding is premised on the fact that the adoption of the Ordinance will maintain the current environmental conditions arising from the current land use regulatory structure as adopted by the City without change or alteration.

Lead Agency Contact Person: Valerie Darbouze, Associate Planner

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

Signature: Valerie Darbouze Date: 4/9/09 Title: Associate Planner



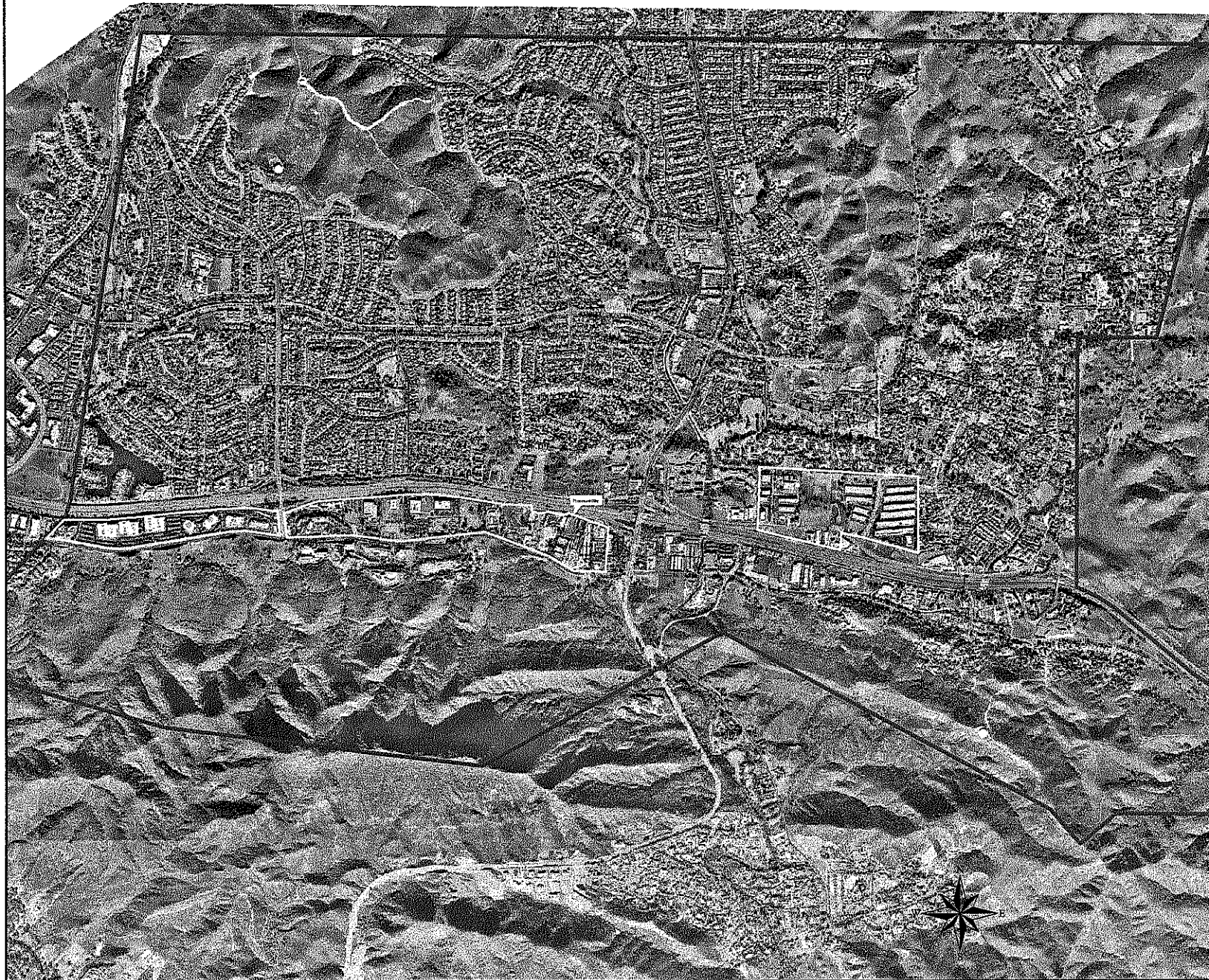
ZONING ORDINANCE AMENDMENT

09-ZOA-003

**EXHIBIT C: MAP OF PARCELS
CURRENTLY ZONED BP-M**

ZONING ORDINANCE AMENDMENT - CASE NO. 09-ZOA-003

Existing BP-M
Zones



BP-M Zone



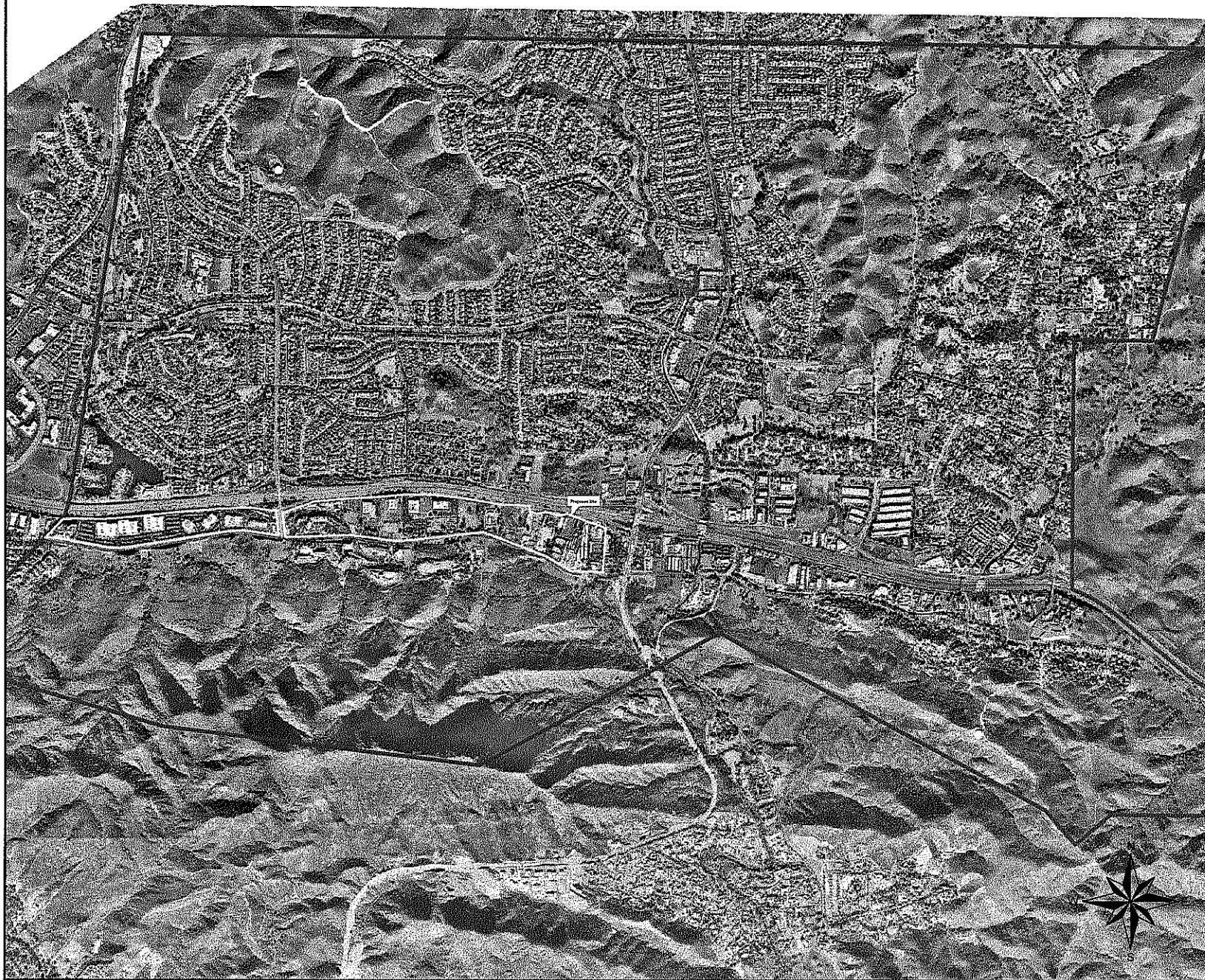
ZONING ORDINANCE AMENDMENT

09-ZOA-003

**EXHIBIT D: MAP OF PARCELS ZONED
BP-M WHERE DOG CARE WOULD BE
ALLOWED**

ZONING ORDINANCE AMENDMENT - CASE NO. 09-ZOA-003

Proposed Zoning
Amendment



BP-M Zone