



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

May 17, 2012

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Conditional Use Permit (CUP) request to allow the operation of a pet boarding and day care facility within an existing industrial warehouse located at 1321 W. 17th Street in the General Industrial (IG) zoning district. (District 1)

APPLICANT: Shawnte Marquez
14055 Tahiti Way, Apartment 112
Marina Del Rey CA 90292
(Application No. 1203-19)

DISCUSSION

The proposed project is a request for a Conditional Use Permit (CUP) to operate a pet boarding and day care facility ("Joyful Paws") within an existing 11,950-square-foot industrial warehouse located at the northwest corner of Fashion Avenue and 17th Street in the General Industrial (IG) zoning district (Exhibit A-Location Map). To accommodate the pet boarding and care facility, the applicant will utilize the existing office space of the warehouse as the reception and customer waiting areas and for a staff break room. The former warehouse will be separated into five areas by eight-foot-tall chain link fences to create different indoor play spaces for small and large dogs and to allow for the indoor boarding area (Exhibit B-Plans and Photos).

The applicant is leasing the entire 19,748-square-foot lot for the pet boarding and day care use with 13 on-site parking spaces provided for employees and guests. Initially, the owner will provide boarding and care for dogs only; however, as the business grows the boarding service will be expanded to other pets and there is enough space within the building to accommodate additional incidental functions associated with the use, such as pet grooming, training, and veterinarian services. All uses will be conducted inside the existing warehouse structure; no exterior uses will be permitted. The approval of this CUP would allow for the pet boarding and day care facility, as well as all potential incidental uses. Shawnte Marquez, the applicant and owner of the proposed business, "Joyful Paws", has cared for animals in similar operations for years and is now seeking approval to start her own business in Long Beach.

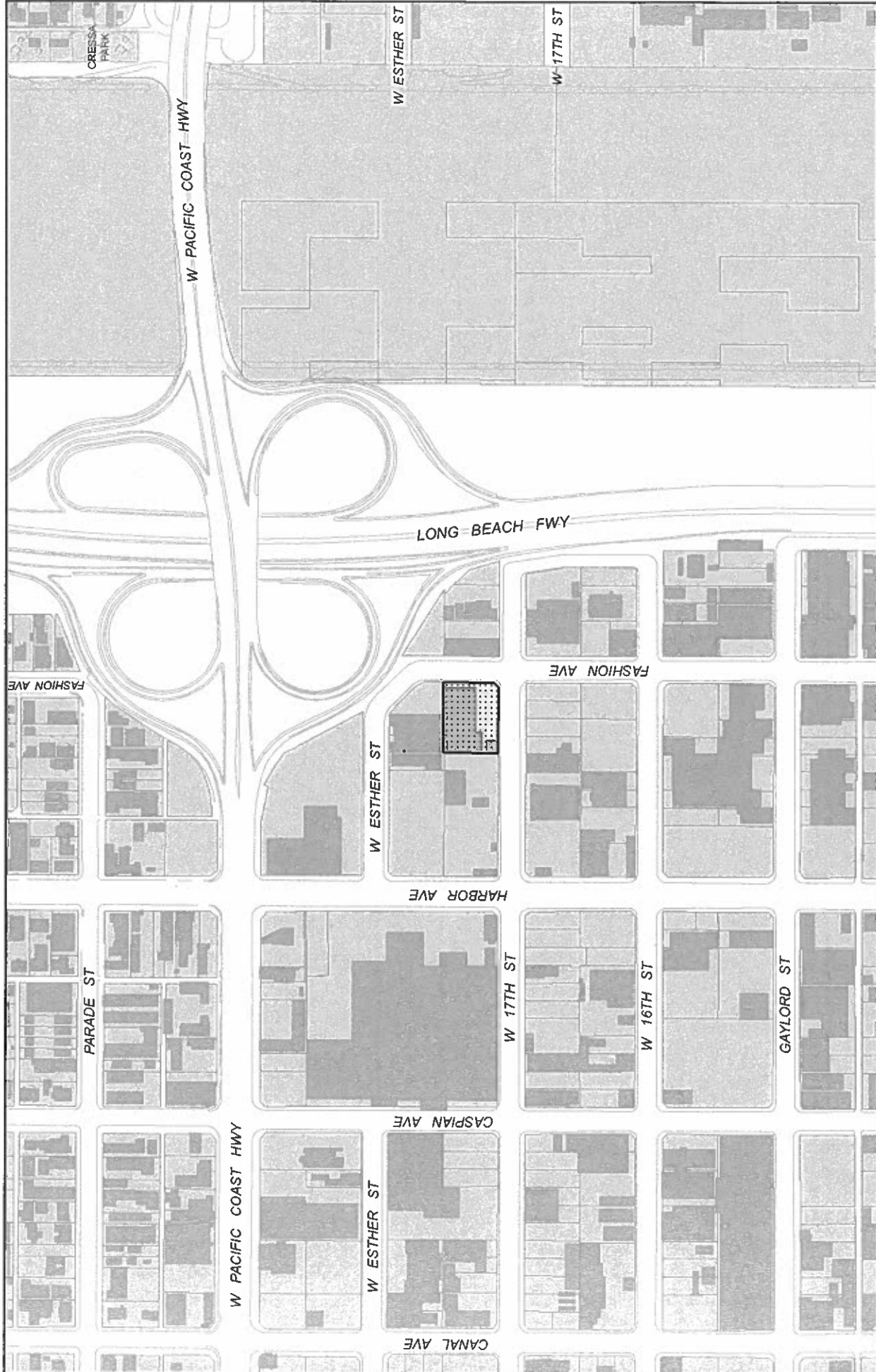


Exhibit A



Subject Property:
 1321 W 17th St
 Application No. 1203-19
 Council District 1
 Zoning Code : IG



CONDITIONAL USE PERMIT FINDINGS

1321 W. 17th Street
Application No. 1203-19
May 17, 2012

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;

The project site is located in Land Use District #9G—General Industrial District. LUD #9G was established in order to maintain a strong industrial employment component in the City's economic base by accommodating a diverse range of businesses which employ many different processes, creating a wide variety of products. Except for commercial-type operations specific under LUD No. 9R including restaurants, retail, services and offices complementary to local industry, all commercial and office uses are excluded from LUD 9G. The 9G General Industry District allows for intense operations and is intended to preserve greater expanses of land for industrial uses. Although the proposed boarding and care facility is not a common industrial use, it is a use that is better suited in an Industrial Zone due to potential issues with noise and/or odor, which are commonly associated with a boarding and care facility. The loss of prime industrial space and the preservation of industrial buildings is also the intent of the discretionary review. Given the use is appropriate to the area and will not lead to a loss of industrial land, staff feels the use is consistent with the General Plan and Zoning Regulations with operational conditions of approval.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

The applicant will be conducting business entirely within the former industrial warehouse and no outdoor activities will occur. With the incorporation of conditions of approval, which includes the maintenance of landscaping and improvements to the Industrial building, along with operational conditions, the use will not be detrimental to the surrounding community. Thus, no public health, safety, general welfare, environmental quality, or quality of life impacts are foreseen for the proposed use.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.

There are no special conditions for dog boarding.

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

1321 W. 17th Street

Application No. 1203-19

Date: May 17, 2012

1. The use permitted on the subject site, in addition to the other uses permitted in the IG zoning district, shall be a pet boarding and day care facility, with ancillary training, grooming and veterinary services within an industrial building located at 1321 W. 17th Street.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. All permitted uses under the Conditional Use Permit shall be conducted inside the existing building; no exterior uses are permitted.
5. No publicly accessible telephones shall be placed or maintained on the exterior of the premises.
6. The office windows shall be maintained free of signage or other obstructions in excess of ten percent of each window area.
7. The existing landscaping shall be replaced with drought tolerant landscaping native to Southern California, to the satisfaction of the Director of Development Services.
8. The existing parking lot shall be re-stripped to the satisfaction of the Director of Development Services.

9. Pet waste and feces shall be kept within an enclosed trash bin inside the building and shall be emptied at least two times a week.
10. All parking areas shall be maintained in a neat and orderly condition and shall not be used as play areas for the animals.
11. The applicant shall stripe a minimum of 13 standard size parking spaces, as shown on the provided site plan. At least one ADA compliant space shall be provided.
12. A minimum 13-foot-wide drive aisle shall be maintained to allow for a one-way flow of traffic. Directional signage shall be installed to clearly mark the flow of the one-way traffic (i.e., entrance off of 17th Street, exit to Fashion Avenue).
13. No dog washing or grooming shall be performed outside of the building.
14. No person shall dispose of, nor permit the disposal of dog waste or washing or grooming waste directly into the storm drains.
15. All material storage shall be contained inside the building. Storage containers are not allowed and pallets, boxes, cardboard boxes, etc shall not be stored outside, unless within a roofed enclosure approved to the satisfaction of the Director of Development Services.
16. The Department of Public Works submits the following requirements for the proposed development at 1321 West 17th Street:
 - a. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
 - b. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
 - c. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.

- d. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2010 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Standard Conditions:

17. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
18. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
19. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
20. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
21. The Director of Development Services is authorized to make minor modifications to the approval design plans or any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
22. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

23. Any graffiti found on site must be removed within 24 hours of its appearance.
24. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 12-021

Project Location/Address: 1321 W. 17TH STREET Long Beach Ca 90813

Project/Activity Description: Dog Daycare Facility

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Shawnte Marquez

Mailing Address: 14055 Tahiti Way, Apt 112, Marina Del Rey, Ca 90292

Phone Number: 310-560-6819

Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1203-19 Planner's Initials: SM

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301

Statement of support for this finding: Reuse of an existing industrial building

Contact Person: Steve Gershardt

Contact Phone: 562-570-6288

Signature: [Signature]

Date: 4-26-2012