



# PLANNING COMMISSION

## AGENDA REPORT

MEETING DATE: SEPTEMBER 13, 2010

VI.2

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-10-19  
CONDITIONAL USE PERMIT FOR A DOG DAYCARE AND BOARDING FACILITY  
2700 BRISTOL STREET

DATE: SEPTEMBER 2, 2010

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER  
(714) 754-5136 (WSHIH@CI.COSTA-MESA.CA.US)

### PROJECT DESCRIPTION

Conditional use permit (CUP) for a dog daycare and boarding facility.

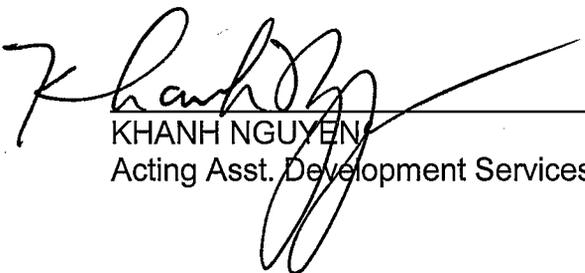
### APPLICANT

The applicant is Diane Cuniff, representing the property owner John Crum/Georgia L. Vize Family Trust.

### RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

  
WENDY SHIH  
Associate Planner

  
KHANH NGUYEN  
Acting Asst. Development Services Director

## **BACKGROUND**

### ***Project Site***

The property is located between two car wash facilities; South Pacific Car Wash & Lube to the north and the Carboth coin-operated car wash to the south. The 55/73 freeway interchange is located behind the property to the east, and commercial buildings across Bristol Street to the west. The property is zoned C1 (Local Business District) and has a General Plan designation of General Commercial.

The 1.2-acre lot contains a 5,250 square-foot building constructed in 1978. It was the former Flowerdale Nursery site which has been vacant since September 2009.

### ***The Bone Adventure***

The Bone Adventure is a dog daycare and boarding facility located at 1629 Superior Avenue, in a 3,400 square-foot industrial building on a 0.23 acre lot. It was established in 2003 under Conditional Use Permit PA-03-14. There have been no complaints regarding dog noise or odors from this facility. Staff received one complaint in 2008 regarding loud speakers but the business owner/applicant was diligent in working with the neighbors and resolved the issue immediately.

### ***Project Description***

The applicant (owner of The Bone Adventure) proposes to open a second dog daycare and boarding facility on this property with the following operating characteristics:

- Hours of operation from 6:30 a.m. to 8:00 p.m. daily.
- Maximum 75 dogs utilizing both indoor and outdoor space.
- Boarding facility as an incidental use, where dogs will be provided separate "hotel rooms".
- Grooming, pick-up and drop-off services as part of the daycare and boarding facility; no grooming services to the general public.
- No veterinary services provided on-site.
- Pickup and drop-off service.

The applicant also proposes to utilize the existing building with interior improvements and make exterior improvements such as repaint the building, change out windows, landscape upgrades, and installation of security fencing around the property. The complete proposal is described in the applicant's letter dated June 30, 2010 (Attachment 2).

**ANALYSIS*****Justification for Approval of Planning Application PA-10-19***

Staff supports approval of the application for the following reasons:

- "Barking dog" noise impacts on sensitive uses are not anticipated to be significant due to location. Staff believes that the unique location of the property makes it suitable for a dog daycare facility.

As a single tenant, The Bone Adventure would have exclusive use of the former Flowerdale nursery. The property is surrounded by car wash (south), lube facilities (north), Bristol Street (west) and SR-55/73 freeways. Single-family residential uses along San Lucas Lane and Drake Avenue are located approximately 300 feet or greater from the proposed site.

In 2008, Council adopted a "Barking Dog Ordinance" identifying and regulating public nuisance conditions.

"Barking dog" means a dog that barks, bays, cries, howls or makes any noise audible beyond the boundaries of the property on which the dog is situated for an extended period of time to the disturbance of any person at any time of day or night, regardless of whether the dog is physically situated in or upon private property. Such extended period of time shall consist of incessant barking, baying, crying, howling or making of any noise for thirty (30) minutes or more in any twenty-four-hour period, or intermittent barking, baying, crying, howling or making any noise for sixty (60) minutes or more during any twenty-four-hour period. (CMMC Title 3, Animal Regulations, Chapter 1, Section 3-8).

Given that property is not located near any noise sensitive uses such as residences or schools and the property is bounded by major arterials, staff does not anticipate adverse noise impacts related to barking dogs. Additionally, the applicant indicated that on-site staff that is specially-trained on dog behavior will take safe and necessary measures to effectively manage/control dogs.

- Business shall implement Code-required measures to ensure animal safety. In addition to noise impacts, animal safety is also a key concern related to businesses of this type.

Code requires fences and outdoor enclosures for animals (CMMC Title 3, Chapter 1, Section 3-17). The structure must be adequate to contain the animal and to prevent the animal from sticking its muzzle or body over or through the structure. The structure must be constructed so that the animal cannot escape by any means, must be of sufficient strength and stability so that it cannot be broken down by any action of the animal and must prevent entry by children. Fences or gates providing access to unsecured portions of the property must have a self-closing and latching mechanism to prevent the animal from escaping the secured fenced area.

The applicant would comply with these safety requirements for the dogs by installing security fencing around the property. The applicant proposes minimum 6-foot high

opaque fencing along the interior property lines with two feet of concrete below to prevent dogs from digging and escaping under the fence. Additionally, the applicant proposes double gate systems for all building exits.

**Condition of approval no. 2** requires that signs be posted to instruct the dog owners to keep dogs on leashes until they are inside the building or behind security gates and prohibits dogs without leashes to be in the parking or driveway areas.

**Condition of approval no. 4** requires all outdoor activity to be limited to the outdoor play area behind the building and/or security fence that will separate the play area from the parking lot.

**Condition of approval no. 5** requires boarding of dogs to be contained inside the building with at least one security staff/caretaker on the premises at all times.

- Proposed dog daycare and boarding facility would be compatible with existing commercial uses. The site is located in a commercial area characterized by a variety of uses that provide a wide range of goods and services to the local community. The proposed use would contribute to the mix of services in the area without negative impacts on surrounding properties. Approval of the CUP for the establishment of the dog daycare and boarding facility would also facilitate additional site improvements.

**Condition of approval no. 6** requires landscaping upgrades in the Bristol Street setback by providing new groundcover and shrubs. The Zoning Code requires maintenance of all existing mature trees on the property and that no trees shall be removed without Planning approval.

- Boarding and care component of the business is considered incidental to the main use of dog daycare services. It should be noted that animal shelters, pounds, kennels, and training schools are prohibited uses in the C1 zone. These businesses are associated with overnight stays where animals are housed 24 hours/7 days a week as a primary use.

In this case, the applicant indicated that the dog daycare services represent the primary component of the business and that there will be incidental boarding and care of dogs.

The applicant makes distinctions between their business and a traditional kennel in an August 26<sup>th</sup> letter (Attachment 2). While the proposed business is expected to serve about 75 dogs at its maximum capacity, the applicant indicated that the majority of these dogs do not stay overnight. Therefore, staff believes that the conditional use permit process is the appropriate zoning approval for this business.

**Condition of approval no. 8** requires that the boarding & care facility be limited to an incidental use where the majority of the dogs (greater than 50 percent) do not stay overnight.

- On-site sanitation and odor control measures will be implemented. As the former location of Flowerdale nursery, this property features a large outdoor play area (approximately 20,000 square feet) for dogs. The business operations include pre-screening for health and temperament of the dogs prior to admission to the facility and cleaning procedures to guard against odors both indoors and out.

**Condition of approval no. 3** requires the applicant to keep all indoor and outdoor areas in a sanitary condition and to schedule trash pick-up as frequently as necessary to prevent odors and other nuisances to the surrounding businesses.

- Adequate on-site parking would be provided to accommodate the use. Based on the general retail/commercial parking requirement (four parking spaces per 1,000 square feet of gross floor area), 21 spaces would be required on-site. The existing parking lot is in need of repair and re-stripping but contains approximately 40 spaces. The site plan shows 25 parking spaces for the proposed use in addition to the area directly in front of the building, which would be used as a drop-off/pick-up zone. Staff believes that 25 spaces are adequate for the use, especially given the fact that a pick-up and drop-off service would be offered which would reduce the number of customer vehicles on-site.

**Condition of approval no. 7** requires the parking lot to be repaired or resurfaced and a minimum of 25 parking spaces be double stripped per the City's Parking Design Standards.

### **GENERAL PLAN CONFORMITY**

The General Commercial land use designation allows a variety of commercial uses. The proposed use is permitted in the Local Business District with a conditional use permit and is, therefore, consistent with the General Plan.

### **ALTERNATIVES**

The Planning Commission may consider the following alternatives:

1. Approve the application. This would allow the use to be established as proposed, subject to conditions and Code requirements.
2. Deny the application. If Commission denies the application, the use would be prohibited on the property. Another use permitted in the C1 zone may be established. A similar request may not be submitted for six months.

### **ENVIRONMENTAL DETERMINATION**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

The property was a landfill site that was closed in 1955. The Santa Ana Regional Water Quality Control Board monitors the site on an annual basis and has not observed any groundwater impacts. The Orange County Health Care Agency (OCHCA) is not aware of any public health concerns with this site. Although no site excavation is proposed for this project, the applicant is informed that any grading activities would require review and approval by the Orange County Solid Waste Local Enforcement Agency.

## **CONCLUSION**

Staff supports approval of the application because the site is not located adjacent to sensitive land uses, and the proposed use is considered compatible with existing commercial uses in the area. The use would be subject to conditions of approval to minimize potential impacts on surrounding properties. Based on the available parking area and project description, no parking impacts are anticipated because adequate parking would be provided on-site to accommodate the use.

- Attachments: 1. Draft Planning Commission Resolutions  
 2. Applicant's Letters Dated June 30, 2010, and August 26, 2010  
 3. Location/Aerial Map  
 4. Site Photos  
 5. Plans

Distribution: Development Services Director  
 Deputy City Attorney  
 City Engineer  
 Transportation Services Manager  
 Fire Protection Analyst  
 Staff (4)  
 File (2)

Diane Cuniff  
 510 Jasmine  
 Corona del Mar, CA 92625

John Crum/Georgia L. Vize Family Trust  
 72 Norholt Dr.  
 New Canaan CT, 06840-3628 C015

|                    |              |                 |
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| File: 091310PA1019 | Date: 090210 | Time: 8:30 a.m. |
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# ATTACHMENT 1

## RESOLUTION NO. PC-10-

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-10-19 FOR 2700 BRISTOL STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Diane Cuniff, authorized agent for property owner John Crum/Georgia L. Vize Family Trust, with respect to the real property located at 2700 Bristol Street, requesting approval of a conditional use permit for a dog daycare and boarding facility, in the C1 zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 13, 2010, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-10-19 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-10-19 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 13<sup>th</sup> day of September 2010.**

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James Righeimer, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Khanh Nguyen, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 13, 2010, by the following votes:

AYES: COMMISSIONERS  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

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Khanh Nguyen, Secretary  
Costa Mesa Planning Commission

## EXHIBIT "A"

**FINDINGS (for approval)**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
  2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  3. The General Commercial land use designation allows a variety of commercial uses. The proposed use would contribute to the mix of services in the area without negative impacts on surrounding properties. The boarding and care component of the business is considered incidental to the main use of dog daycare services. The proposed use may be allowed in the Local Business District subject to approval of a conditional use permit and is, therefore, consistent with the General Plan.
  4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the site is not located near any sensitive land uses and the business will be subject to conditions of approval to minimize potential impacts on surrounding uses. The proposed business operations are anticipated to be in compliance with the City's animal control regulations as specified in CMMC Title 3, Sec. 3-8 and 3-17 with regard to animal noise and safety. Based on the available parking lot area and project description, no parking impacts are anticipated because adequate parking will be provided on-site to accommodate the use. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the General Plan designation for the property.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng.
1. The use shall be limited to the type of operation described in the staff report and applicant's letters dated June 30 and August 26, 2010, subject to conditions. Any change in the operational characteristics including, but not limited to, the hours of operation or type of services provided, shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
  2. The applicant shall post signs instructing dog owners to keep dogs on leashes until they are inside the building or behind security gates. No dogs shall be allowed off leash in the parking or driveway areas.
  3. The applicant shall keep all indoor and outdoor areas in a sanitary condition and to schedule trash pick-up as frequently as necessary to prevent odors and other nuisances to the surrounding businesses.
  4. All outdoor activity shall be limited to the outdoor play area behind the building and/or security fence that will separate the play area from the parking lot.
  5. Boarding of dogs shall be contained inside the building. A security staff/caretaker shall remain on the premises overnight with the dogs.
  6. The applicant shall upgrade landscaping in the Bristol Street setback by providing new groundcover and shrubs; turf incorporated into the landscape design shall not exceed 50 percent of the total landscaped area. A landscape and irrigation plan shall be approved by Planning staff and landscaping/irrigation shall be installed prior to final occupancy and/or establishment of the business. This condition shall be completed under the direction of the Planning staff.
  7. Prior to issuance of permits for any tenant improvements and/or establishment of the business, the parking lot shall be repaired or resurfaced and a minimum of 25 parking spaces shall be double striped per the City's Parking Design Standards.
  8. Dog daycare services shall represent the primary use, and the boarding & care facility shall be incidental to the daycare services. The majority of the dogs serviced (greater than 50 percent) at the facility shall not remain overnight. Exceptions to this requirement may be considered by the Development Services Director.
  9. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding properties. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
  10. The conditions of approval and ordinance or code provisions of Planning Application PA-10-19 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  11. Applicant shall contact the Planning Division to arrange Planning inspection of the site prior to permit finals and initiation of the business. This inspection is to confirm that conditions of approval and Code requirements have been satisfied. 10

12. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

**RESOLUTION NO. PC-10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF COSTA MESA DENYING PLANNING APPLICATION PA-10-19  
FOR 2700 BRISTOL STREET**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Diane Cuniff, authorized agent for property owner John Crum/Georgia L. Vize Family Trust, with respect to the real property located at 2700 Bristol Street, requesting approval of a conditional use permit for a dog daycare and boarding facility, in the C1 zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 13, 2010, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-10-19 with respect to the property described above.

**PASSED AND ADOPTED this 13<sup>th</sup> day of September 2010.**

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James Righeimer, Chair  
Costa Mesa Planning Commission

**EXHIBIT "A"****FINDINGS (for denial)**

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed use is not compatible and harmonious with uses on surrounding properties.
  - b. The project is not consistent with the General Plan.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because the proposed use is not compatible with developments in the same general area. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.
  
- C. The Costa Mesa Planning Commission has denied PA-10-19. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

## ATTACHMENT 2



Letter of Request to The Costa Mesa Planning Department: June 30, 2010

Diane Cuniff, President of The Bone Adventure, Inc., is submitting this application for a Conditional Use Permit with the City of Costa Mesa, to operate a dog daycare facility at 2700 Bristol. This property has a classification of C1. Dog daycares are not listed specifically in the Costa Mesa zoning guidelines, so we have been given approval by the Planning Department to apply for a Conditional Use Permit in this C1 environment.

Our request is as follows: Operate a dog daycare facility with operating hours of 6:30 am until 8:00 pm. The facility will be developed to accommodate 75 dogs. We will operate an overnight facility, where dogs will sleep in separated "hotel rooms" overnight, supervised by a night watchman. The Bone Adventure will also offer grooming, pickup and drop-off services, and other dog related services.

Background: The Bone Adventure secured a Conditional Use Permit to open it's location at 1629 Superior Avenue in 2003. At that time, dog daycare was fairly new in Orange County. Now, there are large cage free facilities in Huntington Beach, Irvine, Tustin, Santa Ana, and Laguna Beach.

The Bone Adventure has been operating at or near capacity at 1629 Superior for over a year. The company is doing well, and we have a staff of 18 people and over 3000 clients. We believe that even with the opening of our new facility, 1629 Superior will continue to do well. It is located ideally for people who live in eastside Costa Mesa, Newport Beach, and Huntington Beach.

2700 Bristol Street is a fantastic place for our second location. The Bone Adventure has had a great relationship with the City of Costa Mesa, and we feel fortunate that this property allows us to continue to work in the same city. It will allow us to grow our business by attracting clients who travel on the 73/405/55 freeways to work and the airport each day.

The area is an eclectic one, and there are a variety of noises that exist on a continual basis throughout the day: traffic noise from Bristol and the 73 Freeway, and two car washes on either side of the facility. This is an ideal environment to locate a dog daycare facility. While the noises coming from The Bone Adventure will be kept to a minimum, there is already a climate that tolerates some noise.

2700 Bristol was previously Flowerdale Nursery. The company closed this location last fall, 2009, and now it is in need of some repair. We plan to do improvements both within and outside of the building, much of which will greatly enhance visual appeal from the outside:

- Paint inside and outside of the building to update its look.
- Improve the appearance of the shrubs and other landscaping in front of the building.
- Improve the look of the fencing by repairing the iron in front of the building.
- Install a new sign that will provide a more sophisticated look.
- Make improvements to the inside by thoroughly cleaning and sealing the property, including the addition of a kitchen, flooring, and high quality fixtures.

## 2700 Bristol Characteristics

- The lot at 2700 Bristol is over one acre. The building is approximately 3400 square feet. We anticipate that approximately 25,000 square feet will be usable area by the dogs, mostly outside. The outdoor area is highly protected on the north side by a block wall. The Bone Adventure will need to install secure fencing at the back, front, and south side of the property. The fencing will be six feet. We will also install two feet of concrete below the fences to prevent any opportunity for a dog to escape through digging under the fence.
- The building has enough electrical and water supply to install necessary additions, such as food prep area, washer and dryer facilities, and bathing/grooming area.
- The building has plenty of flow through ventilation. There are windows and doors that can be opened and secured, on every side of the building. With the ocean breeze and our cleanliness procedures, there will not be a problem with odors.
- The building is a standalone building, and is a good distance away from business neighbors (at least 50 feet). We are not trying to conduct business in a shared business space. This is vitally important for the continued success of a dog related business.
- The building is very easy to get to. Approaches can be made from the 405, 73, 55 freeways as well as Bristol and Newport Blvd. It is also near the Costa Mesa Bark Park.
- There is ample parking, including 40 spaces in front of the building,

## Priorities of The Bone Adventure in our second location (same as the first):

- Safety - There must exist plenty of control and security to ensure dog, owner, and staff safety
- Cleanliness - There must be a comprehensive procedure to ensure that the environment stays clean, and that no odors are observed. This is important for the health and well being of the animals, the dog owners, and the neighboring businesses in the area.
- Noise Control - The Bone Adventure must become a welcome part of the Bristol Avenue business environment, and be non-intrusive to the day to day flow of business. Controlling the noise of the dogs is vital to our success in the community. We have an excellent relationship with our neighbors on Superior. We work hard to make sure they are not inconvenienced by our business operations.

SAFETY is the number one priority for the business. Procedures must be in place to ensure the safety of the animals, dog owners, and staff.

- There are double gate systems for all exits. If a dog were to run through an open door, there will be at least two other gates he/she would need to get through before it would be outside of the building premises.
- Owners are instructed to keep their dogs on a leash until they are well inside the facility, and into the double gate system.
- The dog environment within The Bone Adventure is remarkably calm, when the owner and leashes are not present. It must be seen to be truly appreciated how well dogs get along with one another in this environment.
- The Bone Adventure has the best staff in the dog daycare industry. Our staff is highly trained to be able to control the environment. Most of our staff has been employed by The Bone Adventure for more than three years. Some of our staff procedures are:
  1. Dogs are thoroughly interviewed by staff and evaluated for temperament prior to gaining admittance to the program. No unhealthy dogs are admitted, and all dogs are up to date on their shots.
  2. The dogs are always supervised. The rule of thumb in the industry is to have one dog handler for every ten to fifteen dogs, a policy that we follow. Also, the facility has sections to separate the animals and there are plenty of "timeout" areas available.
  3. The staff is trained on dog behavior, and has been given strong coaching on how to control the pack. We have first aid procedures to handle all injuries, as well as fire and other disaster plans thoroughly rehearsed and documented. In the unlikely event of a problem with one of the animals, we have excellent relationships with the veterinarians in the area.

#### CLEANLINESS AND GUARD AGAINST ODOR

In any environment involving animals, this is a driving concern. 2700 Bristol is ideally suited because of its great ventilation. There will be documented procedures in place to ensure cleanliness and guard against odors. Below are some of our policies:

- There is a cleaning and mopping system in every room and it is the responsibility of every one to constantly pickup and dispose of nuisances with the use of scented dog bags, provided by Doggie Walk Bags, Inc.
- The property will be landscaped with real sod initially, and over time we will install K9 Grass in areas that cannot keep the grass alive.
- The entire facility is sanitized daily.

#### NOISE CONTROL

The potential for dogs barking can be a concern to the neighboring businesses. It is important to note that when dogs are off leash and without their owners, the environment is much different than one of a traditional kennel. Any barking that comes from the building should be the sound of dogs having fun, which is much different than the noise a dog makes while in a cage. Handlers will be instructed to control the noise, and if there is a dog that continually barks, he/she will be expelled from the program.

The most important way to keep the community happy is to work with the neighbors. I want to be a welcome addition to the community. I plan to introduce myself to all business owners in the area prior to our CUP hearing, so they can understand how our business will benefit the community. Our business has helped the businesses on Superior grow, and I believe that The Bone Adventure will draw a lot of business to the 2700 Bristol area.

Thank you for the opportunity to present this application. We plan to set the bar high and make the City of Costa Mesa proud.

Sincerely,



Diane Cuniff  
President

The Bone Adventure, Inc.

[www.TheBoneAdventure.com](http://www.TheBoneAdventure.com)

949.650.2692

August 26, 2010

Ms Wendy Shih  
City of Costa Mesa Planning Division  
PO Box 1200  
Costa Mesa, CA 92628



Dear Wendy:

Thank you for your request for clarification of The Bone Adventure's planned use for the property at 2700 Bristol. We are very excited about this project, and we want to make sure that everyone is on board with our planned use.

Your question was about our plans for overnight boarding, and how we differ from a traditional kennel.

The Bone Adventure's primary business is Dog Daycare. We have over 3000 clients who bring their dog in for daycare in the morning and pick them up in the evening. Over 80% of our clients purchase a dog daycare pass, which gives them a discounted rate for prepaying 10 or 20 daycare visits. What dogs do during the day is the driving force behind our site improvements. We are installing synthetic grass and putting in a lot of fencing to give dogs the opportunity to roam around freely, while being in a safe, clean, and secure setting.

A kennel has a very different model. The primary difference is that in a kennel, the dogs are kept in an enclosed room, cage, or crate and are allowed potty breaks or pre arranged dog play, but they are primarily confined. People usually take their dogs to a kennel when they are going away. This is an important distinction, because a kennel can struggle more with dog problems such as bloat, diarrhea, and anxiety.

While dogs can get anxious while away from home in a cage free setting, the environment is much more "homelike" and relaxed. As a result, people who bring their dog in for daycare naturally want to have their dog spend the night with us when they go away. It is a very important component for our clients who do not want to worry about their dog when they go away on vacation.

Very few clients come to The Bone Adventure strictly for boarding. It is a secondary service we provide.

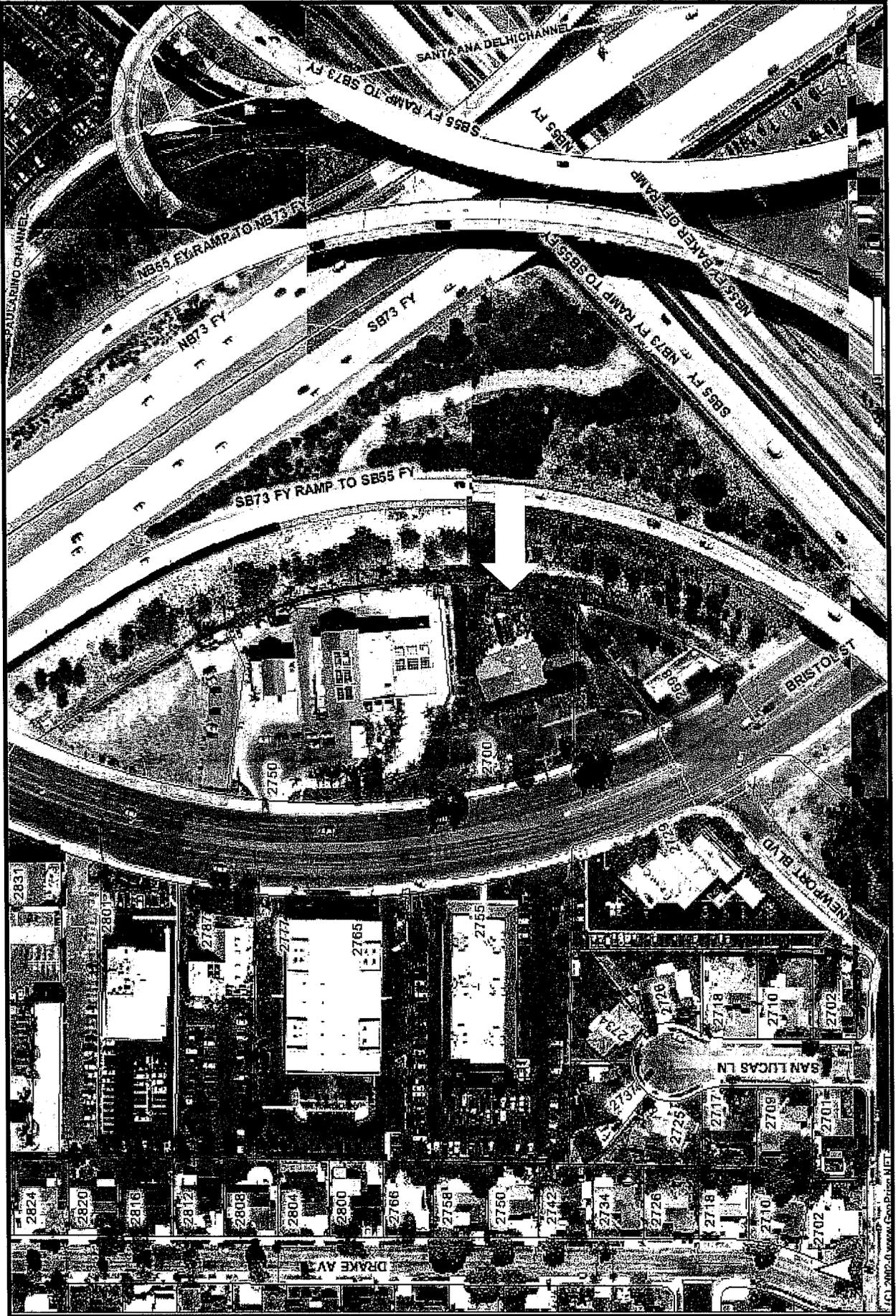
Thank you. Please let me know if you have any questions!!!

Sincerely,

Diane Cuniff  
President  
The Bone Adventure, Inc.  
949.650.2692  
213.716.6088 cell

17

Location/Aerial Map



ATTACHMENT 4

