



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: NOVEMBER 25, 2013

ITEM NUMBER: PH-2

**SUBJECT: PLANNING APPLICATION PA-13-26 TO OPERATE A DOG DAY CARE, BOARDING,  
AND GROOMING FACILITY IN AN EXISTING COMMERCIAL BUILDING LOCATED AT  
1770 NEWPORT BOULEVARD**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: MEL LEE, SENIOR PLANNER**

**DATE: NOVEMBER 15, 2013**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611  
mel.lee@costamesaca.gov**

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## **PROJECT DESCRIPTION**

The applicant is requesting approval of a conditional use permit to establish a business (d.b.a. Doggie Day Care...and More) that will offer dog day care, dog boarding, and grooming with incidental retail sales of dog novelty items and dog meals.

## **APPLICANT**

The applicant and proposed business owner is Rosanne Faul, an agent of property owner, Stillely Limited Partnership

## **RECOMMENDATION**

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

## **BACKGROUND**

### ***Project Site/Environs***

The property is zoned C2 (General Business District) and has a General Plan land use designation of General Commercial. The surrounding properties are commercially zoned and contain a variety of commercial uses including restaurants, retail, fitness studios, and salons. The nearest residentially zoned property is located approximately 285 feet east of the subject building.

The 1.34-acre property is located approximately midblock on the east side of Newport Boulevard between Rochester Street and East 18th Street. The site contains four commercial buildings and has frontages on both Newport Boulevard and E 18<sup>th</sup> Street. The building fronting on E 18<sup>th</sup> Street is utilized for storage, while the building at the rear of the property (at the easterly border) contains a photography studio. The other two buildings front onto Newport Boulevard - the subject building and a second building containing a retail use. The subject building is currently vacant, but most recently contained a camera store (Cal's Cameras).

## **ANALYSIS**

### ***Dog Day Care, Boarding and Grooming***

The business will occupy the entire 13,000-square foot commercial building. Approximately 9,000 square feet of the ground floor area of the building will be devoted to dog services (dog day care, boarding, and grooming), while the remaining space at the second floor will be devoted to administrative office use in support of the dog services. The applicant is projecting that a maximum of 60 dogs would be present at the site at any one time. No dog services or activities would occur outside of the building. Additionally, no physical expansion of the building is proposed by the project.

### ***Conditional Use Permit***

Dog kennels (a.k.a. dog day care/boarding) are allowed in the General Business District with a conditional use permit authorization.

### ***Hours of Operation***

The location will be open every day of the year with dog drop-off occurring during the daytime hours. The business would be staffed 24 hours a day. A maximum of five employees would be at the business at any one time during the daytime hours, while the business would have one employee at the location during the nighttime hours.

### Parking / Access

Code Section 13-93(m) requires on-site parking to be located on the same property as the proposed use. A total of 58 on-site parking spaces are located in an on-site surface parking lot that is accessed from Newport Boulevard. The business would have eight designated parking spaces that run parallel to the 1770 Newport building in addition to 10 spaces that may be utilized by the business in the on-site common parking area for a total of 18 dedicated parking spaces.

The overall parking demand of the business is expected to be relatively low given the maximum number of employees (five) and the temporary nature of the parking demand (drop-off/pick-up). Drop-off of dogs would occur in the parking spaces immediately adjacent to the building and at the rear of the building so as to minimize circulation conflicts. Staff has also visited the site during normal daytime hours, as well as during morning and evening hours, and has found many open parking spaces at the site. The Transportation Division also did not have any concerns regarding general parking/circulation as they relate to the proposed business.

### **Staff Justifications for Approval**

Staff supports the above requests based on the following:

#### The proposed use, as conditioned, is compatible with the uses in the surrounding area.

Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. The proposed use is located in an area that is commercial in nature. Additionally, the building is approximately 285 feet away from the nearest residentially-zoned property located to east of the property.

Conditions of approval have been drafted to specifically mitigate any noise generation associated with barking dogs. A requirement for an acoustical analysis with provisions for noise attenuation, inclusive of padded walls and acoustical panels, have been included as a condition of approval to ensure noise compatibility with other uses and properties in the project area. Staff has proposed a condition of approval that would limit drop-off times for the dogs between the hours of 7:00 a.m. and 7:30 p.m. to minimize potential outdoor noise generation during the nighttime and morning hours.

As described in the applicant's business description, all dog-related activities will occur indoors which is anticipated to help mitigate any potential noise-related issues. A condition of approval has been drafted to memorialize the all-indoor business operation. Additionally, a condition of approval has been drafted that will require the applicant to post signs instructing dog owners to keep dogs on leashes until they are inside the building to assist with animal control measures in the outside environs.

Existing parking would accommodate the proposed use. Due to the temporary nature of the parking related to the business (drop-off and pick-up), as well as the limited number of employees (a maximum of five), the existing on-site parking spaces are expected to

accommodate the proposed use. Additionally, the parking demand for the 58-space on-site parking lot is low given the commercial uses found on the property (a photography studio and a billiards retailer).

It is staff's opinion that the proposed use, with the recommended conditions of approval, will be consistent with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

### **ENVIRONMENTAL DETERMINATION**

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. If the use is denied, they would be exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

### **ALTERNATIVES**

The Commission has the following alternatives:

1. Approve the use with the recommended conditions of approval to ensure any impacts to the adjacent properties and uses is minimized; or
2. Deny the use. The applicant could not substantially submit the same application for six months.

### **CONCLUSION**

The proposed dog day care, boarding and grooming business will be consistent with the City's Zoning Code and General Plan. The proposed project, as conditioned, will not have an adverse impact to surrounding properties. Therefore, staff supports the applicant's request.



MEL LEE, AICP  
Senior Planner



GARY ARMSTRONG, AICP  
Economic & Development Services  
Director /Deputy CEO

- Attachments:
1. Draft Planning Commission Resolutions
  2. Applicant's Business Description
  3. Site Photographs
  4. Location Map and Plans

cc: Director of Economic & Development / Deputy CEO  
Sr. Deputy City Attorney  
Public Services Director  
City Engineer

Transportation Services Manager  
Fire Protection Analyst  
Staff (4)  
File (2)

Rosanne Faul  
350 22<sup>nd</sup> Street  
Costa Mesa, CA 92627

Stilley Limited Partnership  
10982 Hunting Horn  
Santa Ana, CA 92705

RESOLUTION NO. PC-13-\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-13-26 FOR OPERATION OF A BUSINESS PROPOSING DOG DAY CARE, DOG BOARDING, AND DOG GROOMING (DOGGIE DAY CARE....AND MORE, INC.).**

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

WHEREAS, an application was filed by Rosanne Faul, representing Doggie Day Care...And More, Inc, with authorization from Stilley Limited Partnership, owner of property located at 1770 Newport Boulevard, for a conditional use permit for operation of a business proposing dog day care, dog boarding, and dog grooming with incidental retail sales of dog novelty items and dog meals.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 25, 2013, with all persons having the 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 **APPROVES** PA-13-26 for operation of a business with dog day care, dog boarding, and dog grooming.

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 PA-13-26 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 25th day of November, 2013**

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Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission



**EXHIBIT A****FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and 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.
  3. The proposed use will comply with the performance standards as prescribed in the Zoning Code.
  4. The proposed use is consistent with the General Plan.
  5. The planning application is for a project-specific case and does not establish a precedent for future development.
  6. The cumulative effect of all the planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit because:
- a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.
  - b. Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
  - c. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Specifically, the proposed use, as conditioned, is compatible with the uses in the surrounding area. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. As conditioned, the proposed use will not generate adverse noise, traffic, or parking impacts that are unusual for commercially-zoned properties. The proposed use is located in an area that is commercial in nature and is located approximately 285 feet away from the nearest residentially-zoned properties. The hours of operation for dog drop-off/pick-up have been limited to 7 a.m. to 7:30 p.m. The use would be subject to applicable conditions of approval to ensure that no adverse impacts to adjacent uses and properties are created specifically related to noise, operational characteristics, and sanitation. Existing parking at the property would accommodate the proposed use due to the temporary nature of the parking related to the business (drop-off and pick-up), the limited number of employees (a maximum of five), and the mix of commercial uses found at the site.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City's 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 as described in the applicant's letter of description and staff report (i.e. indoor dog day care and boarding measures, noise attenuation measures, sanitary conditions). Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division 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. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
  2. The facility shall operate at all times in a manner that will allow the quiet enjoyment of tenants in surrounding properties. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
  3. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
  4. The applicant shall post signs instructing dog owners to keep dogs on leashes until they are inside the building. No dogs shall be allowed off leash in the parking or drive aisle areas.
  5. All dog-related activities shall occur inside the building. No outdoor activities shall be allowed.
  6. A security staff/caretaker shall remain on the premises overnight with the dogs.
  7. Customer and employee parking shall occur on-site and not within surrounding streets. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, providing free on-site valet service.
  8. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
  9. The applicant shall keep all indoor and outdoor areas in a sanitary condition and shall schedule frequent trash and waste pick-up as necessary to prevent odors and other nuisances to the surrounding businesses.
  10. 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.
  11. Hours of operation for dog pick-up/drop-off shall be limited from 7 a.m. to 7:30 p.m.
  12. The conditions of approval and ordinance or code provisions of planning application PA-13-26 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  13. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

14. The applicant shall submit an acoustical analysis of the proposed use, prepared under the supervision of a person experienced in the field of acoustical engineering. The acoustical analysis shall evaluate existing and projected noise levels, noise attenuation measures to be applied, and the noise insulation effectiveness for the proposed use. This is to ensure that any noise impacts to sensitive uses are adequately mitigated. The specific noise attenuation provisions identified in the analysis (padded walls, acoustical panels, etc.) shall be indicated on the construction drawings prior to the issuance of any permits. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the site prior to the opening of the business to the public to ensure that noise attenuation measures are implemented as recommended by the acoustical expert. A final certificate of occupancy or building inspection for the proposed use shall not be issued until this condition of approval is satisfied.
15. The applicant shall upgrade landscaping found in the parking lot landscaping islands. 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 Planning staff.
16. Prior to issuance of permits for an tenant improvements and/or establishment of the business, the parking lot striping shall be re-painted and shall be double-striped in accordance with City standards.
17. The existing trash enclosure found at the rear of the subject building shall be upgraded to current City design standards for trash enclosures.

### **CODE REQUIREMENTS:**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- |              |   |
|--------------|---|
| Plng.        | <ol style="list-style-type: none"> <li>1. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.</li> <li>2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.</li> <li>3. Comply with all requirements of Articles 5 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.</li> <li>4. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. The trash enclosure shall conform with the City design standards. Standard drawings are available from the Planning Division.</li> <li>5. All exits shall be clearly marked with "EXIT" signs.</li> </ol> |
| Bus.<br>Lic. | <ol style="list-style-type: none"> <li>6. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.</li> </ol>   |

- Bldg.
7. utility releases will not be granted until all such licenses have been obtained. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Green Building Standards Code, and 2010 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
  8. Compliance with the 2010 California Building Standards shall be required as per section 5.701.
  9. Plans shall show compliance with Chapter 11B of the 2010 California Building Code.
  10. The applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
  11. Provide a plan to the County of Orange Health Department for review and approval.
  12. Customer shall contact the Mesa Water District – Engineering Desk- and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of completion from Mesa Water District.

**RESOLUTION NO. PC-13\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING CONDITIONAL USE PERMIT  
PA-13-26**

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

WHEWHEREAS, an application was filed by Rosanne Faul, representing Doggie Day Care...And More, Inc, with authorization from Stilley Limited Partnership, owner of property located at 1770 Newport Boulevard, for a conditional use permit for operation of a business proposing dog day care, dog boarding, and dog grooming with incidental retail sales of dog novelty items and dog meals.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 25, 2013, with all persons having the 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** PA-13-26 with respect to the property described above.

**PASSED AND ADOPTED this 25<sup>th</sup> day of November, 2013**

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Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission

## EXHIBIT A

### FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
  - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
  - 2. The proposed use is not consistent with the General Plan or Redevelopment Plan.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit amendment in that the proposed use is not compatible with developments in the same general area. Granting the request will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood.
  
- C. The Costa Mesa Planning Commission has denied Planning Application PA-13-26. 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.
  
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## 2a. Project Description

1770 Newport Blvd., Costa Mesa will operate as a dog daycare, boarding and grooming facility with other incidentals such as novelty sales and dog meals. The location will be open 7-days per week with dog drop off during daytime hours. The business will be staffed twenty-four hours a day every day of the year.

The business will be contained within the building and there will not be dog disturbance to other neighbors. The dogs will eat, play, run, be cleaned and go to the bathroom within the building. We are planning on having sixty dogs at any one time, including large, small and older dogs. The ground floor is approximately 10,000 square feet, which will be divided into areas based on size and age of the dog.

Doggie Daycare...And More, Inc. will provide the neighborhood with a fun place for dogs to play, rest, eat and be cared and loved for while their owners are working and vacationing.

## 2b. Conditional Use Permit

A dog daycare indoor facility works the same as a gym, school, restaurant or any other type of retail or service facility. Customers will come and go at different times during the day. We assume that many of our customers will drop-off their dogs during the morning hours and pick-up during the evening hours, but that will vary based on the individual customer's schedule and need. A dog may stay at our facility just for the day, potentially 4-12 hours, or may stay continually for two weeks.

The neighbors of 1770 Newport Blvd., Costa Mesa consist of restaurants (El Matador, Eat Chow), retail stores (tickets, hair saloon, pool table sales, hardwood floors, photographer, baby items), a gym and sports therapy facility, all of which operate in the same manner. Traffic may be more intense at the peak times of drop off and pick up such as in the morning on the way to work and on the way home, but this would be the same as traffic to a restaurant with peak hours during lunch or dinner, or a gym whose customers work-out before or after work. Drop-off and pick-up will be at the back and front of the property. All entryways will have vestibules so dogs go through two forms of secured doors for additional safety

In addition, there are several veterinarians and groomers in the neighborhood that also provide boarding and daycare services, which is a similar use to ours. There is the Newport Mesa Animal Hospital at 1542 Newport Blvd., Costa Mesa, 17<sup>th</sup> Street Dog Spa at 285 E. 17<sup>th</sup> St., Costa Mesa, the Costa Mesa Animal Hospital at 480 E. 17<sup>th</sup> Street, Costa Mesa, Newport Harbor Animal Hospital at 125 Mesa Drive, Costa Mesa, Mutt Cuts at 2424 Newport Blvd., Costa Mesa, Airport Irvine Animal Hospital at 1206 Bristol Street, Costa Mesa, All Creatures Care Cottage at 1912 Harbor Blvd., Costa Mesa, The Cat Clinic of Orange County at 1680 Tustin Avenue, Costa Mesa, Dover Shores Pet Care Center at 2075 Newport Blvd. #112, Costa Mesa, and many

others. All of these provide some type of indoor contained facility where dogs are located during the day and overnight whether it is for boarding purposes or for treatment.

The proposed use for Doggie Daycare...And More, Inc. is not invasive on the community or different from many of the other similar facilities in the neighborhood. More importantly, this daycare, boarding and grooming site will provide a welcoming service for all dog owners of the neighboring businesses and residents.

CUP Application – Doggie Daycare...And More – 1770 Newport Blvd.

**Parking**

The parking for Doggie Daycare...And More, Inc. is designated in the attached portion of the Lease and diagram. Doggie Daycare...And More has 8 designated spots that run parallel to the 1770 Building that are exclusive to our business. Doggie Daycare...And More also has 10 spaces it may use in the common area parking for a total of 18 spots.

As described on our previously submitted application, customers to Doggie Daycare...And More will be at our location briefly to pick-up or drop-off their dog.

**Employees**

Doggie Daycare...And More will have anywhere from approximately one to five employees at the location. One employee will be at the location during the nighttime hours and the remainder of the employees will work during the daytime hours.

**Received**  
City of Costa Mesa  
Development Services Department

SEP 23 2013

# Site Photo – Newport Boulevard Frontage

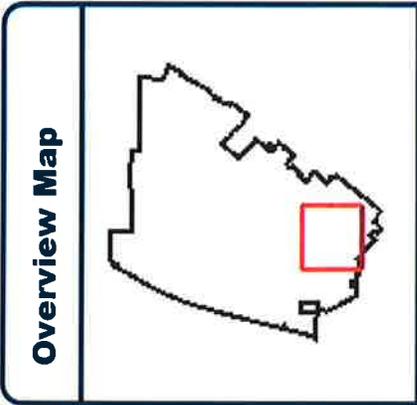


# Site Photo – Rear of Building



# Site Photo – Rear of Building

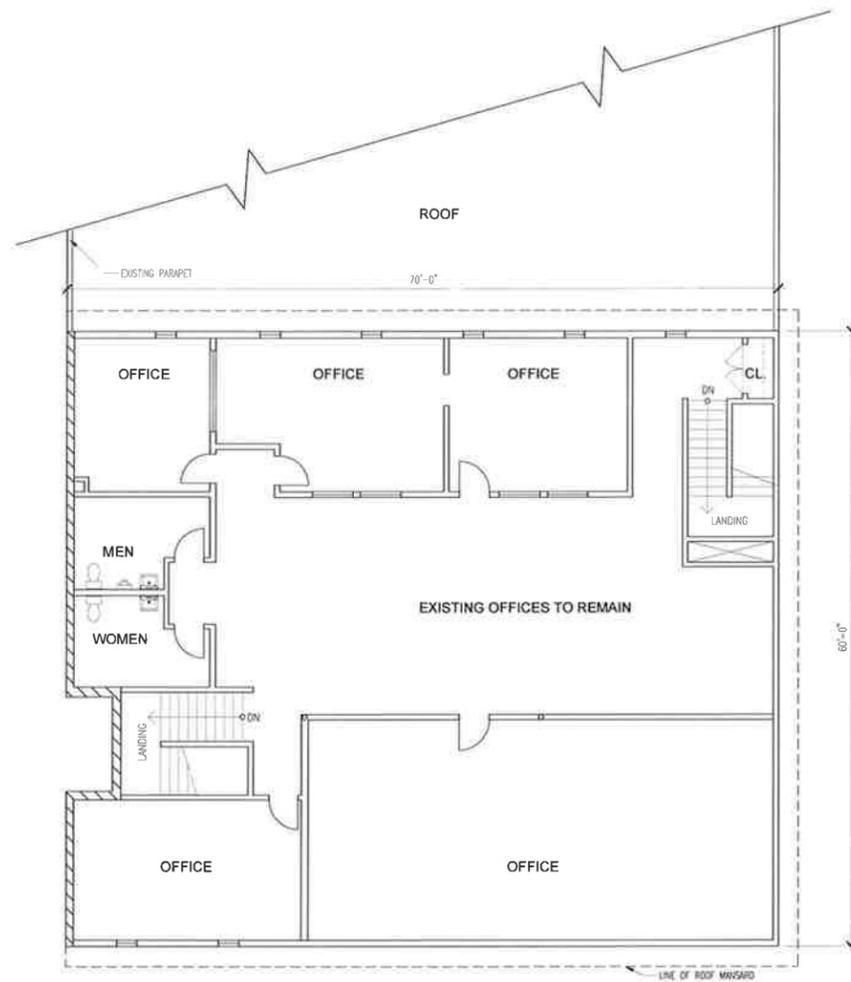




**Legend**

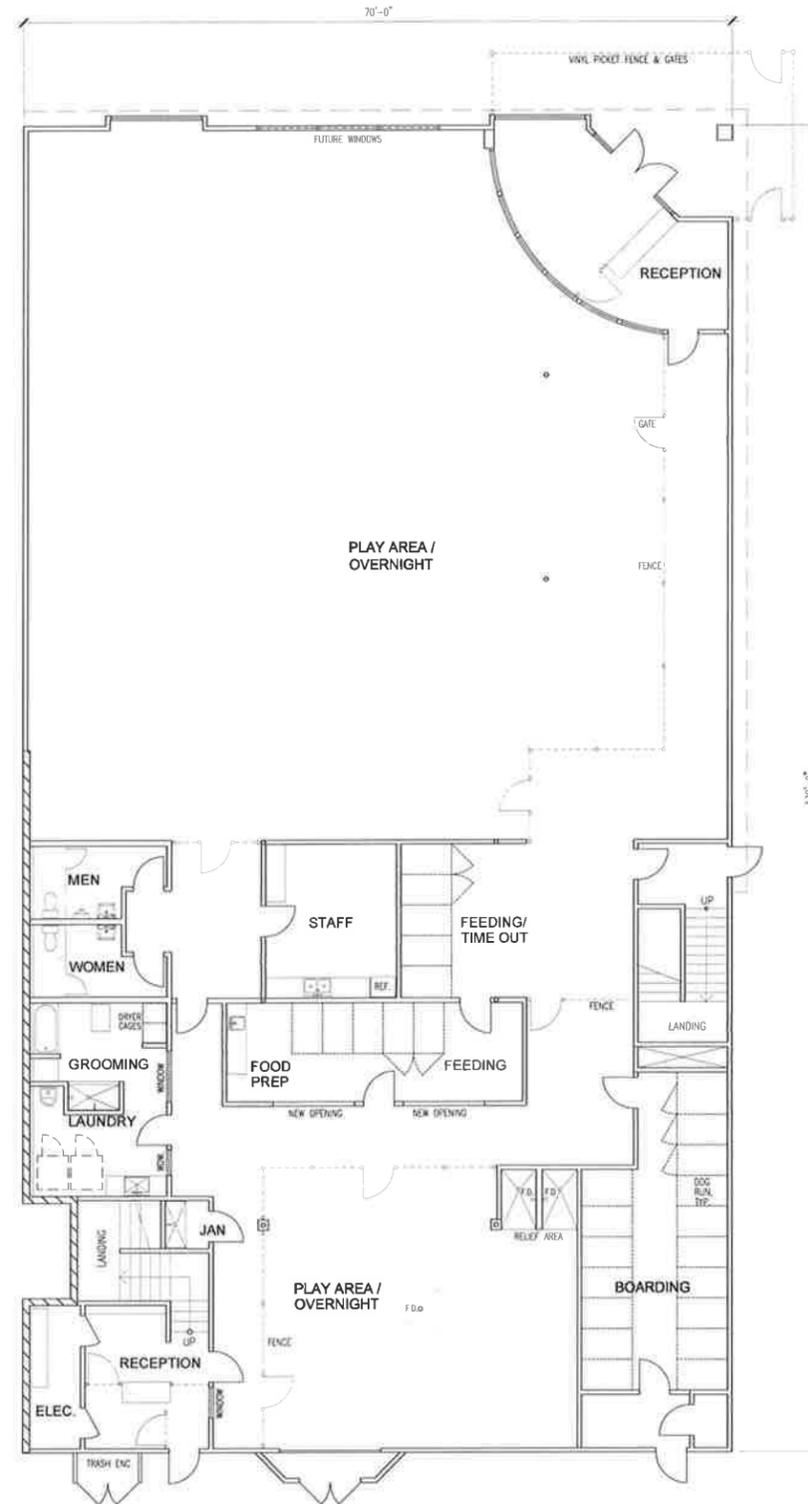
Address Small	Primary SECONDARY	Hydrology	Channels	Street Names	Street Centerlines
Address Points	Freeway	Roads	Collector	Freeway	Map
Freeway	Roads	Collector	Freeway	Map	Newport Blvd (cont)





**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

23



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



REVISIONS


**MDM**  
MELVIN DALTON MCGEE  
ARCHITECTS

1830 WEST LEWIS STREET  
SAN DIEGO, CA 92103  
TELEPHONE: 619.299.8111  
FACSIMILE: 619.346.1133

**DOGGIE DAY CARE AND MORE!**  
COSTA MESA, CA



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JOB: DDC  
SHEET NUMBER

**A2**  
FLOOR PLANS

REVISIONS

**MDM**  
MELVIN DALTON MCGEE  
ARCHITECTS

1530 WEST LEWIS STREET  
SAN DIEGO, CA 92108  
TELEPHONE: 619.299.1111  
FACSIMILE: 619.246.1112

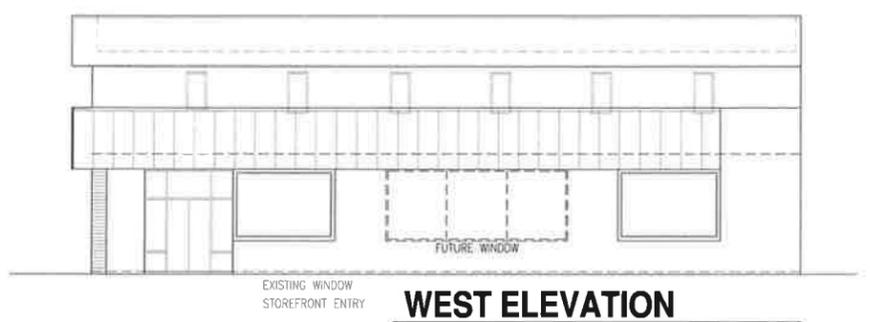
**DOGGY DAY CARE AND MORE!**  
COSTA MESA, CA



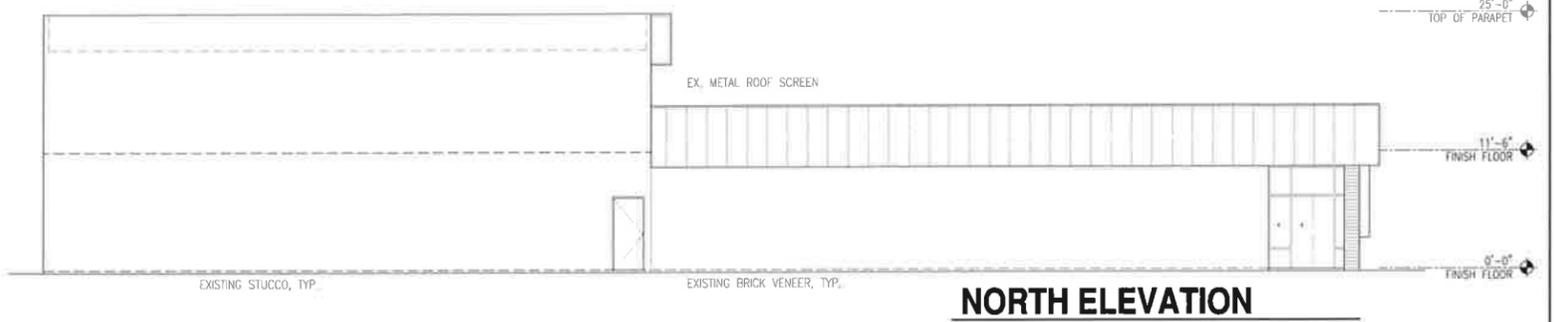
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DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS DESCRIBED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO MELVIN DALTON MCGEE ARCHITECTS. © COPYRIGHT 2013 MELVIN DALTON MCGEE ARCHITECTS INC.

DATE: 11 SEPT 2013  
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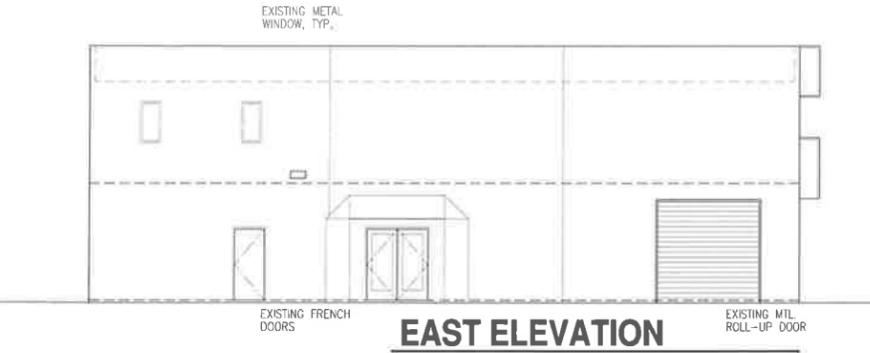
**A3**  
PROPOSED ELEVATIONS



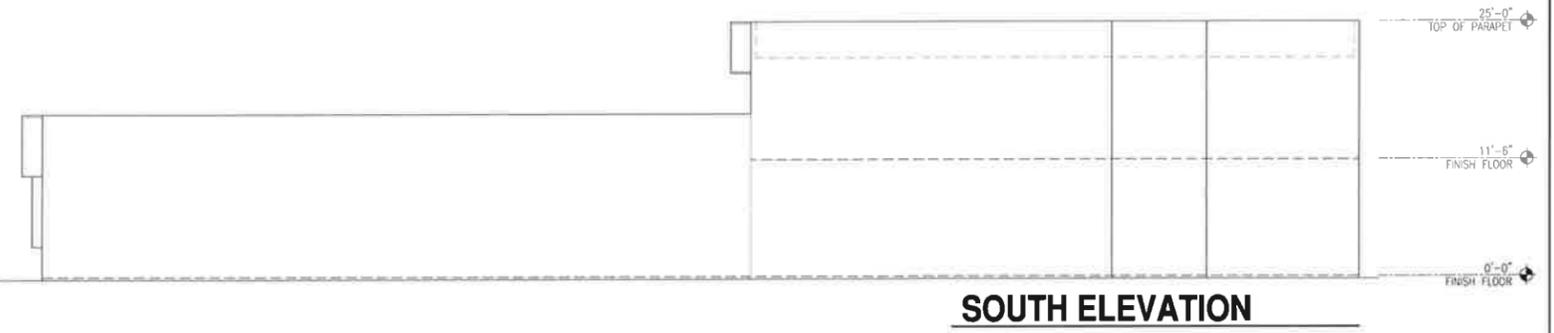
**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**