

Thursday, March 17, 2022 - Wednesday, March 23, 2022

From: [Douglas Au](#)
To: [List - Planning Commission](#); [Austin Chavira](#); [List - City Council](#)
Subject: [EXTERNAL] Change of use permit for dog boarding facility
Date: Thursday, March 17, 2022 11:39:03 AM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

Thank you,

*Douglas Au
3205 Oak Ave
Manhattan Beach, CA 90266*

Sent from my iPad

From: [Todd Cogan](#)
To: [Austin Chavira](#)
Cc: [List - City Council](#); [List - Planning Commission](#)
Subject: [EXTERNAL] Dog kennels and their Residential Neighbors
Date: Saturday, March 19, 2022 9:09:42 PM
Attachments: [Dog Kennel Comparison_TC 3.pdf](#)
[ATT00001.txt](#)

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Austin,

Sorry for disrupting your weekend with more info related to Dogtopia but as you know i'm clearly against the project.

Please see the attached PDF outlining all the dog kennels in the Southbay and their proximity to residential neighborhoods.

I listed every kennel west of the 405 and between the 90 FWY and the 110 FWY.

Can you share this information with the Planning Commission and City Council.

Thank you,

Todd Cogan
2301 Oak Ave

From: [maggie dehler](#)
To: [Austin Chavira](#); [List - Planning Commission](#); [List - City Council](#)
Subject: [EXTERNAL] Dogtopia - Oppose
Date: Tuesday, March 22, 2022 1:19:47 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, MB Planning Commission, and MB City Council,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at [2301 N. Sepulveda](#) and 2208 Oak Avenue. I was recently made aware that the City is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodents, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Concerned Manhattan Beach Resident

From: [Dan Winter](#)
To: [Austin Chavira](#)
Subject: [EXTERNAL] Oak Avenue Dog Boarding
Date: Friday, March 18, 2022 6:05:25 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

*Daniel Winter
Owner
2317 Oak Avenue
Manhattan Beach, CA 90266*

From: [Paula Cogan](#)
To: [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)
Subject: [EXTERNAL] Oppose Permit Dogtopia 2301 N. Sepulveda
Date: Thursday, March 17, 2022 11:07:46 AM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira:

My name is Paula Cogan. I am resident at 2301 Oak Avenue. We live across the street from the proposed animal boarding facility. My husband and I purchased our home here at 2301 Oak Ave ten years ago. We have a nine-year old daughter and seven-year old son, both students at the walking distance Blue Ribbon school, Pacific Elementary. For them, this is the only home, neighborhood and school they have known and loved. In the ten years on Oak Ave, our family has made close bonds with the neighbors who have lived here for many more years than us- all of whom are now enjoying retirement, living in the same house and on the same block that had raised their children in on Oak Ave. We've also welcomed the **many** young families who have recently moved to our street. The word is definitely out that Oak Avenue is a wonderful place to raise kids and so much more!

For this reason, **I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue.** I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. **Please deny the use permit and work to find a better use for the property.**

Thank you,

Paula Cogan

2301 OAK AVE

Concerned Manhattan Beach Resident

From: [Wysh Weinstein](#)
To: [List - Planning Commission](#); [Austin Chavira](#)
Cc: [List - City Council](#)
Subject: [EXTERNAL] Opposing Dogtopia
Date: Tuesday, March 22, 2022 3:32:32 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,
Wysh Weinstein
Resident on Oak Ave

From: [Dana Gardner](#)
To: [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)
Subject: [EXTERNAL] RE Concerns/Dogtopia/Concerned Resident
Date: Friday, March 18, 2022 5:06:02 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Dana & David Gardner
Residents on Elm Avenue, 90266

Concerned Manhattan Beach Resident

From: stal49@aol.com
To: [Austin Chavira](#)
Subject: [EXTERNAL] Re: Dogtropolis of MB Project - March 11, 2022 Correspondence
Date: Monday, March 21, 2022 10:03:13 AM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Good Morning Austin,

I've had an opportunity to read the staff report and the attached documents. My correspondence of March 11, 2022 is not among the attachments. It was critical that it be included since I presented my observations of the Dogtopia of South Bay facility in Torrance. As you may recall, since I did not receive an acknowledgement from you, I sent it again on March 15th. You did respond the following day (see below), and assured me that my comment would be added to the public record.

Can you explain what happened and why my March 11 correspondence is not part of the public record?
Thanks.

Regards,

Steve Alexander
Email: stal49@aol.com
Cell: (310) 963-2735

-----Original Message-----

From: Austin Chavira <achavira@manhattanbeach.gov>
To: 'stal49@aol.com' <stal49@aol.com>
Sent: Wed, Mar 16, 2022 10:29 am
Subject: RE: [EXTERNAL] Fwd: Dogtropolis of MB Project

Hi Steve,

Your comment has been received and will be added to the public record in addition to your email received on Tuesday 3/8/22. The public hearing for the Use Permit has been continued to the [March 23, 2022 Planning Commission hearing](#). Plans are available for viewing on our City website [here](#). If you would like to discuss the proposed project please call me at 310-802-5520.

Best,

From: stal49@aol.com <stal49@aol.com>
Sent: Tuesday, March 15, 2022 10:22 AM
To: Austin Chavira <achavira@manhattanbeach.gov>
Subject: [EXTERNAL] Fwd: Dogtropolis of MB Project

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Good Morning Austin,

This is a follow up to my email from Friday afternoon, March 11th. (See below.) Please confirm that you

received my correspondence and that it will be included as part of the official record and included as part of the Public Hearing documents pertaining to the Dogtropolis of MB project. Thank you.

Regards,

Steve Alexander
Cell: (310) 963-2735



AUSTIN CHAVIRA

ASSISTANT PLANNER

(310) 802-5514
achavira@manhattanbeach.gov

The City of Manhattan Beach continues to care about your health and safety. The [Citizen Self Service \(CSS\) Online Portal](#) is available for City permit and planning applications and inspections. Most Community Development services are available [online](#) and various divisions can be reached at (310) 802-5500 or [Email](#) during normal City business hours.

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
Office Hours: M-Th 8:00 AM-5:00 PM | Fridays 8:00 AM-4:00 PM | Not Applicable to Public Safety
[Reach Manhattan Beach](#) Here for you 24/7, use our click and fix it app
Download the mobile app now



-----Original Message-----

From: stal49@aol.com
To: achavira@manhattanbeach.gov <achavira@manhattanbeach.gov>
Sent: Fri, Mar 11, 2022 3:59 pm
Subject: Dogtropolis of MB Project

Good Afternoon Austin,

Thank you again for the project architectural drawings which you may have noticed are labeled Dogtopia versus Dogtropolis. As you may know, there is a Dogtopia of South Bay located a few miles away in Torrance at 2360 W. 205th Street, Torrance, CA 90501. The site is south of Del Amo Blvd. and west of Crenshaw Blvd. The larger general area is comprised of several large business parks with dozens of commercial/industrial buildings. There is no nearby residential development. If you conduct a Goggle Street search and an aerial view of the area you will be able to verify this.

This morning I drove to the area and visited the Dogtopia business location. I observed the following:

1. The Dogtopia building is a stand-alone tilt-up style structure which fronts 205th Street to the north.
2. The adjacent areas to the east, west and south are all parking lots.
3. There are similar and larger commercial buildings in all directions.
4. The Torrance Commerce Center is directly across the street to the north.
5. When I arrived shortly after 10:00 AM, there was an employee out front with a large dog on a leash. The dog defecated on the grass and then after cleaning up, the employee took the dog back

inside. At the same time, two more employees with large dogs in hand walked from the east side of the building to the front entrance and then entered.

6. I entered the parking areas to the east, west and south. Upon doing so, I heard dogs barking. I parked on both the west and south sides of the building and heard dogs barking. I made two complete cycles and each time heard dogs barking. As soon as one dog started others joined in.
7. The rear of the building faces south. I actually parked in the lot which services the building to the south. It is separated from Dogtopia's lot by a median strip with curbing and grass. I would estimate I was parked at least 60 feet from the rear of the Dogtopia building. The barking was very clear.
8. I noticed that there is a rollup door on the south elevation of the building. Across the closed rollup door are double gates which swing outward. I would assume that Dogtopia can raise the rollup door to allow light and fresh air into the building while still keeping control of the dogs in the building. Undoubtedly, when this occurs the barking would be louder.
9. I also parked across 205th Street to the north in the lot for Torrance Commerce Center. I observed a customer drive up and park at the curb directly in front of Dogtopia. He then removed his leashed dog from his car. Instead of taking the dog immediately into the building, he allowed the dog to wander on the front lawn sniffing multiple locations. It appeared that the dog was also "marking" out his territory. Thereafter, the customer took the dog inside and came back out a couple minutes later and drove away.

My opinion is that this Dogtopia location within the business park is an appropriate setting for this type of occupancy. The impacts are minimal since there is wide clearance between the buildings which serve as a buffer to the dog barking. There is absolutely no residential impact because there are no residential properties. Obviously, there are no commercial building occupants during the evening hours.

Nothing could be further from the truth than the proposed Dogtropolis project. The current building at 2301 Sepulveda is literally only a few feet away from the rear of the homes at 2208 and 2300 Oak Avenue. There would be no buffer zone to insulate the residential occupants both day and night.

I would be interested in knowing if the Dogtopia of South Bay location has been soundproofed. (By the way, it is a much newer building than the one on Sepulveda.) If so, the soundproofing is not completely effective. Based on my observations today, it seems obvious that the dog barking will negatively impact our residential neighborhood.

As I mentioned in my prior correspondence, I can see the merit in this type of business but just not at this location. I do not believe that the applicant thought out all the ramifications and implications for this type of occupancy in such close proximity to a residential neighborhood.

It is my understanding that you will be drafting the staff report for the Planning Commission and making recommendations with respect to the project. I would encourage you to visit the Dogtopia of South Bay site and observe the operations first hand. (I was able to drive there in less than 20 minutes.) This will allow you to make a more fully informed decision. I believe you owe it to the residents of Oak Avenue and Manhattan Beach.

Kindly pass on this correspondence to the Planning Commission members and make it part of the official record.

Thank you for your consideration.

Regards,

Steve Alexander
(310) 963-2735

From: [roger.dialprinters.com](mailto:roger@dialprinters.com)
To: [Austin Chavira](mailto:Austin.Chavira)
Subject: [EXTERNAL] Re: Permit meeting Block 48, Tract 1638 Lots 11,30,31 and 32
Date: Tuesday, March 22, 2022 9:29:25 AM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Good morning Austin,
I did not hear back regarding my concerns about the prospective Dogtopia location (2301 N. Sepulveda Blvd).
We share a wall so my concerns are valid regarding smell, noise, pest spread of disease causes destruction or other nuisances, (ie. but not limited to food & supply storage). Please respond.

Roger Martin
2309 N. Sepulveda Blvd

From: roger dialprinters.com
Sent: Thursday, March 3, 2022 1:52 PM
To: achavira@manhattanbeach.gov <achavira@manhattanbeach.gov>
Cc: roger dialprinters.com <roger@dialprinters.com>
Subject: Permit meeting Block 48, Tract 1638 Lots 11,30,31 and 32

Good afternoon Austin,
It was just brought to my attention that there will be a hearing for Block 48, Tract 1638 Lots 11,30,31 and 32 on March 9th for a Dog boarding location. I would like to attend the meeting. We (Robert Martin) own the sharing property line at 2309 Sepulveda Blvd.
The proposed party has a structure wall literally on the property line. I have concerns regarding smell, noise, pest spread of disease causes destruction or other nuisances, (ie. but not limited to food & supply storage).
The considered build has a large (3ft diameter) industrial fan on a vertical wall facing our property.

If the permit is granted to build what recourse or rights do we have?
Thank you

Roger Martin
DialPrinters.com
(310)546-4679 call/text

From: [Rich Nichols](#)
To: [List - Planning Commission](#)
Cc: [Austin Chavira](#)
Subject: [EXTERNAL] Use Permit for Dogtropolis of Manhattan Beach
Date: Monday, March 21, 2022 4:55:14 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Planning Commission of Manhattan Beach,

Please decline the Use Permit for Dogtropolis of Manhattan Beach at 2301 N Sepulveda Blvd.

As a resident of Manhattan Beach since 1972, I am concerned about a 24/7 animal boarding location in a residential area on Sepulveda or other major street.

There are pet care companies on Sepulveda, but they are commercial operations with regular business hours - not 24/7 boarding facilities. Neighboring homes will be affected by this Dogtropolis facility's animal boarders. As dog loving pet owners, I have concerns about constant barking and/or odors which might cause a negative response from neighborhood dogs.

I am not aware of any **residential area** pet lodging facilities in Manhattan Beach. There is intermittent overnight care at the vet on Sepulveda, and a pet lodging service located in the commercial area near Bristol Farms.

Allowing this residential area permit for Dogtropolis would be a bad precedent in Manhattan Beach.

Please respectfully decline their permit - let's get a better business into that location to raise the standard in the city.

Sincerely,

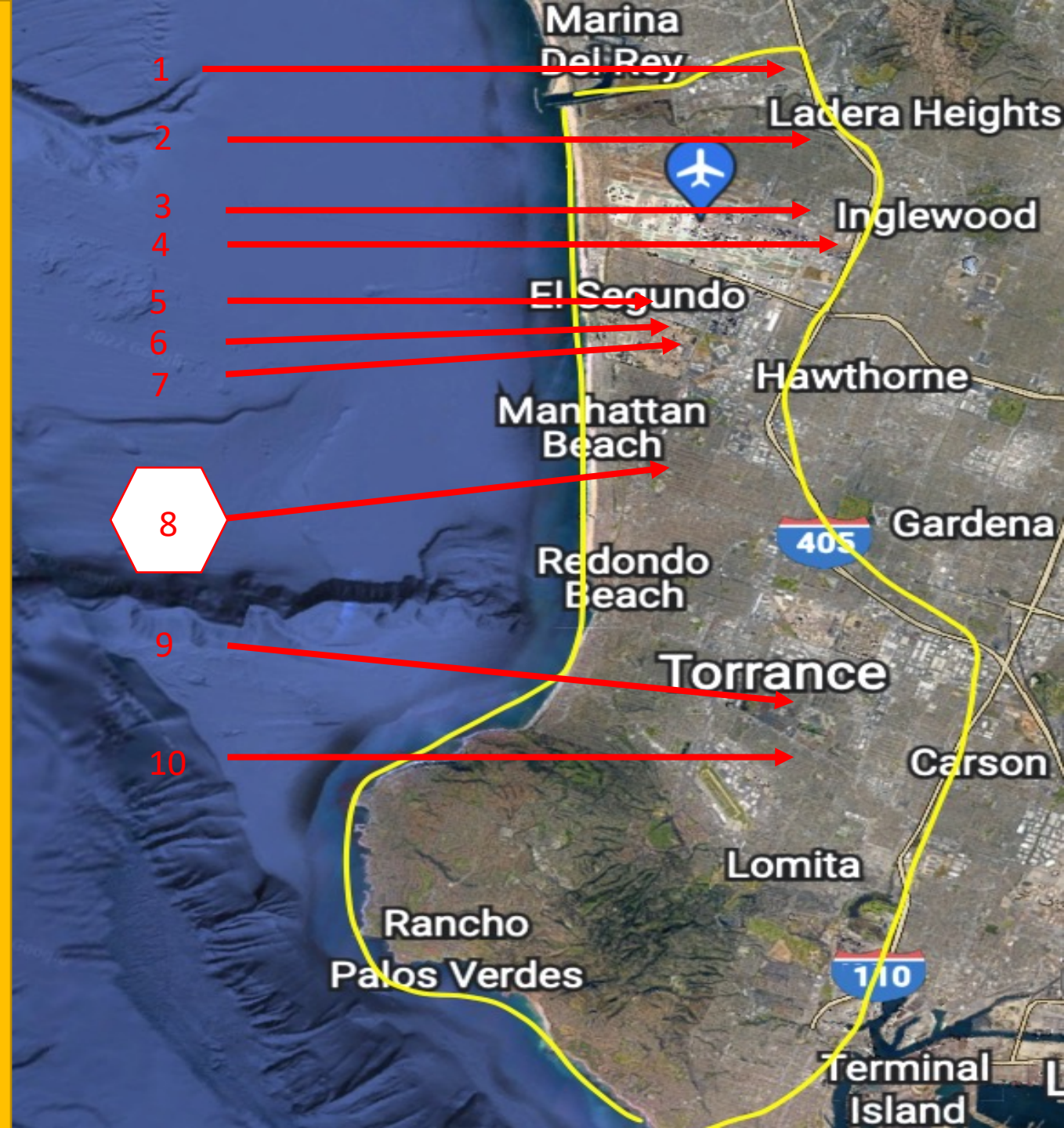
Rich Nichols
1413 Elm Ave
Manhattan Beach
(310) 647-7995



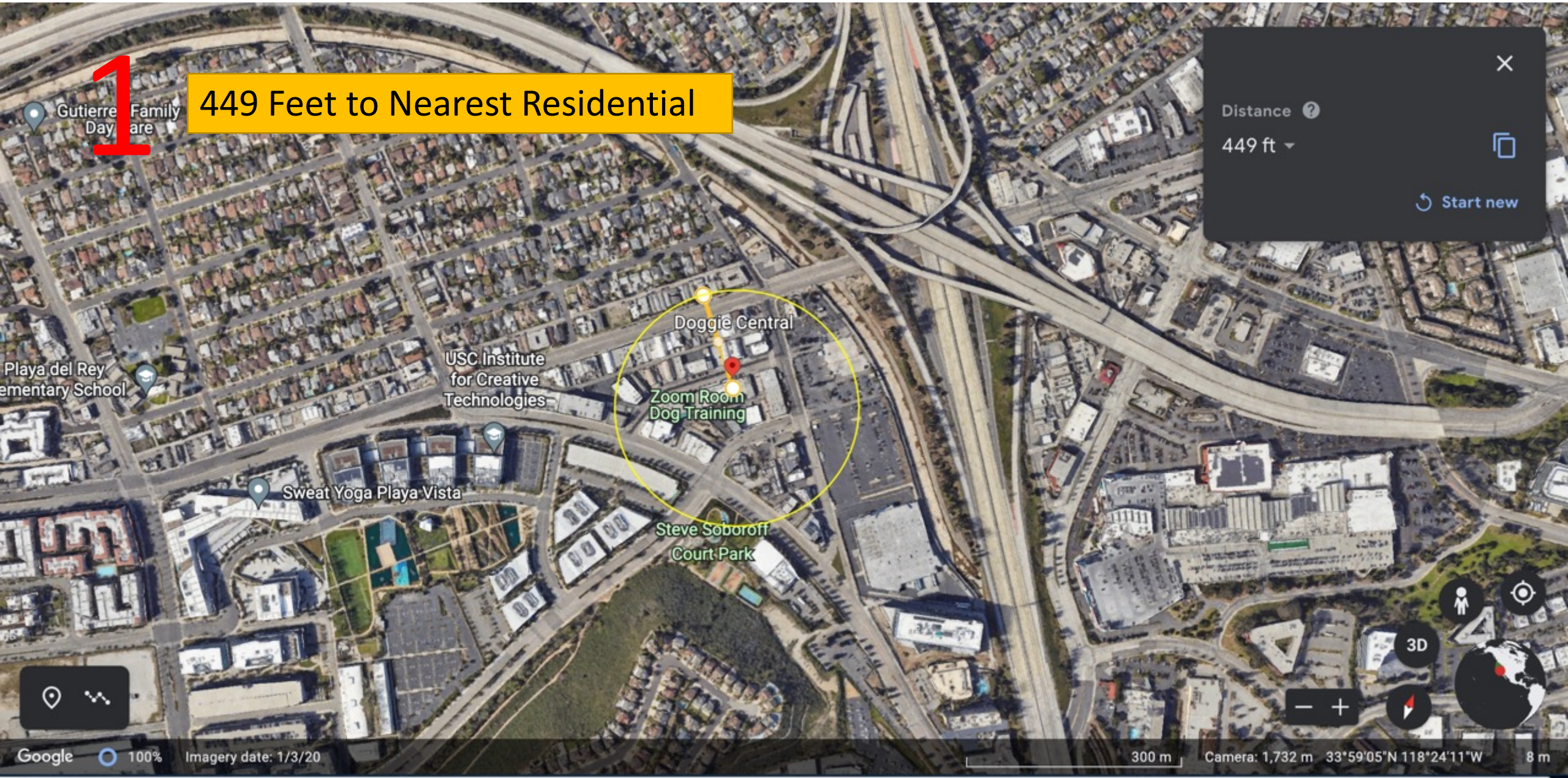
DOG KENNEL DISTANCE TO RESIDENTIAL NEIGHBORHOOD COMPARISON

10 DOG KENNELS
West of the 405 FWY
Between 90 FWY and 110 FWY

- | | |
|--|--------------------------------------|
| 1. Doggie Central
11818 Teale St, Culver City | <u>Distance to Residential 449'</u> |
| 2. Kennel Club, LAX
5325 W 102nd St, LA | <u>Distance to Residential 1150'</u> |
| 3. South Park Doggie Waterland LAX
8613 Aviation Blvd, Inglewood | <u>Distance to Residential 1001'</u> |
| 4. Camp Run-A-Mutt LAX
11121 Hindry Ave, LA | <u>Distance to Residential 1696'</u> |
| 5. Greatful Dog Clubhouse
202 Illinois St, El Segundo | <u>Distance to Residential 943'</u> |
| 6. El Segundo Pet Resort
231 E Franklin Ave, El Segundo | <u>Distance to Residential 501'</u> |
| 7. Down Dog Lodge
1501 E El Segundo Blvd, El Segundo | <u>Distance to Residential 1038'</u> |
| 8. PROPOSED - Dogtopia of MB
2301 Sepulveda Blvd, MB | <u>Distance to Residential 10'</u> |
| 9. Dogtopia of South Bay
2360 W 205th St, Torrance | <u>Distance to Residential 490'</u> |
| 10. VCA Kennel Club Resort & Spa
3301 Fujita St, Torrance, CA 90505 | <u>Distance to Residential 569'</u> |



Doggie Central- 11818 Teale St, Culver City



449 Feet to Nearest Residential

Distance ?

449 ft

Start new

Doggie Central

Zoom Room
Dog Training

USC Institute
for Creative
Technologies

Sweet Yoga Playa Vista

Steve Soboroff
Court Park

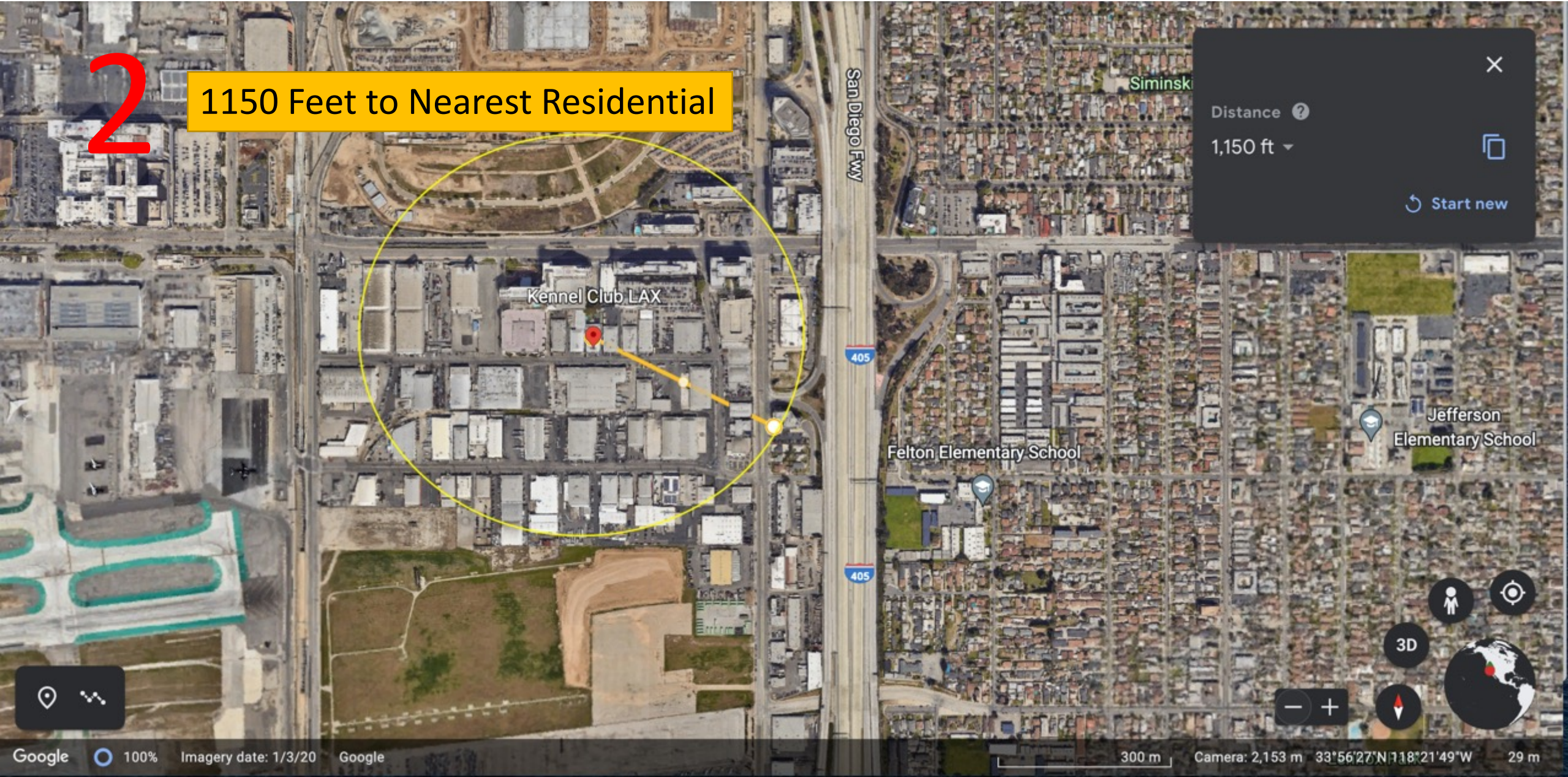
Gutierrez Family
Day Care

Playa del Rey
Elementary School

Kennel Club, LAX - 5325 W 102nd St, Los Angeles - 1150'

2

1150 Feet to Nearest Residential



Distance ?
1,150 ft
Start new

South Park Doggie Waterland LAX - 8613 Aviation Blvd, Inglewood - 1001'

3

1001 Feet to Nearest Residential

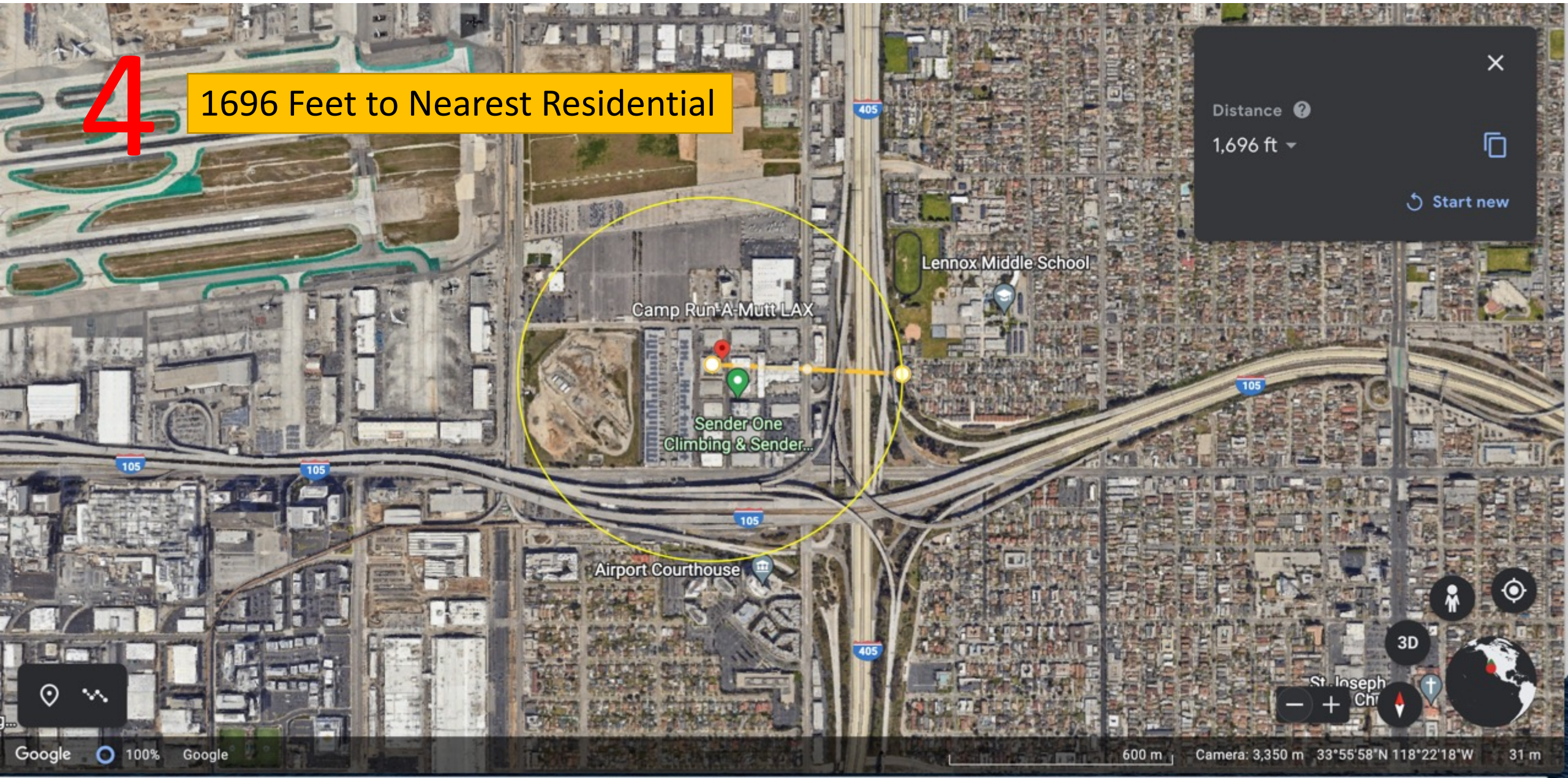


Distance ?
1,001 ft
Start new

Camp Run-A-Mutt LAX, 11121 Hindry Ave, Los Angeles -1696'

4

1696 Feet to Nearest Residential

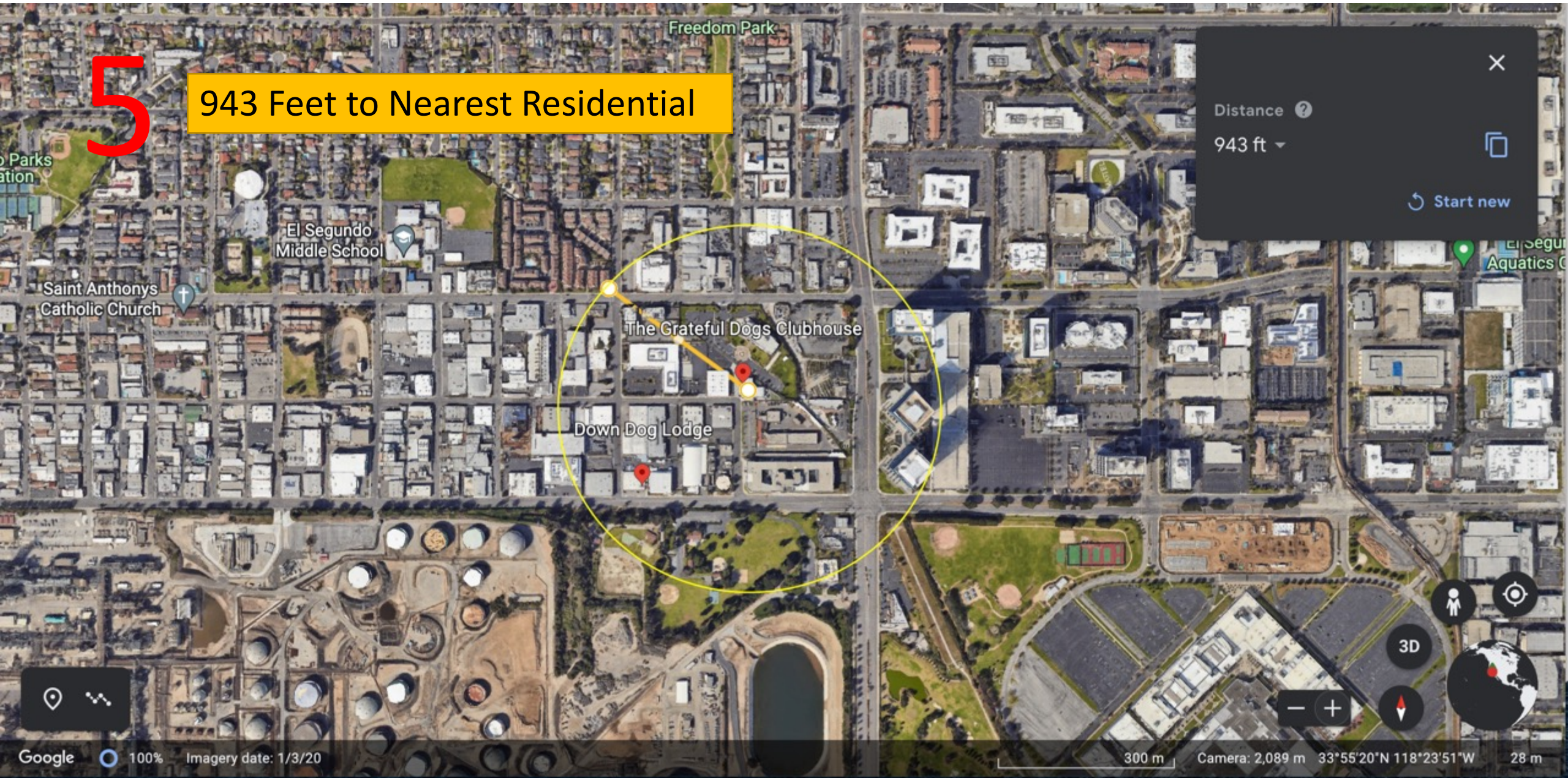


Distance ?
1,696 ft
Start new

Greatful Dog Clubhouse - 202 Illinois St, El Segundo - 943'

5

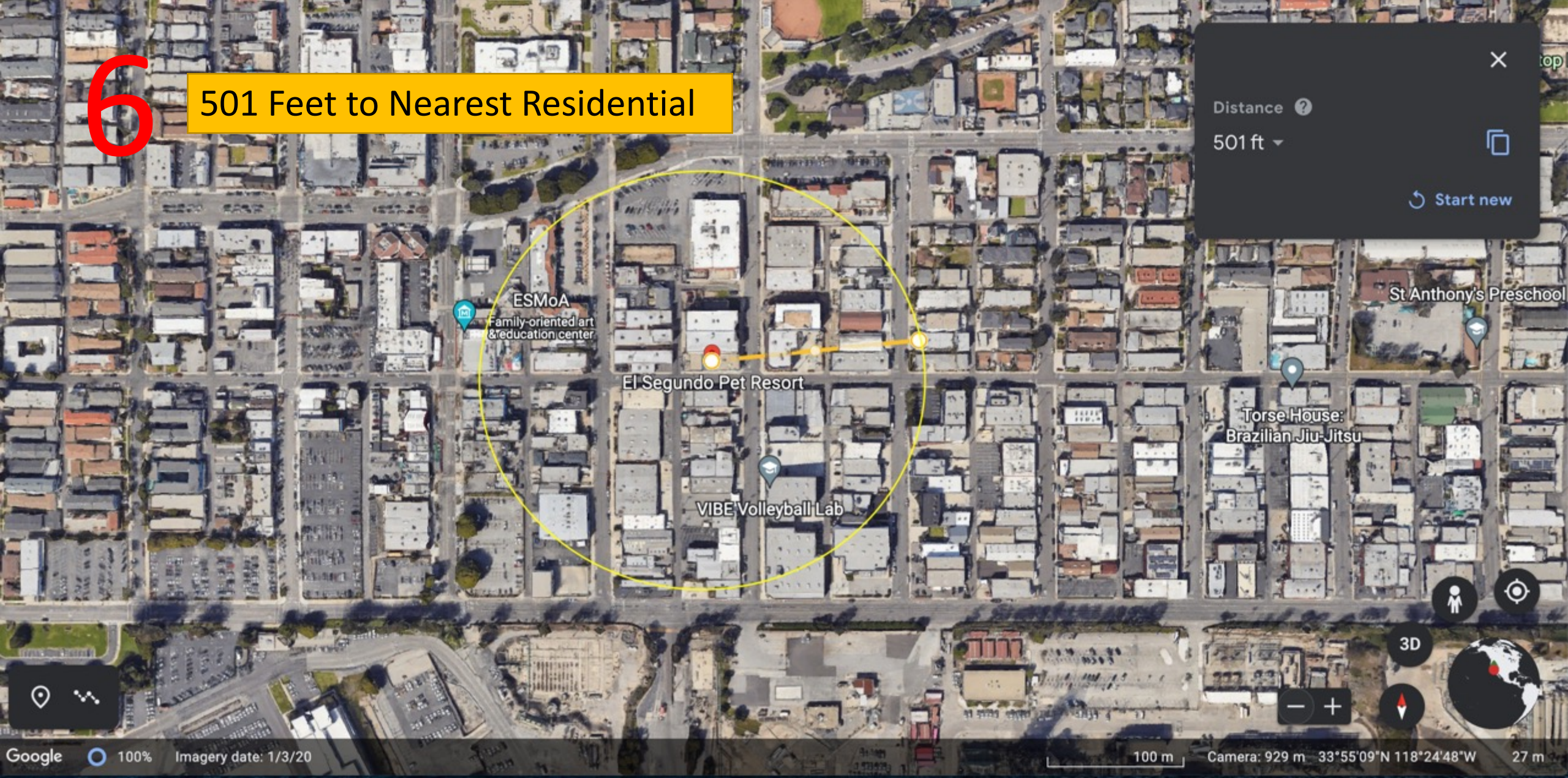
943 Feet to Nearest Residential



El Segundo Pet Resort - 231 E Franklin Ave, El Segundo - 501'

6

501 Feet to Nearest Residential



Distance ?
501 ft ▾
Start new

Down Dog Lodge - 1501 E El Segundo Blvd, El Segundo -1038'



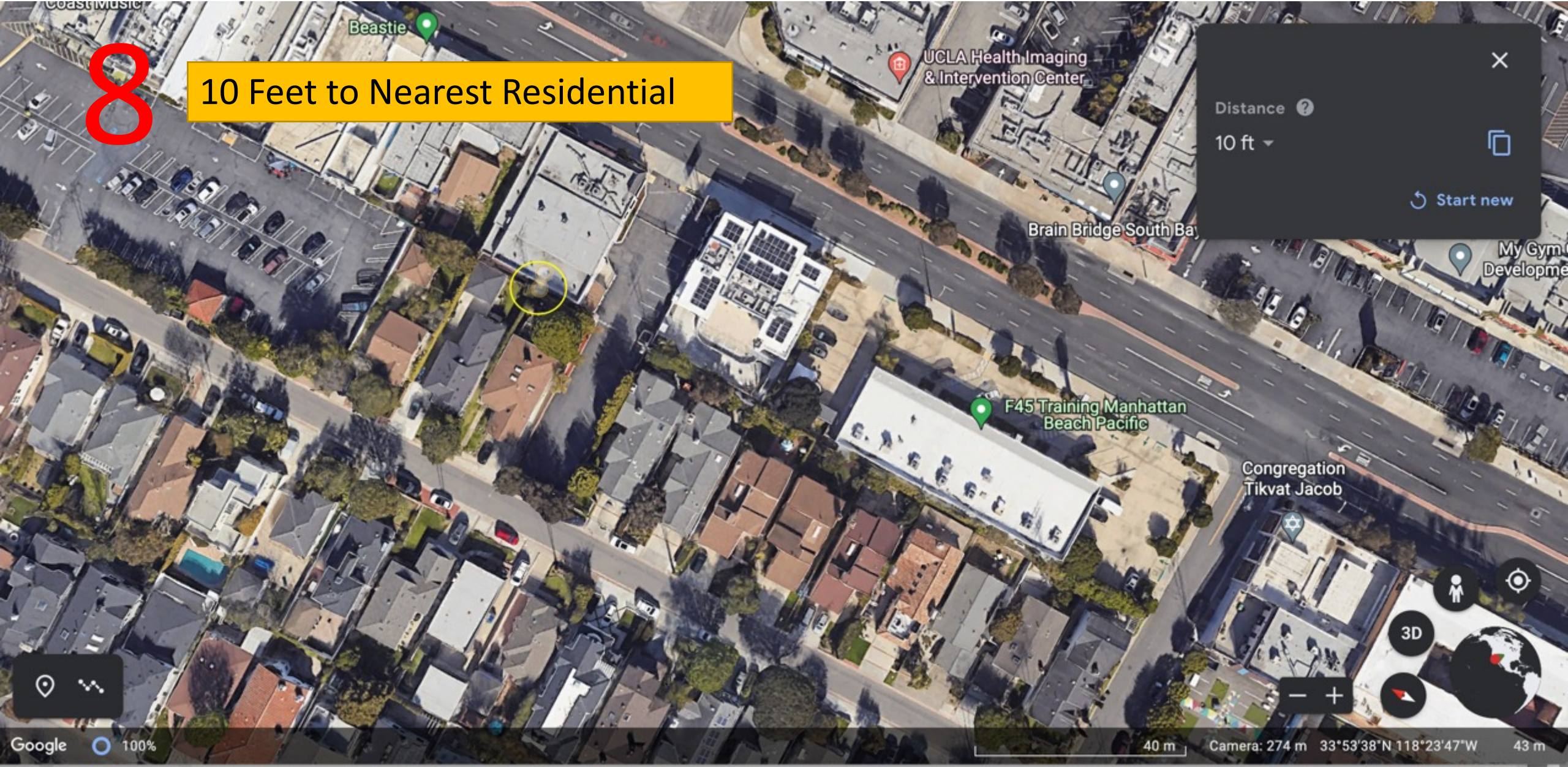
1038 Feet to Nearest Residential

Distance ?
1,038 ft
Start new

PROPOSED Dogtopia of Manhattan Beach - 2301 Sepulveda Blvd, MB - 10'

8

10 Feet to Nearest Residential

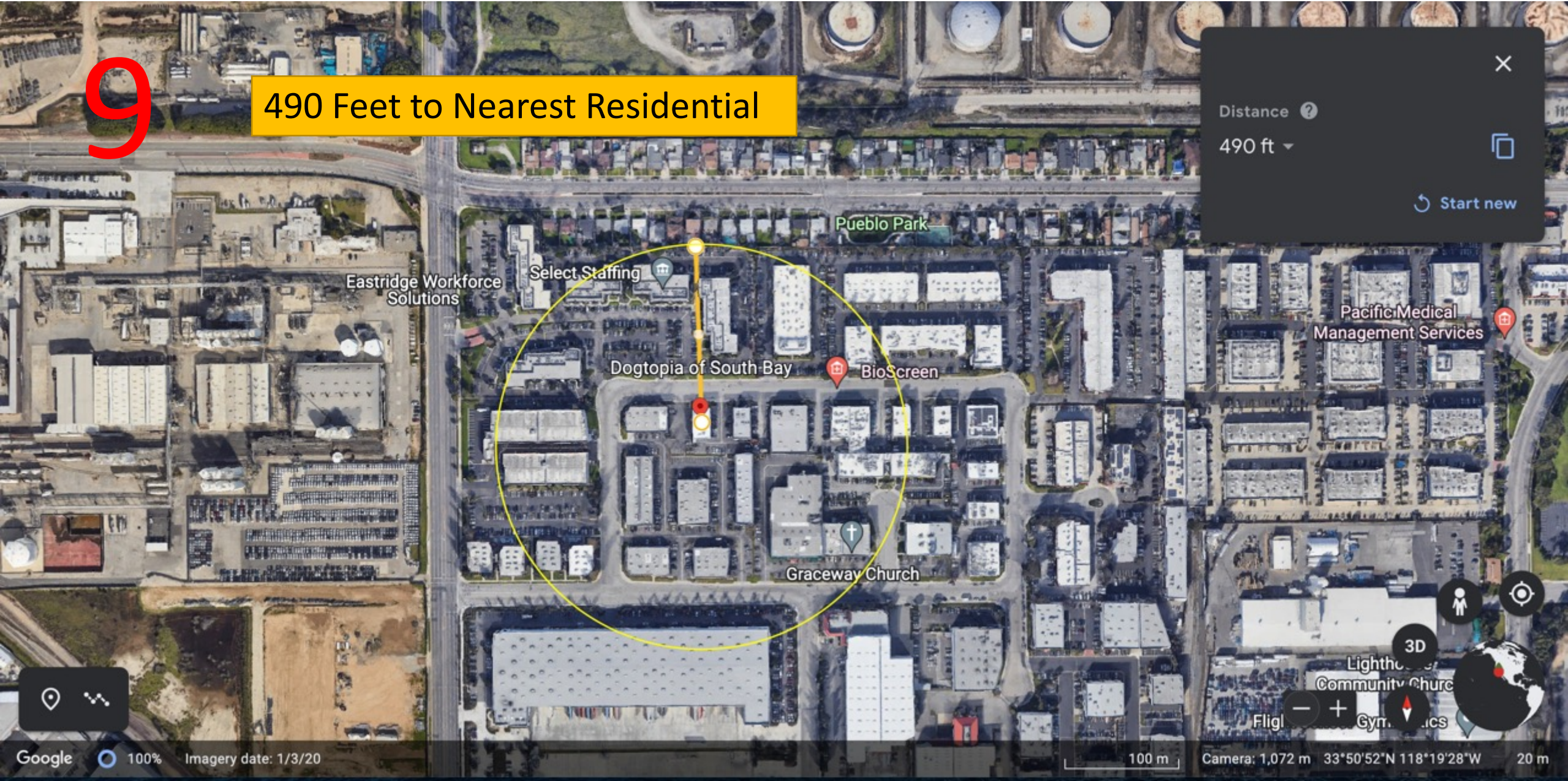


Distance ?
10 ft ▾
Start new

Dogtopia of South Bay - 2360 W 205th St, Torrance - 490'

9

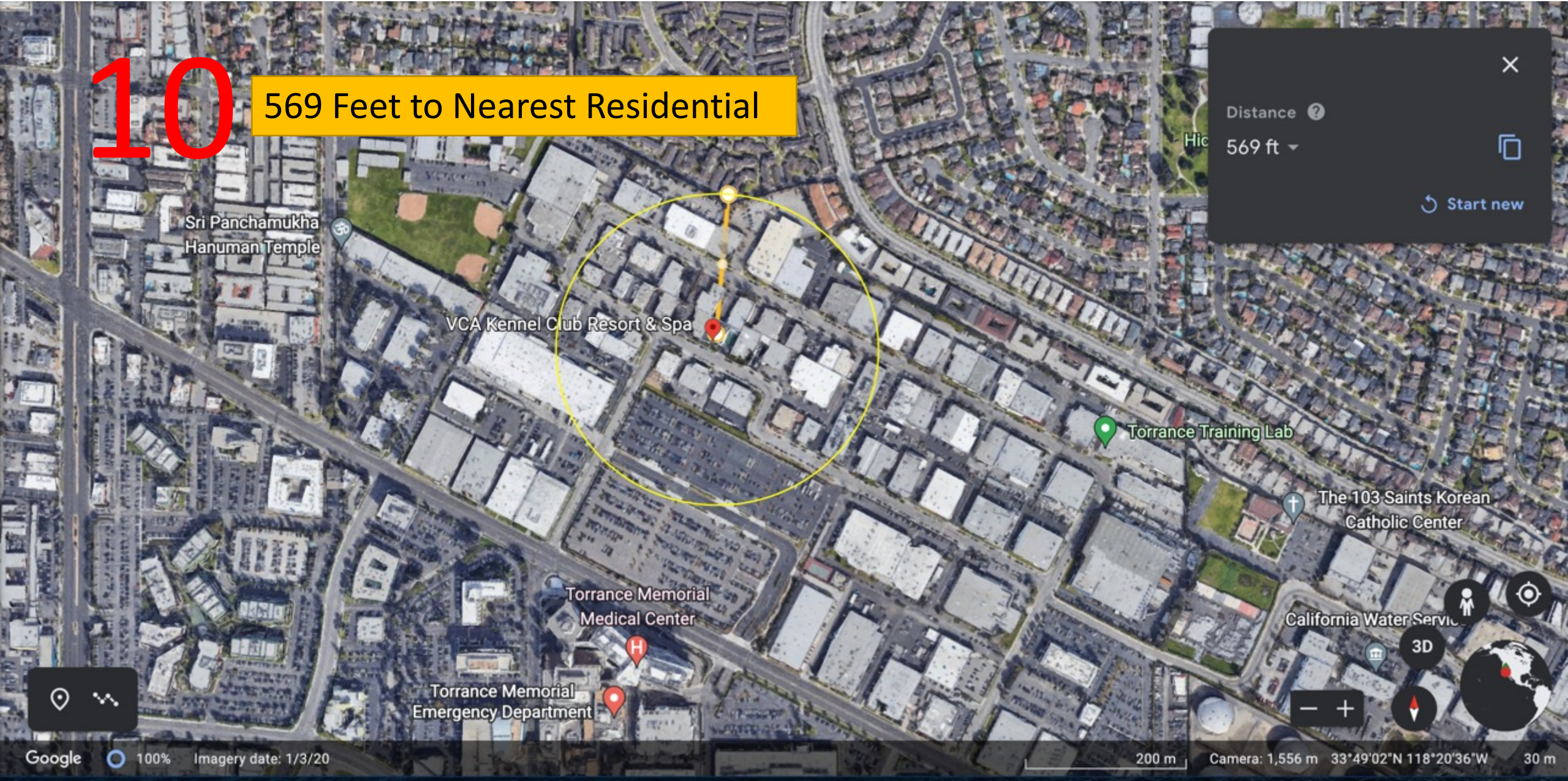
490 Feet to Nearest Residential



VCA Kennel Club Resort & Spa - 3301 Fujita St, Torrance, CA 90505 - 569'

10

569 Feet to Nearest Residential



From: [City Clerk Admin](#)
To: [Austin Chavira](#)
Cc: [Talyn Mirzakhanian](#)
Subject: FW: [EXTERNAL]
Date: Monday, March 21, 2022 1:21:08 PM

From: Manny Alcantara Jr <mannyalcantarajr@gmail.com>
Sent: Saturday, March 19, 2022 10:45 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL]

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

I live at 2304 Oak Avenue. Our family has been living in Manhattan Beach since 1991. We've been living at our current home since 1995.

We moved here for the quality of life. We are paying a premium compared to other cities for this lifestyle, including higher taxes.

Your consideration of allowing an animal boarding facility directly behind our home will destroy my family's and our neighborhood's quality of life.

This is our home. It should remain as we expected it to be when we first purchased it almost 30 years ago. It should remain peaceful, easy-going, pleasant, and most importantly, liveable.

We are not anti-business or anti-progress. But this type of business has no place directly behind our home. It

belongs in an area where this type of activity won't affect their quality of life. Certainly it doesn't belong in a residential area. Please consider your own living conditions, and how you chose your home to reflect your values.

I beseech your better judgement as residents of Manhattan Beach. Please reject any plans for Dogtopia being located behind our backyard. It does not belong there.

Thank you for your consideration in this matter.

Manuel C Alcantara Jr
and our family:
Nancy D Harada
Katherine Jen Harada Alcantara
Kyra Lynn Harada Alcantara
2304 Oak Ave
Manhattan Beach, CA 90266
310.529.7786
310.210.6117
310.546.7625
310.989.2131

P.S. For the longest time, the corner mall on Marine & Sepulveda beside our home allowed a dog kennel and a sports bar.

For many years, we had to endure a cacophony of animal sounds during certain times of the day, probably

during times of feeding and care. There was a caretaker that would walk a pack of dogs down our block. I worried about the potential for failure for when any of those dogs would overwhelm their caretaker or would escape down our block. We've had our share of dog excrement on our lawn over the years.

The bar allowed their patrons to rev their motorcycle engines as they exited their parking lot in the early morning hours past midnight. This was a regular occurrence for a long time.

The point of this note is to inform your planning commission that no matter what the law or regulations are, Dogtopia has the potential to repeat these same types of offenses. It's easy to codify their behaviors but it'll be harder to control. Once you allow them in, should there be any conflict, they will have rights that may supersede our family's simple desire to live the Manhattan Beach lifestyle and dream.

Please reconsider any inclination to allow this type of business in our neighborhood. What's wrong with allowing any other type of quiet business like a hair salon or a surf shop. Please keep Manhattan Beach family-friendly. It is not El Segundo, Hermosa Beach, Redondo Beach, Hawthorne, Inglewood, or Los Angeles. It is Manhattan Beach.

From: [City Clerk Admin](#)
To: [Austin Chavira](#)
Cc: [Talyn Mirzakhanian](#)
Subject: FW: [EXTERNAL] Concern regarding Dogtopia
Date: Thursday, March 17, 2022 12:56:06 PM

From: Jewels <juliecat100@icloud.com>
Sent: Wednesday, March 16, 2022 6:18 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Concern regarding Dogtopia

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Concerned Manhattan Beach Resident

From: [City Clerk Admin](#)
To: [Austin Chavira](#)
Cc: [Talyn Mirzakhanian](#)
Subject: FW: [EXTERNAL] Dog Boarding Facility
Date: Thursday, March 17, 2022 12:59:00 PM

From: Robert Derow <rderow@gmail.com>
Sent: Wednesday, March 16, 2022 12:36 PM
Subject: [EXTERNAL] Dog Boarding Facility

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

*Thank you,
Robert Derow*

From: [City Clerk Admin](#)
To: [Austin Chavira](#)
Cc: [Talyn Mirzakhanian](#)
Subject: FW: [EXTERNAL] Fwd: Dogtropolis of MB Project
Date: Thursday, March 17, 2022 12:58:36 PM

From: stal49@aol.com <stal49@aol.com>
Sent: Wednesday, March 16, 2022 12:33 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Fwd: Dogtropolis of MB Project

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear City Council,

Please see the following correspondence submitted to Austin Chavira on March 11, 2022 regarding the Dogtropolis of MB application. I stand opposed to the proposed project and occupancy which directly abuts residential properties on Oak Avenue. If approved, Dogtropolis would negatively impact our residential neighborhood. I recommend that the Planning Commission deny the applicant's project. Thank you.

Regards,

Stephen Alexander
2101 Oak Avenue
Email: stal49@aol.com
Cell: (310) 963-2735

-----Original Message-----

From: stal49@aol.com
To: achavira@manhattanbeach.gov <achavira@manhattanbeach.gov>
Sent: Fri, Mar 11, 2022 3:59 pm
Subject: Dogtropolis of MB Project

Good Afternoon Austin,

Thank you again for the project architectural drawings which you may have noticed are labeled Dogtopia versus Dogtropolis. As you may know, there is a Dogtopia of South Bay located a few miles away in Torrance at 2360 W. 205th Street, Torrance, CA 90501. The site is south of Del Amo Blvd. and west of Crenshaw Blvd. The larger general area is comprised of several large business parks with dozens of commercial/industrial buildings. There is no nearby residential development. If you conduct a Goggle Street search and an aerial view of the area you will be able to verify this.

This morning I drove to the area and visited the Dogtopia business location. I observed the following:

1. The Dogtopia building is a stand-alone tilt-up style structure which fronts 205th Street to the north.
2. The adjacent areas to the east, west and south are all parking lots.
3. There are similar and larger commercial buildings in all directions.
4. The Torrance Commerce Center is directly across the street to the north.
5. When I arrived shortly after 10:00 AM, there was an employee out front with a large dog on a

leash. The dog defecated on the grass and then after cleaning up, the employee took the dog back inside. At the same time, two more employees with large dogs in hand walked from the east side of the building to the front entrance and then entered.

6. I entered the parking areas to the east, west and south. Upon doing so, I heard dogs barking. I parked on both the west and south sides of the building and heard dogs barking. I made two complete cycles and each time heard dogs barking. As soon as one dog started others joined in.
7. The rear of the building faces south. I actually parked in the lot which services the building to the south. It is separated from Dogtopia's lot by a median strip with curbing and grass. I would estimate I was parked at least 60 feet from the rear of the Dogtopia building. The barking was very clear.
8. I noticed that there is a rollup door on the south elevation of the building. Across the closed rollup door are double gates which swing outward. I would assume that Dogtopia can raise the rollup door to allow light and fresh air into the building while still keeping control of the dogs in the building. Undoubtedly, when this occurs the barking would be louder.
9. I also parked across 205th Street to the north in the lot for Torrance Commerce Center. I observed a customer drive up and park at the curb directly in front of Dogtopia. He then removed his leashed dog from his car. Instead of taking the dog immediately into the building, he allowed the dog to wander on the front lawn sniffing multiple locations. It appeared that the dog was also "marking" out his territory. Thereafter, the customer took the dog inside and came back out a couple minutes later and drove away.

My opinion is that this Dogtopia location within the business park is an appropriate setting for this type of occupancy. The impacts are minimal since there is wide clearance between the buildings which serve as a buffer to the dog barking. There is absolutely no residential impact because there are no residential properties. Obviously, there are no commercial building occupants during the evening hours.

Nothing could be further from the truth than the proposed Dogtropolis project. The current building at 2301 Sepulveda is literally only a few feet away from the rear of the homes at 2208 and 2300 Oak Avenue. There would be no buffer zone to insulate the residential occupants both day and night.

I would be interested in knowing if the Dogtopia of South Bay location has been soundproofed. (By the way, it is a much newer building than the one on Sepulveda.) If so, the soundproofing is not completely effective. Based on my observations today, it seems obvious that the dog barking will negatively impact our residential neighborhood.

As I mentioned in my prior correspondence, I can see the merit in this type of business but just not at this location. I do not believe that the applicant thought out all the ramifications and implications for this type of occupancy in such close proximity to a residential neighborhood.

It is my understanding that you will be drafting the staff report for the Planning Commission and making recommendations with respect to the project. I would encourage you to visit the Dogtopia of South Bay site and observe the operations first hand. (I was able to drive there in less than 20 minutes.) This will allow you to make a more fully informed decision. I believe you owe it to the residents of Oak Avenue and Manhattan Beach.

Kindly pass on this correspondence to the Planning Commission members and make it part of the official record.

Thank you for your consideration.

Regards,

Steve Alexander
(310) 963-2735

My name is Stephen Alexander and for 38 years I've lived at 2101 Oak Avenue.

I have grave concerns about noise emanating from within the building and especially from the parking lot. Although the interior of the building will be soundproofed, you can't soundproof the parking lot. There is no consideration for buffers in this application and no requirements by the City. The applicant has stated that the busy times will be in the morning for dog drop offs, starting at 6:30 AM, and in the early evening for dog pickups. How can the parking lot accommodate a concentrated volume of vehicles during these times? I can only imagine the chaos and noise. What about employee parking? Won't this reduce the number of available spaces? How will vehicles enter, and then turn to exit, while others are attempting to enter the parking lot? What happens as the dogs are transitioning to the building entrance on Sepulveda? There are a lot of unknowns.

We do know, however, that it's a dog's nature to bark, especially when there are other dogs nearby. One barking dog triggers another. All beginning at 6:30 AM. This does not speak to the other knowns – by nature dogs mark their territory. Will they be doing this as they move from the parking lot to the building? What you may not know is that the parking lot slopes toward the west block wall along Oak. A prior occupant punched a hole at the base of the wall, so water now runs out onto Oak. Will employees wash down the parking lot and allow urine-contaminated water to drain onto Oak Avenue? Is this a public health hazard? Again, a lot of unknowns.

The staff report states that the project will **not** be detrimental to properties or improvements in the vicinity or to the general welfare. Staff mentions neighboring lots in three directions but neglects any mention of the properties to the west. That's our Oak Avenue neighborhood. Other City departments reviewed the project and raised no concerns or objections. How can staff make such assumptions when they admit they don't know all the impacts? While City staff may not see these threats, it is obvious from the petition signatures, the emails, the calls to staff, Planning Commission and City Council members, that we residents have many concerns. The project is incompatible with our neighborhood.

I have visited Dogtopia of South Bay in Torrance twice. The facility is in a large business park with dozens of commercial buildings. The closest residential properties are nearly 500 feet to the north and there is a 9-foot-high block wall behind the homes.

The Dogtopia building is a stand-alone concrete structure which fronts the city street to the north. There are parking lots on three sides. I parked in multiple areas in all directions and clearly heard dogs barking from within. I calculated 71 feet from the rear and 117 feet from across 205th Street. The soundproofing is inadequate.

In closing, I see the merits of this business but just not at this location. It's no secret why nearly all Dogtopia facilities are in spacious business centers. They are not compatible with adjoining residential properties.

Please stand with the residents and deny this application.

From: [City Clerk Admin](#)
To: [Austin Chavira](#)
Cc: [Talyn Mirzakhanian](#)
Subject: FW: [EXTERNAL] Oak Avenue Dog Boarding
Date: Monday, March 21, 2022 1:21:37 PM

From: Dan Winter <winterdan@ymail.com>
Sent: Friday, March 18, 2022 6:04 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Oak Avenue Dog Boarding

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

*Daniel Winter
Owner
2317 Oak Avenue
Manhattan Beach, CA 90266*

From: [City Clerk Admin](#)
To: [Austin Chavira](#)
Cc: [Talyn Mirzakhanian](#)
Subject: FW: Dog boarding facility
Date: Thursday, March 17, 2022 12:55:34 PM

From: Annick Jennifer <jannick@elcamino.edu>
Sent: Wednesday, March 16, 2022 8:16 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Dog boarding facility

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. We are dog owners, but we do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

*Thank you,
Jennifer & Geoff Kelsch
3213 Oak Avenue*

*Concerned Manhattan Beach Resident
Get [Outlook for iOS](#)*

From: [Gene Kohn](#)
To: [Austin Chavira](#)
Cc: [List - Planning Commission](#); [List - City Council](#); kedowning714@gmail.com; [Gene Kohn](#)
Subject: [EXTERNAL] STOP Dogtopia!
Date: Wednesday, March 23, 2022 11:52:55 AM

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Dear Mr. Chavira, MB Planning Commission, and MB City Council,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the City is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single-family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodents, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Gene Kohn
Concerned Manhattan Beach Resident
1729 Oak Avenue, MB CA 90266
310-720-4938

From: [Kevin Downing](#)
To: [Austin Chavira](#)
Cc: [List - Planning Commission](#); [List - City Council](#)
Subject: [EXTERNAL] 2301 Sepulveda Dogtopia Use Permit - Conditional Use #1 & Business Description - Prohibit Outdoor Business Activity
Date: Wednesday, March 23, 2022 10:56:22 AM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, Manhattan Beach Planning Commission, and Manhattan Beach City Council,

RE: Use Permit to deny "Animal Boarding" at 2301 N. Sepulveda Blvd. by applicant, Dogtopia of Manhattan Beach

I am highly concerned that the Use Permit and Conditional Uses for Dogtopia do not prohibit outdoor activities by the applicant's business. I request the Manhattan Beach Planning Commission:

1. Read the latest business description during the agenda.
2. Add a conditional use to **Resolution No. PC 22-__ Section 8.** that states "All business activities are to be conducted indoors. The addition of an outdoor play area is strictly prohibited. Dog walking on the premises, as well as public or private property is strictly prohibited."

I have studied this business' corporate franchise operations extensively, and found records of another location, Dogtopia of South Chandler (in the greater Phoenix, AR region), that went into operation and then quickly added an outdoor play area (*much to the disapproval of the public*) within 4 months of opening. Residents fought this permit from December 2019 to July 2021. When the location first received opposition, they gave an inch by requesting and receiving a 90-day trial period to the approval of the City's Development Services. This was before the COVID pandemic. But once that timeframe came up, the location got everyone to accept another 1-year extension, because the COVID pandemic was ongoing. By July 2021 (*a year and a half later*), the business got what they wanted, because the residents got exhausted and stopped attending ongoing public hearings to voice opposition. The City's Development Services concluded the lack of neighbors continuing to attend the Public Hearings was grounds for full approval of the outdoor play area permit.

City of Chandler, Arizona Development Services Memorandum [here](#) for reference.

I do not want this happening to my neighborhood. I spoke with Mr. Chavira yesterday (Tuesday, 3/23), and I was reassured that Conditional Use #1 along with the business' description states all business activities are to be conducted indoors. In other words, the business could not run operations outdoors or else they would be in violation of their conditions. After further review of the business description as it is currently drafted in the Findings Report issued on Thursday, 3/17, for the Public Hearing today (Wednesday, 3/23), the business description does not state any verbiage regarding all business activities are to be conducted indoors. This is deeply troubling that a conditional use is not written out to strictly prohibit this business from operating outdoors.

Thank you for taking this concern into consideration.

Respectfully,
Kevin Downing
Concerned Oak Ave Resident

From: [Leung Management](#)
To: [Austin Chavira](#); [List - Planning Commission](#); [List - City Council](#)
Subject: [EXTERNAL] Consideration of a Use Permit to allow an "Animal Boarding" use within an existing building at 2301 N. Sepulveda Boulevar
Date: Wednesday, March 23, 2022 1:16:54 AM
Attachments: [image.png](#)

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

To: Mr. Austin Chavira, Planning Commision and City Council

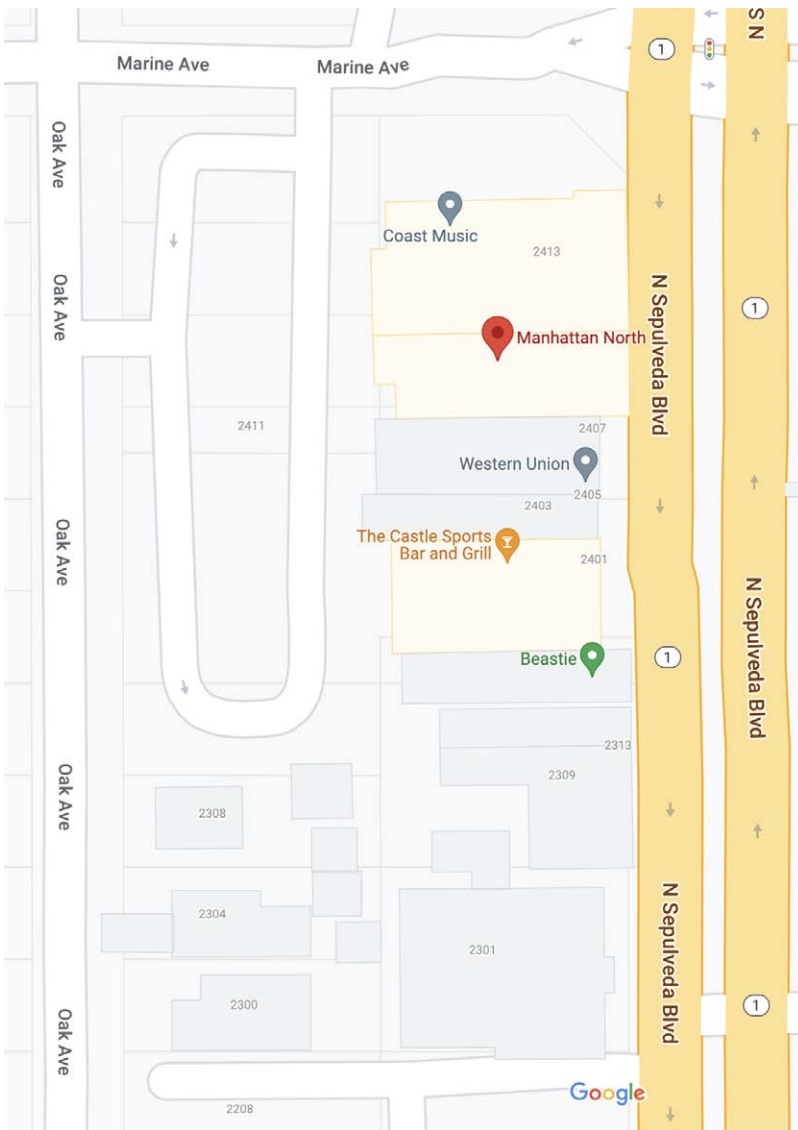
I am writing to you with regards to the "animal boarding" permit request for 2301 N. Sepulveda Boulevard, Manhattan Beach, Ca 90266.

I represent the owner of 2409 N. Sepulveda Blvd, Manhattan Beach, Ca 90266. We have multiple concerns regarding the animal boarding permit for 2301. We are concerned about the safety, traffic and cleanliness/sanitation of the areas in which the dogs would be walking, specifically the sidewalks along Oak Ave, Marine Ave, and Sepulveda Blvd.

If the dogs were to travel north towards Marine and continue to travel west on Marine, along the entire path, they would create an issue of sanitation when the dogs would need to relieve themselves. It is of greater concern to us if the dogs were walked across our property at any time, this could create an issue of liability for us.

Thank you for your time and consideration.

Best regards,
Leung Management



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From: [Kati Haack Morris](#)
To: [List - Planning Commission](#); citycouncil@manhattabeach.gov; [Austin Chavira](#)
Subject: [EXTERNAL] Dogtopia Concerns
Date: Wednesday, March 23, 2022 5:48:02 AM

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Dear MB City Council, MB Planning Commission, and Mr. Chavira,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Kati Morris - concerned MB resident

Kati Haack Morris
Mobile: (310)699-0013

Sent from my iPhone

From: [Kevin Downing](#)
To: [Fel Cortez](#)
Cc: [Austin Chavira](#)
Subject: [EXTERNAL] Dogtopia Public Hearing - No Neighborhood Talking Order List
Date: Wednesday, March 23, 2022 1:22:11 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Good Afternoon Mr. Cortez,

I just wanted to give you a quick heads up that our neighborhood opposition group will not be sending in a list requesting the order of people to speak. I know you and I went over this yesterday, but after further discussion amongst our group, we decided it wasn't the best approach to go last at the Hearing.

Thanks for the understanding. I'll talk to you in about an hour and a half on the Public Hearing call.

Respectfully,
Kevin Downing
2305 Oak Ave.

From: [Rachel Dericks](#)
To: [List - Planning Commission](#); [List - City Council](#); [Austin Chavira](#)
Subject: [EXTERNAL] Planning Commission - PlanningCommission@citymb.in
Date: Wednesday, March 23, 2022 5:35:13 AM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Planning Commission - PlanningCommission@citymb.info
City Council - citycouncil@manhattanbeach.gov
Austin Chavira - ACHavira@ManhattanBeach.gov

*Dear MB City Council, MB Planning Commission, and Mr. Chavira,
I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the city is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodent, and animal safety issues. Please deny the use permit and work to find a better use for the property.*

Thank you,

Concerned Manhattan Beach Resident who lives on Oak Ave.

Sent from my iPhone

From: [VICTORIA KOHN](#)
To: [Austin Chavira](#)
Cc: [List - Planning Commission](#); [List - City Council](#); kedowning714@gmail.com; [Gene Kohn](#)
Subject: [EXTERNAL] STOP Dogtopia!
Date: Tuesday, March 22, 2022 8:55:55 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Chavira, MB Planning Commission, and MB City Council,

I am writing to voice my concerns regarding a proposed Use Permit related to the properties at 2301 N. Sepulveda and 2208 Oak Avenue. I was recently made aware that the City is considering allowing a change of use to an animal boarding facility for a business called Dogtopia that would be located adjacent to a single family residential neighborhood. I do not support this proposed use as it will add unwanted noise, traffic, odor, rodents, and animal safety issues. Please deny the use permit and work to find a better use for the property.

Thank you,

Victoria Kohn
Concerned Manhattan Beach Resident
1729 Oak Avenue, MB CA 90266
310-251-1159

Thank you, Planning Commission, for giving me the opportunity to speak today. My name is Karin Miller and I live at 2201 Oak Avenue.

For sake of my allotted time, I want to say I fully agree with the statements and sentiment expressed today by my neighbors. The applicant's proposed use will be detrimental to my welfare to reside in the adjacent neighborhood. It unduly interferes with traffic and endangers the public peace and rights of nearby neighbors to the quiet and peaceful enjoyment of our property.

With that said, I am concerned that this business will try to expand outwards to outdoor activities overtime. Neighbors have called the Planning Commission and been reassured verbally that this business is prohibited from outdoor activities. Though, I have reviewed the Findings Report, and there is nothing addressing this concern.

I request that the Planning Commission put this in writing today before any Use Permit is ever issued. City employees move on, and people forget. While this Use Permit is currently everyone's mind, I ask that the Planning Commission please spell out a Conditional Use stating this business is strictly prohibited from outdoor activities. It makes the prohibited activity tangible, so the City can remember in the future and neighbors can point to the violation when calling Code Enforcement.

Lastly, I wanted to state that I am pro-business, but reiterate that I am against this business. Let's get a better business in our community. I strongly oppose Dogtopia in our neighborhood due to noise, odors, safety, and traffic. I request that the Planning Commission deny the applicant of "animal boarding" use today.

Thank you for your time.