



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 27, 2025

ITEM NUMBER: PH-1

SUBJECT: CONDITIONAL USE PERMIT PCUP-25-0018 TO OPERATE A DOG DAYCARE (THE BONE HOME) AT 1619 SUPERIOR AVENUE AND CONDITIONAL USE PERMIT PCUP-25-0019 (AMENDING PA-03-14) TO MODIFY THE SITE PLAN OF AN EXISTING DOG DAYCARE WITH OVERNIGHT KENNELING ("THE BONE ADVENTURE") AT 1629 SUPERIOR AVENUE.

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

PRESENTATION BY: FROYLAN GARCIA, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: FROYLAN GARCIA
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RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0018 and PCUP-25-0019 (amending PA-03-14) based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is Diane Cuniff representing the property owners, Clay Stevens and CM Commercial Properties LLC.

PLANNING APPLICATION SUMMARY

Location:	1619 Superior Avenue & 1629 Superior Avenue	Application Number:	PCUP-25-0018 & PCUP-25-0019
Request:	Conditional Use Permits to establish a dog daycare facility with an outdoor play area, and overnight kenneling.		

SUBJECT PROPERTY:

1619 Superior Avenue

SURROUNDING PROPERTY:

Zone:	MG (General Industrial)	North:	MG (General Industrial)
General Plan:	Light Industry	South:	MG (General Industrial)
Lot Dimensions:	Irregular Shape	East (across Superior Ave):	MG (General Industrial)
Lot Area:	14,374 Square Feet	West:	MG (General Industrial)
Existing Development:	Two standalone buildings, consisting of a garage and an office.		

1629 Superior Avenue

Zone:	MG (General Industrial)	North:	MG (General Industrial)
General Plan:	Light Industry	South:	MG (General Industrial)
Lot Dimensions:	Irregular Shape	East (across Superior Ave):	MG (General Industrial)
Lot Area:	11,771 Square Feet	West:	MG (General Industrial)
Existing Development:	One standalone building with surface parking and dog play area at the rear.		

DEVELOPMENT STANDARDS COMPARISON

1619 Superior Avenue

Development Standard		Required	Existing/Proposed
Building Height			
		2 Stories / 30 FT	1 Story / 14 FT 7 IN (no change)
Setbacks:			
Front		10 FT	10 FT (no change)
Side (left/right)		0 FT	0 FT left (no change) 67FT 4IN right (no change)
Rear		0 FT	0 FT (no change)
Floor Area Ratio			
		0.25	0.10 (no change)
Parking:			
Standard		6*	10
Van Accessible		1	1
Bicycle		N/A	1
		Total	12
CEQA Review	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Planning Commission		

* Subject property is subject to Assembly Bill (AB) 2097, since it is located within one-half mile of two major transit stops. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project.

1629 Superior Avenue

Development Standard		Required	Existing/Proposed
Building Height			
		2 Stories / 30 FT	1 Story / 16 FT 6 IN (no change)
Setbacks:			
Front		10 FT	32 FT (no change)
Side (left/right)		0 FT	23 FT left (no change) 6 FT right (no change)
Rear		0 FT	28 FT (no change)
Floor Area Ratio			
		0.25	0.28 (no change)
Parking:			
Standard		10**	7
Van Accessible		1	1
Bicycle		N/A	0
		Total	8
CEQA Review	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Planning Commission		
** Subject property is subject to Assembly Bill (AB) 2097, since it is located within one-half mile of two major transit stops. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project.			

EXECUTIVE SUMMARY

This request involves two adjacent industrial properties located at 1619 and 1629 Superior Avenue. The applicant proposes to amend the existing Conditional Use Permit for *The Bone Adventure* at 1629 Superior Avenue to modify the site layout and to establish a new dog daycare facility at 1619 Superior Avenue, with shared operations between both sites. Improvements at 1629 Superior Avenue would be limited to site modifications to reconfigure the outdoor play areas while maintaining the existing building. The new facility at 1619 Superior Avenue would occupy a currently vacant site containing a 972-square-foot garage and a 489-square-foot office.

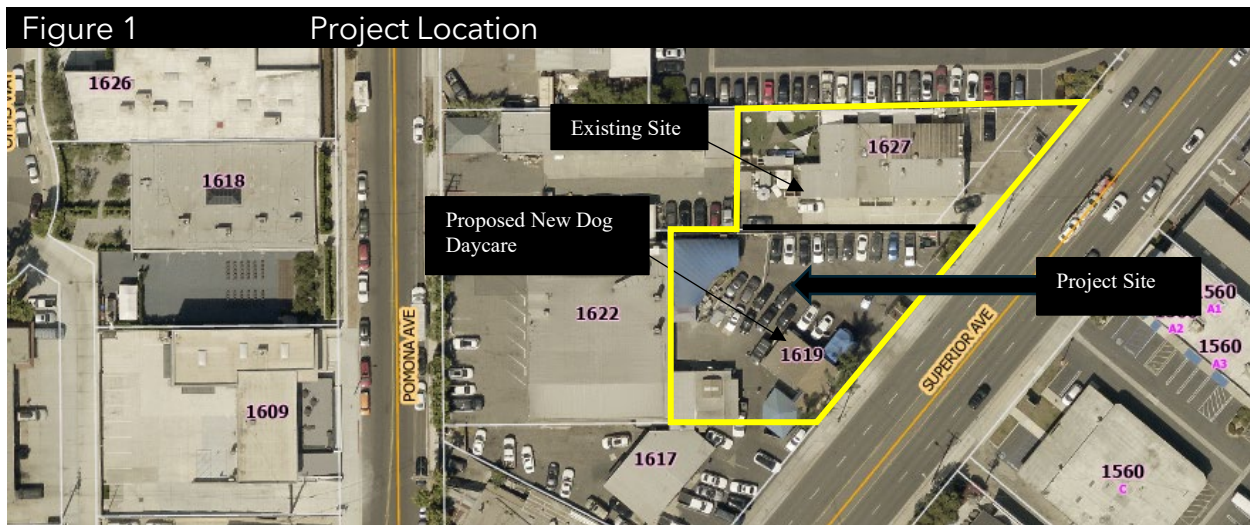
Staff supports the request, as both the proposed use and the amendment to the existing Conditional Use Permit are consistent with the applicable General Plan policies, comply with the provisions of the Zoning Ordinance and required findings, and are not anticipated to operate in a manner that would be incompatible with surrounding uses. Therefore, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) and approve the application based on the required findings and subject to conditions of approval.

SETTING

The subject properties are located at 1619 and 1629 Superior Avenue (also known as 1627 Superior Avenue)(see Figure 1). The property at 1629 Superior Avenue is a 11,771-square-foot lot developed with a 3,315 square-foot standalone building. The remainder of the site is improved with an outdoor play area and surface parking spaces.

The adjacent property to the south at 1619 Superior Avenue is a 14,374-square-foot lot improved with two buildings: a 489-square-foot office and a 972-square-foot garage. The remainder of the site consists of a surface parking lot previously utilized by the former tenant, Jimmy's Automotive Cosmetics & Detailing.

Overall, the project site consists of two interior lots measuring approximately 0.33-acre and 0.27- acre and are situated on the north side of Superior Avenue, mid-block between West 16th Street and West 17th Street. The site is bounded by an industrial building containing multiple businesses to the north, an auto repair service building to the west, an auto body shop to the south and Superior Ave to the east.



The sites are designated Light Industry by the City's Land Use Element of the General Plan and are zoned MG (General Industrial). The Light Industry designation is intended for a variety of light and general industrial uses such as small manufacturing and service industries. Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. The MG zone allows for a wide range of light and general industrial activities. The subject property is surrounded by other MG-zoned properties to the north, west, south, and east containing a variety of uses including vehicle repair shops, hardware stores and home furnishing businesses.

BACKGROUND

On June 9th, 2003, the Planning Commission unanimously approved an application for a kenneling, dog daycare and grooming business, *The Bone Adventure*, at 1629 Superior Avenue. The approval was subsequently appealed to the City Council. On July 7th, 2003, the City Council upheld the decision by the Planning Commission to approve the kenneling business and approve Conditional Use Permit (CUP) PA -03-14. The adopted resolution (PA-03-14), staff report and meeting minutes are provided as Attachment 7.

The approved use allowed a total of 46 dogs and was conditioned so that the dogs would only be allowed outside in the play areas from 6:30 a.m. to 8:00 p.m. Since its approval, *The Bone Adventure* has operated the dog daycare and kenneling facility at this site.

The owner has also opened a second location, *The Bone Backyard*, at 2700 Bristol Street in 2011. To continue meeting demand, the applicant proposes to expand the daycare facilities for *The Bone Adventure*, by establishing a complementary dog daycare at the adjacent 1619 Superior Avenue. The site at 1619 Superior Avenue previously operated as *Jimmy's Automotive Cosmetics & Detailing* (PA-03-17) but closed in June of this year and is currently vacant.

PROJECT DESCRIPTION

Use and Operations

The applicant requests Conditional Use Permit PCUP-25-0019 (1629 Superior Ave) to amend the existing Conditional Use Permit (PA-03-14) to enlarge the dog play area at the rear of the property and modify the parking layout. Although the play area would be reconfigured, it would remain at the rear of the property. The play area is proposed to be enclosed by a covered walkway structure consisting of two parallel vinyl fences with a PVC roof above. The existing facility at 1629 Superior Avenue is proposed to operate as it has for the past 22 years.

Additionally, the applicant requests Conditional Use Permit PCUP-25-0018 (1619 Superior Ave) to operate a new dog daycare facility within an existing 489 square foot office and 972 square foot garage. The facility would provide daily dog daycare services and include an approximately 5,090 square foot outdoor play area located at the rear of the property. Hours of operation are proposed between 6:30 a.m. and 8:00 p.m., with dogs allowed outdoors only between 8:00 a.m. and 7:00 p.m. (consistent with *The Bone Adventure's* hours of operation).

The applicant proposes to operate both facilities as a single dog daycare facility with adjoining outdoor play areas.

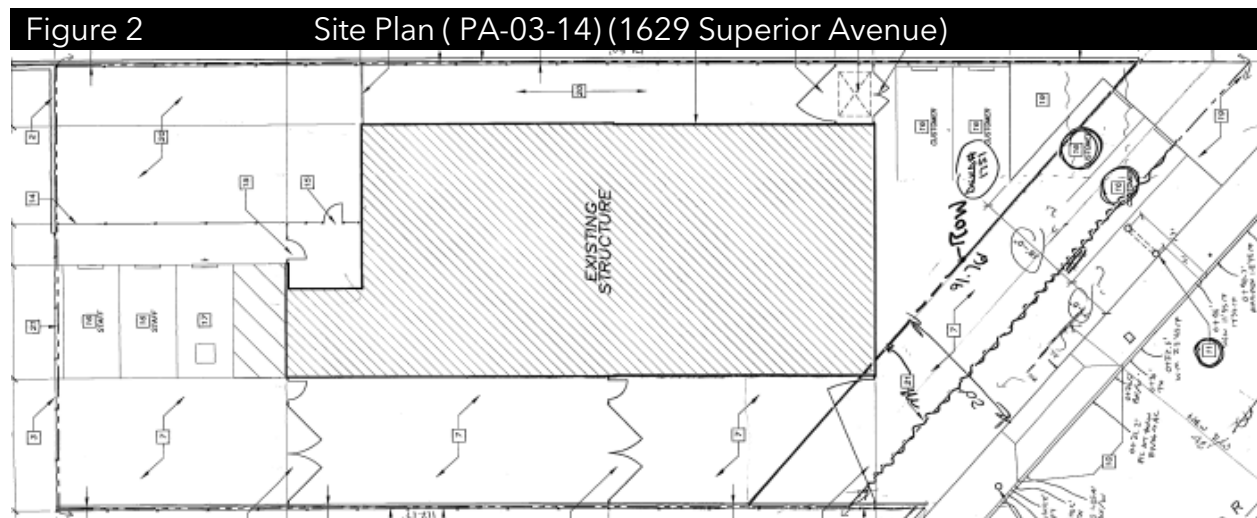
The proposed uses would be open to the public from 6:30 a.m. to 8:00 p.m., during which time clients could drop off or pick up their dogs at either location. Dogs will be dropped off as early as 6:30 a.m. at either site, but the dogs will remain inside the building until 8:00 a.m. Dogs from the existing facility located to the north could be brought over during the day to use the new play area, but dogs would not be allowed outside of the buildings before 8:00 a.m. Use of the outdoor play areas for both sites would be limited to daytime hours, between 8:00 a.m. and 7:00 p.m. The sites will be maintained in a clean and orderly manner to ensure the continued enjoyment of neighboring properties. Consistent with the previous approval, the number of dogs would be limited to one dog per 100 square feet of outdoor space for the new play area at 1619 Superior Avenue. The

new outdoor area totals approximately 5,090 square feet, allowing a maximum of 51 dogs within the play area.

In anticipation of the proposed expansion, the applicant submitted a noise study prepared by Acoustic Group, Inc. The study evaluated noise levels generated by the dog daycare operations and their potential impact on the nearest residential properties. The analysis concluded that noise levels would remain within the limits established by the City's Noise Ordinance for residential zones and provided recommendations to further minimize potential impacts, including limiting the number of dogs allowed outdoors at one time, restricting the hours of outdoor activity, and installing noise-suppression equipment on exterior-facing doors.

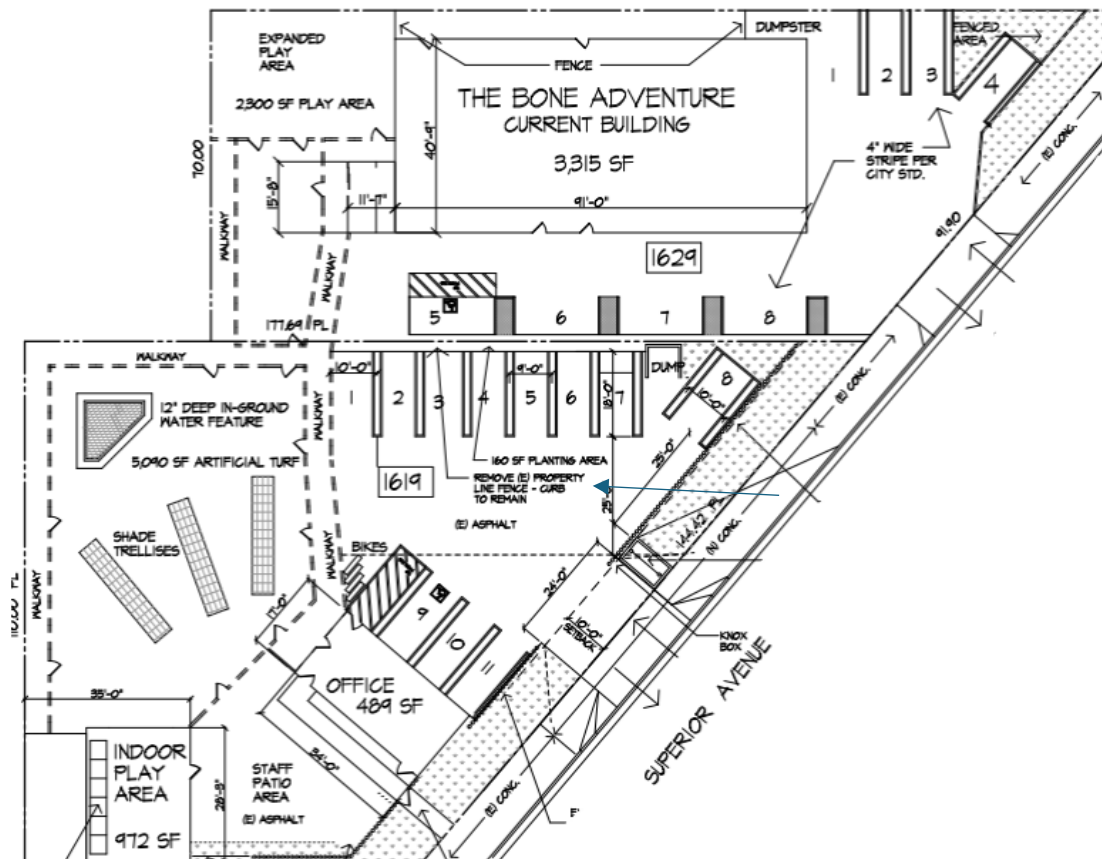
Site Plan

The property at 1629 Superior Avenue contains a single standalone building located approximately 30 feet from the front property line. The site includes an existing outdoor play area at the rear and surface parking throughout. The existing entitlement, PA-03-14, approved a site plan that contains five parking spaces, two spaces near Superior Ave. and three located at the rear of the property. The original site plan can be seen in Figure 2 below.



As part of the proposed modifications, the reconfigured play area would remain at the rear of the property and be enclosed by fencing, two parking stalls would be relocated towards the middle. The play area would be expanded from the originally approved 1,225 square feet to 2,300 square feet. As part of the proposed reconfiguration of the site. No parking spaces will be eliminated. A proposed site plan is shown below in Figure 3 and includes the proposed site modifications to the existing facility, and the proposed new facility for reference.

Figure 3 Site Plan (1619 and 1629 Superior Avenue)



The site at 1619 Superior Avenue currently contains two buildings: a 489-square-foot office located along the southeast portion of the lot, approximately two feet from the front property line, and a 972-square-foot garage situated near the rear along the southern portion of the site. A new outdoor play area would be located at the rear of the property and would total approximately 5,090 square feet. This area would be enclosed with fencing and enhanced with landscaping to provide separation between staff and the dogs. The existing garage located at the rear of 1619 Superior Avenue is proposed to be repurposed as a feeding area and would also be a hybrid indoor and outdoor play area.

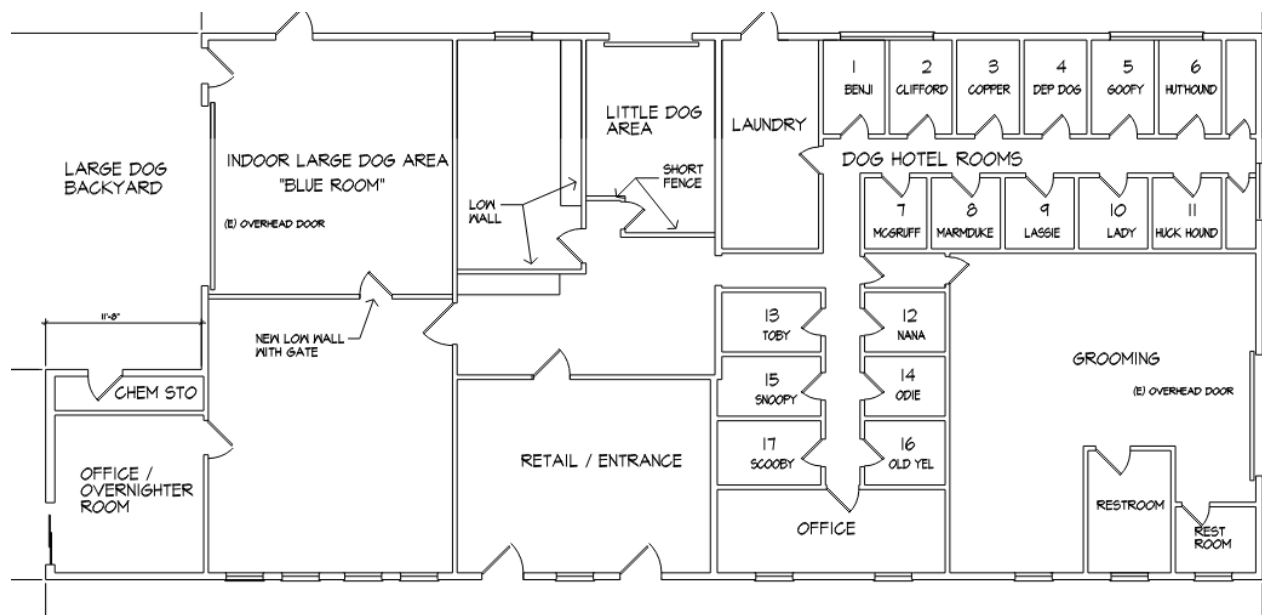
Proposed site improvements at 1619 Superior include a reconfiguration and restriping the parking area on the north side of the office building to accommodate 11 parking spaces as well as a bicycle rack. Additional improvements include installation of K9 grass at the rear of the property, a water feature, fencing, and shade structures. No new buildings are proposed. Additionally, the applicant has provided a conceptual landscape plan illustrating proposed landscape improvements throughout both sites. A condition of approval is included for both uses that requires a detailed landscape plan to be submitted during the building plan check. Additional improvements to the site include the consolidation of the two existing driveways into a single driveway modifying the existing gate accordingly.

To integrate the uses, a walkway is proposed to connect the play areas. The walkway would function as a secure enclosure and include several gates along its perimeter to allow controlled access to the play area. Additionally, a gate is proposed along the shared property line to provide direct access between the play yard at 1619 Superior and the existing yard at 1629 Superior.

Floor Plan

The existing facility at 1629 Superior would undergo minor modifications to the building layout to add two pony walls to the interior play area. The rest of the interior floor plan would remain unchanged, the proposed floor plan can be seen below in Figure 4.

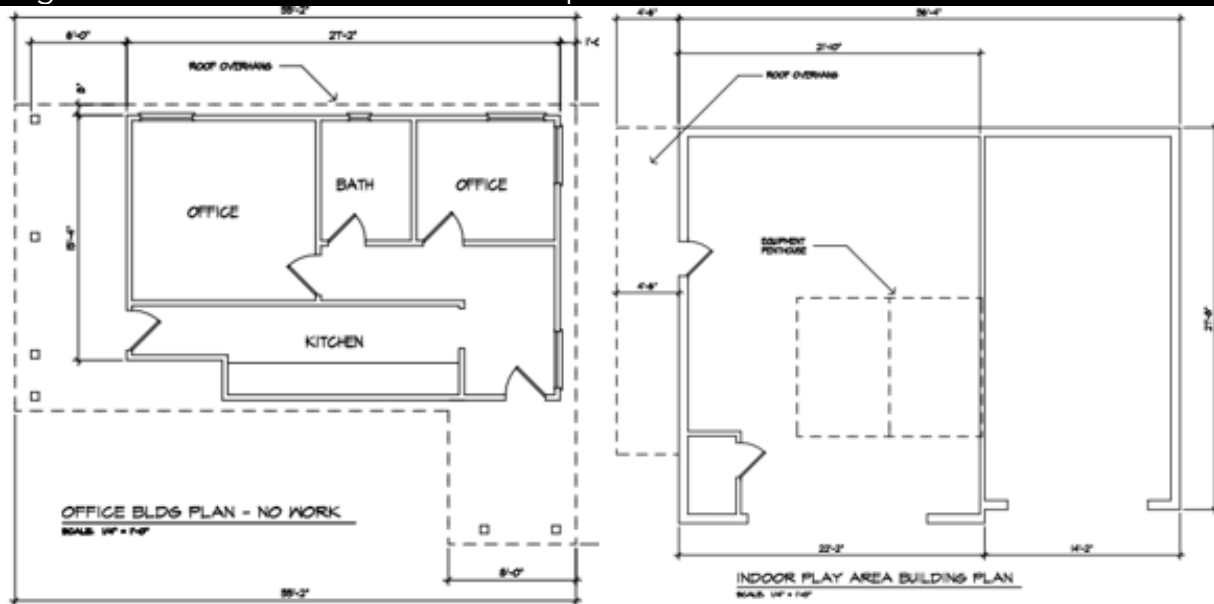
Figure 4 Floor Plan (1629 Superior Avenue)



The proposed floor plan for the dog daycare facility at 1619 Superior Ave. is shown below in Figure 5 and consists of two buildings: an office and a garage. The office, located near Superior Avenue, includes a kitchen, two private offices, and a restroom for staff. It would be used by staff to manage the day to day operations of the dog daycare, including the reception area and staff meetings area. The existing garage at the rear of the property would be repurposed as a dedicated indoor and outdoor space for the dogs.

The existing garage would also contain six kennels, which staff would use to feed dogs on site. However, the primary use of the site would occur outdoors, where the dogs would spend the majority of their time. No overnight boarding is proposed at this location. Internal improvements to the buildings would include the repair of fixtures throughout the site and the removal of old clarifier that was used by the previous car wash. The buildings would also have damaged drywall removed and replaced as well as inspecting the building for any changes needed for electrical outlets and breakers.

Figure 5 Floor Plan 1619 Superior Avenue



Elevations

The existing buildings on the site were constructed in the 1940s, based on historical aerial records from the County. All of the structures share a similar industrial architectural style that was typical of the postwar period. The proposed improvements include repairs to the existing wood features throughout the building, replacement of the roof, and repainting of the buildings to provide a refreshed and updated appearance. No exterior modifications are proposed to the building located at 1629 Superior Avenue.

Figure 6 Front Elevation (1619 Superior Avenue)

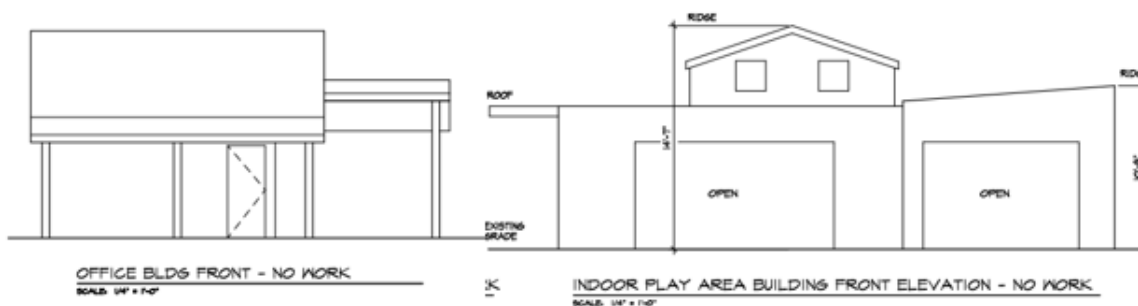


Figure 7 Rear Elevation (1619 Superior Avenue)

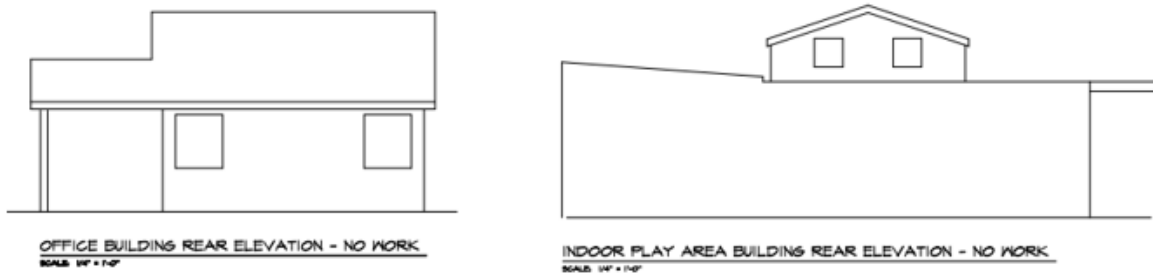
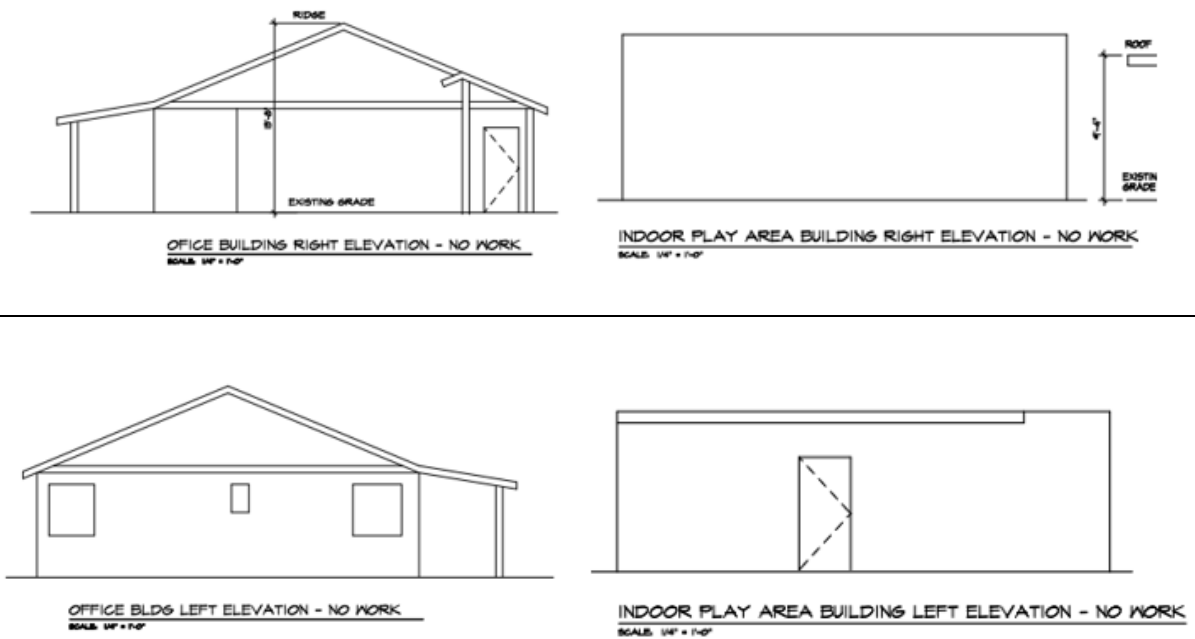


Figure 8 Side Elevations (1619 Superior Avenue)



ANALYSIS

The proposed dog daycare involves the handling of animals, which may result in potential noise impacts from barking. The facility is anticipated to accommodate up to 51 dogs with four staff members (one staff person per 10-15 dogs). The previous approval limited the use at 1629 Superior Avenue to a maximum of 46 dogs. With the expansion of the new play area, a total of 97 dogs could be accommodated between both sites, as conditioned.

Dogs would continue to only be permitted in the outdoor play areas between 8:00 a.m. and 7:00 p.m. (Condition 5 in PCUP-25-18 & PCUP-25-0019). The applicant also indicated that barking dogs may be fitted with collars designed to reduce noise and encourage training. If barking persists, dogs would be restricted to the indoor play area. While the applicant notes that this measure is rarely required, it remains available as a last resort. Any dogs exhibiting excessive barking would be moved indoors to minimize potential impacts to surrounding properties.

The City's noise standards in Costa Mesa Municipal Code (CMMC) Title 13, Chapter 13 – Noise Control apply only to residential districts. The Zoning Code does not establish specific noise thresholds for industrially zoned properties such as the subject site, and the site is not adjacent to a residential zone. However, as noted above, to evaluate potential noise impacts, the applicant submitted a noise study. The study concluded that noise generated by both the existing and proposed facilities would remain within residential noise thresholds when measured from the nearest residences. The study also recommended measures to further minimize outdoor activity and limit the number of dogs allowed outside during operating hours (8:00 a.m. to 7:00 p.m.). Based on the study's findings, the applicant has proposed operational measures consistent with the recommendations. Staff has included conditions of approval consistent with these recommendations that restrict the hours of operation, limit the number of dogs to a maximum of 97 (below the study's recommended capacity of 145), and require the installation of drop-down compression threshold seals to further mitigate potential noise impacts.

Additionally, staff reviewed the complaint history for *The Bone Adventure*, as well as that of the neighboring property. Noise complaints were recorded in 2007 and 2008; however, those complaints were related to use of a loudspeaker rather than dog barking. Both cases have since been closed, and no additional cases have been opened. The Police Department also confirmed that no calls for service or noise complaints have been reported at the subject site or at the applicant's second facility at 2700 Bristol Street within the past year. Condition No. 10 in both PCUP-25-0018 and PCUP-25-0019 has been added to restrict the use of loudspeakers within the play areas.

Another common concern associated with dog daycare facilities is the potential for odor. To address this, conditions of approval have been applied requiring staff to be present during all dog play times, immediate disposal of animal waste, and more frequent trash collection, ensuring that odor is effectively mitigated. Additionally, Condition No. 26 has been added to both entitlements to ensure immediate compliance with odor concerns. If odor issues become prevalent, the number of dogs allowed in the outdoor play areas shall be reduced until the issue is resolved.

The overall ratio of dogs to staff would remain unchanged and consistent with the conditions of PA-03-14, ensuring that operations continue in a manner consistent with the past 22 years of operation. The existing conditions of approval would remain in effect

and would be applied to both sites, ensuring continued monitoring of the dogs, maintenance of a clean and orderly play area, and adherence to the restriction prohibiting outdoor activity before 8:00 a.m. and after 7:00 p.m.

Parking

Conditional and permitted uses must comply with the required parking demand based on CMMC Table 13-89, Non-Residential Parking Standards. The primary functions of the businesses are dog daycare. The use is most comparable to typical office and retail operations, which require three parking spaces per 1,000 square feet of floor area in the industrial area per Zoning Administrator Decision 08-4. However, the project sites are subject to Assembly Bill (AB) 2097, and thus, the City is barred from imposing a minimum parking requirement on the project and no additional parking is required.

Based on this information, staff finds that the proposed reconfiguration and new use are compatible with the surrounding area and consistent with the Zoning Code. Furthermore, conditions of approval applied to this entitlement would ensure that the facility operates in a manner harmonious with surrounding properties. With these conditions in place, staff concludes that the proposed facilities would not result in significant noise impacts and recommends approval of the request.

ENTITLEMENT

Per Costa Mesa Municipal Code (CMMC) Section 13-30, any proposed use not listed in the Land Use Matrix, shall require approval of a Conditional Use Permit prior to the establishment of the use. The proposed dog daycare use is not listed in the Land Use Matrix and therefore a CUP is required. Additionally, pursuant to CMMC Section 13-29(p), proposed amendments to planning applications must follow the same procedures and fee schedule required for the initial approval. Accordingly, the applicant has submitted a Conditional Use Permit (CUP) application pursuant to Costa Mesa Municipal Code (CMMC) Section 13-30 to modify the existing layout of the dog daycare and overnight kenneling facility and to allow the operation of a new dog daycare use within the MG zone.

The properties are currently being entitled as two separate uses so that, in the future, if one of the sites or property owners proposes a change of use, each site could continue to operate independently.

STANDARD OF REVIEW

To approve an CUP application under CMMC Section 13-29(g)(2)(a-c), the Planning Commission must find that the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or

welfare, nor permit a use, density, or intensity inconsistent with the general plan or specific plans for the property. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards and the zoning code.

As necessary, proposed conditional uses may have conditions of approval applied to the development or their operations to ensure that the required findings can be met. An assessment of the project's relationship to the findings and General Plan is provided later in this report.

GENERAL PLAN CONFORMANCE

The following analysis further evaluates the proposed project's consistency with specific policies of the 2015-2035 General Plan.

1. **Policy LU-6.7:** "Encourage new and retain existing businesses that provide local shopping and services."

Consistency: The approval of this use would expand the operations of an existing business that provides a needed service to the community. Because the applicant is an existing business in the City, the approval would also support business retention as the company seeks to expand. Furthermore, the project site is currently vacant and in a deteriorated condition; the proposed use would improve the appearance of the building frontage along Superior Avenue.

Additionally, the approval for the reconfiguration of the sites would ensure the retention of an existing services that has expanded in the last couple of years throughout the City.

2. **Policy LU-6.1:** "Encourage a mix of land uses that maintain and improve the City's long-term fiscal health."

Consistency: Costa Mesa contains a diverse mix of land uses, including a variety of retail and service oriented commercial uses. The proposed facility and reconfiguration of the existing facility would provide dog daycare services for both residents and employees who work in the City. This service would allow employees who own dogs and work in Costa Mesa to have a convenient location to care for their pets during the day. The addition of another dog daycare facility would further diversify the City's land use mix and would be located in an area appropriate for such activity.

Additionally, the proposed reconfiguration of the site layouts would help retain an existing business within the City and support a diverse mix of uses throughout the community. Overnight dog daycare facilities fulfill an important community need by providing a valuable service for residents who travel or work extended hours, thereby contributing to the City's overall economic and fiscal health.

FINDINGS

Pursuant to Title 13, Section 13-29(g)(2), Findings, of the CMMC, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

- *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.*

Consistent. The proposed new use is substantially compatible with the surrounding developments and would not be materially detrimental to nearby properties in that the surrounding area is a mix of industrial uses, and no sensitive uses are located adjacent to the project site. Potential noise concerns would be minimized through conditions of approval on outdoor play hours and the fact that no overnight kenneling would occur at the new location. Conditions of approval have been implemented to limit outdoor play to between 8:00 a.m. and 7:00 p.m. The play area is also conditioned to require immediate and proper disposal of all waste and ongoing site maintenance.

Additionally, the proposed reconfiguration of the existing site at 1629 Superior Avenue is compatible with surrounding development, will not substantially alter current operations, and would not be detrimental to adjacent properties, as the expanded play area would remain located at the rear of the site. The existing conditions of approval would continue to be enforced on site to ensure the enjoyment of neighboring property. In addition, the existing site, which contains the dog play area at the rear of the property, has not received any complaints within the last year.

- *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.*

Consistent. Granting approval of the proposed dog daycare use would not be detrimental to the health, safety, or general welfare of the public, nor would it be injurious to property or improvements within the immediate neighborhood in that all business activities would primarily occur within the building, and an outdoor area

located to the rear of the property that would be fully fenced to ensure that dogs remain contained on site. Potential noise from outdoor operations would be mitigated through limited hours of use, and the applicant would be required to maintain the property in a clean condition to prevent odor impacts.

Additionally, granting the approval of the proposed reconfiguration of the site at 1629 Superior would not be detrimental to the health, safety, or general welfare of the public, nor would it be injurious to property or improvements within the immediate neighborhood in that the proposed expanded play area would be located in the same area as previously approved. The existing conditions of approval that have ensured the property operates in a clean manner and allows for the enjoyment of neighboring properties would remain in effect.

Conditions of approval have been included to restrict use of the outdoor play area to the hours of 8:00 a.m. to 7:00 p.m. and to require consistent trash collection. In addition, prior to commencing operations, all proposed tenant improvements would be reviewed by the City's Building and Fire Departments to ensure compliance with safety standards, appropriate occupancy, and adequate ingress and egress.

- 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.

Consistent. The proposed use and site reconfiguration would be compatible with the existing uses in the industrial zone and would meet the intent of the General Plan's Light Industrial land use designation, which allows certain commercial uses that are determined to be complementary to the industrial area. The project is consistent with the Light Industrial designation and complies with the applicable development standards of the Zoning Code, as it represents a commercial use that serves both local and regional needs while continuing to provide a community service. Furthermore, the project is consistent with General Plan Land Use Policies LU-6.1 and LU-6.7, as previously described.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Permitting and/or Minor Alteration of Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitat including nearby water bodies. This project site contains existing buildings, and the application does not include any new construction that would adversely affect native plants or species. The project would result in limited interior improvements to adequately address operation and safety concerns. The project is consistent with the applicable General Plan

designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES

As an alternative to the recommended action, the Planning Commission may:

Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW

The draft Resolution and this report has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site October 15, 2025. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on October 16, 2025.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on October 17, 2025.

As of the completion date of this report, one written public comment has been received. Any public comments received prior to the October 27, 2025, Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the project would establish amend the existing Conditional Use Permit for *The Bone Adventure* at 1629 Superior Avenue and allow a new dog daycare facility at 1619 Superior Avenue to allow for a shared operation and modified site layout. The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the required CUP findings can be made. The proposed use, as conditioned, would be compatible with the surrounding industrial businesses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.