



September 29, 2025

The Bone Adventure, Inc. requests a Conditional Use Permit from the City of Costa Mesa for a property adjacent to its existing business at 1629 Superior Avenue. The addition will be at 1619 Superior Ave., the property formerly known as “Jimmy’s Car Wash”.

Background

The Bone Adventure opened its doors at 1629 Superior Avenue (aka “Bone Home”) in August 2003, after obtaining its Conditional Use Permit. The Bone Adventure provides the following services:

- Cage Free Dog Daycare
- Overnight Boarding
- Bathing and Grooming

Since 2003, The Bone Adventure has become the premier dog care center in Orange County. With two locations (both in Costa Mesa) 5 miles apart, the company offers unprecedented freedom for active dogs wanting a great day of exercise, a safe boarding environment, and fabulous grooming at end-of-day pickup. The company has a strong customer base, who have been using The Bone Adventure’s services for years. The proposed expansion to the property to the south, at 1619 Superior, will allow the dogs to have more space to play, providing them with additional exercise and enrichment activities. While the company expects to grow, the addition of this property will also allow us to provide a more valuable service to existing clientele.

Today’s business

We are proud to note that 40% of our employees have been with us over five years. Many of our employees have worked with us through their college years and several have continued with us beyond college. Dog owners say that they can enjoy their time away from their dogs knowing they are safe and that our caring staff is watching them.

The number of dogs attending daycare, boarding, and grooming varies throughout the year. The average total number of dogs daily is approximately 60 at our “Bone Home” location on Superior Avenue. The overnight boarding numbers go up in the months of August, November, and December, while the number of dogs staying with us just for the day (daycare) goes down. As stated, our numbers will increase with this addition, but we will be able to provide better and richer services for existing clients.

The hours of “open to the public” operation are 6:30 AM to 8:00 PM seven days per week, 365 days per year. The Bone Adventure always has an employee on the premises to care for the dogs boarding overnight, although there will be no boarding at the 1619 location.

Proposed Use: Two Separate Properties with shared access

The two properties, 1619 and 1629 Superior, are owned by two different entities. The Bone Adventure has designed the layout for the properties to be joined by common play areas, and also to be operated independently, if the lease on either property is cancelled.

The Bone Adventure plans to use the property at 1619 Superior primarily for enhanced play areas. Our location on Bristol (Bone Backyard) has approximately 17,000 square feet of outside space. Bone Home today has around 3,000 square feet. The addition of 1619 Superior will expand our play areas to a total of approximately 12,000 square feet.

1619 Superior will be designed to operate independently from 1629 Superior.



- There is an entrance from the parking lot at 1619 into the offices/registration area that lead out to the play areas at 1619. The enclosed garage area will have kennels in which to feed dogs throughout the day.
- The small house on the property will be used for office space, conference room, and break area.
- There are two restrooms (just toilets and sinks) on the property.
- There are no plans for boarding or bathing dogs at 1619 Superior. If needed, there is room to develop a grooming entity within the enclosed garage area.

Property Enhancements

The Bone Adventure's goal is to develop this property to be visually appealing to the community. The owner of the property, Clay Stevens, has plans to make some improvements to ensure the safety and cleanliness of the existing structures:

- Repair roof on the small house
- Repair both bathrooms (just toilets and sinks)
- Clean out the attics in the small house and covered garage.
- Safely remove the old clarifier that existed in the former car wash. This has been approved by all agencies (done July, 2025)
- Enhance existing landscaping once the CUP is accepted.
- Repaired termite damage and wood in the house and the garage.
- Remove, replace, & repair damaged drywall.
- Will inspect and replace, where necessary, electrical outlets and breakers in house and garage.

The primary construction effort will be to install K9 grass (artificial turf specifically designed for canine use) and fencing to keep the dogs safe and to design separate enrichment areas. There will be at least two play areas, separated by fencing. Since much of the area is not enclosed, there is a need to provide shelter for inclement weather. We will develop sheltered walkways around the perimeter of the property to allow easy access to all areas as well as "time out" areas for dogs. PVC fencing and corrugated plastic shelter material will be used around the perimeter walkways.

To enhance the street presence of the property, The Bone Adventure will re-paint all structures at 1629 and 1619 Superior in an approved Costa Mesa color palette.

With the additional space, The Bone Adventure can provide enrichment activities such as smaller play groups, agility training, "yappy hour" (does not include alcoholic beverages!) for dogs and owners, separate areas to use balls for dog entertainment, and a place for puppies to play with each other. All of these activities will result in happier dogs, clients, and staff. The property also has a small garage type building in the south corner of the property that will allow for indoor/outdoor play.

1619 Staffing Requirements

There will be approximately 8000 sf of play area created at 1619. The dog daycare industry allows for 1 dog for every 100 square feet, resulting in a maximum amount of dogs at any time to be 80. We anticipate we will have an average of 60 dogs at any one time in this area. The industry average is to have 1 person for every 15 dogs, so there will be approximately 4 people working at one time.

Parking is always a problem in this area. There are 11 spaces currently planned to assist employees and clients to park at 1619 Superior. The Bone Adventure is located within .5 miles of a busy bus stop at 17th and Newport Blvd. Many of our existing employees do not have cars and utilize public transit to get to and



from work. Others ride skateboards and electric bikes. Getting employees to work on time and allowing clients to freely pick up and drop-off their pups is very important to The Bone Adventure. We believe we have planned adequately for parking.

An important note to add is that The Bone Adventure does not allow dogs to play outside its buildings until after 8am, and the dogs are brought inside no later than 7PM. We will continue with that policy at 1619 Superior.

Noise Concerns

The Bone Adventure Home has had its Conditional Use Permit since 2003. The major voiced concerns of this use has always been noise concerns. The Bone Adventure is committed to fantastic partnerships with our neighbors, which includes monitoring noise and fixing it if the need arises. We have had 22 years of experience in this area and when an issue has arisen, we are quick to provide a solution.

Noise control is important for the business to be successful for our neighbors as well as our staff. The amount of stress goes markedly up when nuisance barking occurs. Our staff is trained thoroughly to mitigate this. It's part of employee training, introductory and advanced, and it's part of our operations manual. It is not usual for barking to get out of control at Bone Home. As an insurance policy, all neighbors have the President's cell phone number. If they hear something, we encourage them to say something, and any problem is immediately addressed. The company is aware that our Conditional Use Permit is dependent upon peaceful coexisting with our neighbors.

The primary point we want to convey is that when dogs are off leash and the owners are not present, the behavior of dogs changes noticeably. Our environment is much different from a traditional kennel or rescue, where the stress level can be much higher. While sometimes newer dogs are nervous with the unknown, our environment is relaxed. The dogs are comfortable. The staff is trained to keep the yard that way.

In our service contract between The Bone Adventure and its clients, the clients understand that we need to keep the barking to a minimum. See the exact wording below in our contract. The Bone Adventure has bark collars that are used (with owner's consent) when a dog is barking and not listening to commands. If this does not work, clients understand that their dog cannot play outside. This happens rarely, but we have removed dogs from the play areas for barking. There are suitable places inside the building for barking dogs to be safely cared for.

- *I understand that The Bone Adventure needs to monitor our noise level in the neighborhood. I further understand that if my dog creates a disturbance with constant/continuous barking, The Bone Adventure reserves the right to use a citronella (not shock) bark control device on my dog as necessary. I have read this and understand the importance of discouraging constant/continuous barking.*

1619 Superior is further away from residential structures than our current location. There are a couple of units that may be able to see the dogs playing, it can be a wonderful view! To provide for increased control of the environment, The Bone Adventure will install a retractable sailcloth overhead covering much of the outdoor area. This will provide additional shade for the animals, minimize noise, and reduce the overhead view into the facility for the convenience of the surrounding neighbors. We will also provide trees and other landscaping to enhance the visual appearance of the property.

In preparation for the planning commission meeting where noise concerns could be mentioned we have hired a consulting firm: Acoustics Group, Inc. That report is submitted along with this application.

Conclusion



The Bone Adventure has successfully co-existed in this area on Superior Avenue for 23 years. The area is zoned Industrial and there is a car wash, auto body shop, motorcycle shop, and a steady flow of traffic in the vicinity. This is the primary reason The Bone Adventure chose this area. Since 2003, there has been some residential development on and around Superior Avenue. Communication with neighboring businesses and residents will always be key. The Bone Adventure has abided by all the conditions of its current CUP since 2003. We are already an established business in Costa Mesa and will continue to contribute to this eclectic and vibrant community.

Thank you for your attention to this request.

Sincerely,

Diane Cuniff
Founder/Owner/President
The Bone Adventure, Inc.

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