

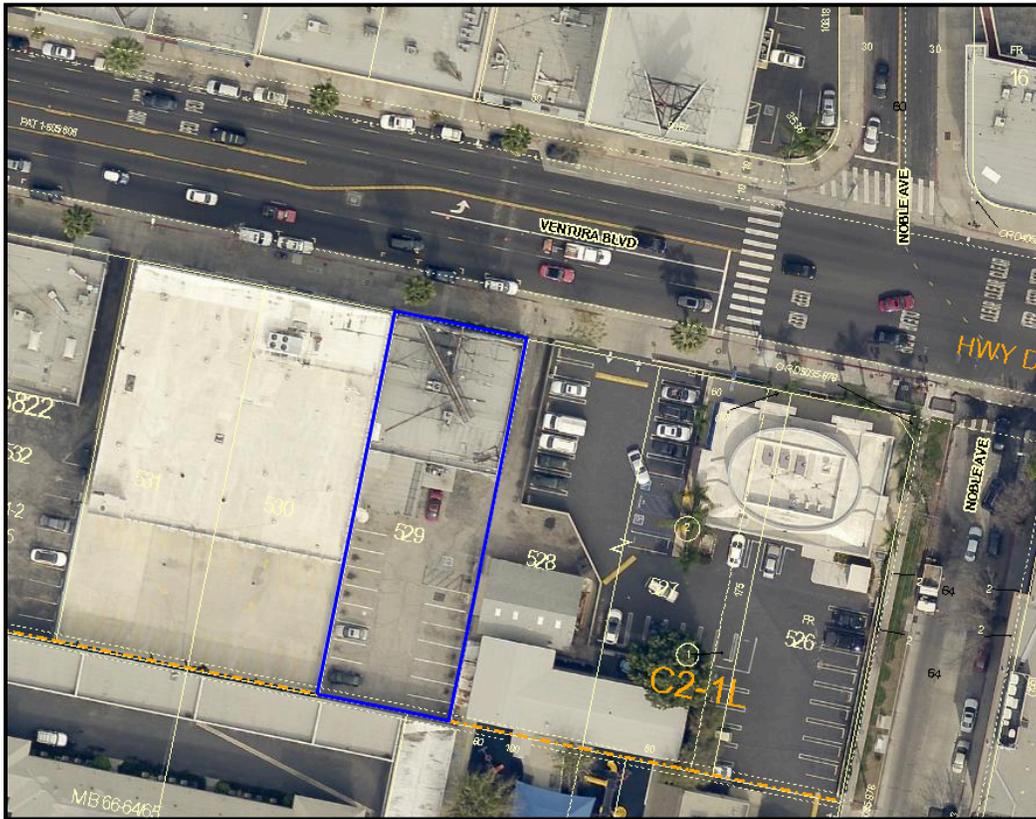
DOG E DEN

15122 W. Ventura Boulevard
Sherman Oaks, CA 91403

PROJECT OVERVIEW

The Applicant, Dog-E-Den, is seeking to use and maintain an overnight boarding facility for dogs and cats in conjunction with a permitted animal daycare and grooming business within an approximately 3,600-square foot portion of an existing approximately 7,500 square foot commercial building located at 15122 Ventura Boulevard. The existing on-site parking will remain. The Subject Property is located within the adopted Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area, the adopted Ventura/Cahuenga Boulevard Corridor Specific Plan area¹, and the C2-1L Zone.

SUBJECT PROPERTY (W/ZONING)



¹ The subject property is within the Ventura/Cahuenga Boulevard Corridor Specific Plan area; however, pursuant to Specific Plan Section 4., the instant request does not constitute a “Project” in that it does not result in an increase in floor area, trips, or parking requirements.

Project Description

The proposed project consists of the overnight boarding of dogs and cats as an ancillary use to the existing dog daycare, grooming and training use that occupies the ground floor of the existing commercial building located on the Subject Property. No further development (i.e., no additional floor area) of the Subject Property is required or planned. The boarding facility is intended to supplement the existing daycare, grooming and training services that currently serve the local community, providing care for domestic pets (cats and dogs). No veterinary uses are proposed.

The pet boarding operation is functional 24 hours a day, seven days a week. The proposed use, however, will be open for pick-up and drop-off, Monday through Friday from 7:00 AM to 8:00 PM and Saturday and Sunday from 9:00 AM to 6:00 PM (normal business hours for the daycare, grooming and training services). Early drop-off, up to one hour prior to opening and late pick-up, up to two hours after closing will be provided in special circumstances on a reservation basis.

The facility will provide cage-free overnight boarding. The reception area is located at the rear portion of the facility, directly accessible from the onsite parking area and away from the public sidewalk and street. The approximately 2,052-square foot main floor area serves as the play area and training area. It also serves as the cage-free overnight boarding area. Pet beds and blankets are placed in the play area for overnight boarders. A separate boarding room has partitions that create 15-square foot pens to allow separation of dogs at feeding time and also allow individual overnight boarding pens for those pet owners that prefer a private overnight stay for their pets. There will be no outdoor boarding of animals at any time.

REQUESTED ENTITLEMENT

The Applicant is seeking a **VARIANCE** from Los Angeles Municipal Code (“LAMC”) Section 12.14A, to permit the overnight boarding of dogs and cats otherwise not permitted in the C2 Zone.

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