

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 5, 2026

HEARING DATE: March 17, 2026 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2024-003002-(3)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) No.
RPPL2024004449

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 1558 Will Geer Road, Topanga, CA 90290

OWNER: Randall Neece and Joseph Timko

APPLICANT: Canyon View Ranch

CASE PLANNER: Shawn Skeries, Principal Planner
sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-003002-(3), CUP Number RPPL2024004449, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024004449 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- The applicant is requesting a CUP to authorize the continued operation of a dog kennel and training facility (“Project”), pursuant to County Code Chapters 22.52 (Development Program Zone) and 22.158 (Conditional Use Permits). The Project is located at 1558 Will Geer Road in unincorporated Topanga.
- The applicant requests modifications to various previous conditions related to CUP Number 201300135, which previously authorized the continued operation of the dog kennel and training facility, including:
 - Inspection timing
 - Clarifying the term “subject site” versus “project site”
 - Allowing a maximum number of 60 dogs year-round instead of 60 dogs only during holidays and the summer months and 50 dogs during the rest of the year
 - Reducing data collection and reporting requirements
 - Clarifying visiting hours and appointment times to allow the public to arrive between 8:00 a.m. and 10:00 a.m. while the facility is open
 - Allowing training lessons on Sundays
 - Only requiring a shuttle for clients when trips exceed 50 clients per week instead of 30 clients per week

B. Project

The Project includes the operation of an existing 1,125-square-foot building, originally constructed as a guest house and attached storage area, that serves as an office, dog kennel, grooming, and veterinarian building. The building contains a mud room for cleaning, a crate room for boarding dogs, a grooming room, a reception area, a bathroom, and a kitchen. The building’s front and rear yards serve as dog training yards and include dog runs, splash pools and amenities. The Project is located on a site that includes the owner’s 3,640-square-foot single-family residence. The business will continue to be open from 8:00 a.m. to 6:00 p.m. Monday through Saturday and will be open on Sundays for training lessons. The business will provide a shuttle for clients when trips exceed 50 clients per week.

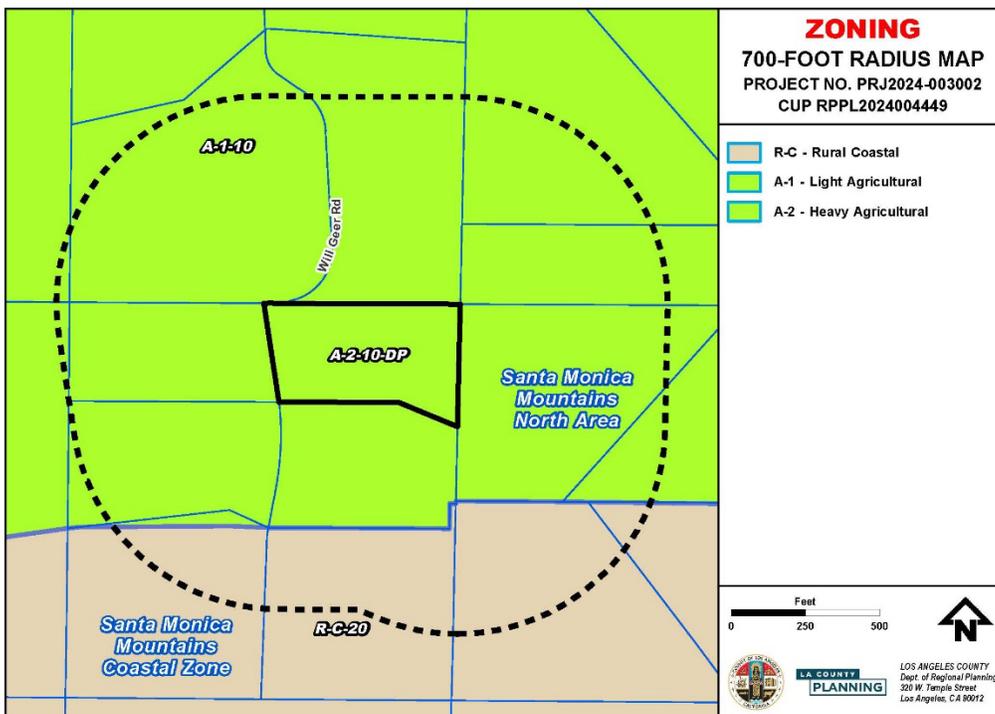
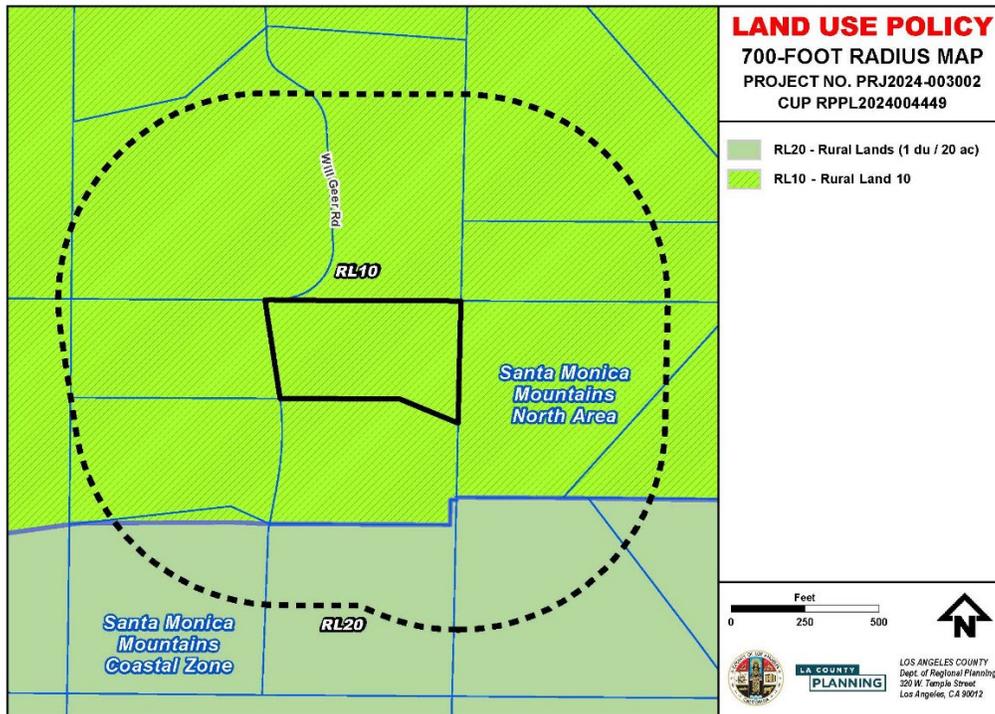
C. Project Background

The property is zoned A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Required Lot Area – Development Program), as approved by the Board of Supervisors (“BOS”) on December 10, 2002, when they also approved CUP Number 00-082 to establish the dog kennel and training facility. The BOS subsequently approved CUP Number 201300135 for the continued operation of the dog kennel and training facility on June 14, 2016.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	RL10 (Rural Land – One dwelling unit per 10 acres maximum density)	A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Required Lot Area – Development Program)	Single-family residence; dog kennel and training facility
NORTH	RL10	A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)	Single-family residence and vacant land
EAST	RL10	A-1-10	Vacant land
SOUTH	RL10, RL20 (Rural Land – One dwelling unit per 20 acres maximum density)	A-1-10, R-C-20 (Rural – Coastal – 20 Acre Minimum Required Lot Area)	Single-family residence and vacant land
WEST	RL10	A-1-10	Single-family residences and vacant land



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7076	M-3 (Unclassified)	12/26/1956
7276	A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	12/24/1957
2002-0062z	A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area)	8/20/2002
2002-0105z	Zone Change to A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Required Lot Area – Development Program)	12/10/2002

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 46468	Construct a guest house, pool, and spa	3/8/2000
Zone Change No. 00-082-(3) and Conditional Use Permit No. 00-082-(3)	Zone change from A-1-1 to A-2-10-DP; establish dog kennel and training facility	12/10/2002
Conditional Use Permit No. 2013-00135	Continued operation of a dog boarding and training facility	06/14/2016
Revised Exhibit “A” No. RPPL2020007043	Addition of a gazebo	10/27/2020

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
04-0047059	Violation of CUP regarding number of dogs	Closed 3/10/2016
14-0001802	Uncovered lighting	Closed 3/26/2020
RPCE2021001805	Violation of CUP regarding number of dogs	Closed 6/23/2021

ANALYSIS

A. Land Use Compatibility

The Project Site is located in the Santa Monica Mountains North Area Plan’s Rural Land 10 (“RL10”) land use designation, the Santa Monica Mountains North Area Community Standard District (“SMMCSD”), and the SMMCSD’s Topanga Canyon Area, which

includes additional Area Specific Development Standards. The Project involves the continued operation of a dog kennel and training facility with no expansion of the previously permitted structures. The Project is consistent with the RL10 land use designation because it is a local serving commercial use consistent with the agricultural and residential uses and equestrian facilities in the area, as found by the BOS on December 10, 2002, when they approved Zone Change Number 00-082-(3). The Santa Monica Mountains North Area Plan and the SMMCSD do not provide any additional requirements for a dog kennel and training facility.

As noted above, the applicant requests modifications to various previous conditions related to CUP Number 201300135, which previously authorized the continued operation of the dog kennel and training facility, including:

- Allowing a maximum number of 60 dogs year-round instead of 60 dogs only during holidays and the summer months and 50 dogs during the rest of the year
- Clarifying visiting hours and appointment times to allow the public to arrive between 8:00 a.m. and 10:00 a.m. while the facility is open
- Allowing training lessons on Sundays
- Only requiring a shuttle for clients when trips exceed 50 clients per week instead of 30 clients per week

These four modifications will not change the compatibility of the land use with the surrounding area, as the dogs will still be required to be inside during night hours and the applicant will still be required to maintain clean and quiet operations. The size of boarding facilities is not specifically addressed in the General Plan, the Santa Monica Mountains North Area Plan, or the SMMCSD. Coastal Development Permit Number RPPL2016004272, which authorized the existing equestrian facility nearest to the site, only requires a shuttle for clients when trips exceed 50 clients per week.

B. Neighborhood Impact (Need/Convenience Assessment)

The dog kennel and training facility would continue to provide an added amenity for the public and area residents. The boarding and care of large and small dogs fills a need in the community and training facilitates good dog citizenship for all residents. Allowing a maximum of 60 dogs year-round would avoid the need for the facility to juggle the holiday and seasonal fluctuations, and this number of dogs can be accommodated within the existing site. Many of the facility's customers are families with more than one dog. Only requiring a shuttle for clients when trips exceed 50 clients per week instead of 30 clients per week would increase traffic by up to 20 trips per week, but this number of additional trips can be accommodated by the existing road access and will be spread across the week. As noted above, the existing equestrian facility nearest to the site is only required to provide a shuttle for clients when trips exceed 50 clients per week.

C. Design Compatibility

No new physical development on the site is proposed. The site will utilize existing buildings, site, access and customer parking.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains North Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements of the A-2-DP Zone and the SMMCSD. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.158.050 (Conditional Use Permit Findings and Decision). The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 – Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works, in a letter dated December 23, 2024, recommended that the Project proceed to public hearing with no comments.
2. The Fire Department, in a letter dated December 3, 2024, recommended that the Project proceed to public hearing with no comments.
3. The Department of Public Health, in letter dated February 20, 2025, recommended that the Project proceed to public hearing with required conditions of approval.
4. The Department of Parks and Recreation, in a letter dated November 26, 2024, had no comments.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

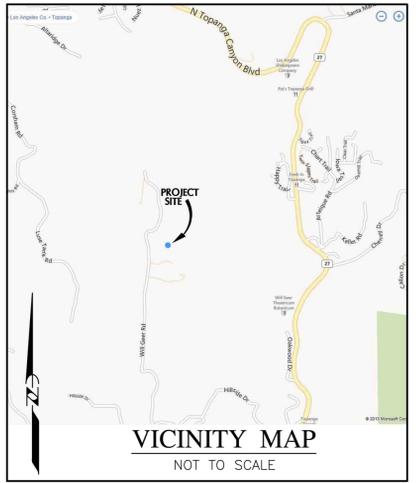
C. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: *Rob Glaser*
Robert Glaser, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence



GENERAL NOTES

- AREA 5.0 AC. GROSS
- EXISTING ZONING A-2-10-0P
- EXISTING GENERAL PLAN NON-URBAN
- EXISTING SITE USE S.F. RESIDENTIAL/DOG TRAINING/KENNEL FACILITY
- COMMUNITY/AREAWIDE PLAN RURAL LAND II (MALIBU LOCAL COASTAL PLAN)
- DEVELOPMENT IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE
- EXISTING PARKING SPACES 16
- VAN ACCESSIBLE PARKING SPACES 1
- TOTAL NUMBER OF PARKING SPACES 17
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 1 AND 10 FEET.
- BOUNDARY LINES ESTABLISHED FROM RECORD MAPS.
- THERE ARE 2 OAK TREES WITHIN THE PROJECT BOUNDARY.
- NO GRADING PROPOSED

LEGAL DESCRIPTION:

APN: 4440-007-055:
 BEING A PORTION OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER, OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN

UTILITY PURVEYORS

- WATER SERVICES - PRIVATE WATER WELL
- SEWER SERVICES - PRIVATE SEPTIC SYSTEM
- ELECTRIC - SOUTHERN CALIFORNIA EDISON COMPANY
- GAS - EXPO PROPANE

LEGEND

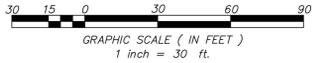
- H Horizontal Control
- V Vertical Control
- HV Horizontal Vertical Control
- U Utility Pole
- G Guy Wire Anchor
- P Pole
- L Light Pole
- R Runway Light
- S Swamp
- WF Waterfall
- O Post
- S Sign
- MB Mailbox
- W Windsock
- A Antenna
- R Rock
- M Misc. Object
- T Tree
- G Grid
- MH Manhole
- FH Fire Hydrant
- G Gate
- C Culvert
- GU Guardrail
- F Fence
- B Brush
- Trees
- Spot Elev.
- Tract Boundary Line
- Existing Split Rail Fence
- Existing Access Driveway
- Existing Water Line
- Animal Containment Area

NOTE:
 "PROTECTED ZONE" OF AN OAK TREE EXTENDS 5' FROM THE DRIFLINE OUTWARD, OR A MINIMUM OF 15' FROM THE TRUNK; WHICHEVER DISTANCE IS GREATER.

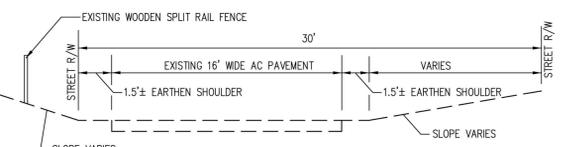
BUILDING TABLE

NO.	S.F.±	USE	TYPE
①	240	UTILITY BUILDING	WOOD FRAME
②	464	DOG KENNEL RUNS	CONC. BLOCK CHAIN LINK
③	1,125	DOG CLUB / HOUSING	WOOD FRAME
④	120	SUPPLIES - DOG FOOD	WOOD FRAME
⑤	72	ELECTRICAL SHED	WOOD FRAME
⑥	40	POND PUMP HOUSE	CONC. BLOCK
⑦	120	STORAGE	WOOD FRAME
⑧	120	STORAGE	WOOD FRAME
⑨	115	TOOL SHED	WOOD FRAME
⑩	3,640	RESIDENTIAL STRUCTURE	WOOD FRAME
⑪	136	PUMP POOL HOUSE	CONC. BLOCK
⑫	864	HORSE STABLES	WOODEN FRAME W/ METAL ROOF
⑬	118	GAZEBO - CLIENT WAITING AREA (ADA COMPLIANT)	WOOD FRAME

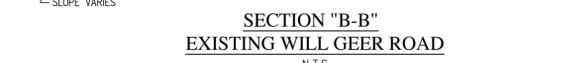
BENCH MARK:
 LOS ANGELES COUNTY BM "9023"
 RDPW TAG IN TOP ROCK WALL 120" N/O & 38" W/O
 C/L INT TOPANGA CYN BLVD & OAKWOOD DR 28' S/O
 PP #2197100E
 ELEV. = 896.141FT (NAVD88/2005ADJ)



SECTION "A-A"
 PRIVATE DRIVEWAY AND FIRE LANE
 N.T.S.



SECTION "B-B"
 EXISTING WILL GEER ROAD
 N.T.S.



APPLICANT:
RANDALL NEECE & JOSEPH TIMKO
 1558 WILL GEER RD.
 TOPANGA, CA 90290
 Ph.: (310) 455-7897 Fax: (310) 455-3477

C.U.P. EXHIBIT "A"
CANYON VIEW TRAINING RANCH FOR DOGS

APN: 4440-007-055
 1558 WILL GEER RD.
 TOPANGA, CA 90290
 IN THE COUNTY OF LOS ANGELES

TOPOGRAPHIC BASE PREPARED BY:



JOHN H. MACNEIL
 2330 N. TOPANGA CYN. BLVD.
 TOPANGA, CA 90290
 (310) 455-2013
 LICENSED LAND SURVEYOR
 NO. 3358

- REV. 09-01-2024
- REV. 09-11-2019
- REV. 06-23-2016
- REV. 05-19-2016
- REV. 10-15-2014
- REV. 09-11-2014
- REV. 06-17-2014
- REV. 11-27-2013
- REV. 11-21-2013
- Date



PROJECT NUMBER PRJ2024-003002-(3) **HEARING DATE** March 17, 2026

REQUESTED ENTITLEMENT(S)
Conditional Use Permit (“CUP”) No.
RPPL2024004449

PROJECT SUMMARY

OWNER / APPLICANT

Randall Neece and Joseph Timko / Canyon View Ranch

MAP/EXHIBIT DATE

September 1, 2024

PROJECT OVERVIEW

A CUP to authorize the continued operation of a dog boarding and dog training facility located in the A-2-10-DP Zone pursuant to County Code Chapter 22.52.

LOCATION

1558 Will Geer Road in Topanga, CA

ACCESS

Will Geer Road via Hillside Drive

ASSESSORS PARCEL NUMBER(S)

4440-007-055

SITE AREA

Five Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

The Malibu

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL10 (Rural Land – One dwelling unit per 10 acres maximum density)

ZONE

A-2-10-DP (Heavy Agricultural – 10 Acre minimum required lot area - Development Program)

PROPOSED UNITS

n/a

MAX DENSITY/UNITS

n/a

APPLICABLE STANDARDS DISTRICT(S)

Santa Monica Mountains North Area Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Santa Monica Mountains North Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.16.030 (Land Use Regulations for A-2 zone)
 - Section 22.16.050 (Development Standards for A-2 zone)
 - Chapter 22.52 (Development Program Zone)
 - Section 22.336.070.M (Outdoor Lighting)
 - Section 22.336.070.L (Noise)
 - Section 22.336.090.A.4 (Topanga Canyon – Development Standards)

CASE PLANNER:

Shawn Skeries

PHONE NUMBER:

(213) 974 - 0051

E-MAIL ADDRESS:

sskeries@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-003002-(3)
CONDITIONAL USE PERMIT NO. RPPL2024004449

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2024004449 (“CUP”) on March 17, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Canyon View Ranch, ("Permittee"), requests the CUP to authorize the continued operation of a dog kennel and training facility (“Project”) on a property located at 1558 Will Geer Road in the unincorporated community of Topanga ("Project Site") in the A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Required Lot Area – Development Program) Zone pursuant to County Code Chapters 22.52 (Development Program Zone) and 22.158 (Conditional Use Permits).
4. **ENTITLEMENT(S) REQUIRED.** The CUP is required for the continued operation of a dog kennel and training facility in the A-2-10-DP Zone pursuant to County Code Chapters 22.52 and 22.158.
5. **LOCATION.** The Project is located at 1558 Will Geer Road (Assessor’s Parcel Number 4440-007-055) within the Malibu Zoned District and the Santa Monica Mountains Planning Area.
6. **PREVIOUS ENTITLEMENT(S).**
 - Zone Change No. 00-82-(3) authorized a zone change from A-1-10 (Light Agricultural – Ten Acre Minimum Required lot Area) to A-2-10-DP.
 - Conditional Use Permit No. 00-82-(3) authorized the establishment of a dog boarding and training facility.
 - Conditional Use Permit No. 201300135 authorized the continued operation of a dog boarding and training facility.
7. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land – One dwelling unit per 10 acres maximum density) land use designation of the Santa Monica Mountains North Area Plan Land Use Policy Map.

8. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned A-2-10-DP. Pursuant to County Code Chapter 22.52, a Conditional Use Permit is required for a dog boarding and training facility.

9. **SURROUNDING LAND USES AND ZONING**

The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN	ZONING	EXISTING USES
NORTH	RL10 (Rural Land – One dwelling unit per 10 acres maximum density)	A-1-10 (Light Agricultural - 10 Acre Minimum Required Lot Area)	Single-family residence and vacant land
EAST	RL10	A-1-10	Vacant land
SOUTH	RL10, RL20 (Rural Land – One dwelling unit per 20 acres maximum density)	A-1-10, R-C-20 (Rural – Coastal – 20 Acre Minimum Required Lot Area)	Single-family residence and vacant land
WEST	RL10	A-1-10	Single-family residences and vacant land

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is approximately five gross acres in size and consists of one legal lot. The Project Site is irregular in shape with flat to gentle-sloping topography and is developed with an existing 1,125-square foot building, originally constructed as a guest house and attached storage area, that serves as an office, dog kennel, grooming, and veterinarian building (“kennel building”). The building contains a mud room for cleaning, a crate room for boarding dogs, a grooming room, a reception area, a bathroom, and a kitchen. The kennel building’s front and rear yards serve as dog training yards and include dog runs, splash pools and amenities. The Project is located on a site that includes the owner’s 3,640-square-foot single-family residence. The business is open from 8:00 a.m. to 6:00 p.m. Monday through Saturday, and on Sundays for training lessons. The business currently provides a shuttle for clients when trips exceed 30 clients per week.

B. Site Access

The Project Site is accessible via Will Geer Drive to the west by way of Hillside Drive. Primary access to the Project Site will be via an entrance/exit on Will Geer Drive.

C. Site Plan

The Site Plan depicts the Project Site with the existing single-family residence, the kennel building, and outdoor kennel-related dog play and training areas. Customer

parking areas are also shown on the Site Plan. Other features shown include an existing riding ring, stables, a swimming pool, and storage buildings that are not a part of the dog kennel business but rather part of the private residence on site.

11. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), and the County Environmental Document Reporting Procedures and Guidelines, because the Project involves the continued operation of a dog kennel and training facility with no expansion of the previously permitted use and structures. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic route. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations.
12. **COMMUNITY OUTREACH.** No community outreach was conducted by the Permittee prior to the public hearing.
13. **PUBLIC COMMENTS.** Staff received **X** letters of support for the continued operation of the current dog kennel and training facility.
14. **AGENCY RECOMMENDATIONS.**
 - A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated December 23, 2024.
 - B. County Fire Department. Recommended clearance to public hearing with no conditions in a letter dated December 3, 2024.
 - C. County Department of Public Health: Recommend clearance to public hearing with conditions in a letter dated February 20, 2025.
 - D. County Department of Parks and Recreation: Had no comments in a letter dated November 26, 2024.
15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (*The Malibu Times*) and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On January 27, 2026, a total of 12 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan because the RL10 land use designation is intended for uses that are compatible with larger agricultural parcels and that promote local-serving commercial needs. The proposed use, with the conditions of approval, is compatible with larger agricultural lots, low-density single-family residences, agricultural and equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfasts, low intensity conference centers, public and private schools, and other local-serving commercial and public facilities.

17. **GOALS AND POLICES.** The Hearing Officer finds that the following goals and policies of the General Plan and the Santa Monica Mountains North Area Plan are applicable to the Project:

General Plan:

- A. Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.** Authorizing the continued use of the dog kennel and training facility will contribute to, and directly enhance, the vibrant community of Topanga Canyon by serving the need of the area's residents for a dog boarding and training amenity. Modifications to various previous conditions related to Conditional Use Permit Number 201300135, which previously authorized the continued operation of the dog kennel and training facility, reflect continuing refinement of the business' operations and neighborhood needs and are not expected to result in a conflict with the existing land uses in the area. Instead, these modifications will bring this Project into consistency with other boarding facilities in the area.
- B. Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.** The dog kennel and training facility will support Topanga Canyon's area residents with an emphasis on proper care and training of dogs while being sited and conditioned to complement the uses in the area, which include horse boarding and large-lot residential uses. The Project will continue to provide a shuttle service for clients and will maintain a similar level of dog boarding activity that is more evenly regulated throughout the year.
- C. LU-26: Require that commercial uses be designed to be compatible in scale and appearance with the existing community and surrounding natural environment. Require all new commercial and institutional development to be compatible with the rural character of the area and the surrounding natural environment to the maximum extent feasible.** The dog kennel and training facility was previously found consistent in size and scale with the existing community and environment. There is no physical expansion of the facility. The facility's buildings are set back more than 50 feet from all residential structures and operational measures are in place to keep dogs in the kennel building to reduce noise during nighttime quiet hours.

Santa Monica Mountains Land Use Plan:

- D. CO-45: Require confined animal facilities to utilize BMPs to manage animal waste.** The Project is conditioned to require the dog kennel and training facility to continue using Best Management Practices to manage animal waste. The kennel building is serviced by a dedicated septic system. All training and play yards are cleaned continuously throughout the day to clean up any waste from the dogs and preclude problems with odor or vectors. All waste is disposed of either in the septic system or removed by a disposal company in airtight bags or containers. The two main play yards and the training yard all have artificial turf, eliminating the need for fertilizer and excessive watering. No chemicals are used in any of the wading pools or fountains for the dogs, and the water is cycled through high-intensity ultraviolet lights to kill bacteria that might be in the water. All cleaning and disinfecting products are biodegradable and rated safe for the environment.
- E. LU-22: Provide that residential and non-residential uses are buffered from each other through siting and design techniques.** The Project is designed to comply with the required setback distances between residential structures and structures associated with the dog kennel and training facility. The Project layout minimizes noise levels from the dogs in the neighborhood, and implements a comprehensive noise control program, including fountains and manmade waterfalls to assist in sound attenuation, which produces a natural and pleasing presence to the Project that keeps dogs from being aware of sounds offsite, and preserves the tranquility of the facility and the neighborhood.
- F. LU-36: The lighting of facilities at night should be limited to necessary security lighting that is controlled by motion detectors, and the luminosity should be compatible with dark skies standards.** The Project is conditioned to require all lighting fixtures to be shielded and pointed downward. The Project's operations will be consistent with the dark skies provisions found in County Code Section 22.336.070.M (Outdoor Lighting).

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-2-10-DP zoning classification because a dog kennel and training facility—including its accessory structures—is a principal permitted use in such zone with a Conditional Use Permit pursuant to County Code Chapter 22.52. The A-2 Zone allows dog kennel and training facilities as an outright permitted use with a Ministerial Site Plan Review. However, the ()-DP Combining Zone requires the Conditional Use Permit to ensure compatibility with the surrounding land uses. Non-residential uses that are permitted in the basic zone are permitted in the ()-DP Combining Zone, subject to the limitations and conditions of the approved Conditional Use Permit. Only those structures and uses associated with the dog kennel and training facility are subject to the conditions of Project approval.

19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.16.030, as the Project would meet all required setback standards related to the dog kennel and training facility. All buildings and structures on the property used in conjunction with the dog kennel and training facility are located at least 50 feet from any street or highway or any habitable structure.
20. **NOISE.** The Hearing Officer finds that the Project is consistent with applicable noise requirements identified in County Code Section 22.336.070.L (Community-Wide Development Standards – Noise). As required by the conditions of Project approval, the Permittee must employ noise attenuation equipment and/or measures as needed to ensure that noise levels do not become a nuisance.
21. **FENCING.** The Hearing Officer finds that the Project is consistent with the applicable fencing requirements identified in County Code Section 22.336.090.A.4.a (Topanga Canyon Area Specific Development Standards – Fences and Walls). The Project does not include any new or replacement fences that are located either within required front yards, or within required corner side yards or required rear yards closer than five feet to any highway line. Existing fences will be maintained as is.
22. **PARKING.** The Hearing Officer finds that the Project is designed appropriately for the use with 16 existing parking spaces and one van accessible parking space.
23. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.336.070.M (Outdoor Lighting). The Project includes minimal outdoor lighting that would be appropriately shielded in accordance with Santa Monica Mountains North Area Community Standards District (“SMMNA CSD”) standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.336.070.M (Outdoor Lighting).

CONDITIONAL USE PERMIT FINDINGS

24. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The Project’s continued use is designed in accordance with applicable SMMNA CSD requirements, which implement the goals and policies found in the Santa Monica Mountains North Area Plan, which is the General Plan for the area. The land use designation allows for the Project’s continued use with the required Conditional Use Permit.
25. **The Hearing Officer finds that the proposed use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The Project remains consistent with the A-

2-10-DP zoning on the Project Site, as no expansion of the site or structures is proposed. The Project Site is on a private well system, and all water is recycled, reused, and recharged. The kennel building is on a dedicated septic system, and all dog waste is continuously disposed of either in the septic system or removed by a waste disposal company.

Modifications to various previous conditions related to Conditional Use Permit Number 201300135, which previously authorized the continued operation of the dog kennel and training facility, such as allowing a maximum number of 60 dogs year-round instead of 60 dogs only during holidays and the summer months and 50 dogs during the rest of the year, only requiring a shuttle for clients when trips exceed 50 clients per week instead of 30 clients per week, and modifications to other minor operational and reporting requirements, are consistent with the type of use and development standards set forth in the SMMNA CSD and the operations of other nearby boarding facilities.

26. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as otherwise required to integrate said use with the uses in the surrounding area. No change to the Project Site is proposed. All buildings and structures on the property used in conjunction with the permitted use are located at least 50 feet from any street or highway or any habitable structure, as shown on the site plan. The facility is integrated into the natural topography, and all lighting is pointed downward. Changes to the facility's operations, including an increase in the number of maximum dogs to a consistent year-round amount, do not require additional facilities or physical changes to the site.

27. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. No change of access to the site is proposed. In September 2002, the County Department of Public Works conducted a traffic count on Hillside Drive, which is connected to Will Geer Road, and counted a total of 715 cars within a 24-hour period, with the highest peaks at 7:15 a.m. with 57 cars and at 3:00 p.m. with 60 cars. The County Department of Public Works reported that these traffic counts were consistent with the low-density residential character of the neighborhood.

A modification to a previous condition related to Conditional Use Permit Number 201300135 will only require a shuttle for clients when trips exceed 50 clients per week instead of 30 clients per week. This change is consistent with the conditions that apply to another horse boarding facility in the area.

28. **GRANT TERM.** The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses; it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project involves the continued operation of a dog kennel and training facility with no expansion of the previously permitted use and structures.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities, categorical exemption); and

PROJECT NO. PRJ2024-003002-(3)
CONDITIONAL USE PERMIT NO. RPPL2024004449

EXHIBIT C
FINDINGS
PAGE 9 OF 9

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024004449**, subject to the attached conditions.

ACTION DATE: March 17, 2026

MG:RG:SS

3/5/2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003002-(3)
CONDITIONAL USE PERMIT NO. RPPL2024004449

PROJECT DESCRIPTION

Continued operation of a dog kennel and training facility on a property located at 1558 Will Geer Road in the unincorporated community of Topanga, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on March 17, 2041.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit, application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the dog kennel and training facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,760.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **8** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **County Public Health.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Health ("Public Health") to the satisfaction of said department, in particular the requirements contained in Title 12 (Environmental Protection) of the County Code, County Code Section 12.08.390 (Exterior Noise Standards), and their conditions dated February 20, 2025.
15. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific

zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

16. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **May 18, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

19. The operation of the dog kennel and training facility shall be further subject to all of the following restrictions:
 - a. The Permittee shall keep all facility licenses current and have such licenses available for inspection at all times;
 - b. The Permittee shall keep the facility in compliance with all applicable requirements and standards set forth in Title 10 (Animals) of the County Code, to the satisfaction of the County Department of Animal Care and Control;
 - c. No animal shall be kept or allowed to be outside the facility's fences, except when leashed and accompanied by the animal's owner, the Permittee, or the Permittee's employees for training purposes;
 - d. The Permittee shall employ noise attenuation equipment and/or measures as needed to the satisfaction of the Director;
 - e. The Permittee shall keep dog waste in airtight containers and in separate trash bins and shall dispose of dog waste at least once per week;
 - f. The Permittee shall employ additional odor mitigation measures, as needed, to the satisfaction of the Director;
 - g. The facility shall be limited to a maximum of 60 dogs on the premises at any one time;
 - h. Hours of public visitation shall be limited to 8:00 a.m. to 6:00 p.m. daily.
 - i. The Permittee shall arrange for the transportation of dogs, either by the owner or by the facility, to occur during off-peak hours;
 - j. A shuttle service shall be provided for clients/dogs when trips to the facility by clients exceed 50 trips per week.
 - k. Dog shows and special events are prohibited;
 - l. Dog grooming, except for the grooming of dogs being boarded at the facility, is prohibited;

- m. Signage for the facility shall not exceed 18 inches by 42 inches;
- n. All signage on the subject property shall comply with all applicable zoning requirements to the satisfaction of the Director;
- o. Exterior lighting on the subject property shall be directed away from adjacent properties, shall be of low intensity and height, shall be shielded so the light source is not seen from adjacent properties, and shall be utilized only for security purposes. Night lighting shall be minimized and floodlights shall be expressly prohibited. Use of motion detectors shall be maximized for outdoor lighting; and
- p. The Permittee shall use only biodegradable insecticides, detergents, and herbicides on the grounds of the facility.

PROJECT SITE-SPECIFIC CONDITIONS

20. **Scope of Approval.** This grant shall authorize the continued operation of a dog kennel and training facility for a period of 15 years from the date of approval. No modification to the site is approved with this permit. This grant only pertains to the dog kennel and training facility and those associated structures and uses.

Attachment:
Public Health conditions dated February 20, 2025

STATEMENT OF FINDINGS

for Canyon View Ranch

Owners: Randall Neece and Joseph Timko
1558 Will Geer Road, Topanga, CA 90290
Email: randallneece@gmail.com
(310) 455-7897

The use at the location:

- a. Does not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;**
- b. Is not materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and**
- c. Does not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The entire facility is designed to be pleasing to the eye with interesting architecture, lush landscaping, hidden parking areas, water features, and enormous pedestrian areas and park spaces. The project is designed to blend with the prevailing rural development patterns in the area.

The project layout minimizes noise levels from the dogs in the neighborhood, and implements a comprehensive noise control program, including fountains and manmade waterfalls to assist in sound attenuation, which produces a natural and pleasing presence to the project and that keeps dogs from being aware of sounds offsite, and preserves the tranquility of the Ranch and neighborhood.

Canyon View Ranch maintains a peaceful setting for the dogs which includes socializing with other dogs, no digging or chewing, and no barking. Training dogs to correct such behavioral issues is an important part of the training program, and many dogs are brought to the Ranch in order to learn the "Quiet" command, among other obedience training.

The existing training and boarding ranch for dogs was designed and constructed to conform to the natural topography and avoid any massive landform alteration. The structures do not disrupt the primary view of any neighboring homes, and all lighting is directed downward to protect surrounding areas. Accordingly, the project provides the maximum feasible protection to significant public and private views. At no time do the structures in any way shade any surrounding homes.

The kennel/office building is serviced by a dedicated septic system. All training and play yards are cleaned continuously throughout the day to clean up any waste from the dogs or preclude problems with odor or vectors. All waste is disposed of either in the septic system or removed by a disposal company in airtight bags or containers.

The Ranch is on a private well system and all water is recycled, reused, and recharged. The two main play yards and the training yard all have artificial turf, eliminating the need for fertilizer and excessive watering. No chemicals are used in any of the wading pools or fountains for the dogs, and the water is cycled through high-intensity UV lights to kill

bacteria that might be in the water. All cleaning and disinfecting products are biodegradable and rated safe for the environment.

Based on careful monitoring, the Department of Public Health has approved of the Ranch's Best Management Practices as meeting or exceeding their environmental standards. The former retired Health Inspector for the County provided support, in writing and testimony in the past public hearing, confirming that the Ranch maintains the highest health standards and procedures.

As part of the CUP renewal process in 2016, extensive studies were conducted by the County departments responsible for reviewing zoning compliance of this land use, including Animal Care and Control, the Fire Department, Public Health, Building and Safety, and the Department of Public Works. Each department recommended approval of the CUP based on their findings:

- There is no traffic issue according to the Department of Public Works and supported by a Traffic Study conducted in July of 2015.
- There is no dog noise according to the Public Health Department
- There is no animal care issue according to the Department of Animal Care and Control, which has issued a perfect 100 out of 100 "A" Grade every year of operation
- There is no access issue according to the Fire Department
- There is no sanitation issue according to the Departments of Public Works, Health, and Animal Care and Control

Client trips to and from the Ranch are mitigated by offering a shuttle van service where groups of dogs are picked up from the clients' homes and transported to the facility, and then returned back home, thereby significantly reducing client trips to and from the facility. An independent Traffic Study was performed in order to determine the impact of the Ranch. The results confirmed that the Ranch has a minimal impact, only 4% of *all* traffic on the road leading to the facility.

Hours of operation whereupon clients can visit their pets are strictly limited to 10 A.M. to 5 P.M., Monday through Saturday. Off hours visitation is strictly prohibited. Between the hours of 8 p.m. and 5 a.m., all dogs are inside a sound-attenuated building to prevent any noise from being audible offsite.

The Ranch has had no detrimental impact on sales of any homes in the neighborhood. In fact, during the more than two decades of operation, property and home values in the neighborhood account for some of the highest real estate sales transactions in the entire Canyon.

The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Canyon View Ranch consists of one legal lot approximately five gross acres in size. The project site is rectangular and flat, and is currently developed and includes horse stables, the dog boarding and training facility, and a 3,640-square-foot single-family residence that serves as the owners' primary residence for 25 years. The dog facility is to the north and east

of the residence, consisting of a 1,125-square-foot kennel building with an administrative office, large outdoor playground areas for the dogs, and utility and storage buildings.

The project complies with all the required setbacks, with no potential for deleterious impacts to adjacent properties.

There are two parking areas, one for employees and the other for clients, consisting of a total of 19 parking spaces, including one van-accessible handicap space within a few feet of a gazebo, which serves as a waiting area for clients. The facility has been approved by Building and Safety as ADA compliant.

The property is serviced by two fire hydrants which are fed by a private well. Should there be a power outage in the Canyon; a large backup generator provides power to the entire property, including all air conditioning systems and water pumps.

All buildings are in full compliance with the Fire Department and are equipped with fire suppression systems (interior water sprinklers), as required by the County Fire Code, and includes the horse stables. An extensive evacuation plan is in place and fire drills are conducted regularly with staff. The Fire Department conducts annual inspections and has determined that all brush clearance meets or exceeds their standards.

The landscaping and beauty of the Ranch is by careful design and meticulously maintained. All yards and areas where the dogs are boarded are fenced in and utilize double gate systems for security.

Demonstrably, this project is consistent with the neighborhood character in regards to size, design and height. Accordingly, the subject proposal is well within the average of the surrounding homes for height and size, and transcends prevailing architecture efforts in the neighborhood in order to create an unobtrusive and visually pleasing development. No oak trees, riparian habitat, or other important plant communities have been impacted by the existing structures.

The site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

The subject site is served by an improved, paved road, which meets all applicable standards for width, slope, and turning radius. The property is already improved with a circular fire department turn around and two hammerhead turnarounds, water storage and two hydrants. Vehicle trip generation from the facility is modest and well within the capacity of existing roads, and adequate onsite parking is provided to obviate potential off site impacts. Existing electrical utilities are adequate to serve the existing use, wastes are disposed on site via a septic system, and heating is provided by propane.

* * *

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 17, 2026
PROJECT NUMBER: PRJ2024-003002
PERMIT NUMBER(S): Conditional Use Permit RPPL2024004449
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 1558 Will Geer Road, Topanga
OWNER: Randall Neece and Joseph Timko
APPLICANT: Canyon View Ranch
CASE PLANNER: Shawn Skeries, Principal Planner
sskeries@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involves the continued operation of a dog kennel and training facility with no expansion of the previously permitted use and structures. The dog kennel and training facility would be based out of the previously approved structures and open lawn areas. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations.

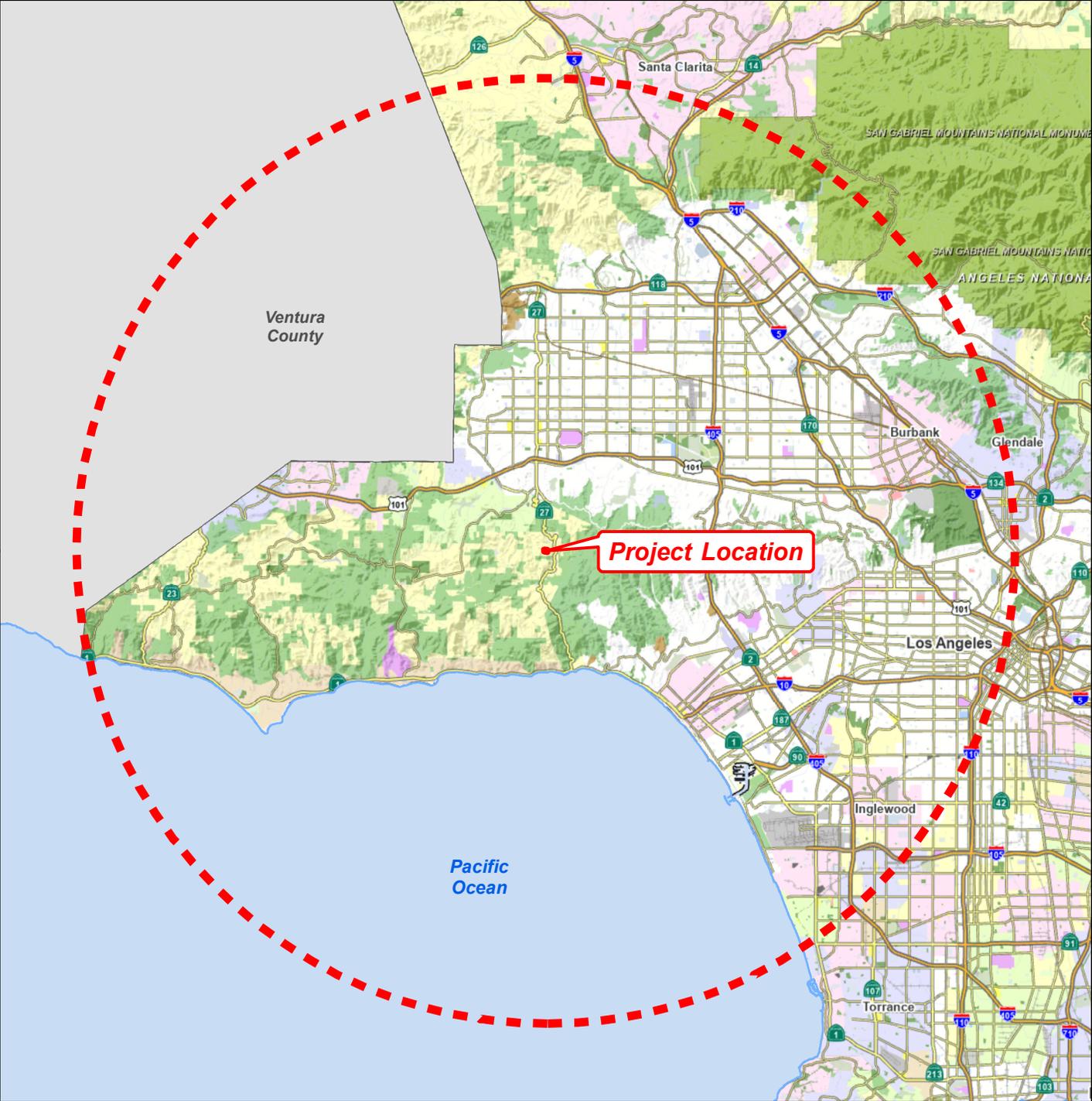
SHAPING
TOMORROW

20-MILE RADIUS

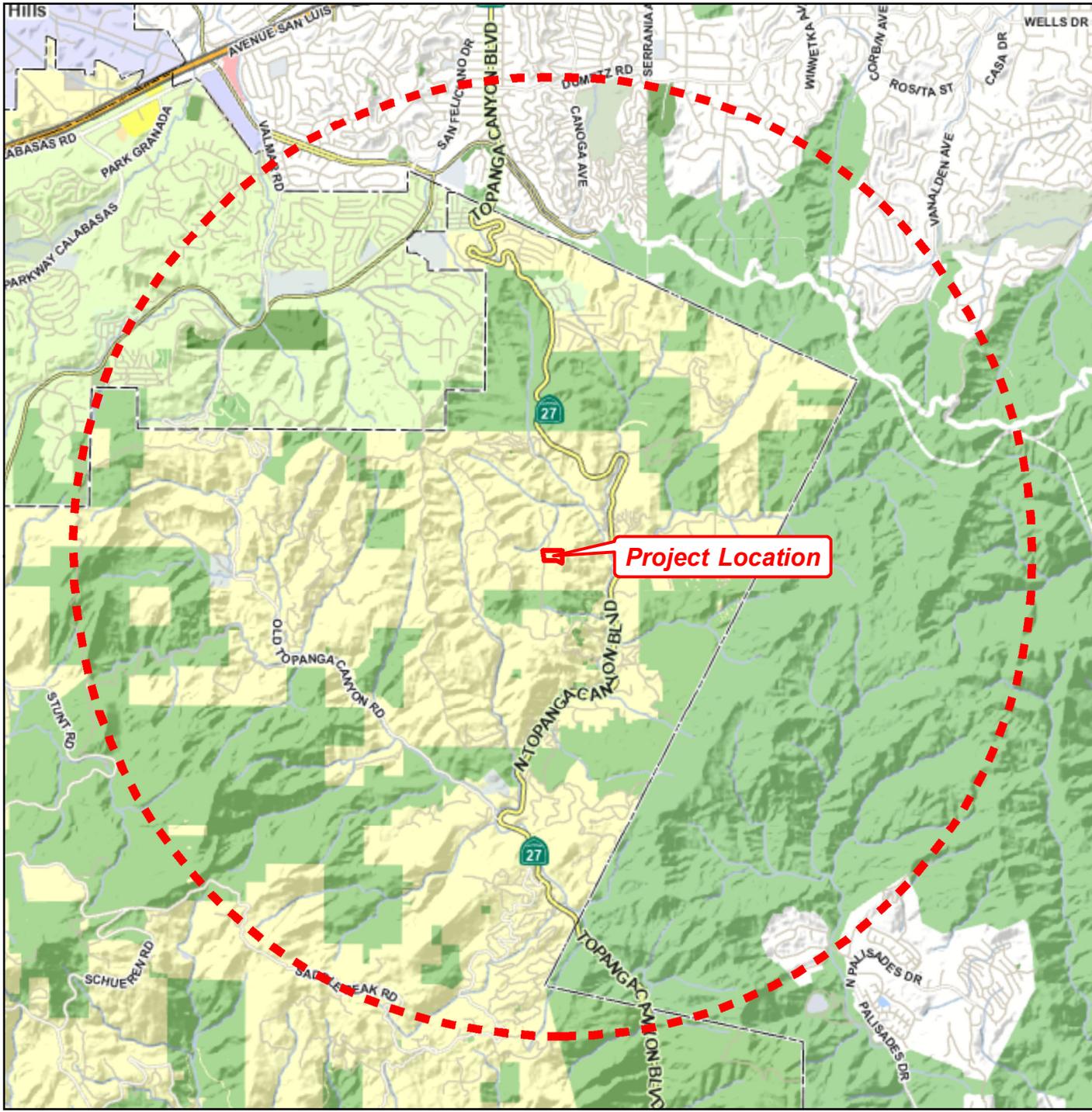
LOCATOR MAP

PROJECT NO. PRJ2024-003002

CUP RPPL2024004449

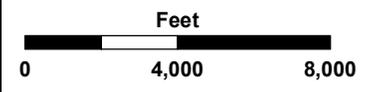


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2024-003002
CUP RPPL2024004449



LA COUNTY
PLANNING

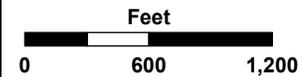
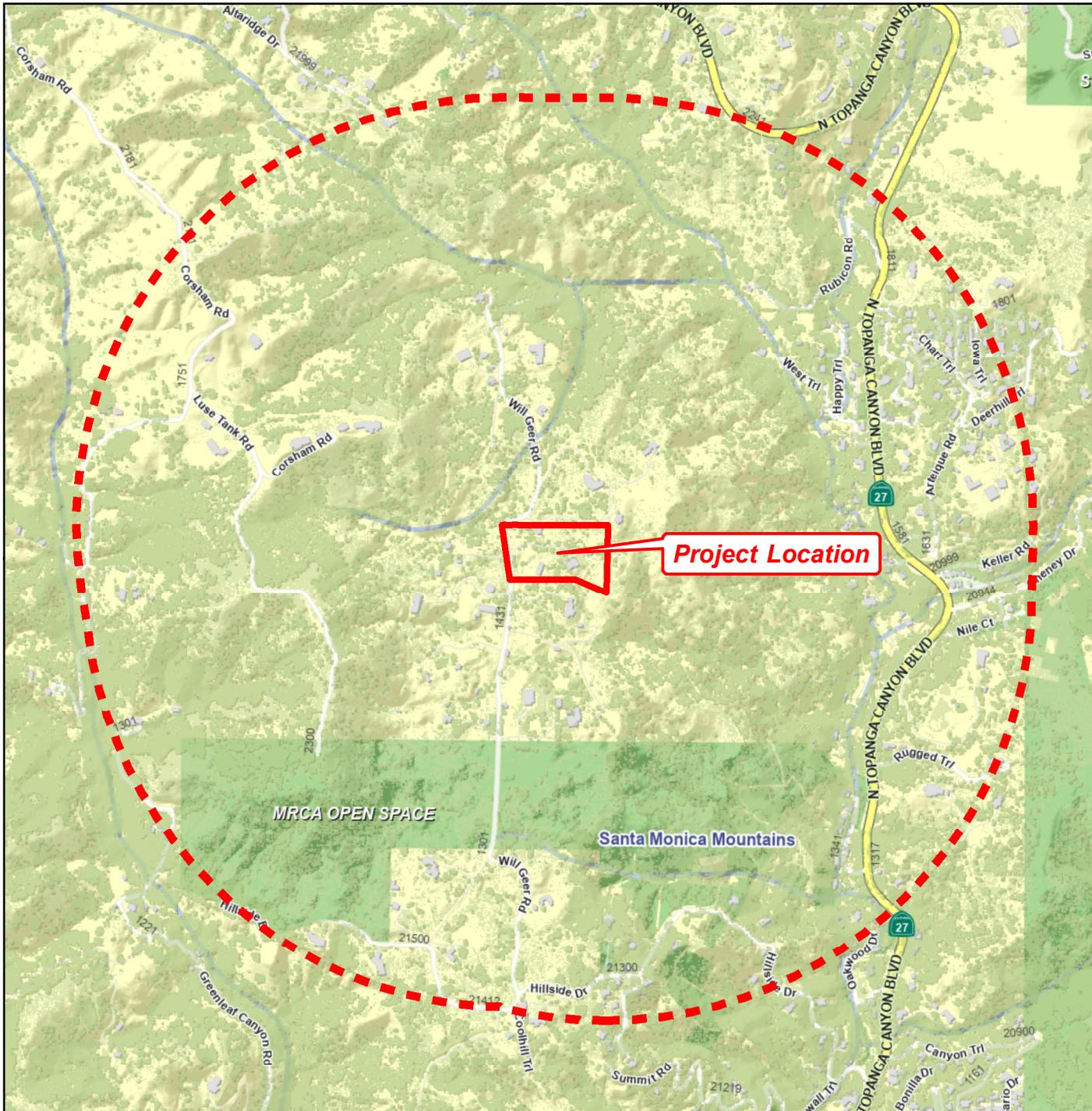
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-003002

CUP RPPL2024004449



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

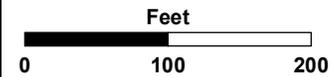
SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-003002

CUP RPPL2024004449

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

Will Geer Rd



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

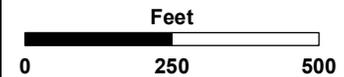
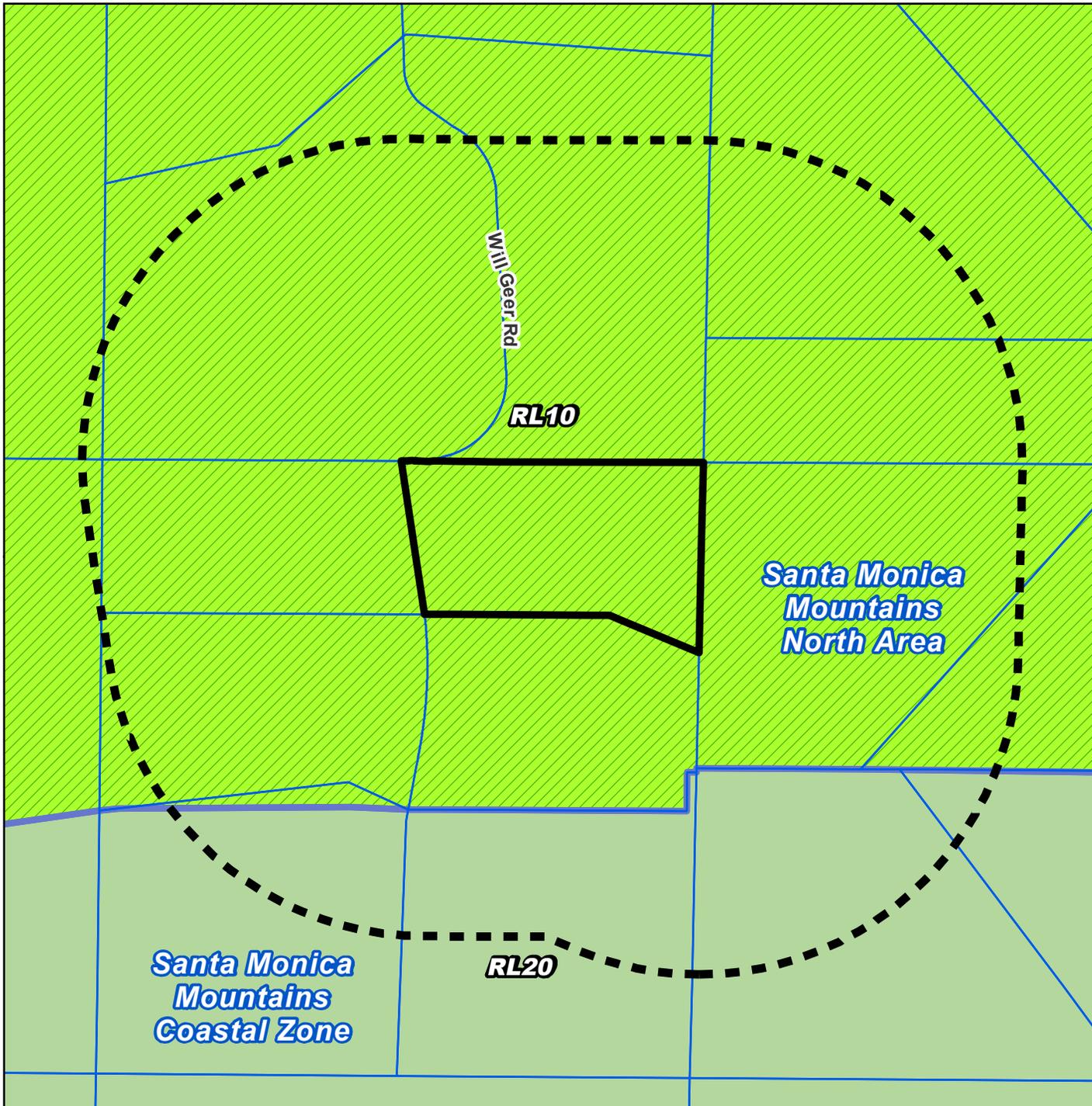
LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003002

CUP RPPL2024004449

-  RL20 - Rural Lands (1 du / 20 ac)
-  RL10 - Rural Land 10



LA COUNTY
PLANNING

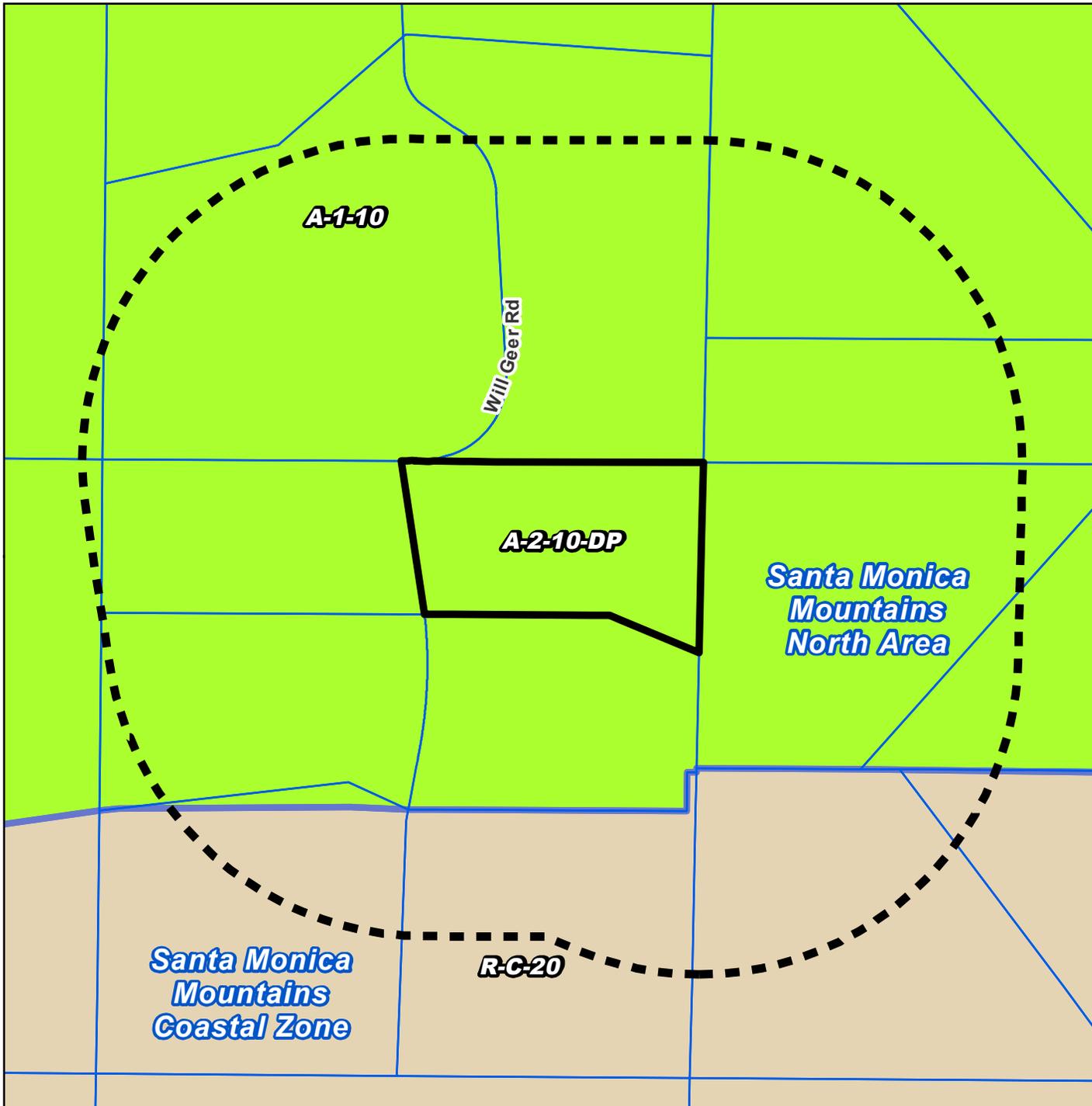
LOS ANGELES COUNTY
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320 W. Temple Street
Los Angeles, CA 90012

ZONING

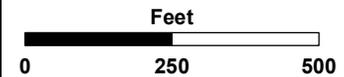
700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003002

CUP RPPL2024004449



-  R-C - Rural Coastal
-  A-1 - Light Agricultural
-  A-2 - Heavy Agricultural



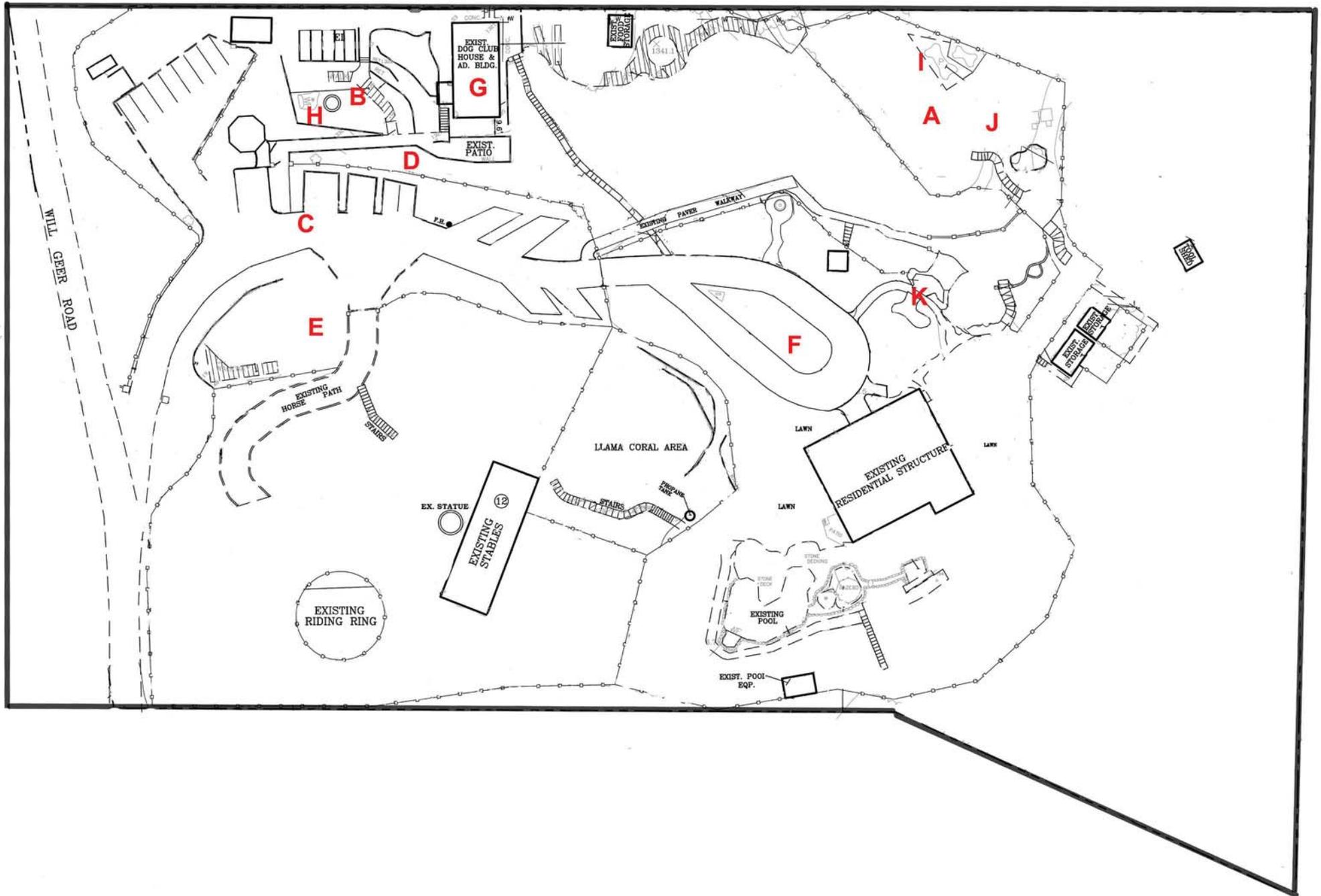
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

CANYON VIEW RANCH

1558 Will Geer Road, Topanga, CA 90290

Photo-Key Map



Canyon View Ranch



Wonderland for Large Dogs (photo key A)



Munchkinland for the Small Dogs (photo key B)



Entrance Gate and Gazebo Client Waiting Area (photo-key C)



Munchkinland and Kennel Building (photo-key D)



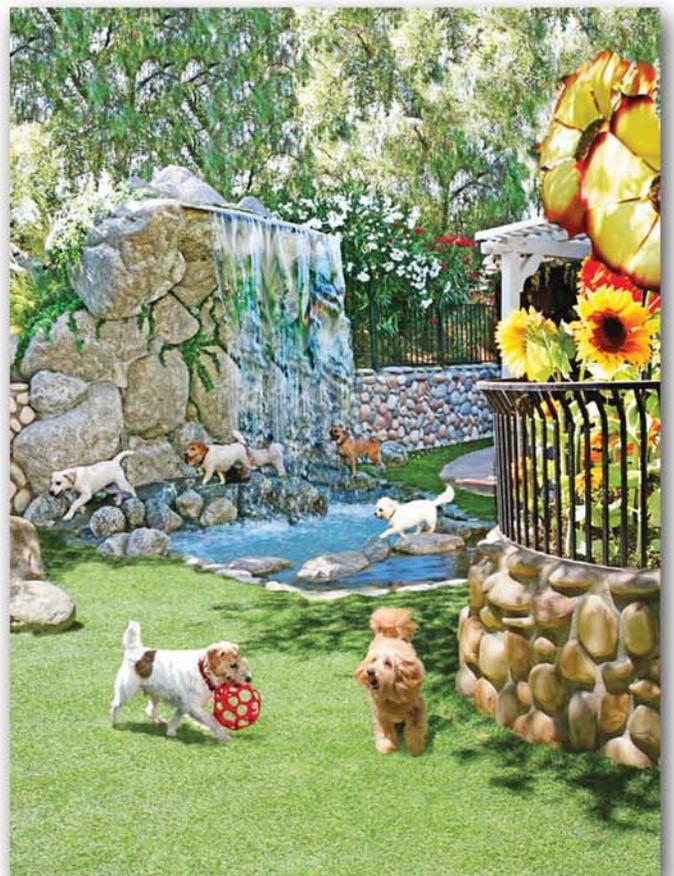
Training Yard (photo-key E)



Owners' Residence on Property (photo-key F)



Indoor Kennel Room (photo-key G)



Munchkinland Waterfall (photo-key H)



Blue Bone Lagoon (photo key I)



Underground Tunnel (photo key J)



Bridge Over Koi Pond (photo-key K)





MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 23, 2024

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Nathan Merrick

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2024004449)
1558 WILL GEER ROAD
ASSESSOR'S MAP BOOK 4440, PAGE 7, PARCEL 55
UNINCORPORATED TOPANGA

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes the renewal of the Conditional Use Permit for a dog boarding and training facility.

- Public Works has no comments, and this memo will serve as clearance for our review.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2024004449 - 1558 Will Geer Road\2024-11-18 Submittal\DPW_Cleared_2024-12-03_RPPL2024004449.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024004449 PROJECT NUMBER: Dog Boarding &
Training CUP Renewal
@ 1558 Will Geer
Road

CITY/COMMUNITY: Santa Monica Mountains STATUS: Cleared

PROJECT ADDRESS: 1558 Will Geer Road DATE: 12/03/2024
Topanga, CA 90290

CONDITIONS

1. The proposed CUP for the continued use of a facility for dog boarding and training is cleared.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by:



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

February 20, 2025

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Nathan Merrick

FROM: Charlene Contreras *cc*
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2024004449
1558 WILL GEER ROAD TOPANGA CA 90290**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests to renew the conditional use permit to operate a dog boarding and training facility.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

1.1 The applicant provided documents that includes the onsite existing well as a water source, well completion report, past water quality testing report, narrative, and statement about the total number of people who will be served.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 The Onsite Wastewater Treatment Program has reviewed the request for the Conditional Use Permit for the Dog Boarding and Training Facility. The conditions outlined on the letter dated November 20, 2024, have been met. The existing septic system has been evaluated, and a report has been submitted. Based on the evaluation report, the septic system is in good working order.

For questions regarding onsite wastewater treatment program, please contact Tigran Khachatryan at (626-430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise

Ordinance:

Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

Robert Glaser
February 20, 2025
Page 3 of 3

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_1558 WILL GEER ROAD TOPANGA CA 90290_RPPL2024004449_02.20.2025



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. Garcia, Director

Alina Bokde, Chief Deputy Director

November 26, 2024

TO: Richard Claghorn
Department of Regional Planning

FROM: Loretta Quach 
Planning and CEQA Section

SUBJECT: **RPPL2024004449**
DOG BOARDING AND TRAINING CUP RENEWAL
CONDITIONAL USE PERMIT

The Conditional Use Permit renewal for dog boarding and training has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). We do not have any further comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at lquach@parks.lacounty.gov or (626) 588-5305.