



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

9:00 A.M.

NOVEMBER 20, 2013

**PLANNING  
COMMISSIONERS  
2013**

**1<sup>st</sup> District**  
Charissa Leach

**2<sup>nd</sup> District**  
Ed Sloman

**3<sup>rd</sup> District**  
John Petty  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice Chairman*

**5<sup>th</sup> District**  
Mickey Valdivia

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
*Deputy County  
Counsel*

*Phone*  
951 955-3200

*Fax*  
951 955-1811

## AGENDA

• SPECIAL MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR BOARD CHAMBERS  
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL  
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 **NONE**

2.0 DISCUSSION ITEMS:

2.1 **ORDINANCE NO. 348.4729** – Consider the Board of Supervisors' modifications to the proposed Ordinance No. 348.4729 associated with the Wine Country Community Plan and provide recommendations to the Board of Supervisors as appropriate on the following:

1. Revisions to the format of Ordinance No. 348.4729
2. Clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report
3. Modifications to the trails network planning document for equestrian trails associated with Ordinance No. 348.4729
4. Modifications to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729

Project Manager, Frank Coyle at (951) 955-6573 or email [fcoble@rctlma.org](mailto:fcoble@rctlma.org).  
(Legislative) Continued from November 4, 2013.

### STAFF REPORT PENDING

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:**

- 3.1 CONDITIONAL USE PERMIT NO. 3697** – CEQA Exempt – Applicant: Amber’s Mobile Pet Salon — First/First Supervisorial District –Location: Northerly of Pulsar Court, Southerly of Leroy Road and Easterly of Interstate 15 – 1.56 Acres – Zoning: Specific Plan Zone (SP), Planning Area III-1 of the “Wildrose Specific Plan” – **REQUEST:** The Conditional Use Permit proposes a 7,517 square foot Class IV kennel (pet hotel) with a dog day care, a grooming services (spa and salon) and related sales to be located within suites C through F of existing building #19 at the “Wildrose Business Park,” within the “Wildrose Specific Plan.” The proposed project will be completely operated indoors. Project Planner: Tamara Harrision at (951) 955-9721 or email [tharriso@rctlma.org](mailto:tharriso@rctlma.org). (Quasi-judicial)

**4.0 WORKSHOPS:****5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****6.0 DIRECTOR’S REPORT****7.0 COMMISSIONER’S COMMENTS**

Agenda Item No.: 3.1  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisory District: First/First  
Project Planner: Tamara Harrison  
Planning Commission: November 20, 2013

CONDITIONAL USE PERMIT NO. 3697  
CEQA Exempt  
Applicant: Amber's Mobile Pet Salon  
Engineer/Representative: Tracy Hodge

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project proposes a 7,517 square foot Class IV dog kennel (pet hotel) facility for 41 or more dogs with a dog day care, grooming services (spa and salon) and related sales to be located in an existing 18,592 square foot building within the "Wildrose Business Park." The project will occupy suites C through F of existing Building #19 in the business park with 3,245 square feet being used for the kennel (including the office, restrooms and break room), 2,204 square feet being used for the dog day care, 1,137 square feet being used for grooming and 930 square feet being used for related sales. The project will include a maximum of 10 employees and will operate Sunday through Saturday from 7am to 7pm. The proposed project will be operated completely indoors.

The project site is located within Planning Area III-1 of the "Wildrose Specific Plan," north of Pulsar Court, south of Leroy Road and east of Interstate 15 on a 1.56 acre lot.

### ISSUES OF POTENTIAL CONCERN:

No issues of concern.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north, Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) to the east and south |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan Zone (SP)-Wildrose #176  |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing- Service Commercial (M-SC), Industrial Park (IP) and Residential Agricultural (R-A) to the north, Specific Plan (SP)-Wildrose #176 to the east and south   |
| 5. Existing Land Use (Ex. #1):                 | Business Park  |
| 6. Surrounding Land Use (Ex. #1):              | Single-Family Residences and vacant lots to the north and Business Parks to the south and the east.  |
| 7. Project Data:                               | Total Acreage: 1.56<br>Total Parcels: 1  |
| 8. Environmental Concerns:                     | CEQA Exempt  |

D.M.

**RECOMMENDATIONS:**

**CONSIDER** a **NOTICE OF EXEMPTION** from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061(b)(2) and 15301; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3697**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project site is designated Community Development: Business Park (CD:BP) on the Temescal Canyon Area Plan.
2. The Community Development: Business Park land use designation allows for a wide variety of industrial and related uses, including research and development, technology centers, corporate and support office uses, "clean" industry and supporting retail uses. The proposal, a Class IV kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales qualify as supporting retail uses as they support the "Wildrose Business Park," the "Wildrose Specific Plan" and the community as a whole and are therefore consistent with the Community Development: Business Park (CD:BP) designation.
3. Section 18.45(b)(5) of Riverside County Ordinance No. 348, Kennels and Catteries, indicates that a Class IV Kennel can house 41 or more dogs in the zones specified under the section.
4. The subject site is surrounded by properties which are designated Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio).
5. The zoning for the subject site is Specific Plan. The subject site is located within Planning Area III-1 of the "Wildrose Specific Plan" (Specific Plan No. 176).
6. The proposed use, a Class IV kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales are permitted uses, subject to approval conditional use permit, in Planning Area III-1 of the "Wildrose Specific Plan." The base zone of Planning Area III-1 is the Riverside County Ordinance No. 348 Manufacturing-Service Commercial zone which permits the uses under the following: Sections 11.2.b.(1a) (Grain and bakery products), 11.2.b.(2) (Day care centers) and 11.2.e (Kennels).
7. The proposed use, a Class IV kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales, is consistent with the development standards set forth in Planning Area III-1 of the "Wildrose Specific Plan" and the Manufacturing-Service Commercial zone.
8. The project site is surrounded by properties which are zoned Manufacturing- Service Commercial (M-SC), Industrial Park (IP), Residential Agricultural (R-A) and Specific Plan (SP)-Wildrose #176.
9. The applicant is currently operating the pet hotel and its associated uses within a building on the parcel directly adjacent to the east of the subject site.

10. This project is located within a Criteria Area, more specifically, Cell Group E-Cell 2827 of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed project is being proposed within an existing building; therefore, no conservation is required.
11. This project is within the boundaries of the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU as the project was presented before the City of Corona's Planning Department staff for review and comment. The City of Corona's Planning Department had no objections or comments on the project.
12. The proposed project is a commercial project in conformance with Specific Plan No. 176 for which an Environmental Impact Report (EIR No. 183) has been prepared and adopted, therefore pursuant to Section 15301 of the CEQA Guidelines, the proposed project is exempt from CEQA.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Business Park (CD:BP) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the adopted "Wildrose Specific Plan" zoning ordinance and the Manufacturing-Service Commercial (M-SC) zoning designation.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposal is clearly compatible with the present and future logical development of the area.
5. The project is exempt from the provision of the California Environmental Quality Act.
6. The proposal will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Parks and Recreation District (or a CSA that provides for park facilities); and
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area
3. The project site is located within:
  - a. The city of Corona sphere of Influence; and
  - b. An area subject to very low liquefaction; and
  - c. A high fire area; and
  - d. The "Wildrose Specific Plan"
4. The subject site is currently designated as Assessor's Parcel Number 283-440-010.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03697  
VICINITY/POLICY AREAS**

Supervisor Jeffries  
District 1

Date Drawn: 10/29/13  
Vicinity Map



Zoning Area: Glen Ivy  
Township/Range: T4SR6W  
Section: 27

Assessors Bk. Pg. 283-440  
Thomas Bros. Pg. 804 C1  
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrpa.gov/riverside.ca.us/index.html>

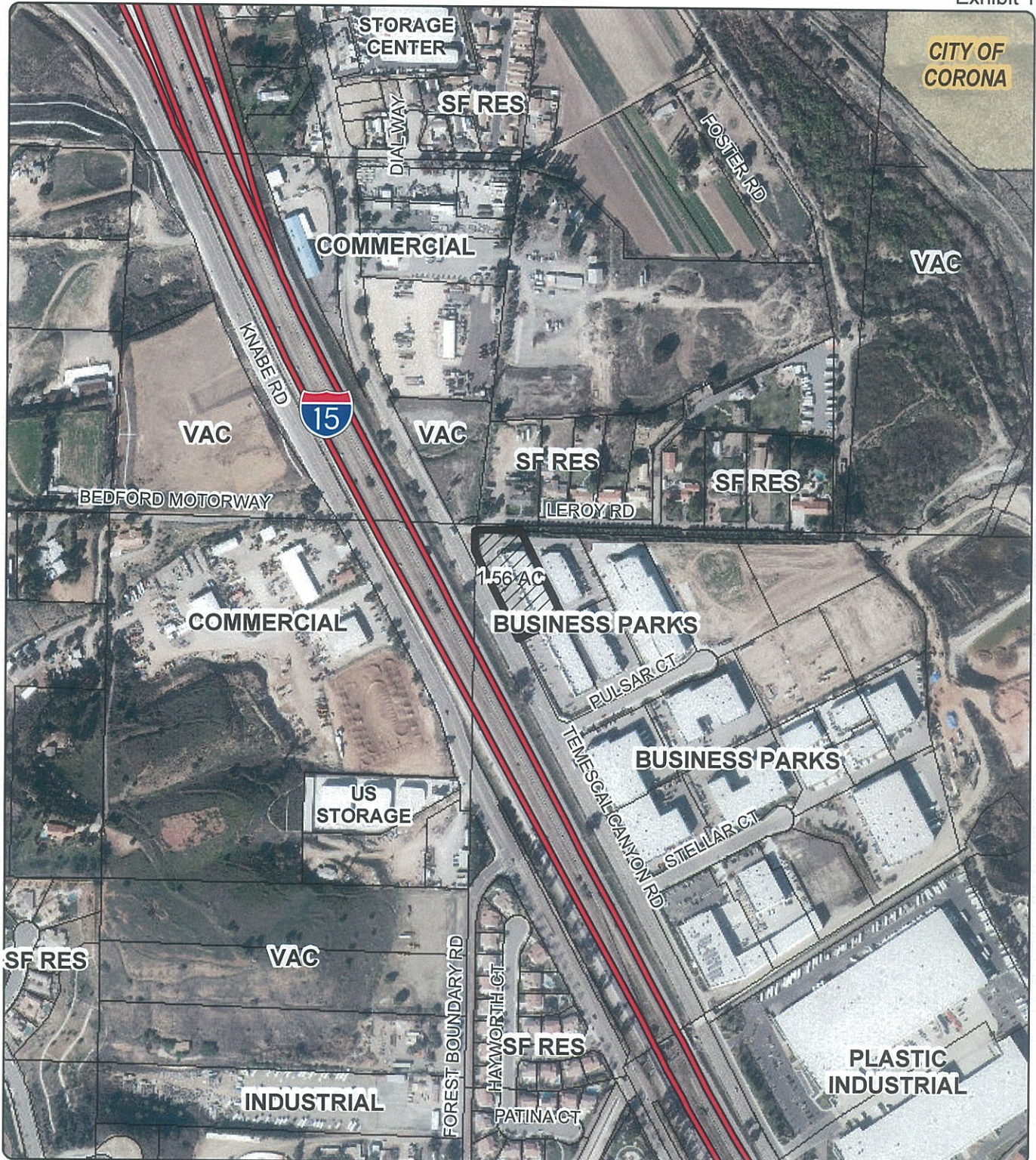
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03697

LAND USE

Supervisor Jeffries  
District 1

Date Drawn: 10/29/13  
Exhibit 1



Zoning Area: Glen Ivy  
Township/Range: T4SR6W  
Section: 27

Assessors Bk. Pg. 283-440  
Thomas Bros. Pg. 804 C1  
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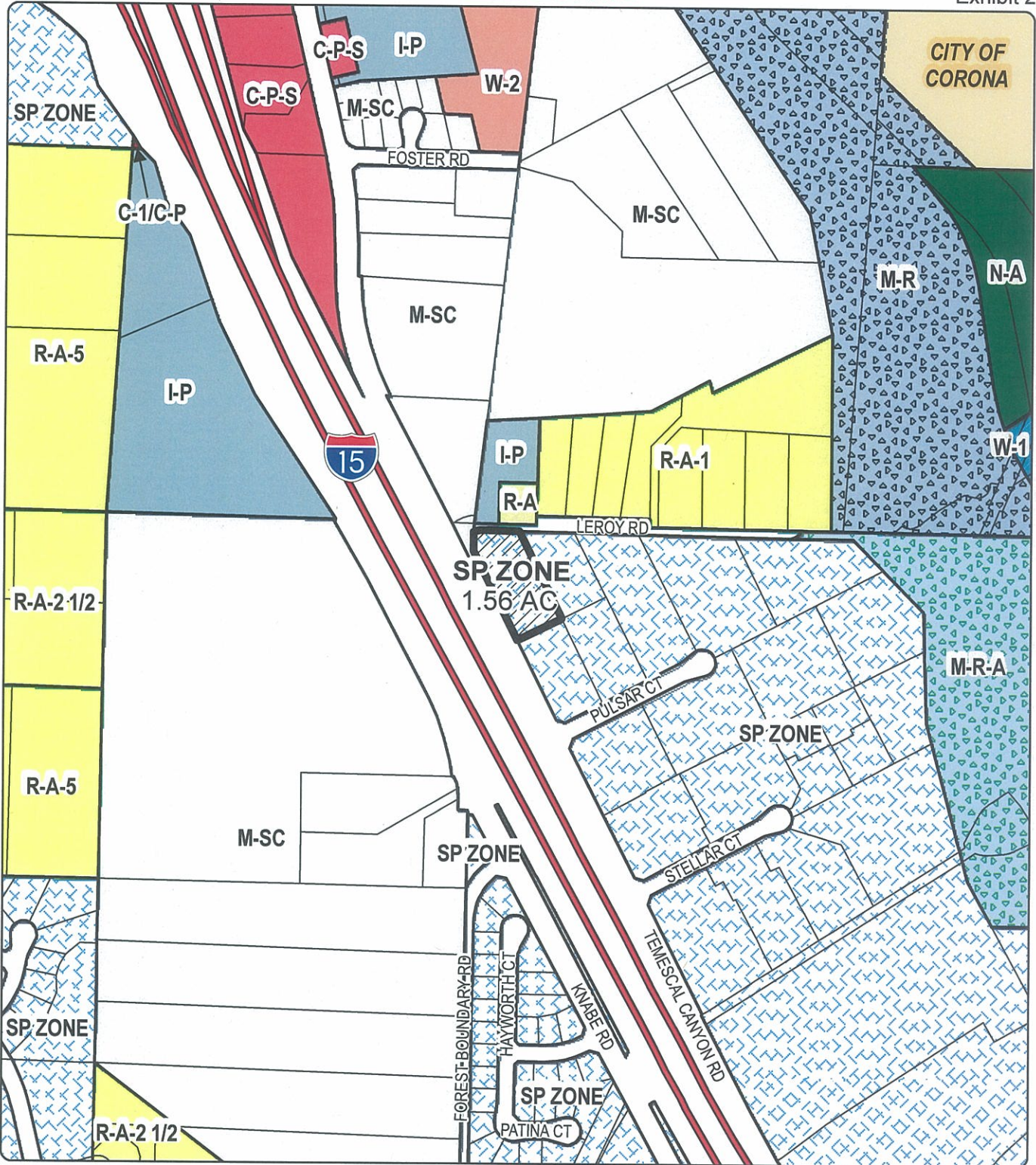
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03697

EXISTING ZONING

Supervisor Jeffries  
District 1

Date Drawn: 10/29/13  
Exhibit 2



Zoning Area: Glen Ivy  
Township/Range: T4SR6W  
Section: 27



Assessors Bk. Pg. 283-440  
Thomas Bros. Pg. 804 C1  
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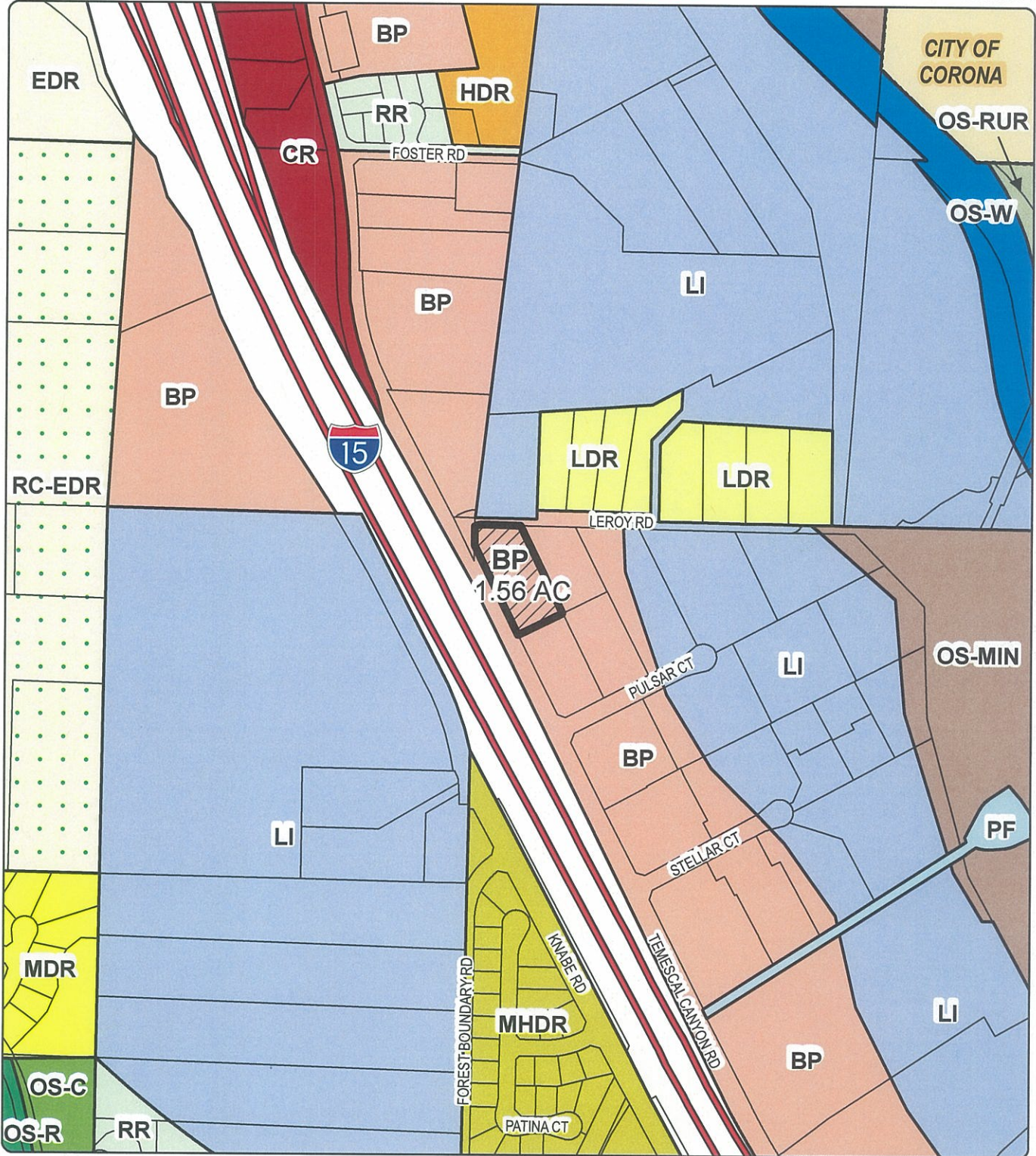
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03697

EXISTING GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 10/29/13  
Exhibit 5



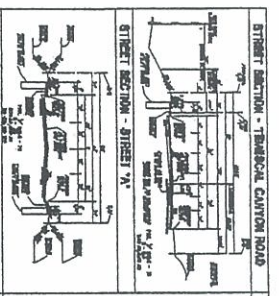
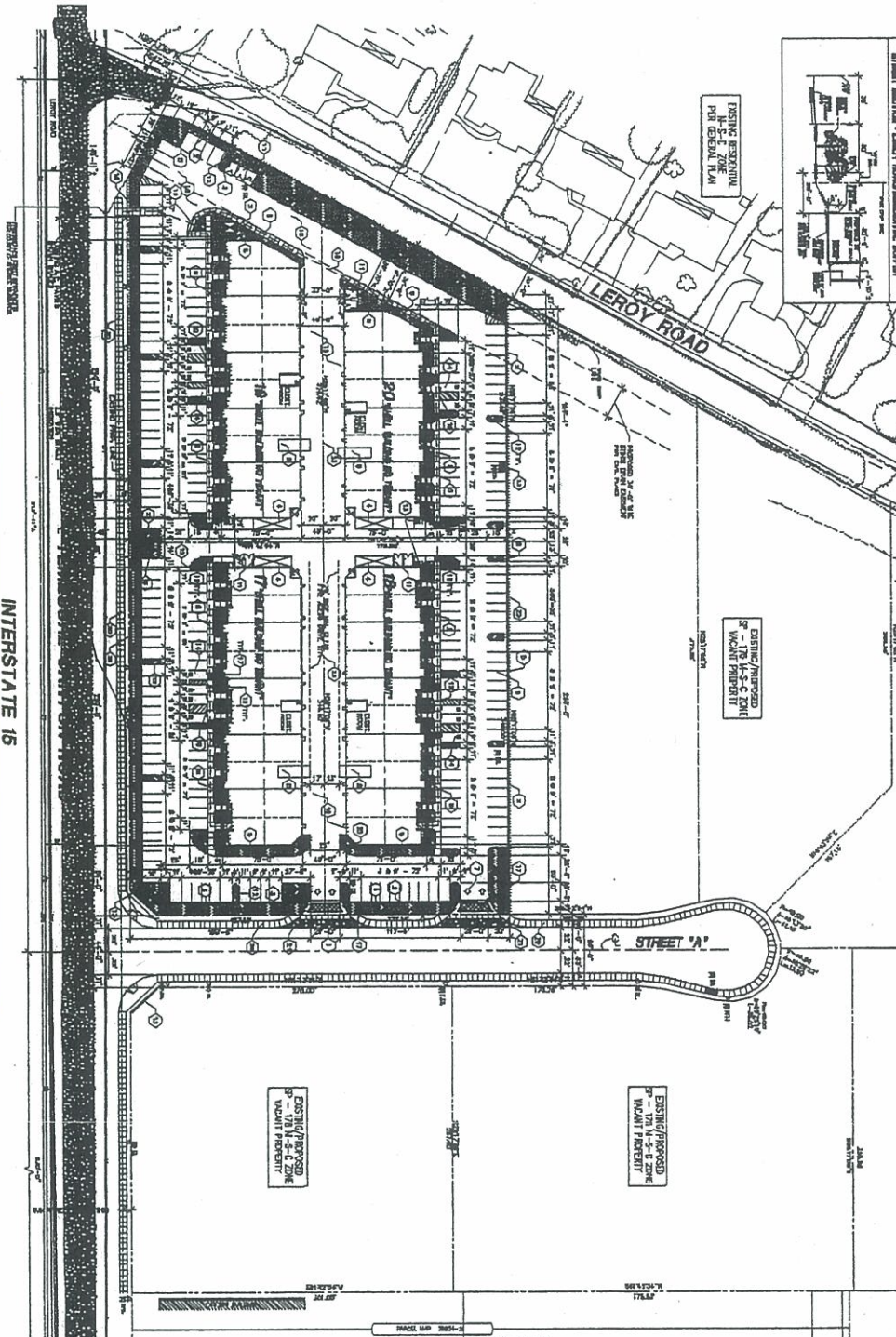
Zoning Area: Glen Ivy  
Township/Range: T4SR6W  
Section: 27



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**PROJECT SUMMARY**

APPROVED PROJECT NUMBER: 1  
 2013-01-15  
 2013-01-15

**STREET SECTION - STREET 'A'**

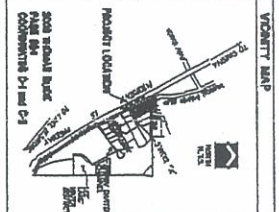
STREET SECTION - STREET 'A' showing a cross-section of the road with utility lines and building footprints.

**UTILITY PLANS/NOTES**

1. ALL UTILITIES TO BE LOCATED AS SHOWN ON THIS PLAN.  
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**GENERAL NOTES**

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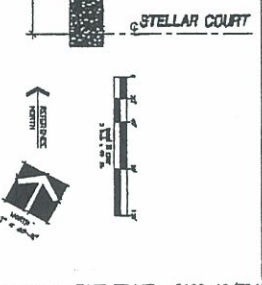


**PROJECT DATA**

| NO. | DESCRIPTION | DATE     | BY        | CHECKED   |
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| 100 | REVISED     | 01/10/22 | J. WILSON | J. WILSON |

**KEYNOTES**

1. ALL UTILITIES TO BE LOCATED AS SHOWN ON THIS PLAN.  
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**EXISTING/PROPOSED 17A M-S-C ZONE VULNERABILITY**

EXISTING/PROPOSED 17A M-S-C ZONE VULNERABILITY

**EXISTING/PROPOSED 17A M-S-C ZONE VULNERABILITY**

EXISTING/PROPOSED 17A M-S-C ZONE VULNERABILITY

**FAST TRACK : 2008-13/PILOT PLAN : 10160**

FAST TRACK : 2008-13/PILOT PLAN : 10160

**NEW MULTI-TENANT INDUSTRIAL SERIAL BUILDINGS JOB :**

NEW MULTI-TENANT INDUSTRIAL SERIAL BUILDINGS JOB :

**WILD ROSE BUSINESS PARK**

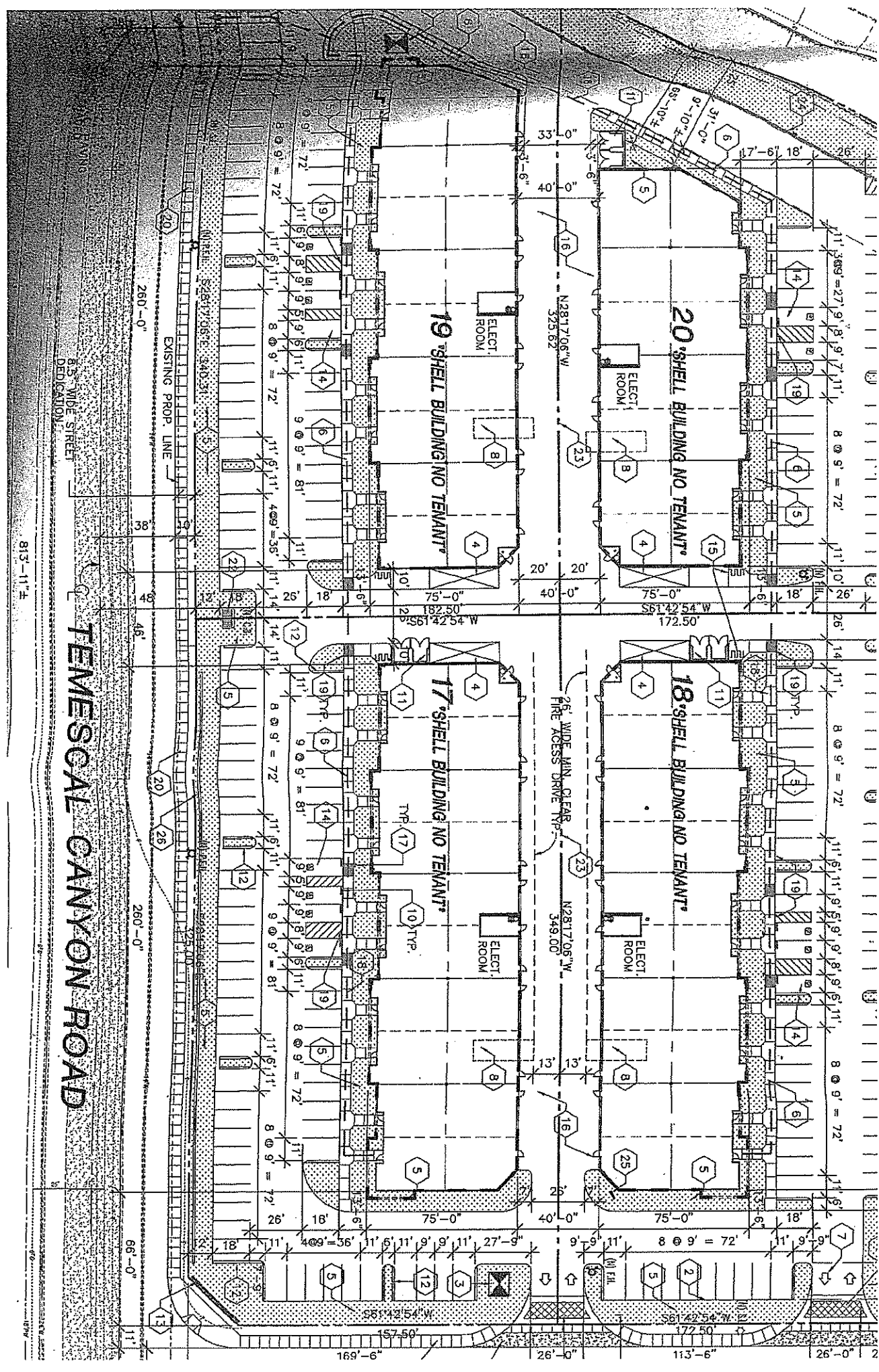
WILD ROSE BUSINESS PARK



APPROVED EXHIBIT A = Conditional Use Permit No. 3697, Exhibit A, sheets 1-3, dated October 29, 2013

APPROVED EXHIBIT A = Conditional Use Permit No. 3697, Exhibit A, sheets 1-3, dated October 29, 2013

APPROVED EXHIBIT A = Conditional Use Permit No. 3697, Exhibit A, sheets 1-3, dated October 29, 2013



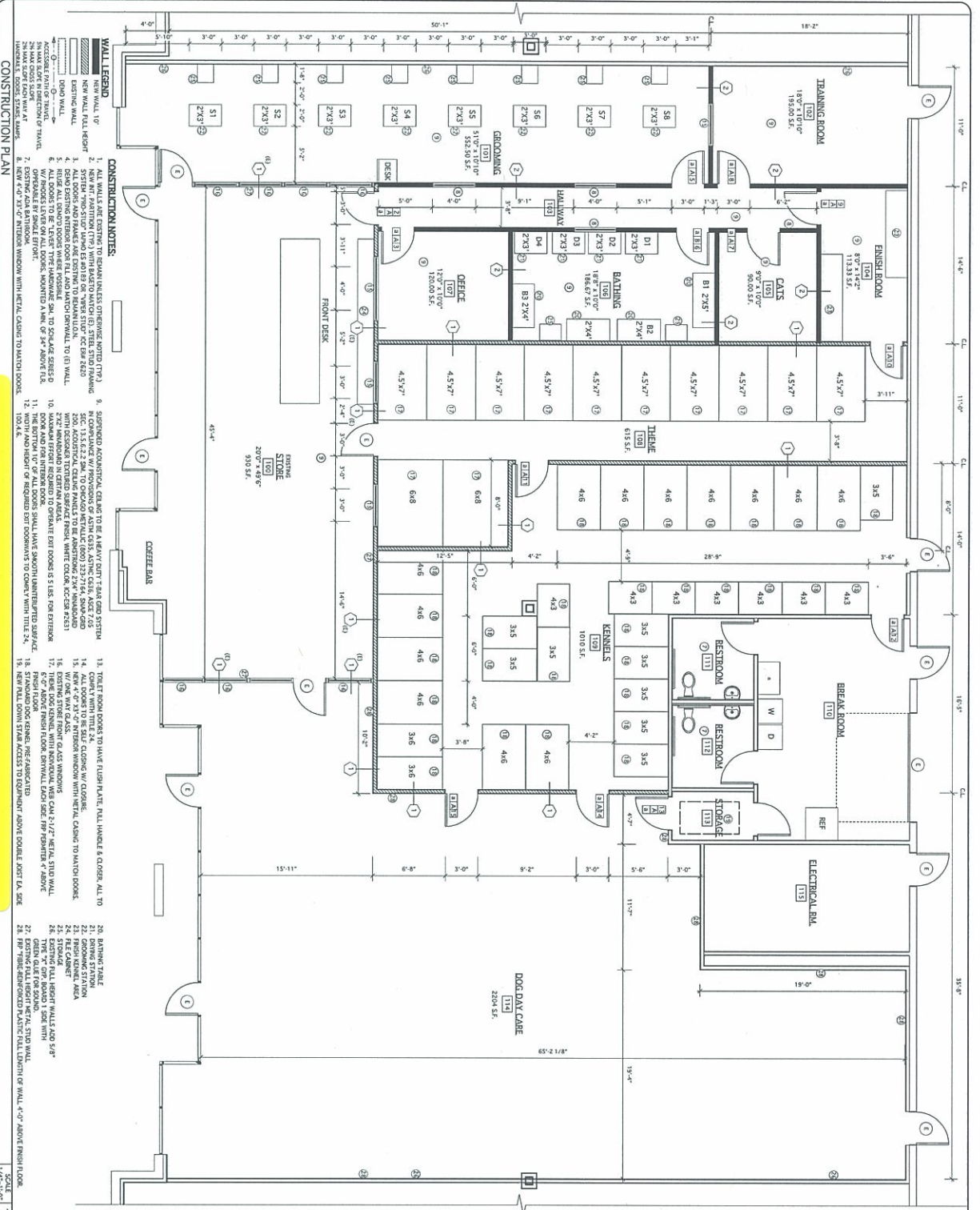
# TEMESCAL CANYON ROAD

813-11'4"

66'-0"

26'-0"





| SYMBOL | DESCRIPTION        | NOTES |
|--------|--------------------|-------|
| (1)    | EXISTING DOOR      |       |
| (2)    | CONSTRUCTION KITE  |       |
| (3)    | STAIR              |       |
| (4)    | INTERIOR ELEVATION |       |
| (5)    | THIN               |       |
| (6)    | UNFINISHED         |       |
| (7)    | WALL               |       |
| (8)    | DOOR               |       |
| (9)    | WINDOW             |       |
| (10)   | DOOR               |       |
| (11)   | WINDOW             |       |
| (12)   | DOOR               |       |
| (13)   | WINDOW             |       |
| (14)   | DOOR               |       |
| (15)   | WINDOW             |       |
| (16)   | DOOR               |       |
| (17)   | WINDOW             |       |
| (18)   | DOOR               |       |
| (19)   | WINDOW             |       |
| (20)   | DOOR               |       |
| (21)   | WINDOW             |       |
| (22)   | DOOR               |       |
| (23)   | WINDOW             |       |

**CONSTRUCTION PLAN**

**SCALE:** 1/4" = 1'-0"

**PROJECT ADDRESS:** AMBER'S MOBILE PET SALON INC. 31735 RIVERSIDE DR. #189 LAKE ELSHORE, CA 92530 JEFF LEWIS (515) 711-72758 PHASE 2

**CONTRACTOR:** PULSAR COURT HOLDINGS LLC 9036 PULSAR COURT SUITES C-F CORONA, CA 92685

**ENGINEER:** JOSE VENTOCILLA, PE 24636 CRESTA COURT, LAGUNA HILLS, CA 92653 TEL 949 910 0942

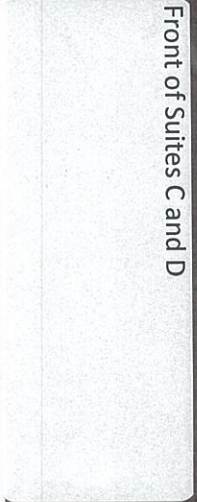
**DATE:** 8/11/2013

**PROJECT NO.:** 1-1.0

APPROVED EXHIBIT B = Conditional Use Permit No. 3697, Exhibit B, dated October 29, 2013



Front of Suites C and D





Front of Suites E and F



CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for a 7,517 square foot Class IV kennel (pet hotel) facility for 41 or more dogs with a dog day care, grooming services (spa and salon) and related sales to be located in an existing 18,592 square foot building within the "Wildrose Business Park." The project will occupy suites C through F of existing building #19 in the business park with 3,245 square feet being used for the kennel (including the office, restrooms and breakroom), 2,204 square feet being used for the dog day care, 1,137 square feet being used for grooming and 930 square feet being used for retail. The project will include a maximum of 10 employees total and will operate Sunday through Saturday from 7am to 7pm. The proposed project will be operated completely indoors.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are



CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3697 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3697, Exhibit A, sheets 1-3, dated October 29, 2013.

APPROVED EXHIBIT B = Conditional Use Permit No. 3697, Exhibit B, dated October 29, 2013.

10. EVERY. 6 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Conditional Use Permit No. 3697, Exhibit B, dated October 29, 2013.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LEE LAKE WATER DISTRICT RECOMMND

The site where Conditional Use Permit 3697 (Pet Hotel, Spa, and Salon) is located at is currently connected to Lee Lake Water District (LLWD) potable water and sanitary sewer service. It is the responsibility of this facility to ensure that all requirements to continue receiving potable water and sanitary sewer service are met with LLWD as well as all other applicable agencies.

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Based upon the submitted material, a noise study is not required. However, this facility shall comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver,

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For any questions, please contact Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 3 DISPOSAL OF ANIMAL WASTE RECOMMND

Animal waste shall be disposed of daily or more often as needed by means of placement in a water tight fly proof container which will be removed weekly from the property and properly disposed of in compliance with all applicable ordinances, regulations, and standards.

10.E HEALTH. 4 HAZARDOUS MATERIAL MGMT BRANCH RECOMMND

The facility shall be required to contact the Department of Environmental Health, Hazardous Materials Management Branch (HMMB) to determine the appropriate permitting requirements for any proposed use and/or storage of hazardous materials including Compressed Air CO2 tanks (if applicable). For further information, please contact HMMB at (951) 358-5055.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinances No. 348 and 630 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT B, dated October 29, 2013 unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.PLANNING. 2                   USE - FEES FOR REVIEW (cont.)                   RECOMMND

review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6                   USE- HOURS OF OPERATION                   RECOMMND

Use of the day care, grooming services and retail sales facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 7 p.m., Sunday through Saturday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 8                   USE - PERMIT SIGNS SEPARATELY                   RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 18                  USE- MAINTAIN LICENSING                   RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Riverside County Health Department, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 20                  USE - EXTERIOR NOISE LEVELS                  RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

Ordinance No. 847.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 37 PPA - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - EXERCISE SPACE/SHELTER RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10.PLANNING. 39 USE - FOOD/WATER RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

10.PLANNING. 40 USE- FOOD STORAGE/SANITATION RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each [kennel/cattery] shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 42 PPA - CARETAKER RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 43 USE- SENTRY DOGS RECOMMND

Sentry dogs are not a part of this proposal nor are they a part of this approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this

11/06/13  
07:46

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

permit, shall become null and void.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: October 29, 2013

TO:

Riv. Co. Environmental Health Dept.

Riverside County Department of Animal  
Services

**CONDITIONAL USE PERMIT NO. 3697** – CEQA Exempt – Applicant: Amber's Mobile Pet Salon – Engineer/Representative: Tracy Hodge – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Pulsar Court, Southerly of Leroy Road and Easterly of Interstate 15 – 1.56 Acres – Zoning: Specific Plan Zone (SP), Planning Area III-1 of the "Wildrose Specific Plan" – **REQUEST:** The Conditional Use Permit proposes a pet hotel with a spa and salon, doggy day care and grooming and retail services to be located within an existing building at the "Wildrose Business Park" APN(s): 283-440-010 - Related Cases: **PP19155** and **PP19155S1**. Concurrent Case: **BT1130091**

Please review the attached map(s) and/or exhibit(s) for the above-described project. **This case is being expedited at the request of the TLMA Agency Director, the Planning Director and the First District. All LDC Members please have draft conditions in the Land Management System on or before NOVEMBER 1, 2013.** If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Tamara Harrison**, Project Planner, at **(951) 955-9721** or email at **THARRISO@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: October 29, 2013

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COMMENTS: 

DATE: 10/29/2013

SIGNATURE: 

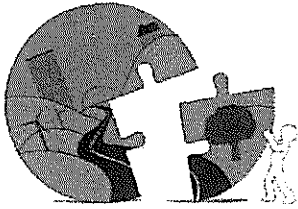
PLEASE PRINT NAME AND TITLE: RITA GUTIERREZ, COMMANDER OF FIELD SERVICES

TELEPHONE: 951-358-7365

RIVCO. ANIMAL SERVICES

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**APPLICATION FOR LAND USE PROJECT**

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT                       VARIANCE

PROPOSED LAND USE: Pet Hotel

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: SP (CZ5587)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03697                      DATE SUBMITTED: 8/2/04

**APPLICATION INFORMATION**

Applicant's Name: Amber's Mobile Pet Salon E-Mail: Jeff.amber@yahoo.com

Mailing Address: 31735 Riverside Dr. # 189  
Lake Elsinore                      CA                      92530  
City                      State                      ZIP

Daytime Phone No: (951) 712-2758                      Fax No: ( )

Engineer/Representative's Name: Tracy Hodge                      E-Mail: thodge@landmarkkreis.com

Mailing Address: P.O. Box 6242  
Moreno Valley                      CA                      92554  
City                      State                      ZIP

Daytime Phone No: (951) 378-0815                      Fax No: ( )

Property Owner's Name: Pulsar Ct. Holdings E-Mail: C/O Ross Newman

Mailing Address: 7501 Wisconsin Ave. #500  
Bethesda                      MD                      20814  
City                      State                      ZIP

Daytime Phone No: ( )                      Fax No: ( )

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

AMBER LEWIN     JEFFREY LEWIN     Amber Lewin     Jeffrey A. Lewin  
PRINTED NAME OF APPLICANT     SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

see attached lease     \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)     SIGNATURE OF PROPERTY OWNER(S)  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)     SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 283-440-010  
Section: 27     Township: 4S     Range: 6W

**FIRST AMENDMENT TO LEASE AGREEMENT**

**THIS FIRST AMENDMENT TO LEASE AGREEMENT** (the "Amendment") is made by and between **9036 Pulsar Court Holdings, LLC**, a Maryland limited liability company, having an address at 7501 Wisconsin Avenue, Suite 500 West, Bethesda, Maryland 20814 ("**Landlord**") and **Jeff Lewin and Amber Lewin d/b/a Amber's Pet Hotel & Spa**, each an individual (collectively, "**Tenant**") effective as of the date last signed (the "**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Landlord and Tenant are parties to that certain Lease Agreement dated July 17, 2013 (the "**Lease**");

**WHEREAS**, Landlord leases to Tenant pursuant to the Lease approximately 7,517 Rentable Square Feet located in Suites C, D, E, and F in the building having a street address of 9036 Pulsar Court, Corona, California 92883, which is located in the Wildrose Business Park; and

**WHEREAS**, Landlord and Tenant desire to amend the Lease, as more particularly set forth below:

**NOW, THEREFORE**, in consideration of the foregoing, and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are specifically incorporated in this Amendment by this reference.
2. **Definitions.** Capitalized terms in this Amendment that are not defined in the Amendment shall have the same meaning as in the Lease.
3. **Amendments to the Lease.** Landlord and Tenant hereby agree to amend as follows:
  - a. **Base Rent.** Section 4 of the Basic Lease Provisions is hereby deleted in its entirety and replaced with the following:

| Time Period                           | Base Rent<br>(PSF Per Annum) | Annual Base<br>Rent | Monthly Base<br>Rent |
|---------------------------------------|------------------------------|---------------------|----------------------|
| October 1, 2013 to September 30, 2014 | \$9.00                       | \$67,653.00         | \$5,637.75           |
| October 1, 2014 to September 30, 2015 | \$9.28                       | \$69,727.69         | \$5,810.64           |
| October 1, 2015 to September 30, 2016 | \$9.55                       | \$71,802.38         | \$5,983.53           |
| October 1, 2016 to September 30, 2017 | \$9.84                       | \$73,967.28         | \$6,163.94           |
| October 1, 2017 to September 30, 2018 | \$10.13                      | \$76,132.18         | \$6,344.35           |
| October 1, 2018 to September 30, 2019 | \$10.43                      | \$78,387.28         | \$6,532.27           |
| October 1, 2019 to September 30, 2020 | \$10.74                      | \$80,732.58         | \$6,727.72           |

- b. **Commencement Date.** The Commencement Date in Section 2 of the Lease is hereby amended to be October 1, 2013.

4. **Ratification.** Landlord and Tenant ratify all other provisions of the Lease, except as may be inconsistent with the specific terms of this Amendment.

5. **Counterparts.** This Amendment may be executed by electronic mail, fax (if promptly followed by the original) and in any number of counterparts, each of which shall constitute one and the same instrument, and either party hereto may execute this Amendment by signing any such counterpart.

*[Signature Pages Follow]*


IN WITNESS WHEREOF, Landlord has signed and delivered this Amendment as of the date indicated below Landlord's signature, effective as of the last date signed.

**LANDLORD:**

**9036 Pulsar Court Holdings, LLC,**  
a Maryland limited liability company

By: U.S. Bank, National Association, as Trustee  
for the Registered Holders of Merrill Lynch  
Mortgage Trust 2006-C1, Commercial  
Mortgage Pass-Through Certificates, Series  
2006-C1 (the "Trust"), its sole  
member/manager

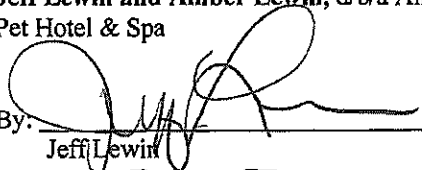
By: CWCapital Asset Management LLC, a  
Delaware limited liability company, solely in  
its capacity as Special Servicer to the Trust

By:   
Name: Max Wagenblast  
Title: Vice President  
Date: 8/12/13

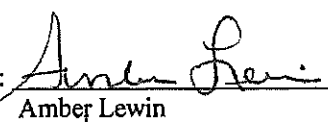
**IN WITNESS WHEREOF**, Tenant has signed and delivered this Amendment as of the date indicated below Tenant's signature, effective as of the last date signed.

**TENANT:**

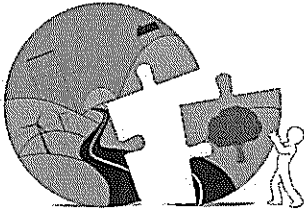
**Jeff Lewin and Amber Lewin, d/b/a Amber's  
Pet Hotel & Spa**

By:   
Jeff Lewin

Date: 8-6-13

By:   
Amber Lewin

Date: 8/6/13



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
 P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3697

Project Location: In the unincorporated area of Riverside County, more specifically located within Planning Area III-1 of the "Wildrose Specific Plan," north of Pulsar Court, south of Leroy Road and east of Interstate 15.

Project Description: The project proposes a 7,517 square foot pet hotel with a doggy day care, spa and salon with grooming services and retail to be located in an existing 18,592 square foot building within the "Wildrose Business Park."

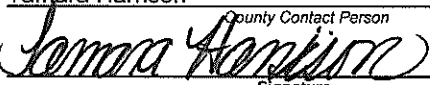
Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Amber's Mobile Pet Salon, 31735 Riverside Drive-189, Lake Elsinore, CA 92530

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301(a))
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

Reasons why project is exempt: The proposed project will be located within an existing building and will only include interior alterations. See Staff Report Finding No. 11.

Tamara Harrison County Contact Person 951-955-9721 Phone Number  
  
 Signature Urban and Regional Planner IV Title November 4, 2013 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 11/04/2013: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA ZCFG No. - \*\*SELECT\*\*  
**FOR COUNTY CLERK'S USE ONLY**