

Sonal Aggarwal

From: Sonal Aggarwal
Sent: Wednesday, December 18, 2024 8:49 AM
To: Maria Gonzalez
Subject: FW: Re PLN - 2024-00162
Attachments: Coastside County Fire- COA.pdf

Hi Tet,

Here is another conversation. Please also post this on the website.

Thanks!



Sonal Aggarwal (she/her)
Planner III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
www.smcgov.org/planning

From: Sonal Aggarwal
Sent: Tuesday, December 17, 2024 10:08 AM
To: pjmcc1234@gmail.com
Cc: Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Re PLN - 2024-00162

Hello Paul,

Please see the attached link to the Staff Report which will help answer most of your questions. For others, that are not answered in the Staff Report, please see my reply in Red below.

Link to Staff Report- <https://www.smcgov.org/media/151672/download?inline=>

Attached please also see the conditional approval letter from Coastside Fire.

Thanks!



Sonal Aggarwal (she/her)
Planner III

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From: pjmcc1234@gmail.com <pjmcc1234@gmail.com>

Sent: Saturday, December 14, 2024 10:08 AM

To: Sonal Aggarwal <saggarwal@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>

Subject: Re PLN - 2024-00162

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Attention Sonal Aggarwal

Kindly provide /outline **all of the regulation requirements for a dog care business in the area and respond to comments.**

- Define the County regulated business inspections program. **Please see Section 6.20.080 below**

SECTION 6.20.080. ANNUAL INSPECTION AND PERMIT RENEWAL; TRANSFER.

- (a) Kennel/cattery permits shall, upon application and the payment of the required annual fee set by Board resolution, be renewed by the Planning Director for twelve (12) months, provided that the operation of the facility during the previous twelve (12) month period has been in full conformance with this Chapter and other applicable federal, state and local laws. Prior to permit renewal, County staff shall notify the permit holder that an inspection of the facility will be conducted to ensure there is continuing conformance with all applicable laws and permit conditions. A certificate issued by the County Environmental Health Services Division stating the condition of the facility when last inspected shall be posted in a conspicuous place in the facility, or provided for inspection upon request.
- (b) Any kennel/cattery permit issued for a kennel or cattery at a specified location as provided herein shall be transferable to another permit holder at the same location upon the written application of the holder of the permit to the Community Development Director, and with the consent of the latter endorsed thereon.

- Provide business days and hours of operation. **Hours of operation 8 am to 5 pm, Mon to Friday, See attached Staff Report for more details.**
- What is the required employee training - and ratio person to dog? **There are no Regulations that requires or talks about this.**
- Who ensures safety and wellbeing /humane treatment of the animals? **If there are open violations, then applicants need to comply and correct those violations. No such open violations were found for this case. Please contact Peninsula Humane Society for further questions.**
- What type of business/animal insurance is required ? **This is not required from us. It falls on individual pet owners to obtain their own insurance.**
- What is the disease management/ animal vaccination program ? **Please contact Peninsula Humane Society for these questions, as Zoning Regulations doesn't govern these.**
- Will people and animals have access to food and potable water ? **Employees are responsible for their own food and water. No animals will be fed at the site. Potable water from water bottles will be used to provide water to animals.**
- Define type of shelter - cages etc. **See Staff Report.**
- Define the street and or road access to the business property. **See Staff Report.**

- In order to access the property for business purposes a Caltrans encroachment permit is required - **please provide the name and contact information for the person at Caltrans who provided such.** *Noted*
- There is no street/off property parking in the area - Where are people/employees/ patrons etc going to be parking ? *See Staff Report.*
- **The Business is currently blocking and restricting public access to GGNRA/NPS public historical trail network and public access roadways in the area. how is this being addressed ?** *No access to any public trails will be obstructed by the business. If you think there is an obstruction, please contact GGNRA.*
- **Provide a copy of Cal Fire sign off regarding the safety of development and response access to protect the area from fires.** *See attached letter.*
- **The area is within a nationally protected forest /endangered species protected area, therefore the California Coastal Commission [C.C.C] is required to provide sign-off approvals for all development in the area.** *The project was already reviewed and signed off by CCC.*
- **Provide the name and contact information for the person at the C.C.C who provided the development approvals for access and business development and operations .** *Isobel Cooper, isobel.cooper@coastal.ca.gov*
- **Please explain why the business has been allowed to be developed and operate illegally for over a year with no County oversight or recourse even after many public complaints .** *Applicant asked for extensions from the Code Compliance Officer and was granted these extensions as the applicant was cooperating and working with us to pull this permit properly. This is what this permit is, so there are no further issues here.*
- **Also explain why after 1 year of complaints the County eventually stepped in and ordered business operations to cease , though the business is still operating illegally /without permit.** *See above.*

Time is of the essence - please respond in a professional articulate manner.

**Regards,
Paul McCormack .**