

From: [Abajian, Suzie](#)
To: [Brotman, Daniel](#); [Asatryan, Elen](#); [Devine, Paula](#); [Najarian, Ara](#); [Kassakhian, Ardashes](#)
Cc: [Golianian, Roubik](#); [Garcia, Michael](#); [Takhtalian, John](#); [Calvert, Bradley](#); [Cortes, Karen](#)
Subject: FW: Letter Supporting Appeal of 1900 Riverside Drive Item 9 City Council Meeting
Date: Tuesday, January 30, 2024 4:03:41 PM
Attachments: [image001.png](#)
[Glendale City Council Letter 1-30-24.docx](#)
[image002.png](#)
[image004.png](#)

Suzie Abajian, Ph.D. | City Clerk | City of Glendale
613 East Broadway, Suite 110 | Glendale, CA | 818-548-2090
sabajian@glendaleca.gov | www.glendaleca.gov | [Follow us!](#)

From: Hunt C. Braly <hbraly@pooleshaffery.com>
Sent: Tuesday, January 30, 2024 3:53 PM
To: Abajian, Suzie <SAbajian@Glendaleca.gov>
Cc: Ezzati, Vista <VEzzati@Glendaleca.gov>
Subject: Letter Supporting Appeal of 1900 Riverside Drive Item 9 City Council Meeting

You don't often get email from hbraly@pooleshaffery.com. [Learn why this is important](#)

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Dear Ms. Sabajian,

Please provide a copy of the attached letter to members of the City Council at this evening's meeting. I will bring hard copies as well.

Best regards,

Hunt

Hunt C. Braly
Partner
hbraly@pooleshaffery.com

POOLE ■ SHAFFERY

ATTORNEYS AT LAW

SANTA CLARITA ■ LOS ANGELES ■ PASO ROBLES ■ NEWPORT BEACH ■ SAN DIEGO
Direct: 661.705.1027 ■ Cell: 805.573.5849 ■ WWW.POOLESHAFFERY.COM

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ATTORNEYS AT LAW

Writer's email: hbraly@pooleshaffery.com

January 30, 2024

VIA EMAIL

sabajian@glendaleca.gov

vezzati@glendaleca.gov

Mayor Daniel Brotman,

City of Glendale

613 E. Broadway

Glendale, CA 91206

Re: Legal Action Network

City Council Appeal Hearing January 30, 2024, 1900 Riverside Drive Item 9

PDR 000210-2022

PS File No.: 1005-2300

Dear Mayor Brotman and Members of the City Council,

This firm has been retained by Legal Action Network LLC (LAN) which is an organization of community members, equestrians, business and equestrian business owners, residents, organizations, and other stakeholders that represent the urban horse communities of Los Angeles (Los Angeles Equestrian Center), Burbank, and Glendale, California. The Riverside Rancho in the City of Glendale and the Rancho Equestrian District in Burbank are part of only three urban horse communities in the United States. All three connect to Griffith Park in Los Angeles.

We submitted a letter to your Design Review Board (DRB) at its August 10, 2023, meeting opposing this project and requesting a continuance. The DRB approved the project, and we subsequently appealed the DRB's decision to the City Council on August 24, 2023.

Let me first state that one of the points raised in our appeal stated that Allen Avenue was going to be vacated. While that had been initially proposed, we now understand that Allen will remain public, and that equestrians will continue to use it to access the Allen bridge to the Los Angeles Equestrian Center and other equestrian trails. We apologize for any misunderstanding this created.

Our appeal is based on several issues. The first is that vacating the easement on the Alley in the back of the property could have impacts on public safety which have not been analyzed. The analysis from the Fire Department (page 283 of the Staff Report) requires that fire department access be provided and the DRB decision does not specify how that will occur if the Alley is vacated. How will fire trucks be able to access the southern part of the property? In addition, vacating the Alley Easement has not yet been scheduled for City Council consideration. As a result, if you reject our appeal and allow this project to proceed, the applicant could proceed with demolition prior to the Council's consideration of the vacation of the easement. While the

Staff Report states the vacation will be a consent item, the public can still provide testimony regarding whether it should be vacated. No explanation has been provided why these two items are not being considered at the same time by the City Council

We continue to believe that the City and developer have not adequately addressed the conflicts between the continuation of the horse boarding and the proposed additional new kennel use. While the City staff has argued that they are compatible on site with appropriate separation, there has not been adequate discussion or analysis on how the sound from the kennels, and potential escape by dogs, will impact the boarding horses.

In addition to the concern regarding the on-site conflict between boarding horses and the kennel, the City and developer have not addressed the concerns of the impacts of the kennel being located adjacent to Allen Avenue. While the City prepared an internal memorandum (page 549 of the Agenda) it only focuses on the ability of the City to revoke the permit if the impacts from the kennels on the equestrian trail on Allen Avenue become a nuisance. This would be after the project is built and after negative equestrian impacts occur. The City Council should insist that the staff more completely review the potential impact of the kennel on the adjacent equestrian uses and determine if these impacts can be mitigated.

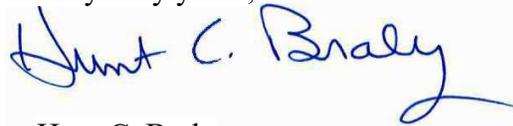
We urge the City Council to also review the following issues as it considers our appeal of this project.

- There is no identified storage for horse feed and hay. If it is not provided, then fresh hay must be delivered every day.
- There is no provision on how manure will be handled. There must be a requirement that it is removed daily or there needs to be an identified area on site to deal with the manure.
- There is no identified storage for horse stall shavings to ensure the proper drainage for the horse stalls.
- To meet the parking requirement for the project parking has been placed in the rear (south) of the project where the existing Alley easement is located. If the easement is not vacated by the City Council then there will be insufficient parking. In addition, the location of the parking in this location will result in two-way traffic on Allen Avenue which will create serious conflict with the equestrians riding to the Allen Bridge.
- The applicant and some supporters have claimed that this property can no longer be solely a horse facility and needs the dog kennel to make it financially viable. No data has been provided to support this argument and the fact is it was operating at full capacity until the new property owner ordered the horses to be vacated. While the addition of dog kennels may make the project more profitable, that should not be a basis for the Council's approval.

For all of the reasons stated in this letter, LAN requests that the City Council affirm our appeal and reverse the approval of the Design Review Board.

Thank you for your consideration of our request.

Very truly yours,

A handwritten signature in blue ink that reads "Hunt C. Braly". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Hunt C. Braly

cc: Clients

From: [Abajian, Suzie](#)
To: [Cortes, Karen](#)
Subject: FW: PDR-000210-2022 REVERSE DRB APPROVAL AND DENY THE PROJECT 1900 RIV DR
Date: Monday, January 29, 2024 5:19:17 PM
Attachments: [WhitePaper_DogsAndHorses_PHBS_2021_WEB.pdf](#)
[Kennel_Code_Email_Convo.pdf](#)
[KENNEL_EMAIL_CONVOS.pdf](#)
[Expense_Revenue_SilverSpurStables_EEC2021.pdf](#)
[Expense_Revenue_SilverSpurStables_EEC_December2019.pdf](#)
[Meetings9925Agenda_2024012615350185.pdf](#)
[image001.png](#)
[image003.png](#)
[image005.png](#)

Suzie Abajian, Ph.D. | City Clerk | City of Glendale
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From: Ezzati, Vista <VEzzati@Glendaleca.gov>
Sent: Monday, January 29, 2024 2:46 PM
To: Abajian, Suzie <SAbajian@Glendaleca.gov>; Garcia, Michael <MJGarcia@Glendaleca.gov>; Golanian, Roubik <RGolanian@Glendaleca.gov>; Takhtalian, John <JTakhtalian@Glendaleca.gov>
Subject: FW: PDR-000210-2022 REVERSE DRB APPROVAL AND DENY THE PROJECT 1900 RIV DR

Please see the email below and the attachments.

Vista Ezzati | Senior Planner | City of Glendale
633 E. Broadway, Room 103 | Glendale, CA | 818-937-8180
VEzzati@glendaleca.gov | www.glendaleca.gov | [Follow us!](#)

From: Kiesel, Roger <RKiesel@Glendaleca.gov>
Sent: Monday, January 29, 2024 2:32 PM
To: Ezzati, Vista <VEzzati@Glendaleca.gov>
Subject: FW: PDR-000210-2022 REVERSE DRB APPROVAL AND DENY THE PROJECT 1900 RIV DR

From: Save GlendaleRiversideRancho <saveglendaleriversiderancho@gmail.com>
Sent: Monday, January 29, 2024 12:33 AM
To: Gavin Quinton <Gquinton@outlooknewspapers.com>; NBCNewsMediaRelations@nbcuni.com
Subject: PDR-000210-2022 REVERSE DRB APPROVAL AND DENY THE PROJECT 1900 RIV DR

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To protect the "horse" community (Glendale Riverside Rancho, Burbank Equestrian District, and the Los Angeles Equestrian Center), please attend Glendale City Council meeting on Tuesday, January 30th at 6:00 pm to ask City Council to "*Reverse the Design Review Board approval and deny the project at 1900 Riverside Drive (PDR-00210-2022).*"

WHY?

This horse facility is the oldest in the City of Glendale, but also is a large horse facility with 78 stalls and an arena, if it is demolished will also be the beginning of the loss of the horse community. The proposed demolition will not only destroy history but with only 16 proposed horse stalls is not sufficient to host a cost-effective horse facility, not to mention there are not sufficient equestrian facilities built into the new plan to accommodate horse activities.

1. City of Glendale action to support the Health and Safety Code of the Equine Equestrian Zone

A White Paper that was provided to Glendale City Council has been received and hopefully will be honored since the Rancho had voted them into office. The White Paper, attached, provides evidence (that was asked by Paula Devine and Dan Brotman - see attached email conversations) regarding the dangers of public dog kennels in Riverside Rancho, which also affects the Los Angeles Equestrian Center and Burbank Rancho. Council member Ardy Kassakhian has also been a Rancho supporter. The White Paper also includes petitions from over 500 equestrians, equine business owners, horse boarders, and horse rental clients on the danger of dog kennels. The White Paper also cites the Glendale Health and Safety codes that would prevent any use within the Equine Commercial zone that would be a health and safety risk to similar uses (i.e. horses).

2. Design Review Board Appeal and Lawsuit Action

Equestrians filed an appeal to the City of Glendale, City Council as a result of the Design Review Board decision for 1900 Riverside Drive [PAPP-002052-2023]. Equestrians will also have their attorney speak at City Council on behalf of this matter and are prepared to file a lawsuit against the City of Glendale if the City Council makes a "Motion to sustain the Design Review Board's decision to approve the Design Review Application with conditions" denies the appeal and moves forward with the project located at 1900 Riverside Drive.

3. Historical, Equestrian Property Business Revenue, Flood Control, and California Environmental Quality Act (CEQA).

An additional problem regarding demolition is that the City of Glendale also has the said property flagged as historical as it qualified as historical (*the property at 1900 Riverside Drive is the oldest operating horse barn in the city of Glendale that was built as a Pole Barn in the 1930s. It has hosted numerous fil horses, actors, and film and music production on site. It was fully operational with 78 horses filling each of its stalls, until the new owner purchased the property and asked horse boarders to vacate the property*). An investment and business plan was prepared to show the property at the time of purchase profited over \$830,000.00 annually (see attachment). Furthermore, despite historical evidence, the City of Glendale City Council removed the CEQA review, in addition to historical, without sufficient evidence, which seemed to degrade the Glendale Historical Society and historians. Los Angeles City flood control easement vacate is also a concern.

Email [dbrotman@glendaleca.gov, anajarian@glendaleca.gov, pdevine@glendaleca.gov, AKassakhian@Glendaleca.gov, easatryan@glendaleca.gov] AND call [818-937-8100] the Glendale City Council, AND come to speak on Tuesday, January 30th at 6:00 pm, located at 613 E. Broadway Avenue, 2nd Floor, Glendale, California. You can cut and past this email to send if you choose.

AGENDA ITEM:

9. HEARINGS a. Community Development, re: Appeal of the Design Review Board (DRB) approval of Design Review Case No. PDR-000210-2022 to demolish the existing commercial stable buildings and associated structures (originally developed in 1939) and construct three new buildings with 15 surface parking spaces for a commercial stable and kennel on a 44,682 square-foot (SF) corner lot, located at 1900 Riverside Drive in the CE (Commercial Equestrian Services) Zone 1.

Motion to sustain the Design Review Board's decision to approve the Design Review Application with conditions

2. Motion to continue the matter, directing the City Attorney to draft findings reversing the Design Review Board's decision and denying the Project

Silver Spur Stables 1900 Riverside Drive, Glendale, CA
EXPENSES & REVENUE ESTIMATION

To Rene, the following expense and revenue estimation was developed, when I was interested in purchasing Silver Spur Stables. I have been a client and part of the programs at the stable so I am familiar with the children's camps, and Operation Progress with the Los Angeles Police Department at Silver Spur Stables. This utilizes the entire 78 stall facility. Because this is a very small property of less than an acre, and because of its age, the parking and facility is grandfathered in. So, as long as only basic upgrades are made (not structural), this means that there is no need for additional parking and upgrades. So, things like new roofing, facia boards and painting. Because this is an old barn, it can be marketed this way and will attract users because of its history, which is what my plans were. I had also had plans to put a commercial kitchen in where the current barn kitchen and living room is, then remodel the arena and put an outdoor exposed cover for use during hot days. I put this together originally, to submit to obtain financing, since I had recently purchased a 43-acre property I will be using for my horse program and facility (to be built) in Agoura Hills. I have estimated these based on my knowledge of the costs of these programs. I would recommend doing your own analysis as well, but I think these can present some great ideas for you. Jim DeCarli

OVERVIEW

EXPENSES AND CURRENT INCOME	Annual
Expenses	-\$198,966.36
Boarding	\$478,500.00
Camps	\$242,000.00
Lessons	\$22,800.00
OP/Equine-Assisted Program	\$40,000.00
Sub-Total (Current income)	\$783,300.00
PROPOSED INCOME	
Police/Probation - Public/Private	\$45,000.00
Parks/Recreation & After-School	\$30,000.00
Sunset Rides & BBQ	\$171,000.00
Sub-Total (Proposed Income)	\$246,000.00
Total Income	\$1,029,300.00
Total Profit	\$830,333.64

EXPENSES

	Monthly	Annual
Insurance	\$1,000.00	\$12,000.00
Payroll (2 full-time)	\$4,400.00	\$52,800.00
Electricity	\$350.00	\$4,200.00
Gas	\$33.83	\$405.00
Water & Sewer	\$599.37	\$7,200.00
Trash Disposal	\$5,181.17	\$62,174.04
Horse Feed	\$3,488.38	\$41,860.56
Horse Shavings	\$1,527.23	\$18,326.76
Total	\$16,579.98	\$198,966.36

REVENUE - BOARDING

	Monthly	Annual
1-br Home ¹	\$2,000.00	\$24,000.00
Boarding ²	\$35,625.00	\$427,500.00
Storage locker ³	\$1,500.00	\$18,000.00
Closets ⁴	\$750.00	\$9,000.00
Total	\$39,875.00	\$478,500.00

(1) Consider using for one barn manager or other full-time staff (maybe include salary)

(2) Boarding: 75 x \$475. Based on fully capacity (not including program/school horses). Once facility is painted and cleaned up, easily monthly rates can be between \$500 to \$525 per stall or more. The 4 neighboring stables that board horses along Riverside Drive have rates that begin at \$550 and above. The one stable in the Burbank Rancho is also over \$550. The Los Angeles Equestrian Center, a public facility, is \$700 and above.

(3) Storage lockers: 15 x \$100

(4) Closets: 6 x \$125

REVENUE – HORSE CAMPS

Horse Camp Revenue*

	Weekly	Annual
Camp (summer) ¹	\$10,000.00	\$100,000.00
Camp (fall) ²	\$10,000.00	\$10,000.00
Camp (winter) ³	\$10,000.00	\$40,000.00
Camp (spring) ⁴	\$10,000.00	\$20,000.00
Camp (day) ⁵	\$2000.00	\$72,000.00
Total	\$42,000.00	\$242,000.00

(1) Summer: 20-25 campers each week-Est 20/week. \$500/camper/week @ 10 weeks. This is based on 1 child at camp for a 1-week camp session. However, in most cases over 50% of campers return for 2 to 6 weeks. The number of campers per day for the week is between 20 to 25 of more at \$500 per camper per week.

(2) Fall: 20-25 campers/week-Est 20/week. \$500/camper/week @ 1 week (Thanksgiving break)

(3) Winter: 20-25 campers each week-Est 20/week. \$500/camper/week @ 4 weeks

(4) 20-25 campers each week-Est 20/week. \$500/camper/week @ 2 weeks

(5) Day: Day camps are scheduled between September through June when most schools are in session. These are on Saturdays when Operation Progress is not in session and alternates on Sundays. 20-25 campers each day-Est 20/day. \$100/camper/day @ 36 days annually

*Children's horse camps at \$500 per camper per week is common among neighboring stables in the Riverside Rancho and at the Los Angeles Equestrian Center. Other cities further out in the rural communities 45-minute drive or more at \$375 per camper per week.

*To keep campers involved in Silver Spur Stables, to return throughout the year and for lessons, etc., campers are invited to an annual end of year campout on the arena in late August before school begins. Parents are invited with their children. They bring their own tent for in the arena and the barn managers hosts the campfire on the arena. It also includes a barbeque at the barn by the stone creek, with music and award ribbons given to each camper and recognizing volunteer teaching staff. Part of this event includes a night right into Griffith Park. There is LA Horse Rentals at the next-door stable, which are used to provide the additional horses needed. Other horse rentals, Griffith Park Horse Rentals in the Riverside Rancho and Mariposa Horse Rentals at the Burbank Rancho, blocks away, all on the same trail to Griffith Park.

REVENUE – LESSONS

Lessons vary throughout the year and occur between camps, other programs such as Operation Progress, and also being sensitive to boarders to ensure they have time to exercise their horses (if not on the trail) usually done in the evenings after programs. Lesson fees range between \$65 to \$100, or more, per 30 to 45 minutes, depending on the level, type of lesson, or training, etc. this would generate \$22,800 in revenue. These prices are common within neighboring stables in the Riverside Rancho.

REVENUE – EQUINE-ASSISTED ACTIVITY (OPERATION PROGRESS-LAPD)

Specialized equine-assisted activity and equine-assisted therapy programs horse programs, such as with Operation Progress through the Los Angeles Police Department (LAPD) is an at-risk young camp. These occur usually every other Saturday from September through June. Hours are between noon to 4pm, that includes riding and a barbeque where the children and teens family are included. An annual awards barbeque is also provided at the end of the school-year in June. The current contract is about \$40,000.00 annually. This is annual amount is very low, as it is more likely to more than double that amount. While this is part of LAPD, there are other neighboring law enforcement agencies that the facility could provide similar programs (see “proposed programs).

PROPOSED ADDITIONAL PROGRAMS

REVENUE – EQUINE-ASSISTED ACTIVITY PUBLIC/PRIVATE PARTNERSHIP

Law Enforcement/Probation: An additional program, similar to Operation Progress of LAPD, is an opportunity to establish a similar program with the City of Glendale, Police Department has the STAR program. This is a prevention and probation program. Currently, the STAR program does not include a horse program component, but they are interested in such opportunities, as these are shown to have a strong evidenced-base. These can be done on weekends, but also during the week or with the probation program could be done after-school since these are for youth. Therefore, both programs could operate concurrently throughout the year at different times. The neighboring City of Burbank is another city where similar law enforcement programs could be established. These are contracts, such as with probation, would include ages 17 and younger, usually about 25 participants. These can be done in a single day or multi-week. These would be subsidized by the city that can range from \$100 per participant. These are generally provided over a 6-week period. This would result in total revenue of \$2,500.00 per class. Resulting in \$15,000.00 in revenue from one entire 6-week class. Depending on court referrals the number of these throughout the year is possible.

Parks & Recreation and After-School Programs: Discussions with the Glendale City Council and parks and recreation has resulted in interest of equine-assisted activity and therapy programs. These would be a public-private partnership between the city and Silver Spur Stables, similarly of that with probation and law enforcement. These could include city-sponsored after-school programs offered through the city department of parks and recreation. There is also a similar program directly with the parks and recreation department as well. These are often operated within a similar price range at \$100 per student per class. This would generally include 25 to 30 participants. Revenue would result in \$2,500.00 per class. Resulting in \$15,000.00 of revenue for a single semester or season. Classes can be contracted by school semester, or seasonal with parks and recreation as individual group classes. Similarly, similar opportunities exist in the neighboring city of Burbank.

Sunset Ride To Griffith Park and BBQ at the Barn: Silver Spur Stables provides the perfect setting with its barbeque facility along the stone creek that is adjacent to the public bridle trail, to host a Saturday and Sunday evening sunset ride and barbeque at the stables. There used to be similar rides with Viva's Cantina where riders would ride to the Hollywood sign and have dinner at Viva's Cantina on Riverside Drive (now has new owners under a different name). However, that no longer exists, giving Silver Spur Stables the opportunity to reach into local tourism and family even activities. Because this would include additional horses, if the school-horses have been used and need a break, then coordination and marketing with LA Horse Rentals provides simple solution. Adding a local guitarist to play music by the fire while having dinner after the ride is another attraction. This would also provide for additional marketing for Siler Spur Stables, including potential boarders, those desiring riding lessons, or having their child participate in the riding camps. Prices are generally \$150 per person, with a total of 20 participants, resulting in \$3,000.00 for a one-day ride and barbeque. Resulting in an annual of \$171,000.00 in revenue. There is a possibility of having Friday, Saturday and Sunday evenings as well.

Riverside Rancho Community Horse Events & Business Network: SaveGlendaleRiversideRancho.com since its beginning in 2018, has established the Riverside Rancho Business Network to help improve local horse businesses in the Riverside Rancho. Part of this effort are the community events during fall and winter at Bette Davis Park. This gives the opportunity of stables to participate in the horse parade on Riverside Drive that ends at the festival at the park. During the festival stables have tables and can participate to help market their barn, facility and services. Rene, this is what I was referring to, when we were talking, of having property owners working together with the business network to help improve revenue and marketing.

Silver Spur Stables
EXPENSES & REVENUE ESTIMATION

The following expense and revenue estimation was developed, as I was interested in purchasing Silver Spur Stables. I have been a client and part of the programs at the stable so I am familiar with the children's camps, and Operation Progress with the Los Angeles Police Department at Silver Spur Stables. I put this together originally, to submit to obtain financing. However, I was unable to come up with enough down for financing. The only information that the previous owner provided when it was for sale was the expenses below. I have estimated these based on my knowledge of their website on the costs of these programs.

OVERVIEW

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(5) Day: Day camps are scheduled between September through June when most schools are in session. These are on Saturdays when Operation Progress is not in session and alternates on Sundays. 20-25 campers each day-Est 20/day. \$100/camper/day @ 36 days annually

*Children's horse camps at \$500 per camper per week is common among neighboring stables in the Riverside Rancho and at the Los Angeles Equestrian Center. Other cities further out in the rural communities 45-minute drive or more at \$375 per camper per week.

*To keep campers involved in Silver Spur Stables, to return throughout the year and for lessons, etc., campers are invited to an annual end of year campout on the arena in late August before school begins. Parents are invited with their children. They bring their own tent for in the arena and the barn managers hosts the campfire on the arena. It also includes a barbeque at the barn by the stone creek, with music and award ribbons given to each camper and recognizing volunteer teaching staff. Part of this event includes a night right into Griffith Park. There is LA Horse Rentals at the next-door stable, which are used to provide the additional horses needed. Other horse rentals, Griffith Park Horse Rentals in the Riverside Rancho and Mariposa Horse Rentals at the Burbank Rancho, blocks away, all on the same trail to Griffith Park.

REVENUE – LESSONS

Lessons vary throughout the year and occur between camps, other programs such as Operation Progress, and also being sensitive to boarders to ensure they have time to exercise their horses (if not on the trail) usually done in the evenings after programs. Lesson fees range between \$65 to \$100, or more, per 30 to 45 minutes, depending on the level, type of lesson, or training, etc. this would generate \$22,800 in revenue. These prices are common within neighboring stables in the Riverside Rancho.

REVENUE – EQUINE-ASSISTED ACTIVITY (OPERATION PROGRESS-LAPD)

Specialized equine-assisted activity and equine-assisted therapy programs horse programs, such as with Operation Progress through the Los Angeles Police Department (LAPD) is an at-risk young camp. These occur usually every other Saturday from September through June. Hours are between noon to 4pm, that includes riding and a barbeque where the children and teens family are included. An annual awards barbeque is also provided at the end of the school-year in June. The current contract is about \$40,000.00 annually. While this is part of LAPD, there are other neighboring law enforcement agencies that the facility could provide similar programs (see “proposed programs”).

PROPOSED ADDITIONAL PROGRAMS

REVENUE – EQUINE-ASSISTED ACTIVITY PUBLIC/PRIVATE PARTNERSHIP

Law Enforcement/Probation: An additional program, similar to Operation Progress of LAPD, is an opportunity to establish a similar program with the City of Glendale, Police Department has the STAR program. This is a prevention and probation program. Currently, the STAR program does not include a horse program component, but they are interested in such opportunities, as these are shown to have a strong evidenced-base. These can be done on weekends, but also during the week or with the probation program could be done after-school since these are for youth. Therefore, both programs could operate concurrently throughout the year at different times. The neighboring City of Burbank is another city where similar law enforcement programs could be established. These are contracts, such as with probation, would include ages 17 and younger, usually about 25 participants. These can be done in a single day or multi-week. These would be subsidized by the city that can range from \$100 per participant. These are generally provided over a 6-week period. This would result in total revenue of \$2,500.00 per class. Resulting in \$15,000.00 in revenue from one entire 6-week class. Depending on court referrals the number of these throughout the year is possible.

Parks & Recreation and After-School Programs: Discussions with the Glendale City Council and parks and recreation has resulted in interest of equine-assisted activity and therapy programs. These would be a public-private partnership between the city and Silver Spur Stables, similarly of that with probation and law enforcement. These could include city-sponsored after-school programs offered through the city department of parks and recreation. There is also a similar program directly with the parks and recreation department as well. These are often operated within a similar price range at \$100 per student per class. This would generally include 25 to 30 participants. Revenue would result in \$2,500.00 per class. Resulting in \$15,000.00 of revenue for a single semester or season. Classes can be contracted by school semester, or seasonal with parks and recreation as individual group classes. Similarly, similar opportunities exist in the neighboring city of Burbank.

Sunset Ride To Griffith Park and BBQ at the Barn: Silver Spur Stables provides the perfect setting with its barbeque facility along the stone creek that is adjacent to the public bridle trail, to host a Saturday and Sunday evening sunset ride and barbeque at the stables. There used to be similar rides with Viva's Cantina where riders would ride to the Hollywood sign and have dinner at Viva's Cantina on Riverside Drive. However, that no longer exists, giving Silver Spur Stables the opportunity to reach into local tourism and family even activities. Because this would include additional horses, if the school-horses have been used and need a break, then coordination and marketing with LA Horse Rentals provides simple solution. Adding a local guitarist to play music by the fire while having dinner after the ride is another attraction. This would also provide for additional marketing for Silver Spur Stables, including potential boarders, those desiring riding lessons, or having their child participate in the riding camps. Prices are generally \$150 per person, with a total of 20 participants, resulting in \$3,000.00 for a one-day ride and barbeque. Resulting in an annual of \$171,000.00 in revenue. There is a possibility of having Friday, Saturday and Sunday evenings as well.

Riverside Rancho Community Horse Events & Business Network: SaveGlendaleRiversideRancho.com since its beginning in 2018, has established the Riverside Rancho Business Network to help improve local horse businesses in the Riverside Rancho. Part of this effort are the community events during fall and winter at Bette Davis Park. This gives the opportunity of stables to participate in the horse parade on Riverside Drive that ends at the festival at the park. During the festival stables have tables and can participate to help market their barn, facility and services.

Los Angeles 2028 Olympics: Planning for the 2028 Olympics in Los Angeles is currently underway. When equestrian events are at the Los Angeles Equestrian Center, the Olympic Committee and organizations need additional stables and facilities for horses, training, etc. This is another revenue source that is significant, including a marketing opportunity for Silver Spur Stables. During this time, the Olympic Committee provides funding to upgrade any facility that will benefit the equestrian community.

Kennel Code – Email conversations



mara baygulova
to jim ▾

10:21 AM (9 hours ago) ☆ ↶ ⋮

----- Forwarded message -----

From: **Brotman, Daniel** <dbrotman@glendaleca.gov>
Date: Mon, Oct 3, 2022 at 11:34 AM
Subject: Re: Riverside Rancho
To: mara baygulova <maravb2007@gmail.com>

Hi Mara,

Nice to hear from you.

I can check, but I believe this initiative is pretty far down on the to do list. We have so many priorities and aren't seeing a pressing issue here. The only kennel case I know of is the Silver Spur, and that one is unique. If you know of other potential issues, please let me know.

Thanks,
Dan



Brotman, Daniel <dbrotman@glendaleca.gov>

Apr 4, 2022, 11:38 AM



to me, mara ▾

Hi Jim and Mara,

Just FYI, I'm going to raise the issue of kennel zoning in Council comments tomorrow evening and ask Staff to prepare a report to present at Council. Ara Najarian will second it. Given the multitude of requests on the table, it may take a little while for them to come back to us but at least we will get it in the queue.

Nothing you need to do at this stage, although after I raise it you might want to reach out to Staff and offer to provide any information they don't already have.

Regards,

Dan



Save GlendaleRiversideRancho <saveglendaleriversideran... Apr 4, 2022, 2:53 PM

to Daniel, mara, bcc: Elizabeth ▾

Hi Dan,

Thank you for letting us know and for taking action on this.

When reaching out to "staff", I assume you are referring to city planning staff?

Thank you again. Jim



--

From Desk of Jim DeCarli

Save Glendale Riverside Rancho

323-491-6197

Website: SaveGlendaleRiversideRancho.com



Brotman, Daniel <dbrotman@glendaleca.gov>

Apr 4, 2022, 2:59 PM



to me, mara ▾

Yes, planning staff.

From: Save GlendaleRiversideRancho <saveglendaleriversiderancho@gmail.com>

Sent: Monday, April 4, 2022 2:53:57 PM

To: Brotman, Daniel <dbrotman@Glendaleca.gov>

Cc: mara baygulova <maravb2007@gmail.com>

Subject: Re: Kennel issue



Save Glendale Riverside Rancho <saveglendale@riversiderancho@gmail.com>

to Paula, Daniel, Ara, vagajanian, Ardashes, mara ▾

Tue, Aug 24, 2021, 4:01 PM



Dear Mayor Devine and City Council,

Community members and equestrians of Save Glendale Riverside Rancho would like the Glendale City Council to make a motion of discussion to consider the removal of "kennel and Animal Boarding" as a permitted use in the Equestrian Commercial (EC) zone, as designated in the Glendale Municipal Code, Title 30, Zoning code 81, Special Purpose Zoning Districts and Permit Requirements.

The term "kennel", generally refers to a public shelter for dogs and cats. There are dog and pet kennels throughout Glendale. One in the Riverside Rancho, but not in the EC zone (Puppy Island Care & Spa, 1737 Victory Blvd.), and two others in Glendale (Glendale Pet Resort, 3645 San Fernando Rd; and The Hounds Club, 520 W. Windsor Rd). These are fine as even the one in the Riverside Rancho, is not within a stable with horses.

While the EC zone allows horses and other animals, by permitting a dog "kennel", can result in a health and safety risk, as well as a noise hazard causing a horse to react. In rural or agricultural areas there are horse properties that also have dog kennels, but these are in regional areas that have much larger properties to keep the animals boarded separately on the property. However the barns and stables in the EC zone include properties that are much smaller, making it impossible to separate dogs and horses safely. When horse owners have their dogs around their horses, it is because their dogs are used to horses and do not pose a risk, because the dog is not reacting to the horse. However, when the general public brings a dog to a public dog kennel, these dogs are likely not used to being around large animals. As a result when confronting or seeing a horse the dog can bark, growl, attack, even when on a leash, and even make other dogs in the kennel begin to bark, making more noise. Or the dog running off of their leash lunging towards the horses.

Horses are flight animals, so they scare easily. A sudden bark or growl, a quick movement or charge, can suddenly put a horse into a panic, by bucking and running away from whatever scared it. This is dangerous when horses are boarded in a confined smaller place. For example, Silver Spur Stables, at about ½ acre in the RC zone, has 78 horse stalls. This density is common in the RC zone. Many of the stables and facilities in the RC zone also have lessons, children's and youth lessons, and summer and holiday and horse camps. Animal handlers also groom the horses and clean stalls. Further there are also horse rental facilities in the RC zone, that bring in the general public who have never been around horses. Even though these are guided, even the most experienced equestrian can have difficulty calming a horse once it reacts to fear. The noise from dogs and the dog's behavior can put fear into horses nearby. And because horses are herd animals, when one reacts to fear, other horses often follow.

For the health and safety of equestrians, workers, children and the general public within the stables within the RC zone, we look forward to the City Council to make a motion of discussion for the removal of "Kennel and Animal Boarding" as a permitted use in the Equestrian Commercial (EC) zone.

Should you have any questions, I look forward to hearing from you.

Sincerely,

--

Jim DeCarli, PHD, MPH, MPA, PGDip, MCHES
Save Glendale Riverside Rancho
323-491-6197



Brotman, Daniel <dbrotman@glendaleca.gov>

Fri, Mar 18, 3:31 PM



to me, mara, Elizabeth ▾

Hi Jim,

Thanks for this. Let me start by sharing your note with staff and getting their take. Depending on what I learn, the next step would be for me to raise it at a Council meeting and get a second from one of my colleagues. Then the City Manager would agendize the matter. It's not unrealistic to expect we can get the ball rolling by May, but it's highly unlikely that the item will get a formal hearing that soon. These things take time, and staff has a lot on their plate.

If you don't hear from me first, please check back in a week or so.

Regards,

Dan

P.S. Why the May date anyway?



Save GlendaleRiversideRancho <saveglendaleriversidera... Mar 18, 2022, 4:41 PM



to Daniel ▾

Hi Dan,

Thank you very much. Yes that process sounds correct, from what the City Clerk's Office had indicated to Mara.

Regarding the May date, the only reason is based on what we learned from the City Clerk's Office that it could take several months once it is in process. So that was only an estimation. But so long as this is being acted upon.

Thank you. Jim



EMAIL COMMUNICATION BETWEEN MAYOR PAULA DEVINE FROM COMMUNITY MEMBERS

Hi Jim

Hope things came together today alright. Neal Brown sent me this info,
Thought you would find it interesting.

Star

Not sure if he wants to be emailed however at this point.

Star

Sent from my iPhone

Begin forwarded message:

From: Star Irvine <irvineland@sbcglobal.net>
Date: August 30, 2021 at 6:35:01 PM PDT
To: NEAL BROWN <nealb@flash.net>
Subject: Re: Silver Spur Stables

Hi Neal

Hi Neal,

Thanks so much ... will send to a few and see how it rolls!

Star

Sent from my iPhone

On Aug 30, 2021, at 4:12 PM, NEAL BROWN <nealb@flash.net> wrote:

EMAIL COMMUNICATION BETWEEN MAYOR PAULA DEVINE FROM COMMUNITY MEMBERS

Hi Star,

I trust you had a good number of signatures.

Here's my correspondence with councilperson Paula Devine. She sounds very interested. Is there someone who knows the subject that can also correspond with her. I've exhausted my expertise.

Thanks Star!
Neal

Begin forwarded message:

From: "Devine, Paula" <PDevine@glendaleca.gov>
Date: August 30, 2021 at 3:03:47 PM PDT
To: NEAL BROWN <nealb@flash.net>
Subject: **Re: Silver Spur Stables**

Neal,
Yes, but it is the barking, that can strike fear in the horses. I have learned much, today, about the relationship. It needs to be learned.
Paula

EMAIL COMMUNICATION BETWEEN MAYOR PAULA DEVINE FROM COMMUNITY MEMBERS

Hi Paula,

I appreciate your research. One on one dogs and horses can get along quite well.
The issue is a kennel full of dogs.

Thank You!

Neal Brown

Sent from my iPhone

On Aug 30, 2021, at 10:13 AM, Devine, Paula
<PDevine@glendaleca.gov> wrote:

Neal,

I have been doing some research, and it is very interesting. the
relationship between horse and dog is complex and, yet, it is simple.

Paula

Sent from my iPad

On Aug 30, 2021, at 9:24 AM, NEAL
BROWN <nealb@flash.net> wrote:

CAUTION: This email was delivered from the Internet. Do
not click links, open attachments, or reply if you are
unsure as to the sender.

Thank You Paula Devine,

I appreciate your efforts. This is of utmost importance to not only the boarders at Silver Spur, but to the surrounding stables and people living in the area.

Sincerely,

Neal Brown

On Aug 30, 2021, at 9:10 AM,
Devine, Paula
<PDevine@glendaleca.gov>
wrote:

Neal,

Thank you for sharing your thoughts and concerns, regarding this issue. I will be doing my due diligence, regarding our code.

Paula

City Council Meeting

Very suspicious. Public Records Act.

Red flag on, then removed, as discussed during public comment at city council nov 16th.

Email dan cc paula and city attorney. Monday City Council, historical indicator was removed for 1900 riv drive apn 5625031008. On November 16, 2021 there is not address coming on with apn at 1900 riv drive.

Entire property info is gone. So no public access as the property is no hidden.

Its suspicious that on nov 18th that on the property portal, 1900 riverside drive, no longer exists.

Denial to access to public access on property portal

ALL PERMIT REQUESTS FOR PROPERTY - Where are the records?

EMAIL COMMUNICATION BETWEEN MAYOR PAULA DEVINE

Fwd: kennel code Inbox x



Mara Baygulova <mar@motifensemble.com>
to jim ▾

Sun, Sep 5, 5:48 PM ★

Begin forwarded message:

From: "Devine, Paula" <PDevine@Glendaleca.gov>
Subject: Re: kennel code
Date: August 30, 2021 at 9:23:08 AM PDT
To: Mara Baygulova <mar@motifensemble.com>

Mara,

Thank you for sharing your thoughts and concerns regarding your thoughts regarding this issue. Your detailed information is helpful. Is there anyone living in the Rancho, that is an expert on the relationship between dogs and horses? I will do my research and look to the MC and possible changes.

Paula

Sent from my iPad

EMAIL COMMUNICATION BETWEEN MAYOR PAULA DEVINE

On Aug 26, 2021, at 2:36 PM, Mara Baygulova <mara@motifensemble.com> wrote:

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dearest Devine Mayor,

This is Mara Baygulova. I do hope this message finds you well and happy!
I just got an email from the new owner of Silver Spur Stables.
He mentioned he will be fixing up the older stalls and also mentioned the dog kennel he plans to put in.

I'm a great dog lover and I think he has the best of intentions.
This gentlemen has (i believe) six dog kennels in Burbank.
But he admits, he does not have knowledge of the horse world.
Growing up on a 500 acre ranch in Aptos, California - I am well aware of mixing horses with dogs.
One must have proper space between dog kennels and horse stalls, in order to keep the horses safe.
Multiple dogs, which kennels have, make a great amount of barking. Some horses are scared by the intense sound of it.

Should just one dog get loose - he could easily attack a horse in a barn and the horse would not be able to defend himself.
Last year a loose dog came on the Silver Spur property and killed a goat.

Often we get first time riders renting a horse next door to Silver Spur. If a barking dog scares a riders' horse they will buck a rider off out of fear. It is dangerous for the rider and a liability for the rental stable.

There is no question, a kennel would generate a lot of noise. There is a condominium next to Silver Spur, so I am quite sure the tenants of that dwelling would be quite disturbed and there will be no way to muffle that sound.

Having barking dogs in such close proximity to horses would be remarkably dangerous.

This is only a half acre piece of land. One would need much more space between the stables and kennels to have it safe.

Thank you Paula, for taking the time to read this.

My best ,
Mara

EMAIL COMMUNICATION BETWEEN MAYOR PAULA DEVINE



Save GlendaleRiversideRanch  Sep 29, 2021, 10:11 AM



to Paula, Mara ▾

Hi Paula,

Mara Baygulova had forwarded me your question about an expert regarding horses and dogs. I am also cc'ing Mara on this email.

The following are two resources that can provide you with support:

1. I would suggest Jim Nichols 818-848-4193. He is an equestrian who has been in the rancho for 40+ years. He is with his horses and is a trainer, so you might need to call several times. If you are unable to make contact please let us know; and
2. Please see the attached "White Paper: A Critical Review on the Injury Risks of Dog Kennels in an Urban Horse Community". This was produced by the Community Health and Safety Division of Public Health Behavior Solutions, which provides a call-to-action that includes background and evidenced-based support.

Should you have any questions, we are available at your convenience.

Sincerely,

Dr. Jim DeCarli



Save GlendaleRiversideRanch Wed, Sep 29, 11:42 AM



to Paula ▾

Hi Paula,

You are welcome. By the way, if you have animal and horse behavior questions, I do have my experience and training as an injury epidemiologist, doctoral work in cognitive neuroscience, as well as certification and work with human-animal interactions. I am also a scientific advisor to Healthy Pets Healthy Families, a coalition of veterinarians and public health specialists, as part of the Los Angeles County Veterinary Public Health. So please feel free to address any related questions.

Thank you. Jim

Devine, Paula <PDevine@glendal... Wed, Sep 29, 11:35 AM



to me ▾

Jim,
thank you for the information. Much appreciated.
Paula

EMAIL TO COUNCIL MEMBER DAN BROTMAN NOVEMBER 8, 2021

White Paper - Call-To-Action Dogs & Horses - Kennels CE Zone



Save GlendaleRiversideRanc...

Tue, Oct 5, 7:49 PM



to Daniel, mara ▾

Hi Dan,

I hope all is well.

If you recall, one of the items that I had discussed with you is a topic of discussion at our Town Hall meetings, regarding "kennels" in the Commercial Equestrian (CE) zone. Upon the request from Paula Devine, we had provided the attached "White Paper: A Critical Review on the Injury Risks of Dog Kennels in an Urban Horse Community". She had inquired about expertise and evidence-base on this issue.

The City Clerk had instructed Mara, from Save Glendale Riverside Rancho, to provide the request for City Council to make a motion to discuss this call-to-action. I thought I would provide you with a copy as well. I would like to get your feedback to ensure we are doing this properly according to City Clerk recommendations.

Thank you.

--

From Desk of Jim DeCarli
Save Glendale Riverside Rancho
323-491-6197

EMAIL TO MAYOR PAULA DEVINE AND CITY COUNCIL NOVEMBER 8, 2021

White Paper & Call-to-Action Inbox x   



Save GlendaleR...  Mon, Nov 8, 4:26 PM (10 days ago)   
to Paula, Daniel, mara, Elizabeth, vagajanian, Ara, Ardashes ▾

Dear Mayor Paula Devine,

I am following up regarding a call-to-action from August, 2021. In part, equestrians, workers and businesses within the Riverside Rancho, and neighboring rancho equestrians, call-to-action (see attached), the City of Glendale to modify the existing zoning code language for the Commercial Equestrian (CE) zone, from "Animal boarding and kennels" to "Animal boarding other than dogs" in order to maintain the health and safety of the rancho communities.

As you are aware, since our first request for this call-to-action in August, 2021, Save Glendale Riverside Rancho members have made several attempts to learn of the status in September and November.

While we acknowledge your busy schedules, we would like an update to the status of this call-to-action.

We look forward to hearing from you.

Sincerely,

--

Dr. Jim DeCarli, PhD, MPH, MPA, PGDip, MCHES, CTMT
Save Glendale Riverside Rancho

to: "Devine, Paula" <pdevine@glendaleca.gov>
cc: "Brotman, Daniel" <dbrotman@glendaleca.gov>, mara baygulova <maravb2007@gmail.com>, Elizabeth Bour <bourel@sbcglobal.net>, vagajanian@glendaleca.gov, "Najarian, Ara" <anajarian@glendaleca.gov>, "Kassakhian, Ardashes" <AKassakhian@glendaleca.gov>

date: Nov 8, 2021, 4:26 PM

subject: White Paper & Call-to-Action

mailed-by: gmail.com

EMAIL RESPONSE FROM COUNCIL MEMBER DAN BROTMAN

NOVEMBER 15, 2021

Brotman, Daniel

Mon, Nov 15, 4:21 PM (3 days ago)



to me ▾

Hi Jim,

Just read through the white paper (well, at least the executive summary). I have a few questions:

1. Have you heard back from any of the other Council members?
2. Have there been any local instances of dog attacks on horses, or horses being spooked by dogs and injuring themselves or their riders? It seems important to document these if they exist.
3. Do we know of any local kennels that have had problems with dog escapes? I assume it's a requirement that kennel owners keep their dogs inside or, if on a walk, that they keep them leashed?

I ask all this because I understand the new owner of Silver Spur has plans to monetize the purchase by running a kennel on site. It would be very challenging to come out with a ruling against kennels now, just after they announced their plans, when we never considered it before. It could lead to a lawsuit, especially if they can demonstrate that they know how to run kennels and have not had problems in the past with dog escapes.

I'm very supportive of protecting the character of the Rancho area, as you know. I'm just not sure that going after dog kennels at this time is a viable strategy.

Dan

MY RESPONSE BACK TO COUNCIL MEMBER DAN BROTMAN

NOVEMBER 16, 2021



Save GlendaleRiversideRancho <saveglendaleriversiderancho@gmail.com>

Nov 16, 2021, 3:57 PM (2 days ago)



to Elizabeth, mara, vagajanian, Paula, Ara, Ardashes, mjgarcia, aadjemian, investigates, tips, Philip, Elizabeth, Joe, vondraport, Daniel ▾

Dear Council Member Daniel Brotman,

First, as you are aware, the "kennel" topic has been a topic that was discussed during Town Hall meetings of 2019, as well as community meetings held during the California State Polytechnic University studies.

Secondly, thank you for reading through the "Executive Summary". However, I do highly encourage you to read through the White Paper and Call-To-Action. This call-to-action was prepared in 2020 and 2021, and submitted in the summer of 2021, prior to any sale of Silver Spur Stables. As we discussed during our phone conversation, I made it clear that the "kennel" safety issue had been in discussion since 2019.

The following are answers to your questions in **UPPERCASE BOLD**:

1. Have you heard back from any of the other Council members? **ONE STAFF MEMBER FROM SAVE GLENDALE RIVERSIDE RANCHO HEARD BACK FROM MAYOR PAULA DEVINE**
2. Have there been any local instances of dog attacks on horses, or horses being spooked by dogs and injuring themselves or their riders? I seems important to document these if they exist. **PLEASE REFER TO THE WHITE PAPER THAT DISCUSSES RISK. WE ARE INFORMING CITY COUNCIL TO BE AWARE OF THIS INJURY RISK.**
3. Do we know of any local kennels that have had problems with dog escapes? I assume it's a requirement that kennel owners keep their dogs inside or, if on a walk, that they keep them leashed? **PLEASE REFER TO THE WHITE PAPER THAT DISCUSSES DOGS THAT ARE NOT FAMILIAR WITH HORSES.**

I ask all this because I understand the new owner of Silver Spur has plans to monetize the purchase by running a kennel on site. It would be very challenging to come out with a ruling against kennels now, just after they announced their plans, when we never considered it before. It could lead to a lawsuit, especially if they can demonstrate that they know how to run kennels and have not had problems in the past with dog escapes.

I'm very supportive of protecting the character of the Rancho area, as you know. I'm just not sure that going after dog kennels at this time is a viable strategy.

SINCE YOU ARE REFERRING TO 1900 RIVERSIDE DRIVE, GLENDALE, CALIFORNIA:

- 1) **THERE HAS NOT BEEN ANY PUBLIC NOTICE OR "PUBLICLY ANNOUNCED" INTENT AS A DOG USE FACILITY - ONLY RUMORS**
- 2) **THERE HAS BEEN NO PERMIT OR PLANS OR INTENT AT 1900 RIVERSIDE DRIVE FOR A DOG KENNEL OR DEMOLITION**
- 3) **NEVERTHELESS A "DOG KENNEL", AS AN ALLOWED USE, WILL REQUIRE A PERMIT FOR DEMOLITION, A PERMIT FOR USE OF KENNES, AND AN INITIAL STUDY VIA AN ENVIRONMENTAL IMPACT REPORT (EIR) UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**
- 4) **REGARDING LIABILITY, THE CITY OF GLENDALE IS NOT AT RISK UNTIL A DOG KENNEL PERMIT IS PULLED AND APPROVED.**
- 5) **ANY INJURY OR OTHER ISSUES TO THE SURROUNDING PROPERTIES, BUSINESSES, HORSE RENTALS, RESIDENTIAL EQUESTRIANS FROM GLENDALE, BURBANK AND LOS ANGELES, AS A RESULT FROM DOG KENNEL TRAFFIC, NOISE, AN ESCAPED DOG, WILL RESULT IN A LAWSUIT.**
- 6) **OPPONENTS MORE SEVERELY, ALSO HAVE LITIGATION OPPORTUNITY**

EMAIL TO CITY ATTORNEY AND CITY CLERK – OCT 15, 2021

NO RESPONSE

STATUS OF ACTION - White Paper Support Call-To-Action Removal of the term "kennels" in Commercial Equestrian Zone



Save GlendaleRiversideRancho <saveglendaleriversiderancho@gmail.com>

Fri, Oct 15, 1:18 PM



to mjgarcia, aadjemian, mara

Dear Mr. Michael Garcia,

We would like to know of any status regarding a call-to-action to remove the term "kennels", as an allowed use in the Commercial Equestrian (CE) Zone.

BACKGROUND

In September, 2021, Mara Baygulova, who is part of our organization [Save Glendale Riverside Rancho](#), was kindly provided by the City Clerk with instructions regarding the appropriate steps to take, in order to have the City Council make a motion to discuss the removal of the term "kennels" as an allowed use in the CE zone.

Mara presented a letter in this regard, to Mayor Paula Devine. Within a few days Paula did ask Mara for support information. In part, we had provided her with the attached [White Paper](#), which was conducted as a result of community outreach discussions from Town Hall meetings and research with Cal Poly University between 2018 and 2019.

We would like to know the status. Our horse communities, in addition to residential equestrians, businesses and workers in the CE zone in the Riverside Rancho, as well as equestrians from the Burbank Rancho Equestrian District and the Los Angeles Equestrian Center, are in support of having this removed as a result of the safety risks to equestrians, animals and the general public from unleashed dogs and dogs that are unfamiliar with horses. The White Paper provided support to this call-to-action, as a result of these risks that also put our local businesses, workers, the City of Glendale, as well as Burbank and Los Angeles at liability of these known risks that can be prevented by this call-to-action.

We look forward to hearing from you.

Sincerely,

--

Dr. Jim DeCarli, PhD, MPH, MPA, PGDip, MCHES, CTMT
Save Glendale Riverside Rancho
323-491-6197

EMAIL RESPONSE FROM CEQA REVIEW FROM DIRECTOR OF COMMUNITY DEVELOPMENT NOVEMBER 16, 2021

From: "Lanzafame, Philip" <PLanzafame@Glendaleca.gov>

Subject: RE: The rancho

Date: November 16, 2021 at 11:37:58 AM PST

To: mara baygulova <maravb2007@gmail.com>

Cc: "Garcia, Michael" <MJGarcia@Glendaleca.gov>, "Calvert, Bradley" <BCalvert@Glendaleca.gov>, "Krause, Erik" <EKrause@Glendaleca.gov>

Ms. Baygulova –

I am forwarding your request to our Planning/Environmental Review unit for response at the appropriate time. I do not believe any environmental documentation has been issued on this property; however, if there has, the Planning unit will provide it. Otherwise, we will make note should it come up in the future.

Very truly,



Philip Lanzafame, Director of Community Development
City of Glendale • 633 E. Broadway, #103 • Glendale, CA 91206
(818) 548-2140 • PLanzafame@GlendaleCA.gov



Save GlendaleRiversideRancho <s... Sat, Oct 9, 1:22 PM



to mara ▾

Look at what rene sent me:

Hi Jim, this is Rene the new owner of 1900 riverside drive. I am in shock that after all that I have already shared online you could still have any doubts as far as my intentions for the property. I have a screen shot of Suzanne's phone on September 2nd. that you start the conversation by (Hi Suzanne. As I mentioned i will talk with the new owner. However please I have not authorized anyone to give him my number. I do not want to get involved with any of the drama going on. I will call him once things settle.) Susanne responses back to you (I already gave it to him this morning but i'll ask him not to call you or

on. I will call him once things settle.) Susanne responses back to you (I already gave it to him this morning but i'll ask him not to call you or maybe you should call him.) Then you respond back to her by (I will call him and happy to, but I would rather things settle. There seems to be this divide in the community and I'm trying to keep silver spur out of what the community is doing.) Please check your phone first. you are doing exactly the opposite of what you told Susanne, Not only you have never called me but you are the reason why there is a division in the community. The fact that you are mixing me with the other two properties only tells me you are only after drama and not the facts. You are putting fear into peoples mind for something that I have not done nor willing to do and by doing so ruining my reputation for your fame and glory. I only going to ask you this one time to remove my property and all false accusations form your

other two properties only tells me you are only after drama and not the facts. You are putting fear into peoples mind for something that I have not done nor willing to do and by doing so ruining my reputation for your fame and glory. I only going to ask you this one time to remove my property and all false accusations form your website (protect.saveglendaleriversiderancho.com) and the other social media places that you have tagged it or I have to take legal action to clear my name.



A G E N D A
GLENDALE CITY COUNCIL

COUNCIL CHAMBERS
613 E. Broadway, 2nd Floor
Glendale, CA 91206

Meetings are broadcast live on Glendale TV, viewable on Spectrum Cable, channel 6, and AT&T U-verse, channel 99. Meetings are also streamed live in high definition (HD) on the City webpage, glendaleca.gov/live, on [YouTube.com/myglendale](https://www.youtube.com/myglendale), and on Apple TV, Roku, Amazon Fire, iOS and Android devices using a free app called Cablecast and choosing "Glendale TV" from the menu. Meetings are also archived on the City Website for viewing anytime at glendaleca.gov/agendas. Call (818) 548-4013 for program schedules. For public comments and questions during the meeting, call (818) 937-8100. Public comments on a specific agenda item will be taken when that agenda item is discussed. If you have any question about matters on the agenda, or requests for assistance, please contact the City Clerk at (818) 548-2090 during regular business hours.

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JANUARY 30, 2024

ROLL CALL

1. **CLOSED SESSION – 1:00 PM (To Commence at 2:00 PM)**
 - a. **Conference with Labor Negotiators. The City-designated negotiators attending the closed session are: Roubik Golanian, John Takhtalian, Michael J. Garcia, Gillian van Muyden, Paula Adams, Aymee Martin, Jason Bradford and Laura Kalty. The name of the employee organization is: Glendale Management Association**

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- b. **Conference with Labor Negotiators.** The City-designated negotiator attending the closed session is: Mayor Dan Brotman. The unrepresented employee position is: City Attorney
- c. **Conference with real property negotiators.** City negotiators attending the closed session are: Roubik Golanian, John Takhtalian, Onnig Bulanikian, Bradley Calvert, Mark Berry, Jason Bradford, Michael J. Garcia, and Gillian van Muyden. Instructions to the negotiator(s) will concern the price and terms for the acquisition of property

**Property Location No. 1: 520 & 534 N. Glendale Avenue
Negotiating Parties: Glendale 3D LLC and MCMB Glendale LLC**

**Property Location No. 2: 115 to 123 W. Wilson Avenue
Negotiating Parties: Lillie S. Makhanian**

- d. **Conference with Legal Counsel - Pending Litigation: Claim of Tonyan, Claim No. 23-0231**
- e. **Conference with Legal Counsel - Pending Litigation: Claim of Escobar, Claim No. 23-0037**
- f. **Conference with Legal Counsel - Pending Litigation: Claim of State Farm (Whipple), Claim No. 23-0008**

**2. REGULAR BUSINESS AGENDA – 6:00 PM
Roll Call**

- a. **Flag Salute: Mayor Dan Brotman**
- b. **Invocation: Dr. Suzie Abajian, City Clerk**
- c. **Report of the City Clerk, re: Posting of Agenda. The Agenda for the January 30, 2024 Regular Meeting of the Glendale City Council was Posted on January 25, 2024, on the Bulletin Board Outside City Hall.**

3. PRESENTATIONS AND APPOINTMENTS

- a. **Agenda Preview for the Meetings of Tuesday, February 6, 2024**
- b. **Presentation by the Pasadena Humane Society on Wildlife/Coyote Management Plan**

4. CONSENT ITEMS (Including Minutes)

The following are Routine and May be Acted Upon by One Motion. Any Member of Council or the Audience Requesting Separate Consideration May do so by Making Such Request Before Motion is Proposed.

- a. **City Clerk, re: Minutes of the Regular City Council Meeting of January 23, 2024**
- b. **Public Works, re: Award of a Professional Services Agreement for the Update of the Fleet Electrification Study**
 - 1. Motion awarding a Professional Services Agreement to Center for Transportation and the Environment for \$102,200 for the Update to the Glendale Fleet Electrification Study

5. CITY COUNCIL/STAFF COMMENTS

6. COMMUNITY EVENT ANNOUNCEMENTS (3-Minutes)

7. ADOPTION OF ORDINANCES

8. ACTION ITEMS

a. Community Development, re: Ordinance Amending Chapter 9.30 (Rental Rights Program)

1. Ordinance for Introduction Amending Chapter 9.30 of the Glendale Municipal Code, 1995 – Relating to the Rental Rights Program
2. Ordinance Amending the Citywide Fee Resolution and Adding Administration Citation Fine Amounts for Rental Rights Program Violations
3. Motion Directing Staff

b. Public Works, re: Introduction of Ordinance for Public and Private Indigenous Tree Protections

1. Ordinance amending portions of Chapter 12.40 and 12.44 of the Glendale Municipal Code to update standards and enforcement mechanisms for public and indigenous tree protection
2. Ordinance amending portions of Titles 16 and 30 of the Glendale Municipal Code regarding tree-related zoning provisions
3. Resolution establishing and modifying administrative citation fines in the Citywide Fee Schedule for enforcement of the public tree and indigenous tree ordinances
4. Resolution of Appropriation for Outreach Services

9. HEARINGS

a. Community Development, re: Appeal of the Design Review Board (DRB) approval of Design Review Case No. PDR-000210-2022 to demolish the existing commercial stable buildings and associated structures (originally developed in 1939) and construct three new buildings with 15 surface parking spaces for a commercial stable and kennel on a 44,682 square-foot (SF) corner lot, located at 1900 Riverside Drive in the CE (Commercial Equestrian Services) Zone

1. Motion to sustain the Design Review Board’s decision to approve the Design Review Application with conditions
2. Motion to continue the matter, directing the City Attorney to draft findings reversing the Design Review Board’s decision and denying the Project

10. REPORTS - INFORMATION

11. WRITTEN COMMUNICATIONS

12. DISCUSSION OF COUNCILMEMBER FUTURE AGENDA REQUESTS

a. Mayor Brotman’s request to agendize a discussion of options to address the Ninth Circuit Court of Appeal’s decision in California Restaurant Association v. City of Berkeley relative to the City’s Reach Code Requirement that new buildings be constructed as “all-electric” buildings, including options for an “electric preferred” ordinance

b. Councilmember Kassakhian’s request to agendize a Resolution condemning the ethnic cleansing and genocide of Armenians in Artsakh

13. ORAL COMMUNICATIONS

Discussion is Limited to Items NOT a Part of this Agenda. Each Speaker is Allowed 5 minutes.

Council May Question or Respond to The Speaker But There Will be no Debate or Decision. The City Manager May Refer the Matter to the Appropriate Department for Investigation and Report.

14. NEW BUSINESS

15. ADJOURNMENT

A Critical Review on the Injury Risks of Dog Kennels in an Urban Horse Community

A White Paper

September 28, 2021

**Community Health and Safety Division
Public Health Behavior Solutions**

chsd@publichealthbehaviorsolutions.com

Public Health Behavior Solutions (PHBS) provides state and local agencies, hospitals, organizations, and injury prevention professionals, with multidisciplinary cognitive-based, intergovernmental injury prevention programs and educational services. PHBS is a multidisciplinary cognitive-based research center that applies scientific research from neuroscience, psychology, mental health, and public health education research to develop and validate injury and violence prevention programs, in order to improve the health and safety of communities and promote healthy lifestyles. One initiative of PHBS is “One Health”, that supports human and animal health. In part, it incorporates animal-assisted interactions, and equine-assisted therapy to its cognitive-based integrated (CBI) programs. Further, PHBS, is active in providing dog bite prevention research and a contributing research member of Healthy Pets Healthy Families, a coalition of the Los Angeles County, Veterinary Public Health [www.publichealth.lacounty.gov/vet/HealthyPetsHealthyFamilies.htm].



Contents

1. Executive Summary _____ 4

2. Background _____ 6

3. Introduction _____ 8

4. Problem: Injury Risks to Humans and Animals from Dogs - Unfamiliar with Horses ____ 10

 a. Horse Owners who have their Own Dogs _____ 10

 b. Dog Kennels and Dogs who are Unfamiliar with Horses _____ 11

5. Epidemiology and Data Collection of Dog Bites _____ 13

 a. Dog Bites and Data Collection _____ 13

 b. Dog Bites on Horses and Data Collection _____ 13

 c. Data Collection of Dog Bites on Horses for this White Paper _____ 14

6. Case examples of Dog Attacks on Horses and Related Interactions _____ 14

 a. Dog-Bites-on Horse Risk Exposure During the COVID-19 Pandemic _____ 14

 b. Reaction of Well-Trained Horses During Equestrian Events - 2021 Olympics ____ 15

 c. Personal Dog with Personal Horse _____ 15

 d. Dogs not Affiliated with the Owner of the Horse _____ 15

 e. Case Reviews _____ 17

 f. Risks of Dog Attacks on Horses in the Riverside Rancho _____ 19

 g. Dog Kennels in the Riverside Rancho Commercial Equestrian (CE) Zone _____ 19

7. Call-To-Action _____ 20

8. Community Support for the Call-To-Action _____ 21

9. Future Direction of the Call-To-Action _____ 21

10. Conclusion _____ 22

Exhibit A: Primary Residential Equestrian Crossings to Access Bridle Trails Adjacent to Commercial Equestrian Zone _____ 24

Exhibit B: Drivers and Bicyclists: Sharing the Road with Horses _____ 26

Exhibit C: Residential Equestrian Horse Trail Access Flow by Region to Commercial Equestrian (CE) Zone _____ 28

Exhibit D: Equestrian Flow from Residential Equestrian Regions to Trails along Commercial Equestrian (CE) Zone _____ 30

Exhibit E: Horse Stable Expense and Income Example _____ 32

Exhibit F: Petition – Residential equestrians _____ 33

Exhibit G: Petition – Equine Businesses, Workers, Trainers, etc. in the CE Zone _____ 37

References _____ 44

1. EXECUTIVE SUMMARY

The equestrian and business community of the Riverside Rancho, and neighboring ranchos, call-to-action, the City of Glendale to modify the existing zoning code language for the Commercial Equestrian (CE) zone, from “Animal Boarding and Kennels” to “Animal Boarding Other Than Dogs” in order to maintain the health and safety of the rancho communities. A number of community town hall meetings in the Riverside Rancho, including research surveys conducted by the California State Polytechnic University, raised common safety concerns of having “kennels” as an allowed use in the CE zone. While many horse owners have dogs, these dogs have been raised around horses and properly trained to be compatible around horses. Residential equestrians, animal handlers and workers, and equine-related business owners from the Glendale Riverside Rancho, Burbank Equestrian District, and the Los Angeles Equestrian Center), expressed safety concerns that kennels will bring if allowed within the CE zone in the Riverside Rancho.

A public kennel within the CE zone, will bring dogs that are unfamiliar with horses into the equestrian community. These dog owners, generally do not realize this is a horse community. They are shown to not be aware of the dangers that dogs, that are not familiar with horses, can bring. Even the smallest dog, once they see a horse for the first time, they get excited and predatory instincts become engaged. This results in running up to the horse, barking, lunging or biting the horse. This predatory behavior provokes fear in the horse. And as a prey animal, this scares the horse, causing it to react, by rearing up, bucking the rider, running into the street, kicking others and the dog. Further, horses are herd animals. When one horse is scared, other horses follow similarly. In addition to endangering the rider, the dog, and the horse, the horses reacting puts bystanders, other equestrians, children’s horse programs and horse rental riders at risk of injury or fatality.

The stables and equine businesses within the CE zone are unique as they are within an urban rancho horse community, where residents ride their horses from their backyard stables on the city streets, to the public bridle trails into Griffith Park. Residential equestrians from the Riverside Rancho, Burbank Rancho

Equestrian District and the Los Angeles Equestrian Center, all utilize the bridle trail that parallels the stables, horse rentals, and other horse businesses within the CE zone. Sounds from barking dogs from kennels, or a loose dog can users of the bridle trails at risk. Further, businesses within the CE zone are close together, including the two horse rental facilities and some barns having 75 or more horses in a smaller space, where if a dog from an owner ever gets loose puts humans and animals at risk, but also affects the safety of business clientele and liability. If kennels were ever in the CE zone, more dogs are brought into the horse community where unleashed dogs, already a common problem at Bette Davis Park, has residential equestrians concerned. Cases of dog bites and attacks on horses have clearly demonstrated, that dogs unfamiliar with horses or unleashed dogs have resulted in injury and fatality to both humans and animals.

To date, no kennels have ever been placed within the CE zone. By removing this use, will help to reduce future injury and fatality risks, liability among businesses and among residential equestrians from neighboring ranchos. Over 500 signatures from residential equestrians, and signatures from business owners within the CE zone fully support a call to action to remove “kennels” as an allowed use.

A call-to-action to modify the terminology of the existing zoning code, from “Animal Boarding and Kennels” and replace with “Animal Boarding Other Than Dogs”, as a permitted use in the Commercial Equestrian (CE) zone, as designated in the Glendale Municipal Code, Title 30, Zoning code 81, Special Purpose Zoning Districts and Permit Requirements. This recommendation also supports Section 30.15.040 (B)(1), that ensures that land used in the CE Zone “are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyles of Glendale residents through the protection of the public health, safety and general welfare.”

2. BACKGROUND

During late 2018 through the end of 2020, community interviews and Town Hall meetings, helped to identify concerns from equestrian residents, businesses, and workers in the Riverside Rancho. To help further investigate and address these issues and concerns, Save Glendale Riverside Rancho, a community organization, reached out and began to collaborate with California State Polytechnic University, School of Environmental Design and Planning. The university conducted additional community meetings and interviews to research these concerns further and ultimately created community planning concepts for the Riverside Rancho. One of the top safety concerns from the community, second to traffic safety risks, was “Kennels” as an allowed use in the Commercial Equestrian Zone (CE). While these concerns were discussed during earlier community Town Hall meetings, the community again expressed safety concerns of kennels. Unsure as to why “Kennels” described as an allowed use in the CE zone, it is more likely based on a non-equestrian who might not have known the difference between dogs raised around horses, and those dogs who might not have ever seen a horse. It may not have understood that dogs who are unfamiliar with horses, can easily engage their predatory instincts and bark, chase, lunge, bite, etc. This behavior provokes fear in the horse as a prey animal, scaring the horse, bucking the rider, causing the horse to run into the street, putting fear into other horses, and increasing the risk of injury to both humans and animals. This includes the equestrians, those on horse rentals, and animal care workers. During the time of the discussions, there was a common consensus from the rancho communities (Glendale, Burbank and Los Angeles Equestrian Center), on the risks that kennels may bring to the horse community.

The community ranchos are unique. The Glendale Riverside Rancho, Burbank Equestrian District and Los Angeles Equestrian Center, all share the same bridle trails that lead to the 55-miles of trails within the over 4,200 acres in Griffith Park, Los Angeles. Residential equestrians from these communities all lead to the bridle trail that parallels the CE zone going to Griffith Park. Having dog kennels within the CE zone would become a public health concern, putting both humans and animals at risk. Discussions from

residential equestrians, and businesses and workers within the CE zone, concluded to remove “Kennels” as an allowed use, in the CE zone.

The CE zone is also very unique, as it allows for horse stables and horse-related businesses within the zone and is part of an urban rancho (Exhibit A). The urban rancho is much more densely populated than rural areas, making equestrians more susceptible to the impact from traffic, noise and other impacts that could increase risks to equestrians and animals (Exhibit B). Horse related businesses within the CE zone, also are home to various adult and children's riding programs and horse rental facilities, where riders are on a horse for their first time. Animal handlers, trainers, and caretakers, such as farriers (an equine specialist that trims, balances and places shoes on the horses' hooves), all work closely with the horse. Safety is of vital importance to the equestrians and workers within these facilities.

Not only does the CE zone parallel the bridle trail, it also parallels Riverside Drive. This is significant to equestrians who ride their horses from their home in the Riverside Rancho to access Griffith Park trails (crossing Riverside Drive generally includes crossing from, Sonora Ave, Western Avenue, and Allen Avenue). The public bridle trail parallels Riverside Drive, behind the various stables in the CE zone. For residential equestrians from the Burbank Rancho Equestrian District, in order to access Griffith Park trails from the east side of their rancho, they cross Riverside Drive at Allen Avenue, by riding in front of Silver Spur Stables, then ride along the front, side (adjacent to the horse rental facility) and continue on Allen Avenue to the back of Silver Spur Stables, and along the stone creek (Exhibit C). Overall, the bridle trail and horse crossings from Riverside Drive have a significant amount of residential equestrian flow from the neighborhoods, and equestrians from the City of Burbank and Los Angeles (Exhibit D).

3. INTRODUCTION

Horses play a vital role in local economies and the lives of people, including recreational/pleasure, therapeutic, horse shows, etc. There are over 400,000 horses in southern California, with 150,000 in the Los Angeles area. Los Angeles county is also home to 189 full-service barns and stables, that provide lessons, showing, competition, equine assisted therapy, seasonal camp programs, youth equestrian programs and recreational uses. Five of these barns and stables, in addition to two horse rental facilities and two tack and feed stores, are located in the Glendale Riverside Rancho, CE zone.

The horse industry in California contributes to \$4.1 billion to the economy with an estimated nearly 700,000 horses (CHC, 2020). Within Los Angeles County, the horse industry in contributes \$270 million in local taxes (EQUO, 2017), making the horse industry a significant part of the local economy. Most horses are used for recreation and showing, with 85% recreational and 30% for showing (EQUO, 2017). The Glendale Riverside Rancho is a vital part of this industry, with barns and stables, feed stores and rental facilities that provide services to the greater Los Angeles, as well as neighboring Burbank Equestrian District and Los Angeles Atwater Equestrian District, and the Los Angeles Equestrian Center in Griffith Park. The horse facilities in the Riverside Rancho provide various types of services and programs that provide revenue to the local economy and provides jobs to the community. Ensuring equestrian safety and protecting the businesses within the CE zone is vital to the city of Glendale economy, tax revenue and jobs (Exhibit E). One of the highest priorities of any horse-related business, is the safety of equestrians, animal handlers and caretakers, trainers, other workers, their customers, and the general public.

The users of these facilities (boarders, rentals, lessons, children's programs, therapy programs), depend on workers who have certification for teaching and caring for horses. This is vital for the safety of humans and animals. Certifying organizations such as the American Farrier Association Certification for animal handlers who provide animal care, and the Certified Horsemanship Association, are for others who

provide horse training, lessons, horse rental leadership, and other roles with the horse (American Farriers Association, n.d.; Certified Horsemanship Association, 2021), put safety of the human and animal as their highest priority when certifying individuals to work with animals.

The equine, a horse, is a unique animal. They can be calm and relaxed, but they can quickly react to something that scares them, resulting in the horse rearing up on its hind legs, kicking people, or running into traffic. Scientific equine temperament and personality literature, confirm that horses are a vigilant species (Janczarak, 2020). Their antipredator defense response causes them to flee from frightening stimuli (Christensen et al., 2005). This behavior is induced by physiological changes from increases of cortisol concentrations and heart rate (Takahashi et al., 2007). The uniqueness of the horse is also their ability to interact with humans. They share similar mirror neurons in their brain, that gives them the ability to recognize feelings, and have empathy and compassion, for others, which demonstrated the efficacy of equine-assisted therapy (Fine, 2019). As a result, of these neurons, a horse can sense fear or anxiety in that of a human, and the horse will react accordingly. This sensitivity, affects how easily a horse will react to fear. The size of the horse is another safety factor that is significant to the safety of the horse and human. Horses can weigh between 800 to 2,000 pounds, and when agitated or scared, they can be fatal to humans and animals. Studies suggest that the ability for present-day horses to coexist with predators is not possible and humans must continue to take responsibility to protect the horse against predation (Jancsarek et al., 2020).

As a prey animal, the horse can easily become scared, and it will react to protect itself. They have a strong sense of hearing, smell, touch and sight, used to sense danger for survival (Storgaard, n.d.). A horse will react immediately to sudden flashes or movements, sounds, colors, or scent in order to flee from danger (EquiMed Staff, 2018). Sometimes a simple plastic bag on a trail moving with the wind gently, can put fear into a horse, let alone a dog barking from a distance or a dog biting at the horse. This reaction can result in the horse bucking the rider, kicking people or workers, running and injuring the horse, and other humans and damaging property (Greene & Comerford, 2019).

Dogs are also unique animals. They are predators, and even the softest, cutest, fluffiest of canine friends, inside these animals are hunters (Corp-Minamiji, 2012; British Horse Society, n.d.). It is natural for a dog to run, bark and chase, especially when in a different environment or when protecting its own environment. Among dogs that have never seen a horse before, this can make the dog more excited, causing the dog to run and bark and sometimes it only wants to play. But the horse will not understand the difference, as the dog is a predatory animal. Regardless of the dog's intent, this behavior, causes the horse to kick, bite or run to keep safe, resulting in the horse injuring or killing the dog. A dog however, can also injury a horse by biting its legs, lunging and biting its face, or scaring the horse, causing the horse bucking the rider, and running, injuring itself or others (Pavia, 2021).

4. PROBLEM DEFINITION: INJURY RISKS TO HUMANS AND HORSES FROM DOGS WHO ARE UNFAMILIAR WITH HORSES

Horse Owners Who Have Their Own Dogs

Many horse owners have dogs. However, these dogs have also been raised along with the horse, and the dog learns of its own boundaries and limitations, and they become compatible (Pavia, 2021; Eldredge, 2017). There is also a significant amount of dog training needed to ensure they are safe around the horse (Animal Behavior Society, 2021; AQHA, 2018). Horse owners who have dogs, also they understand the capability of their dog and the safety around their horse, and other horses and animals. The Certified Professional Dog Trainers, Applied Animal Behaviorists, Certified Applied animal Behaviorists, or Associate Certified Applied Animal Behaviorists provide training to help modify behavior of the predatory dog to safely be around the prey horse (ASPCA, 2021).

Dog Kennels and Dogs who are Unfamiliar with Horses

When dogs that are not familiar with horses, are taken into a horse community, especially an urban horse community, where barns and stables are much closer than those in rural areas, exposes the horse, equestrians, and others to an increased injury risk. Horse barns and stables in the Riverside Rancho are located behind the single-family homes and not easily seen. Therefore, when a dog owner comes into the Riverside Rancho, as well as neighboring ranchos, they might not realize that they are in a horse community, nor understand the risks to their dog, horses and humans. Veterinarians alike, are also aware of the danger of unfamiliar dogs mixing within a horse community and they caution owners of dogs to take responsibility (British Horse Society, n.d.; Corp-Minamiji, 2012; Eldredge, 2017).

It is common for a dog who is unfamiliar with horses, to get excited when they see a horse for the first time. This excitement can begin while in the car after seeing a horse on the street. This excitement engages the dog's predatory instinct. Once the car is stopped, they can become more excited, by accidentally running once the car door is opened and easily get away from the owner, or slip from the leash, and run towards the horse to begin engagement and chase the horse. Similarly, with a public dog kennel, these dogs may not have ever been around a horse, nor does the owner realize the danger their dog can bring to the horse, to humans, and their dog. This lack of awareness and familiarity of horses, increases the risk even further. When a dog sees a horse for the first time, it can react with fear, curiosity, or nervousness, that could lead to aggression or chasing the horse (Blue Cross for Pets, 2019; Eldredge, 2017; Corp-Minamiji, 2012). With a kennel nearby, the noise from barking dogs. Barking from dogs, can put fear into horses at adjacent stables and equestrians riding on the trail. This is vital, because horses have a strong sense of hearing, as a prey animal. The sound of a barking dog, will cause the horse to react accordingly, and become agitated or fearful. Horses are also herd animals, when one reacts to fear, other horses often follow. This fear in the horse is common, for survival as a prey animal. Therefore a horse will easily react to any sudden sound, fast movement or even a flash from the reflection from a shiny chain or

name tag from a dog collar. When a horse reacts to fear it will run away from whatever has scared it. It can buck the rider off the horse, step on the rider or dog, injuring itself, other people nearby or running into traffic. This is a risk to those within the CE zone, the residential equestrian flow, and concentration of equestrians with horses on the bridle trail, and programs at stables and barns, and horse rentals (Exhibit D). Many children programs, those in lessons, or those riding on rental horses are at the greatest risk due to their lack of horse experience. If a dog runs up to the horse and/or starts to bark, puts these riders at risk from their lack of handling an out-of-control horse (Horse & Hound, n.d.). However, even the most experienced equestrian, can have difficulty in calming a horse, putting everyone nearby, the horse, dog, and other people at risk of severe injury or death. Similarly, animal handlers and caretakers of the horse are at significant risk, due to their proximity of working next to the horse. Barking is another problem, as horses have a strong sense of hearing, which can result in similar fear-response. Further, as a herd animal, once one horse is scared, other horses will react similarly (Horse & Hound, n.d.). A horse that is reacting to a dog in the CE zone, can also run into other riders and also into traffic on Riverside Drive. This is especially dangerous for both LA Horse Rentals and Griffith Park Horse Rentals that often have novice riders. An example of how dangerous an unleashed dog can be, is a case where a family of four were riding their four horses with their friends on a trail in Little Missouri State Park, North Dakota. They were attacked by several unleashed dogs that belonged to hikers. These horses were used to having local barn dogs running around them, but when these dogs began to circle, attack and bite at the muzzle and legs, the horses bucked the riders. This caused two riders falling, and one with the horse falling on top of the rider. The dogs continued biting the horse's legs until they fell to the ground and started biting at their throat. The two other horses ran with the riders out of control, eventually falling off. This example demonstrates how a calm afternoon ride, can suddenly become fatal for the humans and animals (Bergren, 2020). This is a risk within the Riverside Rancho stables and rentals within the CE zone, as well as residential equestrians from other parts of the Riverside Rancho, Burbank Rancho and those using the bridle trails from the Los Angeles Equestrian Center. Animal handlers, farriers, trainers, rental leaders, those in lessons, the general public (drivers, bicyclists and pedestrians on Riverside Drive), are also at risk. If a

dog kennel was located within the CE zone, the common barking of dogs coming from the kennels is a risk to equestrians, rentals and workers nearby and affecting those on the trail that parallels the businesses within the CE zone.

5. EPIDEMIOLOGY AND DATA COLLECTION OF DOG BITES

Dog Bites and Data Collection

Effective data collection is vital to effectively study risk assessment. The Human Society of the United States (HSUS) maintains a national registry for dog-bite-related fatalities. A dog bite fatality is defined as “a death caused by acute trauma from a dog attack”. Local animal control agencies also maintain case reports of non-fatal dog bites. Generally, most dog attacked and bites go unreported, so the total number of dig bites are likely to be higher. There are more than 52 million dogs in the United States. HSUS dog bite data suggests that every 36 seconds, one person is bitten by a dog, and 41% of these cases are severe enough to require hospitalization. Collecting case data on dog bites is necessary for the development of evidenced-based prevention programs, public education, breed and leash law regulation, and enforcement.

Dog Bites on Horses and Data Collection

Part of the dog bite data, also includes attacks and bites of people on horses. This however, is not addressed in a database, nor are they reported in a national database, unless a human death involved. This leaves the rates of dog attacks on horse’s unknown. This puts animals and humans at risk due to the inability to understand the rates of attacks and risks. As a result, there has been discussion and call-to-action to horse organizations in the United States to track dog attacks on horses. This database would provide valuable risk assessment evaluation such as location of the attack, injuries to the horse and owner, and dog breed. To date, there is no such national database (Dog Bite, 2008).

Dog Bites on Horses Data Collection for this White Paper

For the purposes of this White Paper, in order to identify the number and description of cases of dog attacks on horses, we obtained data from veterinary medicine, public health injury literature reviews, and case reports from the Humane Society of the United States. Most case report data however was obtained from news and other media platforms in the NEXIS database (an on-line service that provide wired news services, broadcast transcripts, newspapers and magazines).

6. CASE EXAMPLES OF DOG ATTACKS ON HORSES AND RELATED INTERACTIONS

Dog-Bites-on-Horse Risk Exposure During the COVID-19 Pandemic

As a result of the COVID-19 pandemic, people continue to search for outdoor activity locations. Unfortunately, many walking their dogs, either unleashed or allowing them to bark, has shown to scare horses, which has resulted in both human and animal, injury and fatality. An additional risk, is when dog owners who are not familiar with horses choose to not listen to equestrians regarding the danger to their dog and others. When an experienced rider comes across an unleashed dog, they will try to get the attention of the owner or others to help keep the dog from engaging with the horse. Unfortunately, there have been cases where dog owners have ignored commands of the equestrian riding a 1,500-pound animal, putting the dog at risk, as well at the horse, rider and others nearby (Jones, 2020a). These cases of unleashed dogs and interactions with equestrians have been common at Bette Davis Park. While the park is within Griffith Park in Los Angeles, its primary access is the bridle trail and Rancho Avenue in the city of Glendale. Many users of the part, bring their dogs and are unaware that this is a horse community and the associated injury risks, laws and responsibility. They are also not away of the risk that an unleashed dog has to a horse, the equestrian, and to their dog. This is a risk, especially to those riding their horses by the park on the bridle trail but also from residential equestrians who ride Easter Field, adjacent to Bette Davis Park, where equestrians train, run, and lead their horses (Exhibit A). A stray dog off-leash becomes a risk very quickly. Equestrians in the Riverside Rancho have already recognized this as a significant risk.

Other similar horse communities, have exhibited a 10% increase of dogs attacking horses, from more people being outdoors during the pandemic, resulting in injury and fatality among the human and animal (Jones, 2021).

Reaction of Well-Trained Horses at Equestrian Events During 2021 Olympics

Even the most well-trained horses can react to something that scared them or that is different from what they expect. During the 2021 Olympics in Kamiyoga, Japan, showed how even the most well-trained horse, can react to something as simple as a statue placed next to a horse jump in the arena. This was observed in the behavior of several horses during the Olympic Games in 2021 (NBC12 News, 2021).

Personal Dog with Personal Horse

Every year emergency departments treat injury cases as a result of personal pets and horses. In one study, during April 2015 through March 2016, a trauma center hospital treated 516 patients from animal related injuries. Among these cases, 16.2% of the riders were pulled over and enthralled by the animal. One example, included a girl who was riding her horse, with her mother who was walking next to her with their two pit bulls. Both dogs, familiar with horses and on a leash. Suddenly, one of the dogs came off the leash and its predatory instincts became engaged and for whatever reason, and it began attacking their horse. The rider was immediately bucked off the horse and once on the ground she was bitten by their dog. During the incident the mother also fell to the ground. The child rider had a contusion of the elbow and bite wounds to her arm. The mother sustained multiple excoriations all over her body (Delft, Thomasses, Schreuder, et al., 2019).

Dogs not Affiliated with the Owner of the Horse

Stray dogs that are not familiar with horses is a common threat to a horse and rider. For example, when an equestrian comes across a dog while riding their horse on a city street, trail, or barn, the equestrian has no idea of the dog's intent, predatory instincts, and once the dog attacks, there is little that can be done to

stop the dog (Horse Council BC, 2018; Kahl, 2017). Many barns even have stable management rules for boarders and visitors, with “no dogs” being second to no smoking, to help reduce the risk and keep its customers, workers and animals safe (Kahl, 2017). This preparation is no different among the horse show events. Whereas, participants and attendees are often asked to leave their dogs home (Taylor, n.d.-b).

For a dog not familiar with horses, even the calmest dog, once they see the horse, their predatory instinct can engage at any time. When riding on a trail, if an equestrian comes across an unleashed dog, they are advised to: 1) while riding, walk the horse by the dog, not run or it can provoke the dog to chase the horse; 2) If the dog approaches, turn the horse to face the dog and yell to the dog “stay or “go home”; and 3) yell for help “please get your dog away from my horse” (Horse Council BC, 2018). However, the by the rider yelling for help, this suddenness of unexpected sounds and sensing nervousness in the rider, can also put fear into the horse. Once the dog starts to circle the horse, bark, chase, lunge or bite the horse, the equestrian must try to keep their horse calm, until someone pulls the dog away, which also increases the risk injury to that helper or dog owner. As observed in many video cases from equestrian helmet cameras and other bystanders, the equestrian is counting on someone to help, because once the dog begins engaging as a predator with the horse (barking, biting, etc.), there is little the equestrian can do (Jones, 2020) and pet owners need to understand their responsibility as a dog owner, including the legal and liability consequences for violating leash laws, and dog attacks (Dunham, 2021).

Videos of recent cases of dogs attacking horses, demonstrate the dog and horse dynamic, the risk, the difficulty once the dog’s behavior becomes predatory, and its consequences, are provided at the following link [www.horses.publichealthbehaviorsolutions.com/planning-and-reserach.html].

Case Reviews

The following is a description of 17 cases of dogs attacking horses and riders. The location of these attacks, vary from within a corral, on a street, arena or pasture, or on a trail. Injuries in these cases range from severe to fatal, among both the human and animal.

Case	Description	Injury	Reference
1	A rider was riding her gelding horse with a friend when a loose dog appeared and the out-of-control dog started barking and lunging at the horse, and the horses, reaction caused the riders to fall off.	Human: Rider sustained a fractured vertebra	Murray, 2020
2	As shown in this video, a horse owner went to check on their horses who were spooked. His neighbors' four dogs came onto the property, scaring the horses, and while trying to calm their horses, he was kicked multiple times, then mauled by the dogs.	Human: Seizure, multiple wounds, and surgeries	First Coast News, 2021
3	Dog gets through the fence and attacks horses, eventually the dog biting at the horses face and not letting go. The owners observed the dog dangling from the horse by its teeth.	Animal: Severe injury to horses. Horses continue to react to distance dog barking	Church, 2021
4	Equestrian attacked by dog while riding. The dog was unleashed, with no owner in sight and attacked. The rider yelled at the dog, the horse reared upward and eventually kicking and injuring the dog, to defend itself from the attack.	Human: Injury Animal: Injury	Byrne, 2021
5	Equestrian mauled to death by a dog she knew	Human fatality	Parker, 2016
6	13-year-old boy attacked by dogs while riding on pony	Human: Facial scars	Mathieson, 2008
7	Dog attacks horse and animal handlers is kicked in the face. When authorities arrived the pit bull was hanging while biting the horses face, until police shot the dog (not fatally)	Human: Facial injury. Animal: Injury	Diedrich, 2009
8	Experienced equestrian of 45 years, was exercising her ponies with two children riding. Dogs began circling and eventually attacked the horses. The adult was kicked in the face and a child bitten on their foot. The dogs were biting at the horse's throat taking the horses down.	Human: Facial injury to adult human and leg laceration from bites among child	Bradshaw, 2021
9	A 12-year-old rider was bucked from her horse, when two out-of-control dogs got away from their owner, and attacked and bit the horse's nose, and continued to bite, until the horse galloped away with the dog's legs tangled in the horse's reins.	Animal: Emotional trauma to the rider. Dog and horse injury.	Murray, 2019
10	Two dogs enter barn and attack and severely injury horse.	Animal: Fatal injuries Horse was euthanized due to severity of injuries. Dogs were eventually euthanized.	Powers, 2021
11	Dog attacked horse and rider. Dog's caretakes charged in the attack	Human: Severe injury. Animal: Severe injuries	Turner, 2019
12	Dog attacked horse. Horse euthanized due to severity of injury	Animal: Fatality	Saginaw News Staff, 2019

Case	Description	Injury	Reference
13	Two horses were attacked and killed by a pack of stray dogs	Animal: Fatality	Associated Press, 2019
14	Dogs attack and kill horse in stable	Animal: Fatality	Buscko, 2006
15	Dog attacks horse. Horse bucked and jumped from stall running into the street, colliding with a vehicle. This is the 3 rd attack within the past 12-months	Animal: Injury	Crane, 2009
16	Two horses attacked both horses and rider	Human: Ankle bite, laceration. Animal: Injury, face, legs and stomach	Evans, 2009
17	While on a trail ride, parents and two children, when attacked by unleashed dogs. Unable to control the horses, the riders' adults and children were bucked with horses falling on top of the rider. Two horses with riders, ran out of control while the dogs chased and bite them, as the riders fell off.	Human: Injury Animal: Injury	Bergren, 2020

Risk of Dog Attacks on Horses in the Riverside Rancho

Community equestrians within the Riverside Rancho have reported their personal experiences where unleashed dogs on the public bridle trail approached their horse, and the horse reacted in fear, causing the rider to fall and become injured in several cases. Further, the community has experienced daily confrontations in the number of people bringing dogs to Bette Davis Park and allowing the dogs to run free, without a leash. This violates the County of Los Angeles Leash Law (Ord. 2016-0040 § 144, 2016: Ord. 9454 § 1 (part), 1967: Ord. 8043 § 12 (part), 1961: Ord. 4729 Art. 7 § 701, 1946.). This law, “Prohibits dogs from running at large on any public street, park or other public areas or upon private property other than that of the dog owner. A dog must be restrained by a substantial leash not exceeding six feet and be in the control of a competent person when off property.” (County of Los Angeles, n.d.). In addition to violating local law, while the city of Los Angeles has 11 “dog parks” where owners can run their dogs off leash, Bette Davis Park, is not one of these (Department of Recreation and Parks, 2021). Sometimes there are no horses at Bette Davis Park, so it is difficult for a dog owner to recognize that they are in a horse community. As a result, they often release their dogs. The risk increases when residential equestrians ride and lead their horses at different times each day, into the park. To access the trails, equestrians ride from the eastern part of the Riverside Rancho by crossing Riverside Drive at Sonora Avenue, and onto Rancho Avenue (adjacent to Bette Davis Park), and onto the bridle trails and to Easter Field horse arena (Exhibit A). Easter Field is adjacent to, and easily seen from the park. Making it easy for a dog to see horse on the arena. Equestrians use the Easter Field on a daily basis to lunge, train and exercise their horses. Dogs in this area, increase the risk of exposure, putting both humans and animals at risk.

Dog Kennels in the Riverside Rancho Commercial Equestrian (CE) Zone

To date, there has not been dog kennels located in the CE zone. Having a dog kennel in the CE zone, increases the risk of predatory instincts from dogs that have been brought into the horse community.

Barking dogs from a kennel also play a role, because of the close proximity of barns and stables, rental facilities, and bridle trails. Additionally, when the public would use a kennel in the Riverside Rancho, they might not realize it is a horse community. They could easily park on the curb and walk into the kennel. Or decide to walk their dog along the trail or in the park, especially when no horses are around, as currently being observed, not realizing this, until horses walk by on the trail or roadway. Bringing more dogs into the Riverside Rancho, especially from outside the horse community increases the risk of exposure. As a horse community, it is necessary for the safety of equestrian's residents, users of horse rentals, other equestrians, workers, and visitors, to take responsibility to keep the public safe.

7. CALL-TO-ACTION

Equestrians, workers and businesses within the Riverside Rancho, and neighboring ranchos, call-to-action, the City of Glendale to modify the existing zoning code language for the Commercial Equestrian (CE) zone, from "Animal Boarding and Kennels" to "Animal Boarding Other Than Dogs" in order to maintain the health and safety of the rancho communities.

Currently, the City of Glendale, Commercial Equestrian (CE) zoning code allows for "Animal Boarding and Kennels". For the health and safety to workers and customers of business, equestrians, workers, children and the general public within the rancho communities, and stables within the CE zone, as well as for the economic benefit of equine-related businesses within the CE zone, the community requests a call-to-action to modify the language of the zoning code, from "Animal Boarding and Kennels" and replace with "Animal Boarding Other Than Dogs", as a permitted use in the Commercial Equestrian (CE) zone, as designated in the Glendale Municipal Code, Title 30, Zoning code 81, Special Purpose Zoning Districts and Permit Requirements.

To date, there has not been a dog kennel within the CE zone since its inclusion as an allowed use, by removing "kennels" as an allowed use, will help to prevent future health and safety risks among local stables, rental facilities, animal handlers, and equestrians in the community. This call to action, also

supports Section 30.15.040 (B)(1), that ensures that land used in the CE Zone “*are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyles of Glendale residents through the protection of the public health, safety and general welfare.*” The call to action also removes the risk of exposure, from additional dogs that are not familiar with horses, to be taken into the equestrian community. It also reduces liability among the businesses, property owners, and the municipalities of Glendale, Burbank, and Los Angeles.

8. COMMUNITY SUPPORT FOR THE CALL-TO-ACTION

In addition to the call-to-action support from the 2018 through 2020 community Town Hall meetings, and Cal Poly University research and survey’s findings, in 2021, residential equestrians and businesses within the CE zone have provided additional support. First, 537 residential equestrians in the Glendale Riverside Rancho, the Burbank Equestrian District, and the Los Angeles Equestrian Center, provided signatures of support in a 2021 petition to change the language of the CE zoning code from, “Animal Boarding and Kennels” as an allowed use, to “Animal Boarding Other Than Dogs” (Exhibit F). Additionally, businesses and workers, within the CE, equally provided support for the call-to-action.

9. FUTURE DIRECTION OF THE CALL-TO-ACTION

The call-to-action to remove “Kennels” as an allowed use, will not result in a negative impact to existing services, since no kennels have ever been placed in any of the equine-related businesses within the CE zone. It does however have several future positive impacts. First, it removes the risk of any future exposure of injury and liability, if an equine-related business chose to host a kennel. Secondly, by not allowing the use of kennels, which have never been used, will benefit the future of equine-related businesses in the CE zone by utilizing the valuable urban rancho land that is more economically beneficial for stables and facilities for horses and programs. Third, it also supports the future of the horse community by ensuring that land uses within the CE are used for equine related purposes to maximize profits and revenue, to sustain itself as part of the horse community.

An additional safety concern, and separate call-to-action to the City of Los Angeles, has evolved from this White Paper. Similarities were discovered from the described case examples. Whereas, dog owners who bring their dogs into a horse community and do not understand the risk, are putting animal and humans at risk as well as their own liability. When an equestrian is on a horse and sees a dog off leash, their only defense is to get the attention of the dog owner to keep their dog in control and on a leash. As observed in many of the case reviews, this can result in arguing about their rights. Currently, residential equestrians have reported this as a daily problem at Bette Davis Park and Easter Field. It was reported that there are daily confrontations, between equestrians and dog owners who leave their dogs off leash. Bette Davis Park, is accessed either by horseback on the bridle trail or by vehicle on Rancho Avenue in the City of Glendale. Bette Davis Park is however, within the Griffith Park in the City of Los Angeles. It is a violation to have a dog off leash while in the park (County of Los Angeles, n.d.). The only parks that allow a dog to be “off leash”, is at any of the eleven “dog parks” in the city of Los Angeles, including the closest Griffith Park Dog Park (Department of Recreation and Parks, 2021). Unfortunately, residential equestrians have reported this to be a daily problem at Bette Davis Park, where dog owners take their dogs off leash and allow them to run at the park and on Easter Field. Despite residential equestrians explaining and helping to make the dog owner aware of the risk, the law, and danger to both their dog and humans, they argue that Bette Davis Park is a dog park. It is further reported that dog owners also allow their dogs off leash on the trail, adjacent to Bette Davis Park. While regulation is already in place, an additional call-to-action to the City of Los Angeles, is to: 1) post additional signage that includes the leash law, violation, fine, and a phone number to call Park Rangers and 2) increase enforcement on a regular basis.

10. CONCLUSION

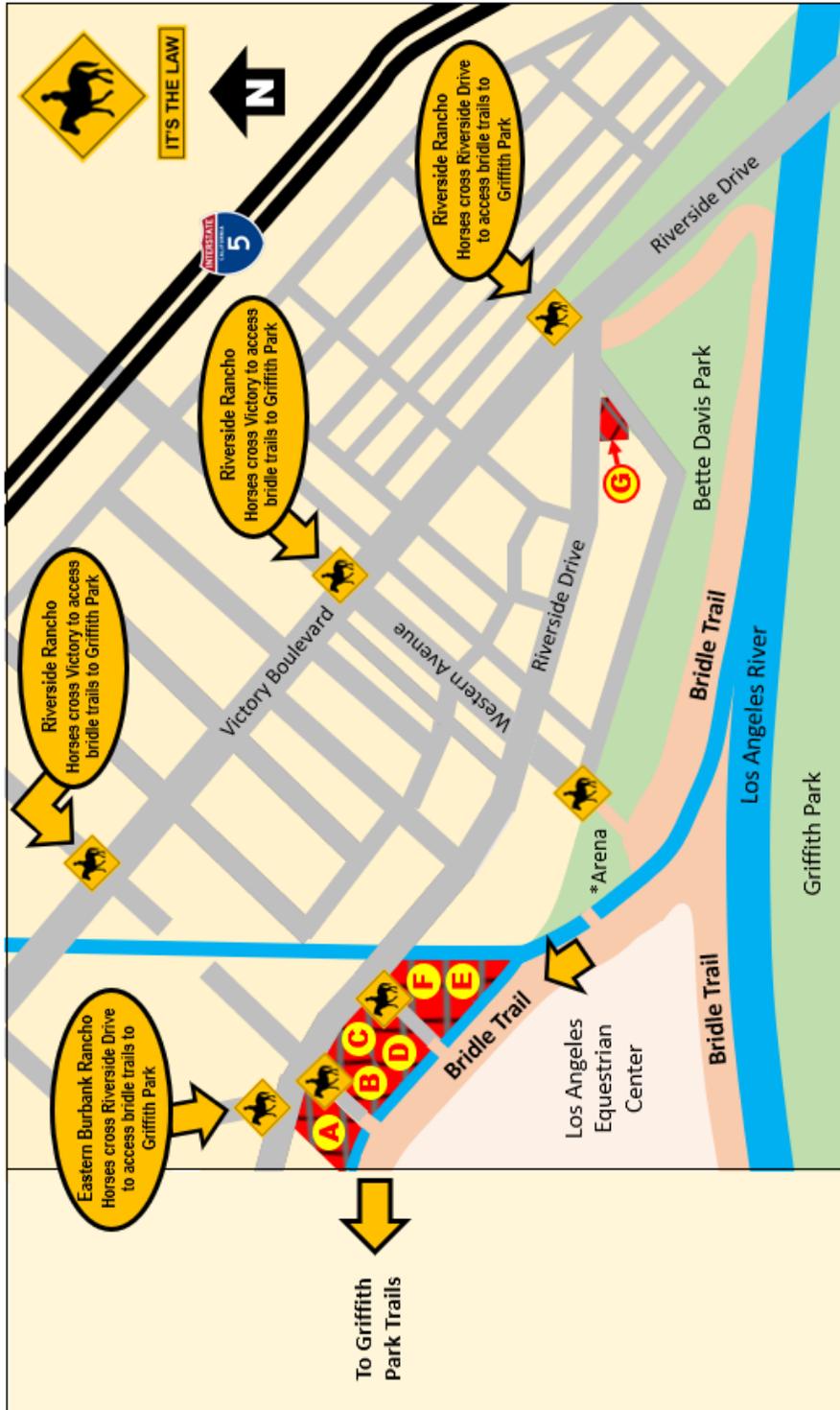
The call-to-action, will reduce injury risk and liability, and provide a benefit to the future economy of the Riverside Rancho, EC zone businesses as a horse community. In 1961, there were 40 horse stables facilities within the area along the Los Angeles River, and in 1986 this number dropped to 15 (Hamilton,

1986). Currently, in 2021, there are only 5 within the Riverside Rancho, CE zone. The horse-related businesses within the CE zone in the Riverside Rancho, are shown to be profitable, but they need their existing number of horse stalls and space to survive, in order to provide valuable services to the public, equestrian and programs to the community and city government, and generate revenue to the city. By leaving the existing language in the zoning code for the CE zone, to allow “kennels” as an allowed use, not only increases the future risk of injury and fatality among humans and animals, it allows removing horse stalls and space for kennels. This significantly reduces the number of horses that can be boarded at these 5 stables in the CE zone. The greater number of horses at these facilities, the greater profits, revenue to the city, and programs, and sustains itself as a vital urban horse community for the city of Glendale and greater Los Angeles.

EXHIBIT A

Primary Residential Equestrian Crossings to Access Bridle Trails Adjacent to Commercial Equestrian (CE) Zone. Also showing businesses within the CE zone.

Primary Residential Equestrian Crossings to Access Bridle Trails Adjacent to Commercial Equestrian Zone



Street and road access route, where equestrians ride horses from their home stables to access Bridle Trails and onto the 55-miles of riding trails on the 4,210 acres in Griffith Park

Primary Bridle Trail access points

Commercial Equestrian Zone (City of Glendale Zoning Map)

A. 1900 Riv. Silver Spur Stables-Built in 1939
 B. 1940 Riv. TriKee Tack Feed-Built in 1943
 C. 1850 Riv. LA Horse Rentals/Rocken P Stables-Built in 1943)
 D. 1930 Riv. Triple R Boarding Stables-Built in 1973

E. 110 Irving Age. Whispering Willow-Built in 1940
 F. 1820 Riv. Griffith Park Horse Rentals-Built in 1940
 G. 1532 Riv. Da Moor's Feed & Tack
 *Easter Field open horse arena

Prepared by Jim DeCarli, Save Glendale Riverside Rancho, Sept 2021

EXHIBIT B

Drivers and Bicyclists: Sharing the Road with Horses

Drivers and Bicyclists: Sharing the road with horses

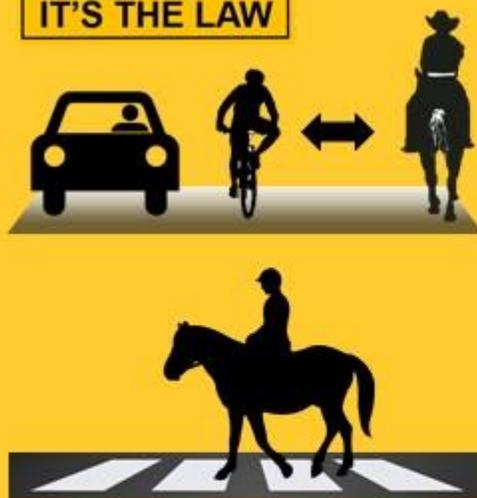


Whether you are driving a car, riding a bike, walking, or jogging, remember horses are easily scared and can injure the rider and other road users. Pass slowly and wide, it's a California law.

When driving a car, riding a bike, walking, or jogging, remember horses can easily be scared, injuring the rider and other road users. Pass slow and wide, it's a California law. The Glendale Riverside Rancho, Burbank Rancho Equestrian District, and the Los Angeles Atwater Village Equestrian District are "urban" horse communities. Residents have horses in their stables in the back of their homes. They legally ride their horses on city streets, which access public bridle trails, horse arenas, equestrian parks, and the 55-miles of trails in Griffith Park, Los Angeles. When driving or biking in these communities, you will come across horses and riders on the road.

WHY IS THIS IMPORTANT? Horses are flight animals. They scare easily. A sudden sound, flash of light, sudden movement, a car horn, a loud engine, a speeding vehicle, a vehicle with loud music, a barking dog, a fast bicyclist riding quickly, can panic a horse. Making it buck the rider and run away from whatever scared it. The most experienced rider on a well-mannered horse can struggle controlling their horse and be at risk when a horse reacts to fear. Here is what you need to know.

IT'S THE LAW



WHILE DRIVING A VEHICLE OR RIDING A BIKE, WHEN YOU SEE A HORSE AND RIDER ON THE STREET:

- Slow down. Be ready to stop if necessary, to avoid scaring the horse, endangering the horse and rider (California Motor Vehicle Code-CMVC, Section 21759)
- When you pass them:
 - Give them at least 2 car widths of space
 - Approach and pass slowly and avoid sounding your horn, passing too fast in a car or bike, OR revving your engine
 - Once you have passed the horse by 2 car lengths, then accelerate gently
- When driving any vehicle or riding a bike and you come across an "Equestrian Crossing", once the horse is in the crosswalk, you must give right-of-way to the horse and rider (CMVC. Section 21805)

IT'S THE LAW

WHILE DRIVING A VEHICLE OR RIDING A BIKE AND YOU SEE A HORSE-DRAWN VEHICLE ON THE STREET:

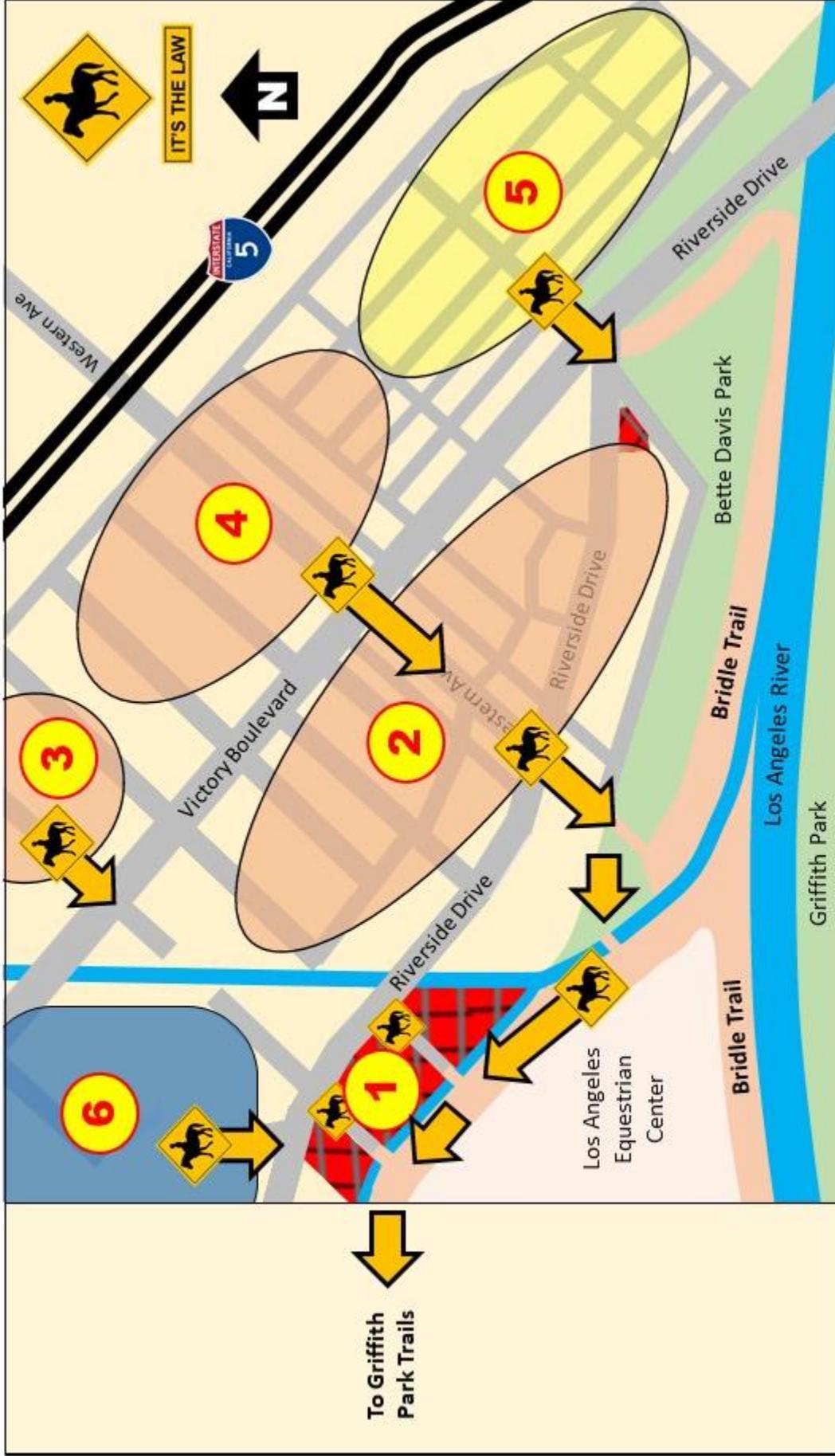
- Slow down. Be ready to stop as necessary to avoid scaring the horse (California Motor Vehicle Code-CMVC, Section 21759)
- With the horse in front of the carriage or cart, combined, it is longer than your car. Do not cut in front sharply after passing
- Approach and pass slowly. Avoid sounding your horn, passing too fast, or revving your engine
- Carriage drivers will use hand signals and position themselves on the road, similarly to that of a vehicle



EXHIBIT C

Residential Equestrian Horse Trail Access Flow by Region to Commercial Equestrian Zone

Residential Equestrian Horse Trail Access Flow By Region to Commercial Equestrian (CE) Zone



Street and road access route, where equestrians ride horses from their home stables to access bridle trails and onto the 55-miles of riding trails on the 4,210 acres in Griffith Park

Primary bridle trail access points  Commercial Equestrian Zone (City of Glendale Zoning Map) 

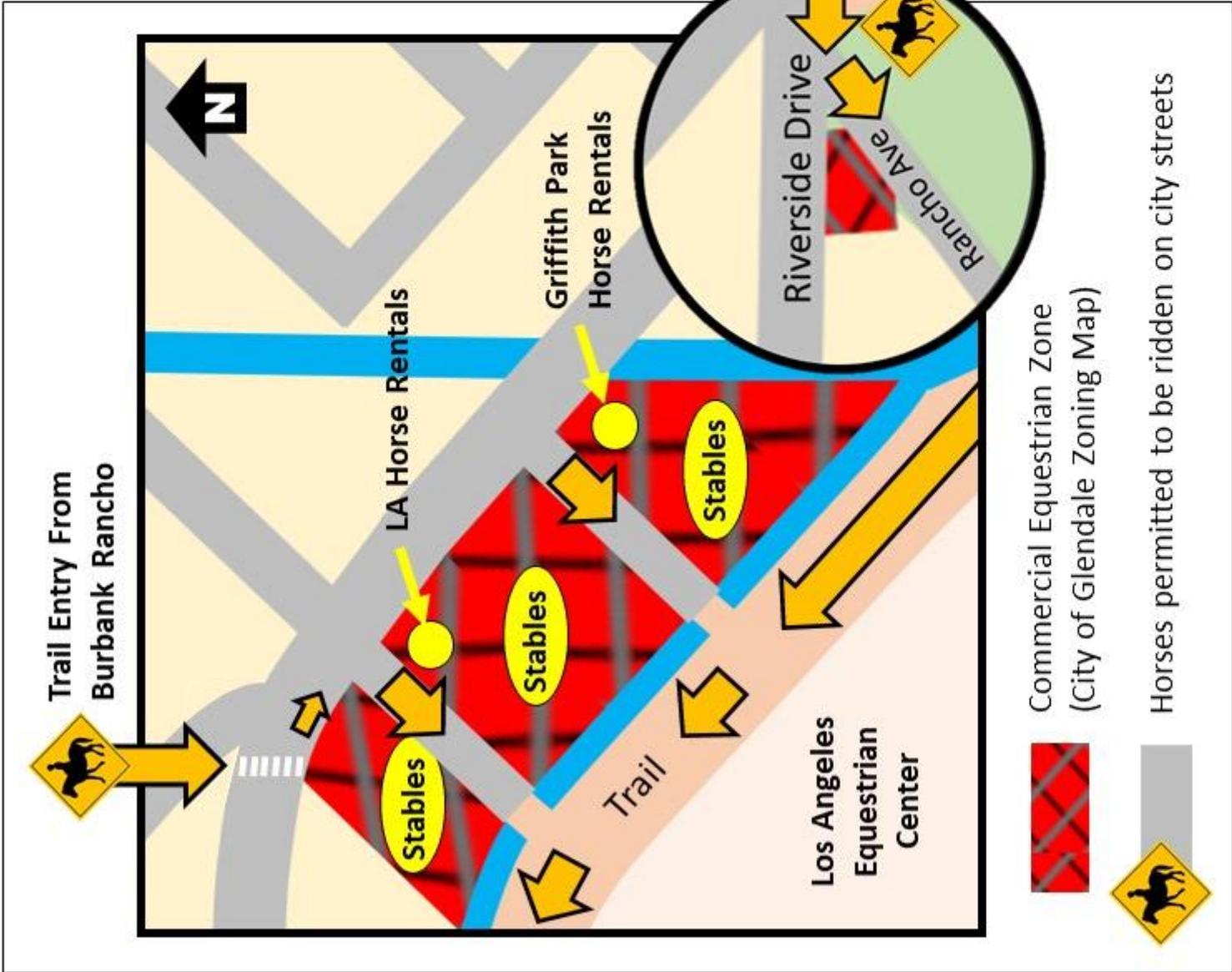
1. Includes the 5 stables, and two horse rental facilities that join other regions to Griffith Park Trails
2. Crosses Riverside Drive at Western Avenue to access trails
3. Crosses Victory Boulevard at Allen Avenue, joining region "2" to access trails
4. Crosses Victory Boulevard at Western Avenue, onto region "2" to access trails
5. Crosses Riverside Drive at Sonora Avenue to access trails, joining all regions to access trails
6. Eastern Burbank Rancho: Crosses Riverside Drive on the west side, front and side Silver Spur Stables



EXHIBIT D

Equestrian Flow from Residential Equestrian Regions to Trails
along Commercial Equestrian Zone

Equestrian Flow from Residential Equestrian Regions to Trails along Commercial Equestrian (CE) Zone



- Shows the Burbank Rancho equestrian flow passing the front of Silver Spur Stables, LA Horse Rentals, other stables, and Silver Spur Stables joining together to access trails.
- Shows Griffith Park Horse Rentals, other stables, joining together to access trails.
- All other regions in the Riverside Rancho, join together along the back side of Silver Spur Stables to access Griffith Park trails.
- The Los Angeles Equestrian Center, adjacent to the trail, also utilizes the same bridge trail for those riding to Bette Davis Park and Easter Field Horse Arena. In this case riding adjacent to all CE zone stables.



EXHIBIT E

Horse Stable Expense and Income Example

The following expense and revenue estimation is based on one of the local barns in the Commercial Equestrian (CE) zone. This provides an example of revenue generation, taxes and programs from a horse related business. For a horse related business to succeed, it needs to utilize all available stalls for horse boarding and school horses, space available for lessons such as an arena and other work areas for the horses, in order to maximize profits.

OVERVIEW

EXPENSES AND CURRENT INCOME	Annual
Expenses (Feed, shavings, staff, utility, insurance, etc.)	-\$198,966.36
Boarding	\$478,500.00
Camps	\$242,000.00
Lessons	\$22,800.00
Equine-Assisted Program (at-risk youth)	\$40,000.00
Sub-Total (Current income)	\$783,300.00
PROPOSED INCOME	
Police/Probation - Public/Private	\$45,000.00
Parks/Recreation & After-School	\$30,000.00
Sunset Rides & BBQ	\$171,000.00
Sub-Total (Proposed Income)	\$246,000.00
Total Income	\$1,029,300.00
Total Profit	\$830,333.64

EXHIBIT F

Petition – Residential Equestrians

The following is a copy of the petition and its results.

It can also be viewed at [<https://chng.it/PBfw2K27>].

change.org Start a petition My petitions Browse Membership

< Go to my petition's dashboard

Don't Let Our Horse Stables go to the Dogs - Keep our Equestrian Community Safe!



It's about safety
Horses Not Dog Kennels
In The Commercial Equestrian (CE) Zone

545 have signed. Let's get to 1,000!

At 1,000 signatures, this petition is more likely to be featured in recommendations!

Glendale City Council: Help to Prevent our Horse Stables from ...

Share on Facebook

Send an email to friends

Tweet to your followers

Copy link

Equine Wellness started this petition to Glendale City Council

As part of community Town Hall meetings that resulted in the research and efforts of Cal Poly University, School of Planning, to create concepts for a Riverside Rancho specific plan, during that time they made note of the "health and safety" risks from "Animal Boarding and Kennels" as an allowed use in the Commercial Equestrian (CE) zone along Riverside Drive in the Riverside Rancho. As part of the Cal Poly recommendations, Save Glendale Riverside Rancho has previously made contact with the Glendale City Council regarding the health and safety risk of having public dog kennels around horses, and have requested that the City Council make a motion of discussion to modify the existing zoning code from "Animal Boarding and Kennels", to "Animal Boarding Other Than Dogs" as an allowed use in the CE zone.

Continued from online petition:

The CE zone is unique, as it allows for horse stables and facilities within the zone. These have various adult and children's riding programs, animal handlers and caretakers, and two horse rental facilities with riders who are on a horse for the first time. Even though horse rentals are guided, even the most experienced equestrian can have difficulty calming a horse once it reacts to fear. The CE zone, also parallels Riverside Drive. This is significant for equestrians who ride their horses from their home in the Riverside Rancho to access Griffith Park trails (crossing Riverside Drive generally includes crossing from, Sonora Ave, Western Avenue, and Allen Avenue). The public bridle trail parallels Riverside Drive, behind the various stables in the CE zone. For equestrians from the Burbank Rancho Equestrian District, for them to access Griffith Park trails from their homes on the east side of their rancho, they cross Riverside Drive at Allen Avenue, which is in the front of Silver Spur Stables, then ride along the front, side (adjacent to the horse rental facility) and continue on Allen Avenue to the back of Silver Spur, along the stone creek. Overall, the bridle trail and horse crossings from Riverside Drive has a significant amount of equestrian activity and having a public dog kennel within the CE zone is a health and safety risk.

While many horse owners have dogs, these dogs have been raised along with the horse, the dog learns of its own boundaries and limitations where they become compatible. However, dogs that are taken to a public kennel, might not have ever been around a horse, increases the risk of the dog reacting to it, from barking, lunging, or even getting away from the dog owner to chase the horses. The noise from dogs and the dog's behavior can put fear into horses nearby. Horses are also herd animals, when one reacts to fear, other horses often follow. This fear in the horse is common, for survival as a prey animal, so a horse will easily react to any sudden sound, fast movement or even a flash from the reflection from a shiny chain or name tag from a dog collar. When a horse reacts to fear it will run from whatever it feels might be the horse at risk. It can buck the rider off, stepping on the dog, injuring itself, other people nearby or running into traffic (i.e. would be by the horse rental

Continued from online petition:

facility on Riverside Drive and Allen Avenue by Silver Spur Stables). Even the most experienced equestrian, can have difficulty in calming a horse, putting everyone nearby, the horse, dog, and other people at risk of severe injury or death.

For the health and safety of equestrians, workers, children and the general public within the rancho communities, and stables within the CE zone, please sign this petition to provide support from our community to encourage the Glendale City Council to make a motion to modify the language in the zoning code from "Animal Boarding and Kennels" to "Animal Boarding Other Than Dogs" as a permitted use in the Commercial Equestrians(CE) zone, as designated in the Glendale Municipal Code, Title 30, Zoning code 81, Special Purpose Zoning Districts and Permit Requirements. This modification also supports Section 30.15.040 (B)(1), that ensures that land used in the CE Zone "are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyles of Glendale residents through the protection of the public health, safety and general welfare."

Keep our Glendale Riverside Rancho and Burbank Rancho Equestrian District a safe horse community, don't let it go to the dogs.

EXHIBIT G

Petition – Equine Businesses, Workers, Trainers, etc. in the CE Zone

The following signatures were obtained from workers among each of the eight equine businesses in the CE Zone that are listed in Exhibit A, which includes two horse rental facilities; two tack and feed supply stores; and the four stable facilities. In addition to these physical signatures, 57 other workers from these businesses, reported they had already signed the electronic petition. Worker affiliation included:

- Boarder: 32
- Instructor: 0
- Trainer: 4
- Other Worker (Owner, farrier, etc.): 21

PETITION TO REMOVE "KENNELS" AS AN ALLOWED USE AND REPLACE WITH "ANIMAL BOARDING OTHER THAN DOGS"

BACKGROUND: As a result of community Town Hall meetings and research efforts from Cal Poly University, School of Urban Design and Planning, that occurred beginning in late 2018 through early 2020, one of the first concerns from the community, questioned why "Kennels" (generally for the use of dogs) were included as an allowed use in the Commercial Equestrian (CE) zone along Riverside Drive in the Riverside Rancho. Concerns were based on dogs that are taken to a kennel might not have ever seen a horse before, where it's excitement to play, or naturally bark, chase, lung or attacking a horse. As equestrians we are familiar how sensitive horses are to sounds, and quick movements, and how quickly a horse can react to something it feels is fearful, resulting in the horse bucking the rider, running into traffic, and putting fear into other horses that could react similarly. With even the most experienced rider, can have difficulty calming a horse under these conditions. The CE zone is unique, and densely populated within the rancho community. Both Glendale and Burbank ranches, along with the City of Los Angeles, Equestrian Center, all share the bridle trails that parallel the EC zone businesses. While to date, no kennels have ever been put in the CE zone, having barking dogs, or if a dog gets away from its owner before or after going into the kennel facility, puts horse rental facilities, and stables within the CE zone, puts workers and customers of our businesses, equestrians, workers, children and the general public within the rancho communities at risk and increases our liability.

PETITION: As part of a business in the Commercial Equestrian (CE) zone in the City of Glendale, I support the Glendale City Council, modifying the existing municipal code by removing the term "Kennels" as this refers to "dogs" and replace with "Animal Boarding Other Than Dogs", as a permitted use in the Commercial Equestrian (CE) zone, as designated in the Glendale Municipal Code, Title 30, Zoning code 81, Special Purpose Zoning Districts and Permit Requirements. This will help to protect the health and safety (of animals and humans), according to Section 30.15.040 (B)(1), that ensures that land used in the CE Zone "are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyles of Glendale residents through the protection of the public health, safety and general welfare."

Name (print)	Signature	Email or Phone	Affiliation (check all that apply)			
			Boarder	Trainer	Instructor	Other Worker
Caryn Rafelson	<i>Caryn Rafelson</i>	<i>caryn.er@yahoodm</i>				<input checked="" type="checkbox"/>
Karen Abbott	<i>Karen Abbott</i>	<i>kayata@yahoodm</i>				<input checked="" type="checkbox"/>
Bristol MacDonald	<i>Bristol MacDonald</i>	<i>bristol.macdonald@quail</i>				<input checked="" type="checkbox"/>
Nicolee Valerine McDonald	<i>Nicolee Valerine McDonald</i>	<i>818 300-6819</i>				<i>Stable Owner</i>

SaveGlendaleRiversideRancho.com

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Name (print)	Signature	Email or Phone	Affiliation (check all that apply)			
			Boarder	Trainer	Instructor	Other Worker
Keaton Chiscom	<i>[Signature]</i>	9625214699				X
Liu-ma Tadeo	<i>[Signature]</i>	818 799-4691				X
Anahit Tophyan	<i>[Signature]</i>	8186916939				X
Rebecca Brink	<i>[Signature]</i>	310 2257168				X

G.P.H.R. (Recreational Rider) ↑

SaveGlendaleRiversideRancho.com

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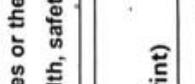
Name (print)	Signature	Email or Phone	Affiliation (check all that apply)			
			Boarder	Trainer	Instructor	Other Worker
MARTIN SOLORIO	<i>[Signature]</i>	astidochoa@gmail.com				✓
Viridiana Salgado	<i>[Signature]</i>	(523) 519-4184				X
Fragman Gonzalez	<i>[Signature]</i>	323-495-7957				X
Joy Reed	<i>[Signature]</i>	(562) 507-7100				X

SaveGlendaleRiversideRancho.com G.P.H.R. Rental, Recreational Rider

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Name (print)	Signature	Email or Phone	Affiliation (check all that apply)			
			Boarder	Trainer	Instructor	Other Worker
Jill Marie Wells		260 515 9739	X			
Nicole Bdrin		nicoledbdrin@glendaleca.gov	X			

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Name (print)	Signature	Email or Phone	Affiliation (check all that apply)			
			Boarder	Trainer	Instructor	Other Worker
NICOLE KOWAC		nmk@kaymak.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Name (print)	Signature	Email or Phone	Affiliation (check all that apply)		
			Boarder	Trainer	Other Worker
Erica Peish	<i>Erica Peish</i>	peish@glendale.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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